

INDEPENDENT AUDITOR'S REPORT

To the Members of Radhika Heights Limited (**FORMERLY KNOWN AS BEST ON HEALTH LIMITED**)

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the standalone financial statements of Radhika Heights Limited ("the Company"), which comprise the standalone Balance Sheet as at 31st March 2019, and the Standalone statement of Profit and Loss, (statement of changes in equity) and Standalone 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 Standalone state of affairs of the Company as at March 31, 2019, the standalone profit and standalone 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 standalone 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 (ICAI) 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 made thereunder, 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 standalone financial position, standalone financial performance, (changes in equity) and standalone cash flows of the Company in accordance with the Ind AS & other accounting principles generally accepted in India. The respective Board of Directors of the company's are responsible for the 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 standalone 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 standalone 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 scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone 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 standalone financial statements, including the disclosures, and whether the standalone 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.

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 standalone Balance Sheet, the standalone Statement of Profit and Loss, and the standalone Cash Flow Statement dealt with by this Report are in agreement with the books of account maintain for the purpose of the standalone financial statement.
- 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:



- 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 29 (a) (b) & (c) 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 Sudhir Sunil & Co.
Chartered Accountants
FRN: 08345N



Sudhir Kapoor
Partner
Membership No.: 086840

Place: New Delhi
Date: 29.05.2019

“Annexure A” to the Independent Auditors' Report

The Annexure referred to in our report to the members of **Radhika Heights Limited** (“the Company”) on the standalone financial statements 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) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of the immovable property are held in the name of the Company.

(ii) In Respect of Inventory

Physical verification of inventory has been conducted at reasonable intervals by the management; No material discrepancies were noticed on such verification.

(iii) Loans given by Company

The Company has granted loans to 6 parties covered in the register maintained under section 189 of the Companies Act, 2013 ('the Act').

- a) The company had granted loan to its Holding Company at the rate of interest @ 9.5% whereas it had granted interest free loan to five of its subsidiary companies.
In our opinion, the rate of interest and other terms and conditions on which the loans had been granted to the bodies corporate listed in the register maintained under Section 189 of the Act were not, prima facie, prejudicial to the interest of the Company.
- b) The schedule of repayment of principal and payment of interest has been stipulated and the repayments or receipts are not regular.
- c) The under mentioned aggregate amounts of principal and interest are overdue for more than ninety days.

Also, the Company has taken reasonable steps for the recovery of the under mentioned overdue amounts:-

Panacea Biotec Limited	Rs 24,50,26,351/-
Nirmala Organic Farms and Resorts Private Limited	Rs. 9,11,42,000/-
Radicura Infra Limited	Rs. 35,79,26,500/-
Sunanda Infra Limited	Rs. 21,32,00,000/-
Cabana Construction Private Limited	Rs. 31,17,57,000/-
Nirmala Buildwell Private Limited	Rs. 26,52,99,000/-



- d) The above loan shall become repayable on demand unless the tenure of the same extended on mutually accepted terms.

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

In our opinion and according to the information and explanation given to us, in respect of loans, investments, guarantees and security, the Company has complied with the provisions of section 186 of the Companies Act, 2013. However, provisions of section 185 are not applicable to the Company.

(v) Compliance under section 73 to 76 of The Companies Act, 2013 and Rules framed thereunder 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. Thus, paragraph 3(v) of the Order is not applicable to the Company.

(vi) Maintenance of cost records

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

(vii) Statutory Dues

- a) According to the information and explanations given to us, the Company is regular in depositing with appropriate authorities undisputed statutory dues including Income tax, Cess, goods and service tax 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, goods and 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 and Borrowings 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 did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3 (ix) of the Order is not applicable to the Company.

(x) Reporting of Fraud During the Year Nature and Amount

According to the information and explanations given to us, no fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.

(xi) Approval of Managerial Remuneration

According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not paid/provided for managerial remuneration. Accordingly, paragraph 3 (xi) of the Order is not applicable to the Company.

(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 the provisions of section 188 of 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, provisions of section 177 are not applicable to the Company.

(xiv) Private Placement or Preferential Issues

According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.

(xv) Non Cash Transactions

According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.



(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 Sudhir Sunil & Co.
Chartered Accountants
FRN: 08345N**

Sudhir Kapoor

**Sudhir Kapoor
Partner
Membership No.: 086840**



**Place: New Delhi
Date: 29.05.2019**

RADHIKA HEIGHTS LIMITED
(FORMERLY KNOWN AS BEST ON HEALTH 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			
(a) Property, Plant and Equipment	1	444,461,082	453,887,682
(b) Capital work-in-progress		-	-
(c) Investment Property		-	-
(d) Intangible assets	2	14,818	24,233
(e) Financial Assets			
(i) Investments	3	20,728,500	20,728,500
(f) Other Non-Current Assets	4	661,715	661,715
		465,866,115	475,302,130
(2) Current assets			
(a) Inventories	5	532,764,144	532,764,144
(b) Financial Assets			
(i) Investments	6	6,966,604	20,295,239
(ii) Trade receivables	7	25,532,689	17,794,440
(iii) Cash and cash equivalents	8	3,256,946	1,009,460
(iv) Bank balances other than iii) above	9	50,104,496	50,194,890
(v) Loans	10	1,667,734,864	1,638,753,668
(vi) Other financial assets	11	7,652,198	23,124,204
(c) Other Current Assets	12	4,672,632	1,352,656
		2,298,684,573	2,285,288,701
Total Assets		2,764,550,688	2,760,590,831
II. EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity Share Capital	13	4,776,319	4,776,319
(b) Others Equity	14	2,632,264,278	2,629,065,148
		2,637,040,597	2,633,841,467
Liabilities			
(2) Non Current Liabilities			
(a) Financial Liabilities			
(i) Other financial liabilities	15	-	217,611
(b) Deferred tax liabilities (Net)	16	92,115,021	93,250,745
		92,115,021	93,468,356
(3) Current liabilities			
(a) Financial Liabilities			
(i) Trade payables	17	22,910,238	21,062,177
(ii) Other financial liabilities	18	10,406,447	12,135,095
(b) Other current liabilities	19	1,939,599	-
(c) Provisions		-	-
(d) Current Tax Liabilities (Net)	20	138,786	83,736
		35,395,070	33,281,008
Total Equity & Liabilities		2,764,550,688	2,760,590,831
Summary of significant accounting policies	I		

