



Ajay Shobha & Co.
Chartered Accountants

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Evershine Nagar,
Malad (W), Mumbai - 400064.
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INDEPENDENT AUDITOR'S REPORT

To the Members of Omni Infrastructure Private Limited,

Report on the Standalone Financial Statements

Opinion

We have audited the financial statements of **Omni Infrastructure Private Limited** ("the Company"), which comprise the balance sheet as at 31 March 2020, and the statement of Profit and Loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "Ind AS financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2020, and profit, changes in equity and its cash flows for the year ended on that date.

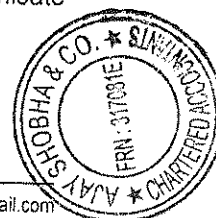
Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

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

During the course of our audit, we have determined that there are no key audit matters to communicate in our report





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Other information

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

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

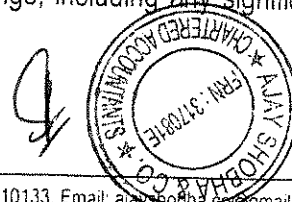
Those Board of Directors are also responsible for overseeing the Company's financial reporting process.





Auditor's Responsibilities for the Audit of the Financial Statements

1. Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.
2. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also :
 - a. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
 - b. 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.
 - c. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
 - d. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
 - e. Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
3. 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.





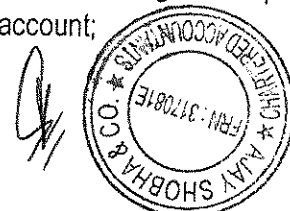
4. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.
5. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matters

We draw attention to Note no. 31 to the Standalone Financial Statements, which describes the uncertainties due to the outbreak of SARS-CoV-2 virus (COVID-19). In view of these uncertainties, the impact on the Company's financial statements is significantly dependent on future developments. Our opinion is not modified in respect of this matter.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in exercise of powers conferred by sub-section 11 of section 143 of the Act, we give in "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by sub-section 3 of Section 143 of the Act, based on our audit we report that:-
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - c) The Balance Sheet, the Statement of Profit and Loss (including other comprehensive income), the Statement of Cash Flows and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;





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- d) In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards prescribed under Section 133 of the Act.
- e) On the basis of the written representations received from the directors as on 31st March, 2020 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2020 from being appointed as a director in terms of Section 164 (2) of the Act.
- f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B" Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting and ;
- 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:
- The Company does not have any pending litigations which would impact its financial position.
 - The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
3. In our opinion and according to the information and explanations given to us, the Company has not paid/provided for any managerial remuneration, accordingly the provisions of Section 197 read with Schedule V to the Act are not applicable to the Company.

For Ajay Shobha & Co

Chartered Accountants

Firm's Registration No. 317031E

Ajaykumar Gupta

Partner

Membership No.: 53071



UDIN: 20053071AAAAES6777

Place: Mumbai

Date: 05th September, 2020



Ajay Shobha & Co.
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ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

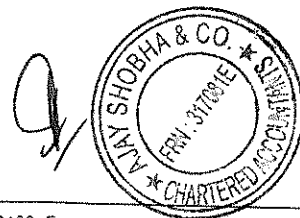
The Annexure referred to in Paragraph 1 under the heading "Report on Other Legal and Regulatory Requirements" in our Independent Auditor's Report to the members of **Omni Infrastructure Private Limited** for the year ended 31st March 2020.

As required by the Companies (Auditors Report) Order, 2016 and according to the information and explanations given to us during the course of the audit and on the basis of such checks of the books and records as were considered appropriate we report that:

- (i) a) The company has maintained proper records showing full particulars including quantitative details and situation of its fixed assets.

b) As explained to us, all the fixed assets have been physically verified by the management in accordance with a phased programme of verification, which in our opinion is reasonable, considering the size and the nature of its assets. In pursuance to the programme, certain fixed assets have been physically verified by the Company during the year. The frequency of verification is reasonable and no discrepancies have been noticed on such physical verification.

c) According to the information and explanations given to us and on the basis of our examination of records of the company, the company do not have any immovable property. Hence Clause 3(i)(c) of the said order is not applicable to the company.
- (ii) The inventories represent Construction Work-in-Progress comprising of cost of acquisition of the plot of land and expenditure incurred for development thereof. The said inventories have been physically verified by management during the year at reasonable intervals. In our opinion, considering the nature of inventories, the procedure of physical verification followed by the management was reasonable and adequate in relation to size of the Company and nature of its business. No material discrepancies were noticed on physical verification of inventory by the management.
- (iii) The Company has not granted any loans to the parties covered in the register maintained under Section 189 of the Act. Hence paragraph 3 (iii) of the said Order are not applicable to the Company.
- (iv) In our opinion and according to the information and explanation given to us, section 185 and 186 of the Act is not applicable, since the Company has not granted any loan, not provided any guarantees or security and not made any investment during the year. Accordingly, paragraph 3 (iv) of the Order is not applicable.
- (v) The Company has not accepted any deposits from the public.