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

As per our attached report of even date

For **SUDHIR SUNIL & CO.**

Chartered Accountants

FRN: 8345N

(**SUDHIR KAPOOR**)

Partner

Membership No. 086840

S-5, GK-I, 3rd Floor,
New Delhi - 110048



For and on behalf of the board of directors of Radhika Heights Limited (formerly known as Best on Health Limited)

SUMIT JAIN
Managing Director
DIN 00014236

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

MEENU PARTI

Director

DIN 00014309

V-235, 3rd Floor, Rajouri Garden,
New Delhi - 110027

PLACE: NEW DELHI

DATED: 29.05.2019

RADHIKA HEIGHTS LIMITED
(FORMERLY KNOWN AS BEST ON HEALTH LIMITED)
Profit & Loss Statement 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	21	6,984,720	7,884,720
Other Income	22	33,461,497	32,094,050
Total Income (I)		40,446,217	39,978,770
Expenses			
Changes in Inventory of Finished Goods,	23	-	-
Stock In Trade and Work In Progress		-	-
Employee Benefit Expenses		-	-
Finance Cost	24	7,012	8,521
Depreciation & amortization expenses	25	9,436,015	10,448,428
Other expenses	26	18,610,784	15,785,840
Total Expenses (II)		28,053,811	26,242,789
III. Profit / (loss) before Tax (I) - (II)		12,392,406	13,735,981
IV. Tax expense:			
(1) Current Income Tax		10,329,000	10,004,000
(2) Deferred Tax (Credit) / Charge		(1,135,724)	(16,284,036)
V. Profit / (loss) for the year from Continuing Operations (III-IV)		3,199,130	20,016,017
VI. Discontinuing Operations			
Profit / (loss) for the year from discontinued Operations		-	-
Tax Income / (Expense) of discontinued operations		-	-
VII. Profit / (loss) for the year from discontinued Operations (after tax)		-	-
VIII. Profit / (Loss) for the year (V + VII)		3,199,130	20,016,017
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		-	-
(IX) Other Comprehensive Income for the year		-	-
(X) Total Comprehensive Income for the year (VIII+IX)		3,199,130	20,016,017
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		0.67	4.19
(ii) Diluted			
Computed on the basis of total profit for the year		0.67	4.19
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 SUDHIR SUNIL & CO.

Chartered Accountants
FRN. 8345N

(SUDHIR KAPOOR)

Partner

Membership No. 086840
S-5, GK-I, 3rd Floor,
New Delhi - 110048



For and on behalf of the board of directors of Radhika Heights Limited (formerly known as Best on Health Limited)

SUDHIT JAIN

Managing Director
DIN 00014236

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

MEENU PARTI

Director

DIN 00014309

V-235, 3rd Floor, Rajouri Garden,
New Delhi - 110027

PLACE: NEW DELHI
DATED: 29.05.2019

RADHIKA HEIGHTS LIMITED
(FORMERLY KNOWN AS BEST ON HEALTH 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		
	Net Operating profit before tax and extra ordinary items	12,392,406	13,735,981
	Adjustments for:-		
	Depreciation	9,436,015	10,448,428
	Profit on sale of fixed assets	-	-
	Interest Income	(31,169,428)	(30,792,761)
	Profit on redemption of Mutual Fund	(1,101,932)	-
	Unrealized gain on Fair Value of Mutual Fund Investment	(489,423)	-
	Dividend Income	(48,440)	(874,271)
		(23,373,208)	(21,218,604)
	Operating profit before working capital changes	(10,980,802)	(7,482,623)
	(Increase) / Decrease in Other Current Assets	(3,319,976)	(1,144,700)
	(Increase) / Decrease in Other Financial Assets	15,472,006	-
	(Increase) / Decrease in Other Bank Balances	90,394	(112,696)
	(Increase) / Decrease in Trade Recievables	(7,738,249)	(8,263,620)
	(Increase) / Decrease in Loan Recievables	(28,451,196)	(5,069,082)
	Increase / (Decrease) in Other current liabilities	1,939,599	(123,505)
	Increase / (Decrease) in Current Trade payable	1,848,061	(634,922)
	Increase / (Decrease) in Other Non-current liabilities	(217,611)	-
	Increase / (Decrease) in Other financial liabilities	(1,728,648)	546,879
		(22,105,620)	(14,801,646)
	Cash generated from operations	(33,086,422)	(22,284,269)
	Net direct taxes paid	(10,273,950)	(9,954,571)
	Net cash from Operating Activities	(43,360,372)	(32,238,840)
B)	Cash flow from Investing Activities		
	Purchase of Tangible Assets	-	(101,591)
	Fresh Interest free Loan Given to Subsidiary Companies	(530,000)	(700,000)
	Investments in Mutual Fund	(6,966,604)	-
	Redemption of Investments from Mutual Funds	20,295,239	1,210,981
	Interest received	31,169,428	30,792,761
	Dividend Income	48,440	874,271
	Profit on redemption of Mutual Fund	1,101,932	(0)
	Unrealized gain on Fair Value of Mutual Fund Investment	489,423	-
	Net cash used in investing activities	45,607,858	32,076,421
	Net cash from operating and investing activities	2,247,486	(162,418)
C)	Cash flow from financing activities		
	Proceeds from issuance of preference share capital	-	-
	Increase/(decrease) Short term borrowings	-	-
	Dividend Paid	-	-
	Tax paid on Dividend Distribution	-	-
	Interest paid	-	-
	Net cash from financing activities	-	-
	Net cash from operating, investing & financial activities	2,247,486	(162,418)
	Net increase in cash & cash equivalent	2,247,486	(162,418)
	Opening balance of cash & cash equivalent	1,009,460	1,171,878
	Closing balance of cash & cash equivalent	3,256,946	1,009,460
	Note: Cash and cash equivalents included in the Cash Flow Statement comprise of the following:-		
	i) Cash balance in Hand	152,101	161,915
	ii) Balance with Banks:		
	a) In Current Accounts	3,104,845	847,545
	b) In Fixed Deposits	-	-
	Total	3,256,946	1,009,460