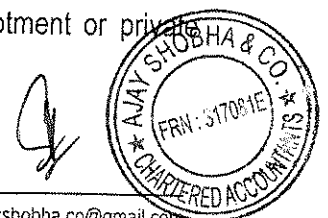




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- (vi) The Central Government has not prescribed for maintenance of cost records under subsection (1) of Section 148 of the Act.
- (vii) a) According to the records of the Company, the undisputed statutory dues including Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Customs, duty of Excise, Value Added Tax, Cess and other statutory dues wherever applicable have regularly been deposited with the appropriate authorities except for the serious delays in some cases of Service Tax, Professional tax and TDS. There are no undisputed amount payable in respect of such statutory dues which have remained outstanding as at 31st March, 2020 for a period more than six months from the date they became payable.
- b) There are no amount in respect of any disputed sales tax, income tax, service tax, duty of custom, duty of excise and Value Added Tax.
- (viii) As per the information and explanations given by the management, the Company has no facilities from banks and financial institutions. *In respect of debentures 1,77,000 0% Optionally Convertible Debentures (OCDs) of Rs. 1,000 each issued to its Ultimate Holding Company of which option of the conversion expired on July 01, 2015 and overdue as on balance sheet date. [Refer Note 16(a) of notes to financial statements]*
- (ix) The company did not raise 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.
- (x) According to the information & 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) According to the information and explanation given to us and based on our examination of the records of the Company, the Company has not paid / provided for any managerial remuneration. Accordingly, paragraph 3 (xi) of the order is not applicable.
- (xii) 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) According to the information and explanation given to us and based on our examination of the records of the Company, section 177 of the Act is not applicable to the company and transactions with related parties are in compliance with 188 of the Act, where ever applicable and details of such related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- (xiv) According to the information and explanations give 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.






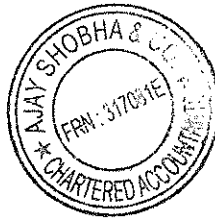
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- (xv) According to the information and explanation given to us and based on our examination of the records of the Company, the Company has not entered into any non-cash transactions with the directors or persons connected with him. Accordingly, paragraph 3 (xv) of the Order is not applicable.
- (xvi) In our opinion and according to the information and explanation given to us, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For Ajay Shobha & Co
Chartered Accountants
Firm's Registration No. 317031E


Ajaykumar Gupta
Partner
Membership No.: 53071



UDIN: 20053071AAAAES6777

Place: Mumbai
Date: 05th September, 2020



ANNEXURE "B" to the Independent Auditor's Report of even date to the members of Omni Infrastructure Private Limited, on the standalone financial statements for the year ended 31st March 2020.

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

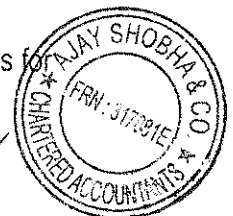
We have audited the internal financial controls over financial reporting ("IFCoFR") of Omni Infrastructure Private Limited ("the Company") as at 31st March 2020, in conjunction with our audit of the standalone financial statements of the Company as at that date.

Management's Responsibility for Internal Financial Controls

1. The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on internal control over financial reporting criteria established by the Company considering the essential components of internal controls stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the Company's business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

2. Our responsibility is to express an opinion on the Company's IFCoFR based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India ("the ICAI") and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of IFCoFR, and the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting ("the Guidance Note") issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate IFCoFR were established and maintained and if such controls operated effectively in all material respects.
3. Our audit involves performing procedures to obtain audit evidence about the adequacy of the IFCoFR and their operating effectiveness. Our audit of IFCoFR included obtaining an understanding of IFCoFR, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.
4. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion on the Company's IFCoFR.





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Meaning of Internal Financial Controls over Financial Reporting

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

Inherent Limitations of Internal Financial Controls over Financial Reporting

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


Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 2020, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Ajay Shobha & Co

Chartered Accountants

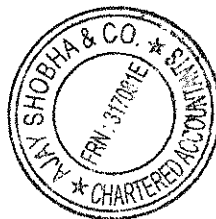
Firm's Registration No. 317031E


Ajaykumar Gupta

Partner

Membership No.: 53071

UDIN: 20053071AAAAES6777



Place: Mumbai

Date: 05th September, 2020


Omni Infrastructure Private Limited
Balance Sheet as at 31st March 2020

(Rs. in Lakhs)