As per our report of even date

For SUDHIR SUNIL & CO.
Chartered Accountants
FRN - 8345N

(SUDHIR KAPOOR)

Partner

Membership No. 086840

S-5, GK-I, 3rd Floor,
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For and on behalf of the Board of Directors of Radhika Heights Limited
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PLACE: NEW DELHI

DATED: 29.05.2019

RADHIKA HEIGHTS LIMITED
(FORMERLY KNOWN AS BEST ON HEALTH LIMITED)
Statement of Changes in Equity as at 31st March, 2019

A: Equity Share Capital

Equity Shares of Rs. 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.)
13	4,776,319	4,776,319
	4,776,319	4,776,319

B. Other Equity

For the Period ended 31st March, 2019

(Amount in Rs.)

Particulars	Reserve and Surplus			Total
	Capital Reserve	Securities Premium Reserve	Retained Earnings	
Balance as at April 01, 2017	-	2,171,075,641	437,973,490	2,609,049,131
Profit for the period	-	-	20,016,017	20,016,017
Other Comprehensive Income	-	-	-	-
Total comprehensive Income for the year	-	2,171,075,641	457,989,507	2,629,065,148
Dividends	-	-	-	-
Transfer to retained earnings	-	-	-	-
Any other change (to be specified)	-	-	-	-
As at 31st March, 2018	-	2,171,075,641	457,989,507	2,629,065,148
As at 1st April, 2018	-	2,171,075,641	457,989,507	2,629,065,148
Profit for the period	-	-	3,199,130	3,199,130
Other Comprehensive Income	-	-	-	-
Restated balance at the beginning of the reporting period	-	-	-	-
Total comprehensive Income for the year	-	-	461,188,637	461,188,637
Dividends	-	-	-	-
Transfer to retained earnings	-	-	-	-
Any other change (to be specified)	-	-	-	-
As at 31st March, 2019	-	2,171,075,641	461,188,637	2,632,264,278



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RADHIKA HEIGHTS LIMITED
(FORMERLY KNOWN AS BEST ON HEALTH LIMITED)
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

Background

Radhika Heights Limited (formerly known as Best On Health Limited) is a wholly owned subsidiary of Panacea Biotech Limited. The Company has been promoted 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.

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.



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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 amortised 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.

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)

Foreign and presentation currency

The financial statements are presented in Indian Rupees (INR), which is also the Company's functional and presentation currency.

Foreign Currencies

Transactions and balances

Initial recognition: Transactions in foreign currencies are initially recorded by the Company at its functional currency spot rates at the date the transaction first qualifies for recognition.

Subsequent measurement: Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

Exchange differences arising on settlement of translation of monetary items are recognised in the statement of profit or loss in the year in which they arise.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e. translation differences on items whose fair value gain or loss is recognised in Other Comprehensive Income ("OCI") or profit or loss, respectively).

All other exchange differences are charged to the statement of profit and loss.

(vi)

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.

(vii)

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.

(viii)

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.

(ix)

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.



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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.

x) 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.

xi) 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.

xii) 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.

xiii) 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.

xiv) 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.

xv) Segment reporting

Business segment: The Company has a single reportable business segment namely; carrying out business of landing properties on rent from the domestic market.

xvi) 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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RADHIKA HEIGHTS LIMITED
(FORMERLY KNOWN AS BEST ON HEALTH LIMITED)
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

1 Property, Plant and Equipment

(Amount In Rs)

Description	Land-Leasehold	Building	Furniture & Fixtures	Office Equipments	Computer Equipments	Vehicles	Total
As at April 1, 2017	294,769,000	173,875,862	114,870	648,357	96,973	5,842,165	475,347,227
Additions	-	-	-	101,591	-	-	101,591
Disposals	-	-	-	-	-	-	-
Adjustments	-	-	-	-	-	-	-
Exchange differences	-	-	-	-	-	-	-
As at March 31, 2018	294,769,000	173,875,862	114,870	749,948	96,973	5,842,165	475,448,818
Additions	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-
Adjustments	-	-	-	-	-	-	-
Exchange differences	-	-	-	-	-	-	-
As at March 31, 2019	294,769,000	173,875,862	114,870	749,948	96,973	5,842,165	475,448,818
Accumulated depreciation							
As at April 1, 2017	-	9,393,440	40,606	197,447	60,013	1,430,617	11,122,123
Charge for the year	-	8,882,390	24,499	168,748	22,594	1,340,782	10,439,013
Deduction during the year	-	-	-	-	-	-	-
Exchange differences	-	-	-	-	-	-	-
As at March 31, 2018	-	18,275,830	65,105	366,195	82,607	2,771,399	21,561,136
Charge for the year	-	8,399,348	4,366	112,462	8,156	902,268	9,426,600
Disposals	-	-	-	-	-	-	-
Exchange differences	-	-	-	-	-	-	-
As at March 31, 2019	-	26,675,178	69,471	478,657	90,763	3,673,667	30,987,736
Net block as at March 31, 2018	294,769,000	155,600,032	49,765	383,753	14,366	3,070,766	453,887,682
Net block as at March 31, 2019	294,769,000	147,200,684	45,399	271,291	6,211	2,168,498	444,461,082

Refer Note 30 for assets given on operating lease.