Particulars	Note No.	As at 31.03.2020	As at 31.03.2019
ASSETS			
Non - Current Assets			
Property, Plant & Equipment	3	25.79	26.76
Investment property	4	2,634.21	2,634.21
Investment property under development		991.40	941.38
Financial Assets			
Investments	5	-	-
Other Financial Assets	6	130.95	150.95
Deferred tax assets	7	943.82	863.40
Total Non - Current Assets		4,726.15	4,616.70
Current Assets			
Inventories	8	7,795.40	6,846.94
Financial Assets			
Cash and cash equivalents	9	12.40	24.34
Bank Balances other than Cash and cash equivalents	10	106.28	101.56
Other Financial Assets	11	0.18	0.43
Current Tax Assets (Net)	12	5.06	4.45
Total Current Assets		7,919.33	6,977.72
TOTAL ASSETS		12,645.48	11,594.42
EQUITY AND LIABILITIES			
EQUITY			
Share Capital	13	4.00	4.00
Other Equity		7,318.74	7,257.25
Total Equity		7,322.74	7,261.25
Non- Current Liabilities			
Financial Liabilities			
Borrowings	14	2,183.98	2,003.78
Total Non - Current Liabilities		2,183.98	2,003.78
Current Liabilities			
Financial Liabilities			
Trade payables	15	299.49	311.45
Other financial liabilities	16	2,601.14	1,946.04
Other Current Liabilities	17	238.14	71.89
Total Current Liabilities		3,138.77	2,329.39
TOTAL EQUITY AND LIABILITIES		12,645.48	11,594.42

This is the Balance Sheet referred to in our audit report of even date

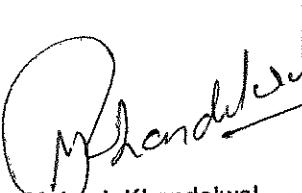
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Firm's Registration No. 317031E

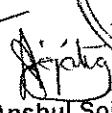

Ajaykumar Gupta
Partner
Mem. No. 53071




Place : Mumbai
Date : 5th September 2020

For and on behalf of the Board of Directors


Mahesh Khandelwal
Director
DIN: 01012683


Anshul Sojatia
Director
DIN: 05326370


Mohammad Arshad
Director
DIN: 08748826



Place : Indore
Date : 5th September 2020

Omni Infrastructure Private Limited
Statement of Profit and Loss for the year ended 31st March 2020

(Rs. in Lakhs)

Particulars	Note No.	Year ended 31.03.2020	Year ended 31.03.2019
INCOME			
Other Income	18	3.58	5.90
Total Income		3.58	5.90
EXPENSES			
Cost of Residential Project	19	-	-
Employee Benefit Expenses	20	1.26	0.04
Depreciation	21	0.10	0.14
Other Expenses	22	21.16	10.16
Total Expenses		22.51	10.34
Profit/(loss) before tax		(18.93)	(4.44)
Less : Tax expense			
- Current tax		-	-
- Deferred tax Liability / (Asset)		(80.41)	(57.58)
- Tax of earlier years		-	-
Total tax expenses		(80.41)	(57.58)
Profit/ (loss) for the year (A)		61.48	53.14
Other comprehensive income for the year, net of tax (B)		-	-
Total comprehensive income/ (loss) for the year, net of tax (A+B)		61.48	53.14
Earnings per equity share	23		
(per equity share of nominal value Rs. 10 each)			
Basic and diluted (in Rs.)		153.70	132.84

This is the statement of profit and loss referred to in our audit report of even date

For Ajay Shobha & Co.
Chartered Accountants
Firm's Registration No. 317031E

Ajaykumar Gupta
Partner
Mem. No. 53071



For and on behalf of the Board of Directors

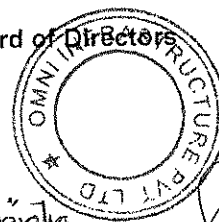
Mahesh Khandelwal
Director
DIN: 01012683

Anshul Sojatia
Director
DIN: 05326370

Mohammad Arshad
Director
DIN: 08748826

Place : Mumbai
Date : 5th September 2020

Place : Indore
Date : 5th September 2020



Omni Infrastructure Private Limited
Cash Flow Statement for the year ended 31 March 2020

(Rs. in Lakhs)

Particulars	Year ended 31.03.2020	Year ended 31.03.2019
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net (loss) / profit before tax	(18.93)	(4.44)
Adjustments for		
Depreciation and Amortisation Expense	0.10	0.14
Interest Income	(3.58)	(5.90)
Operating profit before working capital changes	(22.41)	(10.20)
Working capital adjustments :-		
(Increase) / Decrease in Inventories	(766.54)	(205.82)
(Increase) / Decrease in Other Financial Assets	20.25	72.19
Increase / (Decrease) in Trade and Other Payables	(11.96)	(5.14)
Increase / (Decrease) in Other Current Liabilities	821.34	157.75
Cash generated from / (used in) operations	40.68	8.77
Direct taxes paid (Net of Refunds)	(0.61)	(0.34)
Net cash (used in) / from generated from operating activities (A)	40.07	8.43
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase/(Sale) of Property, Plant & Equipment	(1.19)	-
(Increase) / Decrease in Investment property under development	(50.02)	-
Net (investments in)/ proceeds from bank deposits (having original maturity of more than 12 months)	(4.72)	(3.06)
Interest Income	3.58	5.90
Net cash (used in) / generated from investing activities (B)	(52.35)	2.84
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from long-term borrowings (net)	20.93	23.22
Interest expense	(20.59)	(18.74)
Net cash (used in) / from financing activities (C)	0.34	4.48
Net decrease in cash and cash equivalents (A+B+C)	(11.94)	15.75
Cash and cash equivalents at the beginning of the year	24.34	8.59
Cash and cash equivalents at the end of the year	12.40	24.34
Components of cash and cash equivalents considered only for the purpose of cash flow statement		
In bank current accounts in Indian rupees	10.05	23.72
Cash on hand	2.35	0.62
	12.40	24.34

The Cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard - 7 ('Ind AS 7') on Cash Flow Statement prescribed in Companies (Indian Accounting Standard) Rules, 2015, notified under section 133 of the Companies Act, 2013.

Reconciliation between the opening and closing balances in the balance sheet for liabilities and financial assets arising from financing activities

Particulars	31-Mar-19	Cash flows	Non-cash changes		31-Mar-20
			Fair value changes	Current / Non - current classification	
Borrowings	2,003.78	20.93	159.27	-	2,183.98
Total liabilities from financing activities	2,003.78	20.93	159.27	-	2,183.98

This is the Cash Flow Statement referred to in our audit report of even date

For Ajay Shobha & Co.

Chartered Accountants

Firm's Registration No. 317031E

Ajaykumar Gupta

Partner

Mem. No. 53071



For and on behalf of the Board of Directors

Mahesh Khandelwal

Director

DIN: 01012683

Anshul Sojatia

Director

DIN: 05326370

Mohammad Arshad

Director

DIN: 08748826



Place : Mumbai

Date : 5th September 2020

Place : Indore

Date : 5th September 2020

Omni Infrastructure Private Limited
Statement of Changes in Equity for the year ended 31st March 2020

A) Equity share capital

(Rs. in Lakhs)

Particulars	As at 31.03.2020	As at 31.03.2019
Authorised 250,000 Equity Shares of Rs 10 each	25.00	25.00
	25.00	25.00
Issued, Subscribed and Fully Paid up 40,002 Equity shares of Rs. 10 each issued, subscribed and paid	4.00	4.00
	4.00	4.00

B) Other equity

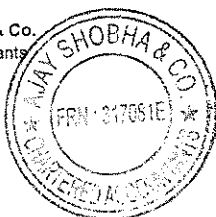
(Rs. in Lakhs)

Particulars	Reserves and surplus		Other comprehensive income		Total equity attributable to equity holders
	Securities Premium	Retained Earnings	Equity Component on loan taken from parent company	Gains/(loss) from investments in equity instruments measured at fair value	
As at 1 April 2018	6,146.22	220.30	865.73	(28.13)	7,204.11
Total comprehensive income for the year	-	53.14	-	-	53.14
As at 31 March 2019	6,146.22	273.44	865.73	(28.13)	7,257.25
Total comprehensive income for the year	-	61.48	-	-	61.48
As at 30 Sept 2019	6,146.22	334.92	865.73	(28.13)	7,318.74

This is the Statement of Changes in Equity referred to in our audit report of even date

For Ajay Shobha & Co.
Chartered Accountants

Ajaykumar Gupta
Partner
Mem. No. 53071

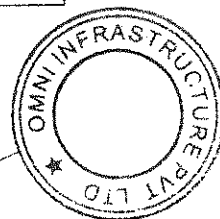


For and on behalf of the Board of Directors

Mahesh Khandelwal
Director
DIN: 01012683

Anshul Sojatia
Director
DIN: 05326370

Mohammad Arshad
Director
DIN: 08748826



Place : Mumbai
Date : 5th September 2020

Place : Indore
Date : 5th September 2020

Note 1 Corporate Information

Omni Infrastructure Private Limited (the Company) is a company domiciled in India and incorporated under the provisions of the Companies Act, 1956. The company is in business of real estate development such as plotted development ,apartment , villas and commercial office etc

Note 2.1 Significant Accounting Policies

i Basis of Preparation

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

These Ind AS financial statements for the year ended 31 March 2020 have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on 5th September 2020.