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2 Intangible Assets

Description	Software	Total
As at April 1, 2017	41,898	41,898
Additions	-	-
Adjustments	-	-
As at March 31, 2018	41,898	41,898
Additions	-	-
Disposals	-	-
As at March 31, 2019	41,898	41,898
Accumulated amortisation		
As at April 1, 2017	8,250	8,250
Charge for the year	9,415	9,415
Disposals	-	-
As at March 31, 2018	17,665	17,665
Charge for the year	9,415	9,415
Disposals	-	-
As at March 31, 2019	27,080	27,080
Net block as at March 31, 2018	24,233	24,233
Net block as at March 31, 2019	14,818	14,818



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RADHIKA HEIGHTS LIMITED
(FORMERLY KNOWN AS BEST ON HEALTH LIMITED)

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

(Amount in Rs.)

Particulars	As at 31st March, 2019	As at 31st March, 2018
3 Investments		
(a) Investment in equity instruments at cost		
Unquoted equity instruments in Subsidiaries (Fully Paid):		
1) 19,82,500 Equity Shares (Previous Year 1,982,500) of Re.1/- each fully paid in Radicura Infra Limited (formerly known as Radicura & Co. Limited)	19,428,500	19,428,500
2) 500,000 Equity Shares (Previous Year 500,000) of Re. 1/- each fully paid in Sunanda Infra Limited (formerly known as Sunanda Steel Company Limited)	500,000	500,000
3) 100,000 Equity Shares (Previous Year 100,000) of Re. 1/- each fully Paid in Nirmala Buildwell Private Limited (formerly known as Panacea Hospitality Services Private Limited)	100,000	100,000
4) 100,000 Equity Shares (Previous Year 100,000) of Re. 1/- each fully paid in Cabana Construction Private Limited (formerly known as Panacea Educational Institute Private Limited)	100,000	100,000
5) 500,000 Equity Shares (Previous Year 500,000) of Re. 1/- each fully paid in Cabana Structures Limited (formerly known as Best on Health Foods Limited)	500,000	500,000
6) 100,000 Equity Shares (Previous Year 100,000) of Re. 1/- each fully paid in Nirmala Organic Farms & Resorts Private Limited	100,000	100,000
Total (A)	20,728,500	20,728,500
(b) Investment in Mutual Funds		
(At Fair Value through Profit & Loss)		
Quoted Mutual Funds		
Nil Units (Previous Year Nil Units)		
Total (B)	-	-
Total (A) + (B)	20,728,500	20,728,500
(a) Aggregate amount and market value of quoted investments	-	-
(b) Aggregate amount of unquoted investments	20,728,500	20,728,500
(c) Aggregate amount of impairment in value of investments	-	-
Refer Note 33 & 34 for information for about fair value measurement, credit risk and market risk of investments.		
4 Other Non Current Assets		
Advance Income Tax	661,715	661,715
	661,715	661,715
5 Inventories		
(Valued at cost or net realisable value whichever is lower)		
Work-in-progress	532,764,144	532,764,144
	532,764,144	532,764,144
6 Investments		
Quoted Mutual Funds		
(At Fair Value through Profit & Loss)		
232,532.503 Units (Previous Year Nil) of NAV 29.9597 in Kotak Treasury Advantage Fund - Growth (Regular Plan)	6,966,604	-
Nil Units (Previous Year 962,572.107 Units of 10.0778 NAV) of NAV in Franklin India Ultra Short Bond Fund Super Institutional Plan Daily Dividend - Option Reinvestment	-	9,700,609
Nil Units (Previous Year 10,587.165 Units for 1000.7051 NAV) of NAV in Franklin India Ultra Short Bond Fund Super Institutional Plan Daily Dividend - Option Reinvestment	-	10,594,630
	6,966,604	20,295,239

Refer Note 33 & 34 for information for about fair value measurement, credit risk and market risk of investments.



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		(Amount in Rs.)	
Particulars	As at 31st March, 2019	As at 31st March, 2018	
7 Trade Receivables			
Other receivables from related Parties (holding company)			
Secured	-	-	
Unsecured, considered good			
- holding company	25,532,689	17,794,440	
- Subsidiaries Company	-	-	
Doubtful	-	-	
	<u>25,532,689</u>	<u>17,794,440</u>	
Refer Note 35 for information about credit risk and market risk of trade receivables.			
8 Cash and Cash Equivalents			
Cash and cash equivalents			
a) Balances with Bank	3,104,845	847,545	
b) Cash in Hand	152,101	161,915	
	<u>3,256,946</u>	<u>1,009,460</u>	
9 Other Bank Balances			
- Fixed Deposits maturity for more than 12 months	50,000,000	50,000,000	
- Interest Accrued but not due on deposit	104,496	194,890	
	<u>50,104,496</u>	<u>50,194,890</u>	
10 Loans			
a) Secured Deposits	-	-	
b) Loan to related parties	-	-	
i) Secured, Considered Good	-	-	
ii) Unsecured, considered good*	1,661,170,851	1,638,753,668	
iii) Doubtful	-	-	
	<u>1,661,170,851</u>	<u>1,638,753,668</u>	
c) Loan to others (refer note 29 (c))	6,564,013	-	
	<u>1,667,734,864</u>	<u>1,638,753,668</u>	
* As per Memorandum of Amendment dated 06th April, 2019 to the Loan Agreement entered into with the Holding Company, viz. Panacea Biotec Limited ('PBL'), the loan of Rs.421,826,351 including interest of Rs.13,24,66,351 (net of TDS) outstanding against PBL as on 31st March, 2019 has been subordinated to the obligations of PBL towards Non-Convertible Debentures ('NCDs') issued by PBL to the Debenture holders. No principal repayments will be made, until PBL has satisfied all its outstanding obligations in connection with such NCDs. PBL will make any interest payments on the Loan, only in the event that no Event of Default has occurred under the terms of the Debenture Trust Deed dated 06 April 2019 executed by and between, inter-alia, the Trustee to the Debenture Holders, viz. Visra ITDL (India) Limited and PBL. Refer Note 34 for information about credit risk and market risk of loans.			
11 Other financial assets (current)			
Unsecured, considered good			
Advance to Others	7,652,198	23,124,204	
	<u>7,652,198</u>	<u>23,124,204</u>	
12 Other Current Assets			
a) Prepaid expenses	174,852	186,731	
b) SGST & CGST Receivable	4,497,780	1,165,925	
c) Advance Income Tax (net with Income Tax provision of Tax of Rs.55,286,000) (Previous year Rs. 44,903,000))	-	-	
	<u>4,672,632</u>	<u>1,352,656</u>	