Details of accounting policies are included in Note 2.2 to the Ind AS financial statements.

ii Accounting Estimates

The preparation of the standalone financial statements, in conformity with the Ind AS, requires the management to make estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities and disclosure of contingent liabilities as at the date of financial statements and the results of operation during the reported period. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates which are recognised in the period in which they are determined.

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the standalone financial statements.

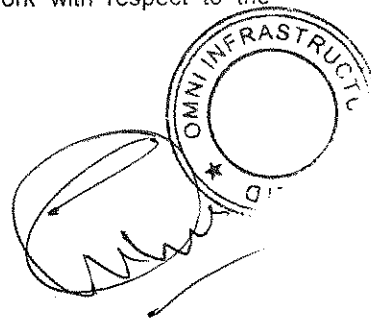
Useful life and residual value of property, plant and equipment

Useful life of tangible assets are based on the life prescribed in Schedule II of Companies Act 2013. In cases where useful lives are different from that prescribed under Schedule II, they are based on internal technical evaluation. Assumptions are also made, when the company assesses, whether an asset may be capitalised and which components of the cost of the asset may be capitalised.

The estimation of residual value of assets is based on management's judgement about the condition of such asset at the point of sale of asset.

Measurement of fair values

The Company's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. The Company has an established control framework with respect to the measurement of fair values.



When measuring the fair value of an asset or a liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Deferred tax assets

In assessing the realisability of deferred income tax assets, management considers whether some portion or all of the deferred income tax assets will not be realized. The ultimate realization of deferred income tax assets is dependent upon the generation of future taxable income during the periods in which the temporary differences become deductible. Management considers the scheduled reversals of deferred income tax liabilities, projected future taxable income, and tax planning strategies in making this assessment. Based on the level of historical taxable income and projections for future taxable income over the periods in which the deferred income tax assets are deductible, management believes that the Company will realize the benefits of those deductible differences. The amount of the deferred income tax assets considered realizable, however, could be reduced in the near term if estimates of future taxable income during the carry forward period are reduced.

Impairment of Receivables

The impairment provisions of financial receivables disclosed based on the assumptions about risk of default and expected loss rates.

Estimation of provision of warranty claims

Key assumptions about likelihood and magnitude of an outflow of resources.

iii Property, Plant and Equipment

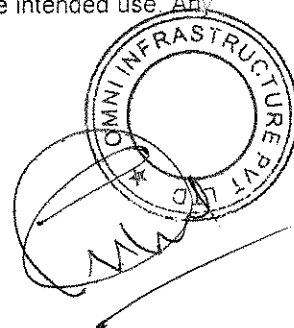
Property, Plant and Equipment are stated at cost of acquisition including attributable interest and finance costs, if any, till the date of acquisition/ installation of the assets less accumulated depreciation and accumulated impairment losses, if any. Subsequent expenditure relating to Property, Plant and Equipment is capitalised 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 costs are charged to the Statement of Profit and Loss as incurred. The cost and related accumulated depreciation are eliminated from the financial statements, either on disposal or when retired from active use and the resultant gain or loss are recognised in the Statement of Profit and Loss.

Indirect preoperative expenses and borrowing costs attributable to construction or acquisition of Property, Plant and Equipment for the period up to the completion of construction or acquisition of Property, Plant and Equipment are capitalised.

On transition to Ind AS, the Company has opted to continue with the carrying values measured under the previous GAAP as at 1 April 2016 of its Property, Plant and Equipment and use that carrying value as the deemed cost

iv) Investment Property

Investment properties are held to earn rentals or for capital appreciation, or both. Investment properties are measured initially at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.



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. All other repair and maintenance costs are recognised in statement of profit and loss as incurred. Any gain or loss on disposal of investment property calculated as the difference between the net proceeds from disposal and the carrying amount of the item is recognised in Statement of Profit & Loss.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer who holds a recognised and relevant professional qualification and has recent experience in the location and category of the investment property being valued.

On transition to Ind AS, the Company has elected to continue with the carrying value of the investment property existing as at 1st April 2016 as per Previous GAAP and use that as its deemed cost.

v Depreciation/ Amortisation

No depreciation is provided on Freehold Land.

Depreciation on Property, Plant and Equipment of the group has been provided as per written down value method as per the useful lives of the respective item of Property, Plant and Equipment.

vi Inventories

Construction work in progress includes cost of land, premium for development rights, construction cost, borrowing cost and other allocated overheads incidental to the projects undertaken by the company.

vii Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

a) Financial Assets

Initial Recognition

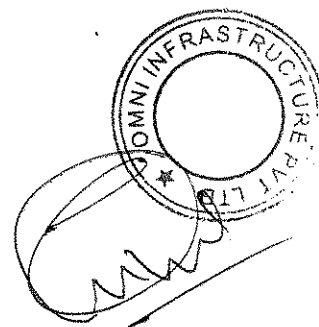
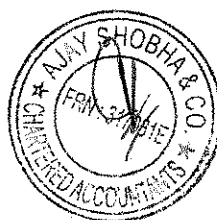
In the case of financial assets, not recorded at fair value through profit or loss (FVPL), financial assets are recognised initially at fair value plus transaction costs that are directly attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery 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

For purposes of subsequent measurement, financial assets are classified in following categories:

Financial Assets at Amortised Cost

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business model with an objective to hold these 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 payments of principal and interest on the principal amount outstanding. Interest income from these financial assets is included in finance income using the effective interest rate ("EIR") method. Impairment gains or losses arising on these assets are recognised in the Statement of Profit and Loss.



Financial Assets Measured at Fair

Financial assets are measured at fair value through OCI if these financial assets are held within a business model with an objective to hold these assets in order to collect contractual cash flows or to sell these financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in the Statement of Profit and Loss.

Financial asset not measured at amortised cost or at fair value through OCI is carried at FVPL.

Impairment of Financial Assets

In accordance with Ind AS 109, the Company applies the expected credit loss ("ECL") model for measurement and recognition of impairment loss on financial assets and credit risk exposures.

The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. Simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECL at each reporting date, right from its initial recognition.

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 is used. If, in a 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.

ECL is the difference between all contractual cash flows that are due to the group in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

ECL impairment loss allowance (or reversal) recognised during the period is recognised as income/ expense in the Statement of Profit and Loss.

De-recognition of Financial Assets

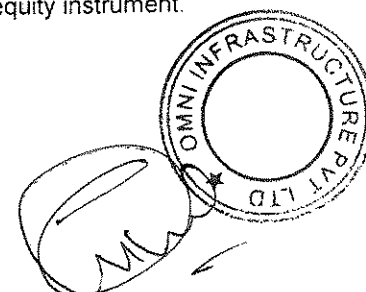
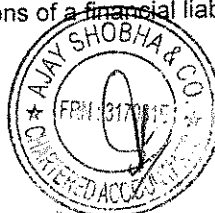
The Company de-recognises a financial asset only when the contractual rights to the cash flows from the asset expire, or it transfers the financial asset and substantially all risks and rewards of ownership of the asset to another entity.

If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognizes its retained interest in the assets and an associated liability for amounts it may have to pay.

If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

b) Equity Instruments and Financial Liabilities

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.



Equity Instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities. Equity instruments which are issued for cash are recorded at the proceeds received, net of direct issue costs. Equity instruments which are issued for consideration other than cash are recorded at fair value of the equity instrument.

Financial Liabilities

1) Initial Recognition

Financial liabilities are classified, at initial recognition, as financial liabilities at FVPL, loans and borrowings and payables as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

2) Subsequent Measurement

The measurement of financial liabilities depends on their classification, as described below

Financial liabilities at FVPL

Financial liabilities at FVPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as at FVPL. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognised in the Statement of Profit and Loss.

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation. Amortisation is recognised as finance income in the Statement of Profit and Loss.

Financial liabilities at amortised cost

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognised over the term of the borrowings in the Statement of Profit and Loss.

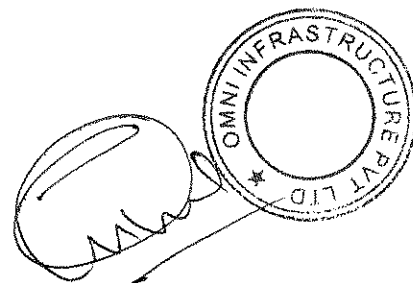
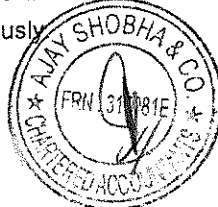
Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

3) De-recognition of Financial Liabilities

Financial liabilities are de-recognised when the obligation specified in the contract is discharged, cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as de-recognition of the original liability and recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

c) Offsetting Financial Instruments

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis to realise the assets and settle the liabilities simultaneously.



viii Employee Benefits

a Defined Contribution Plan

Contributions to defined contribution schemes such as provident fund and other Funds are charged as an expense based on the amount of contribution required to be made as and when services are rendered by the employees. The above benefits are classified as Defined Contribution Schemes as the Company has no further obligations beyond the monthly contributions.