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RADHIKA HEIGHTS LIMITED
(FORMERLY KNOWN AS BEST ON HEALTH LIMITED)
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

(Amount In Rs)

Particulars	As at March 31, 2019	As at March 31, 2018
13 Share Capital		
a. Authorised		
200,000,000 Equity Shares of Re.1/- each (Previous Year 200,000,000 Equity Shares of Re. 1/- each)	200,000,000	200,000,000
200,000,000 Preference Shares of Re. 1/- each (Previous Year 200,000,000 Preference Shares of Re. 1/- each)	200,000,000	200,000,000
b. Issued, Subscribed & fully Paid-up Shares		
4,776,319 (Previous Year 4,776,319) Equity Shares of Re.1/- each fully paid-up	4,776,319	4,776,319
Total Issued, Subscribed & fully Paid-up Share Capital	4,776,319	4,776,319

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	4,776,319	4,776,319	4,776,319	4,776,319
Add : Issued during the year ending	-	-	-	-
Outstanding at the end of the Year	4,776,319	4,776,319	4,776,319	4,776,319

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 - Panacea Biotec Limited (Holding Company) (6 shares are held by nominees of Panacea Biotec Limited)	4,776,313	99.99%	4,776,313	99.99%

As per records of the company, including its register of shareholders/members and other declarations received from the shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

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
Panacea Biotec Limited (Holding Company)	4,776,313	4,776,313



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RADHIKA HEIGHTS LIMITED
(FORMERLY KNOWN AS BEST ON HEALTH LIMITED)

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

(Amount In Rs)

Particulars	As at 31st March, 2019	As at 31st March, 2018
14 Other Equity		
a. Retained Earnings		
Opening balance	457,989,507	437,973,490
Add: Net profit/(loss) for the current year	3,199,130	20,016,017
Profit available for appropriation	461,188,637	457,989,507
Less : Appropriations	-	-
Closing balance	461,188,637	457,989,507
b. Securities premium reserve		
Opening Balance	2,171,075,641	2,171,075,641
Change during the Year	-	-
Closing Balance	2,171,075,641	2,171,075,641
Total Reserves and Surplus	2,632,264,278	2,629,065,148

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.

15 Other Non Current Financial liabilities

Payable to holding company	-	217,611
	-	217,611

Refer Note 34 for information about liquidity risk and market risk of Other Non Current Liabilities.

16 Deferred Tax Liabilities (Net):

On temporary difference between the accounting base & tax base

Deferred Tax Liabilities arising on account of		
Property, plant and equipment	92,115,021	93,250,745
Others	-	-
Total Deferred Tax Liabilities	92,115,021	93,250,745
Net Deferred Tax Liability	92,115,021	93,250,745

17 Trade Payables

Trade Payables (dues to micro and other small enterprises)	-	-
Trade Payables (dues to other than micro and other small ente	22,910,238	21,062,177
	22,910,238	21,062,177

Refer Note 34 for information about liquidity risk and market risk of Trade Payables.

18 Other Current Financial liabilities

Expense Payable	406,447	152,060
Payable to holding company	-	1,983,035
Advances from others	10,000,000	10,000,000
	10,406,447	12,135,095

Refer Note 34 for information about liquidity risk and market risk of Other Current Financial Liabilities.

19 Other Current Liabilities

Statutory dues		
TDS Payable	325,335	-
SGST & CGST payable	1,614,264	-
Total other liabilities	1,939,599	-

20 Current Tax Liabilities (Net)

Provision of Income Tax (net of with Advance tax of Rs.55,147,214)	138,786	83,736
(Previous Year of Rs. 44,873,264))	138,786	83,736



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RADHIKA HEIGHTS LIMITED
(FORMERLY KNOWN AS BEST ON HEALTH LIMITED)

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

(Amount In Rs)

Particulars	For the year ended 31st March, 2019	For the year ended 31st March, 2018
21 Revenue from Operations		
Income from Rent - Holding Company (Tax deducted at source Rs. 691,200 (Previous Year Rs.781,200))	6,912,000	7,812,000
Income from Rent - Subsidiary Companies (Tax deducted at source Rs. Nil (Previous Year Rs. Nil))	72,720	72,720
	<u>6,984,720</u>	<u>7,884,720</u>
22 Other income		
Interest Income from (Gross)		
- Banks deposits (Tax deducted at source Rs. 318,360 (Previous year Rs. 294,506))	3,475,108	3,140,973
- From Holding Co. (Tax deducted at source Rs. 2,769,443 (Previous Year Rs. 2,787,864))	27,694,320	27,651,788
- From Others (Tax deducted at source Rs. 65,227 (Previous year Rs. 22,685))	652,274	226,849
Dividend Income on -		
- Current Investments (Non-Trade)	48,440	874,271
Miscellaneous Balances / Provisions Written back	-	200,169
Profit on redemption of Mutual Fund (Net)	1,101,932	-
Unrealised Gain on Mutual Fund Investment	489,423	-
	<u>33,461,497</u>	<u>32,094,050</u>
23 Changes in Inventories		
Inventories at the end		
- Work- in Progress (Land under Development)	532,764,144	532,764,144
Inventories at the beginning		
- Work- in Progress (Land under Development)	532,764,144	532,764,144
Changes In Inventories	<u>-</u>	<u>-</u>
24 Finance costs		
Interest others	-	-
Bank Service Charges	7,012	8,521
	<u>7,012</u>	<u>8,521</u>
25 Depreciation & amortization expense		
Depreciation on Property, Plant and Equipment	9,426,600	10,439,013
Amortisation of Intangible assets	9,415	9,415
	<u>9,436,015</u>	<u>10,448,428</u>