b Defined Benefit Plan

The Company also provides for gratuity which is a defined benefit plan, the liabilities of which is determined based on valuations, as at the balance sheet date, made by an independent actuary using the projected unit credit method. Re-measurement, comprising of actuarial gains and losses, in respect of gratuity are recognised in the OCI, in the period in which they occur. Re-measurement recognised in OCI are not reclassified to the Statement of Profit and Loss in subsequent periods. Past service cost is recognised in the Statement of Profit and Loss in the year of plan amendment or curtailment. The classification of the Company's obligation into current and non-current is as per the actuarial valuation report.

c Leave entitlement and compensated absences

Accumulated leave which is expected to be utilised within next twelve months, is treated as short-term employee benefit. Leave entitlement, other than short term compensated absences, are provided based on a actuarial valuation, similar to that of gratuity benefit. Re-measurement, comprising of actuarial gains and losses, in respect of leave entitlement are recognised in the Statement of Profit and Loss in the period in which they occur.

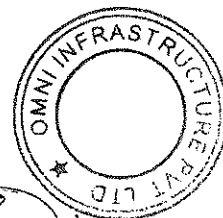
d Short-term Benefits

Short-term employee benefits such as salaries, wages, performance incentives etc. are recognised as expenses at the undiscounted amounts in the Statement of Profit and Loss of the period in which the related service is rendered. Expenses on non-accumulating compensated absences is recognised in the period in which the absences occur.

ix Borrowing Costs

Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds. Also, the EIR amortisation is included in finance costs.

Borrowing costs relating to acquisition, construction or production of a qualifying asset which takes substantial period of time to get ready for its intended use are added to the cost of such asset to the extent they relate to the period till such assets are ready to be put to use. All other borrowing costs are expensed in the Statement of Profit and Loss in the period in which they occur.



x Revenue Recognition

- a) As these are the first set of the Company's financial statements prepared in accordance with Ind AS 115 The Company derives revenues primarily from sale of developed plots.

The Company recognises revenue when it determines the satisfaction of performance obligations at a point in time. Revenue is recognised upon transfer of control of promised products to customer in an amount that reflects the consideration which the Company expects to receive in exchange for those products.

In arrangements for sale of units the Company has applied the guidance in Ind AS 115, Revenue from contract with customer, by applying the revenue recognition criteria for each distinct performance obligation. The arrangements with customers generally meet the criteria for considering sale of units as distinct performance obligations. For allocating the transaction price, the Company has measured the revenue in respect of each performance obligation of a contract at its relative standalone selling price. The price that is regularly charged for an item when sold separately is the best evidence of its standalone selling price. The transaction price is also adjusted for the effects of the time value of money if the contract includes a significant financing component. Any consideration payable to the customer is adjusted to the transaction price, unless it is a payment for a distinct product or service from the customer.

For sale of plots, the Company recognises revenue when its performance obligations are satisfied and customer obtains control of the asset.

Contract assets are recognised when there is excess of revenue earned over billings on contracts. Contract assets are classified as unbilled receivables (only act of invoicing is pending) when there is unconditional right to receive cash, and only passage of time is required, as per contractual terms.

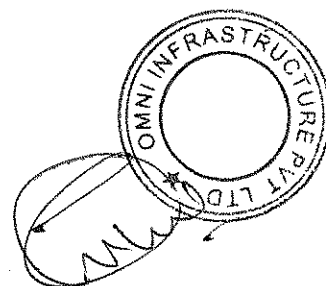
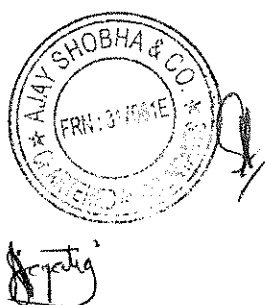
- b) The estimates relating to percentage of completion, cost to completion, saleable area, etc being of a technical nature are revised periodically by the management and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognized in the period in which such changes are determined.
- c) Interest is recognised on a time proportion basis taking in to account the amount outstanding and the rate applicable.
- d) Dividend income is recognised when the right to receive payment is established.

xi Expenditure during construction

Expenditure of capital nature incurred during construction period in respect of a project being executed by the Company is grouped under Capital work in progress. Such Expenditure would be capitalized upon the commencement of commercial operation of the project.

Incidental expenditure during construction period pending allocation included in capital work in progress represents expenditure incurred in connection with the Project which is intended to be capitalized to the Project. Expenditure not attributable to project are charged to Revenue Account.

Common Expenditure is allocated to project cost on certain basis as considered appropriate by the Management.



xii Provisions, Contingent Liabilities and Contingent Assets

A provision is recognised when the Company has a present obligation (legal or constructive) as a result of past events and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, in respect of which a reliable estimate can be made of the amount of obligation. Provisions (excluding gratuity and compensated absences) are determined based on management's estimate required to settle the obligation at the Balance Sheet date. In case the time value of money is material, provisions are discounted using a current pre-tax rate that reflects 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. These are reviewed at each Balance Sheet date and adjusted to reflect the current management estimates.