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Particulars	For the year ended 31st March, 2019	For the year ended 31st March, 2018
26 Other expenses		
Legal & Professional Charges	11,535,940	9,367,560
Director's Sitting Fees	75,000	62,250
Auditor's Remuneration*	59,000	58,950
Fees & Taxes	45,842	35,927
Insurance expenses	194,942	229,874
Property Tax	906,648	843,114
Printing & Stationery Expenses	6,390	62,737
Postage Expenses	41,961	19,988
Rent for Office	519,300	541,013
Telephone Expenses	15,771	29,960
Security Charges	3,057,009	3,515,890
Repair & Maintenance		
- Vehicle	269,003	490,993
- Office Equipment	-	23,378
- Computer Equipments	5,190	5,378
- Furniture & Fixtures	-	6,000
Travelling expenses	482,347	184,663
Subscription	21,104	17,941
Miscellaneous	63,515	205,224
Office Expenses	1,257,500	
Meeting & Conference Expenses	54,322	71,396
Unrealized Loss on Mutual Fund	-	9,603
Realized Loss on redemption on Mutual Fund	-	4,001
	18,610,784	15,785,840

***Payment to Auditors**

As auditor:

Statutory Audit Fee

47,200

47,200

In other capacity:

Other Services (Tax return filing fee)

11,800

11,750

Other Services (Certification)

-

-

59,000**58,950**

RADHIKA HEIGHTS LIMITED
(FORMERLY KNOWN AS BEST ON HEALTH LIMITED)
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

Particulars	(Amt In Rs)	
	As at March 31, 2019	As at March 31, 2018
NOTE 27 INCOME TAX		
The income tax expense consists of the following :		
Current tax expense for the current year	10,329,000	10,004,000
Current tax expense pertaining to previous years	-	-
Minimum alternative tax (MAT) credit	-	-
Deferred tax expense/(benefit)	(1,135,724)	(16,284,036)
Total income tax	9,193,276	(6,280,036)
Reconciliation of tax liability on book profit vis-à-vis actual tax liability		
Profit before income taxes	12,392,406	13,735,981
Enacted Tax Rate	27.82%	27.55%
Computed Tax Expense	3,447,567	3,784,606
Adjustments in respect of current income tax		
Tax impact of expenses which will never be allowed	13,476	106,332
Tax effect of expenses that are not deductible for tax purpose	5,410,485	(4,074,566)
Tax effect due to non taxable income	(13,476)	(243,529)
Change in Tax rate	337,896	(5,852,879)
Previously unrecognised tax losses used to reduce current tax expense	(2,672)	-
Other	-	-
Total income tax expense	9,193,276	(6,280,036)

NOTE 28 EARNINGS PER SHARE

	As at March 31, 2019	As at March 31, 2018
Profit/(loss) attributable to shareholders	3,199,130	20,016,017
Weighted average number of equity shares	4,776,319	4,776,319
Nominal value per equity share	1	1
Weighted average number of equity shares adjusted for the effect of dilution	4,776,319	4,776,319
Earnings per equity share	0.67	4.19
Basic	0.67	4.19
Diluted	-	-

NOTE 29 CONTINGENCIES AND COMMITMENTS

	As at March 31, 2019	As at March 31, 2018
(A) Contingent liabilities		
I Income Tax	Nil	Nil
II Other Legal Cases	Nil	Nil

- a) Radhika Heights Limited ("RHL") (Formerly known as Best On Health Limited) along with its four subsidiaries had signed a Term sheet with the developer on 03.09.2012 for development of integrated township on its 108.713 acres land (including 83.044 acres land owned by its four subsidiaries) 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 had 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 RHL and its four subsidiaries, 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 RHL and its four subsidiaries cannot sell, create any third party rights and interfere in any manner with the land.

Further, RHL and its four subsidiaries 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 RHL & its four subsidiaries have filed their Claim and Counter Claim alongwith their Replies and Rejoinders and RHL and its four subsidiaries 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 the amended counter claim and thereafter RHL and its four subsidiaries 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 RHL and its four subsidiaries.

The management of RHL is certain and hopeful to receive favorable orders from the Arbitral Tribunal.



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- b) The Company owns industrial Plot bearing No. G-3, Block B-1 Extn., Mohan Co-operative Industrial Estate, Mathura Road, New Delhi, which was earlier allotted to Shri Ramesh Chandra Aggarwal by way of Registered Perpetual Lease deed. Shri Ramesh Chandra Aggarwal who formed a company in the name of M/s Maxwell Impex (India) Private Limited (Now Known as Radhika Heights Limited) and had conveyed his perpetual lease/ sublease hold rights in respect of the said plot to it.

The entire shareholding of the company was subsequently purchased by Panacea Biotech Limited from the then shareholders of the Company during financial year 1999-2000.

In 2003, DDA floated a scheme for conversion of leasehold rights in to freehold rights on the basis of GPA. The Company applied for conversion of the Based on legal advice, the Company believes that it has merits in this case, hence no provision for this demand towards unearned increase charge is required to be made.

- c) During the financial year, the Company has given a secured loan (secured by property papers & personal Guarantees of Directors & Promoter) of Rs. 80,00,000 (Rupees Eighty Lakhs only) to L A Travel Merchants Pvt. Ltd. ("Borrower") with the assurance that the Borrower would repay the loan as per the repayment schedule.

Initially, the Borrower serviced the payments timely and repaid the principal amount of Rs. 13,00,000/- (Rupees Thirteen Lakhs only) and also the interest repayments of Rs. 2,72,000/- (Rupees Two Lakhs and Seventy Two Thousand only). Post this the Borrower did not adhere to the repayment schedule and started defaulting.

Consequently, seeing no other option for recovery of the balance loan amount of Rs. 67,00,000 /- (Rupees Sixty Seven Lakhs only) & pending interest amount, the Company initiated legal proceedings for the recovery of Rs. 67,00,000/- (Rupees Sixty Seven Lakhs only) u/s 138 of the Negotiable Instruments Act, 1881 r/w S.141 of the Negotiable Instruments Act, 1881 before the Hon'ble District Court at Patiala House.

The Principal amount of Rs. 7,00,000/- (Rupees Seven Lakhs only) and interest amount of Rs. 54,000/- (Rupees Fifty Four thousand) was again recovered from the Borrower.

The matter has already been admitted in Patiala House Court before Metropolitan Magistrate on dated 02.02.2019 for the recovery of Rs 60,00,000 /- (Rupees Sixty Lakhs only) and summons are being issued to the party.

In the meanwhile civil proceedings are also being initiated by sending legal notice on dated 14.05.2019 for invocation of personal guarantees of Directors & Promoter of the company (L.A. Travel Merchants Pvt. Ltd.).

The Company believes that there is merit in this case and hence no provision is required.

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



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NOTE 30 LEASES

a) In case of assets given on lease

Operating lease:

The Company has lease out its building situated at B-1 Extn./G-3, Mohan Co-operative Indl. Estate Mathura Road, New Delhi- 110 044 premises on operating lease agreement to its Holding Company. These are generally cancelable leases and renewable by mutual consent on mutually agreed terms.

The company has sub-leased the premises admeasuring 506 sq.ft. at Ground Floor, PDS Block, Ambala-Chandigarh Highway, Lalru Punjab - 140501 under the Sub-Lease Deed to its fellow subsidiaries.

Particulars	For the year ended 31st March, 2019	For the year ended 31st March, 2018
Lease income for the year recognised in the Statement of Profit and Loss (net of lease rentals paid to investors)	6,984,720	7,884,720

Details of Assets given under Operating Lease:

Particulars	Gross Block		Accumulated Depreciation	
	As at 31st March, 2019	As at 31st March, 2018	As at 31st March, 2019	As at 31st March, 2018
Land	294,769,000	294,769,000	-	-
Building	59,548,837	173,875,862	24,153,895	18,275,830
Total	354,317,837	468,644,862	24,153,895	18,275,830

Depreciation charged to Statement of Profit & Loss	For the year ended 31st March, 2019	For the year ended 31st March, 2018
Land	-	-
Building	2,229,496	8,882,390
Total	2,229,496	8,882,390

b) In case of assets taken on lease

Operating Leases:

The Company has taken premises admeasuring 225 sq.ft. at 7th floor, DCM Building, 16 Barakhamba Road, Connaught Place, New Delhi - 110001 under operating lease agreement for its Corporate office from its Holding Company. 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 506 sq.ft. at Ground Floor, PDS Block, Ambala-Chandigarh Highway, Lalru Punjab - 140501, under the operating lease agreement 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	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	519,300	541,013

NOTE 31 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 32 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) Holding Company
Panacea Biotec Limited
- ii) Subsidiary Company
Radicura Infra Limited
Sunanda Infra Limited
Cabana Construction Private Limited
Nirmala Buildwell Private Limited
Cabana Structures Limited
Nirmala Organic Farms & Resorts Private Limited
- iii) Other Subsidiaries of Panacea Biotec Limited(Fellow Subsidiaries)
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)
- iv) Key Management Personnel (KMP)
Mr Shagun Jain - Managing Director
Mr Sumit Jain - Managing Director
Mr Ashwani Jain - Managing Director
- v) Entities in Which KMP/relative is having Significant Influence (KMPSI)
White Pigeon Estate Private Limited
Panacea Life Sciences Limited

RADHIKA HEIGHTS LIMITED
(FORMERLY KNOWN AS BEST ON HEALTH LIMITED)
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2019

(Amount in Rs)

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

Particulars	Holding Company		Wholly Owned Subsidiaries (WOs)					Total
	Panacea Biotech Limited	Radicura Infra Limited (formerly known as Radicura & Co. Limited)	Sunanda Infra Limited (formerly known as Sunanda Steel & Co. Limited)	Cabana Construction Pvt. Limited (formerly known as Panacea Educational Institute Private Limited)	Nirmala Buildwell Pvt. Limited (formerly known as Panacea Hospitality Services Private Limited)	Cabana Structures Limited (formerly known as Best on Health Foods Limited)	Nirmala Organic Farms & Resorts Private Limited	
A. During the Year								
Recovery of dues on account of Expenses	-	-	-	-	-	-	-	-
For 2018-19	-	-	-	-	-	-	-	-
For 2017-18	-	-	-	-	-	-	-	-
Rent Received*	8,156,160	14,880	13,608	12,744	16,992	14,880	12,744	8,242,008
For 2018-19	9,044,820	14,779	13,516	12,666	16,884	14,779	12,666	9,130,110
For 2017-18	-	-	-	-	-	-	-	-
(* Inclusive of GST)	-	-	-	-	-	-	-	-
Rent Paid	522,000	-	-	-	-	-	-	522,000
For 2018-19	538,313	-	-	-	-	-	-	538,313
For 2017-18	-	-	-	-	-	-	-	-
Unsecured Loan Given	-	20,000	20,000	20,000	70,000	-	400,000	530,000
For 2018-19	-	-	-	50,000	150,000	-	500,000	700,000
For 2017-18	-	-	-	-	-	-	-	-
Issue of Preference share	-	-	-	-	-	-	-	-
For 2018-19	-	-	-	-	-	-	-	-
For 2017-18	-	-	-	-	-	-	-	-
Dividend paid - Preference Share	-	-	-	-	-	-	-	-
For 2018-19	-	-	-	-	-	-	-	-
For 2017-18	-	-	-	-	-	-	-	-
Repayment of Unsecured Loan	-	-	-	-	-	-	-	-
For 2018-19	-	-	-	-	-	-	-	-
For 2017-18	-	-	-	-	-	-	-	-
Interest received on Loan	27,694,320	-	-	-	-	-	-	27,694,320
For 2018-19	27,651,788	-	-	-	-	-	-	27,651,788
For 2017-18	-	-	-	-	-	-	-	-
B. At Year End								
Investments	-	19,428,500	500,000	100,000	100,000	500,000	100,000	20,728,500
As at 31st March, 2019	-	19,428,500	500,000	100,000	100,000	500,000	100,000	20,728,500
As at 31st March, 2018	-	-	-	-	-	-	-	-
Outstanding Unsecured Loans & Interest thereon - receivable	421,826,351	357,926,500	213,220,000	311,757,000	265,299,000	-	91,142,000	1,661,170,851
As at 31st March, 2019	396,901,474	357,906,500	213,200,000	311,737,000	265,229,000	-	90,742,000	1,635,715,974
As at 31st March, 2018	-	-	-	-	-	-	-	-
Rent & Other Receivable	28,079,483	-	-	-	-	-	-	28,079,483
As at 31st March, 2019	20,832,134	-	-	-	-	-	-	20,832,134
As at 31st March, 2018	-	-	-	-	-	-	-	-
Rent Outstanding Payable	2,546,794	-	-	-	-	-	-	2,546,794
As at 31st March, 2019	2,200,646	-	-	-	-	-	-	2,200,646
As at 31st March, 2018	-	-	-	-	-	-	-	-

Loans given by RHL to its wholly owned subsidiaries companies are interest free



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RADHIKA HEIGHTS LIMITED
(FORMERLY KNOWN AS BEST ON HEALTH LIMITED)
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2019

(Amount In Rs)

NOTE 33 FAIR VALUE MEASUREMENT

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 short-term 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.

(Amount In Rs)		
Particulars	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		
(i) Investments	6,966,604	20,295,239
<u>Fair Value</u>		
Level 1	6,966,604	20,295,239
Level 2		
Level 3		
Total	6,966,604	20,295,239
Financial Assets at Amortised Cost		
(i) Investments	20,728,500	20,728,500
(ii) Trade receivables	25,532,689	17,794,440
(iii) Cash and cash equivalents	3,256,946	1,009,460
(iv) Other bank balances	50,104,496	50,194,890
(v) Loans	1,667,734,864	1,661,876,142
Total Financial Assets	1,767,357,495	1,751,603,432
Financial Liabilities at Amortised Cost		
(i) Borrowings	-	-
(ii) Trade payables	22,910,238	21,062,177
(iii) Other financial liabilities	10,406,447	12,352,706
Total Financial Liabilities	33,316,685	33,414,883



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NOTE 34 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. The Company's fixed rate financial assets are carried at amortized cost. 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

Customer credit risk is managed on the basis of established policies of the Company, procedures and controls relating to customer credit risk management which helps in assessing the risk at the initial recognition of the asset. Outstanding customer receivables are regularly and closely monitored. Based on prior experience and an assessment of the current receivables, the management believes that there is no credit risk and accordingly no provision is required.

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 Banks are with Nationalized Bank, hence the risk of default is considered to be negligible.

- Other receivables from related parties are as per approved policy and the established procedure to monitor the dues from related parties which also ensures timely payments and no default, hence there is no credit risk exposure 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.



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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	Less than 1 year/ On Demand	1 - 2 years	2 - 3 years	More than 3 years
31-Mar-19				
Current				
(i) Trade payables	22,910,238			
(ii) Other financial liabilities	10,406,447			
Non Current				
(i) Other financial liabilities	-			-
Total	33,316,685	-	-	-

As at	Less than 1 year/ On Demand	1 - 2 years	2 - 3 years	More than 3 years
31-Mar-18				
Current				
(i) Trade payables	21,062,177			
(ii) Other financial liabilities	12,352,706			
Non Current				
(i) Other financial liabilities				217,611
Total	33,414,883	-	-	217,611

NOTE 35 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 36 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.

NOTE 37 During the financial year 2007-08, the Company's holding company, Panacea Biotech Ltd. ("PBL"), had given an advance of Rs.17,68,00,000 pursuant to the agreement with Ilyas & Mustafa Galadari Management Investment & Development (L.L.C.), U.A.E. ("the Developer") for purchase of certain immovable properties in Dubai. The Developer failed to deliver the said properties to the Company and offered other properties under construction in Dubai in lieu of the said properties. Owing to continuous delays in completion of construction, PBL through the Company has initiated legal recourse and issued a legal notice to the Developer.

During the Financial Year 2017-18, with a view to restructure PBL's debt obligations towards the Company and to reduce interest outlay, the Board of Directors of PBL had approved the assignment of PBL's receivables from the Developer to the Company in lieu of adjustment of part of the Company's loan payable by PBL, subject to the applicable provisions of the Foreign Exchange Management Act, 1999 as amended and other applicable laws, if any. The Company has executed the agreement for assignment of this advance by PBL on April 06, 2019 and the process of assigning the said receivable from PBL to the Company is expected to be completed in due course.