Contingent liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. A contingent liability also arises, in rare cases, where a liability cannot be recognised because it cannot be measured reliably.

xiii Income Tax

Income tax comprises of current and deferred income tax. Income tax is recognised as an expense or income in the Statement of Profit and Loss, except to the extent it relates to items directly recognised in equity or in OCI.

a Current Income Tax

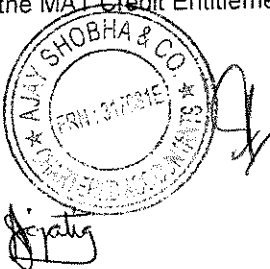
Current income tax is recognised based on the estimated tax liability computed after taking credit for allowances and exemptions in accordance with the Income Tax Act, 1961. Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

b Deferred Income Tax

Deferred tax is determined by applying the Balance Sheet approach. Deferred tax assets and liabilities are recognised for all deductible temporary differences between the financial statements' carrying amount of existing assets and liabilities and their respective tax base. Deferred tax assets and liabilities are measured using the enacted tax rates or tax rates that are substantively enacted at the Balance Sheet date. The effect on deferred tax assets and liabilities of a change in tax rates is recognised in the period that includes the enactment date. Deferred tax assets are only recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Such assets are reviewed at each Balance Sheet date to reassess realisation.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Minimum Alternative Tax ("MAT") credit is recognised as an asset only when and to the extent it is probable that the Company will pay normal income tax during the specified period. In the year in which the Company recognises MAT credit as an asset in accordance with the Guidance Note on Accounting for Credit Available in respect of Minimum Alternative Tax under the Income-tax Act, 1961, the said asset is created by way of credit to the statement of profit and loss and shown as "MAT Credit Entitlement". The Company reviews the "MAT Credit Entitlement" asset at each reporting date and writes down the asset to the extent the Company does not have convincing evidence that it will be able to utilise the MAT Credit Entitlement within the period specified under the Income-tax Act, 1961.



xiv Impairment of Non-Financial Assets

As at each Balance Sheet date, the Company assesses whether there is an indication that a non-financial asset may be impaired and also whether there is an indication of reversal of impairment loss recognised in the previous periods. If any indication exists, or when annual impairment testing for an asset is required, the Company determines the recoverable amount and impairment loss is recognised when the carrying amount of an asset exceeds its recoverable amount.

Recoverable amount is determined:

- In case of an individual asset, at the higher of the assets' fair value less cost to sell and value in use; and
- In case of cash generating unit (a group of assets that generates identified, independent cash flows), at the higher of cash generating unit's fair value less cost to sell and value in use.

In assessing value in use, the estimated future cash flows are discounted to their present value using pre-tax discount rate that reflects current market assessments of the time value of money and risk specified to the asset. In determining fair value less cost to sell, recent market transaction are taken into account. If no such transaction can be identified, an appropriate valuation model is used.

Impairment losses of continuing operations, including impairment on inventories, are recognised in the Statement of Profit and Loss, except for properties previously revalued with the revaluation taken to OCI. For such properties, the impairment is recognised in OCI up to the amount of any previous revaluation.

When the Company considers that there are no realistic prospects of recovery of the asset, the relevant amounts are written off. If the amount of impairment loss subsequently decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, then the previously recognised impairment loss is reversed through the Statement of Profit and Loss.

xv Earnings Per Share

Basic earnings per share is computed by dividing the net profit or loss for the period attributable to the equity shareholders of the Company by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period and for all periods presented is adjusted for events, such as bonus shares, other than the conversion of potential equity shares, that have changed the number of equity shares outstanding, without a corresponding change in resources.

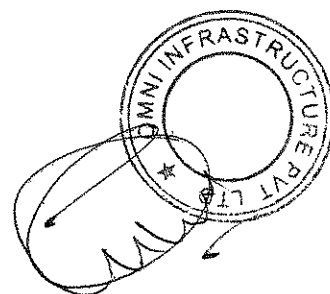
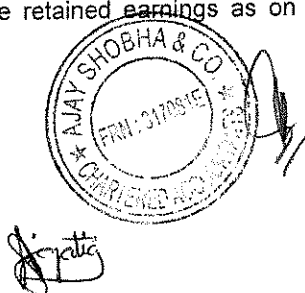
Diluted earnings per share is computed by dividing the net profit or loss for the period attributable to the equity shareholders of the Company and weighted average number of equity shares considered for deriving basic earnings per equity share and also the weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares. The dilutive potential equity shares are adjusted for the proceeds receivable had the equity shares been actually issued at fair value (i.e. the average market value of the outstanding equity shares).

xvi Cash and cash equivalents

Cash and cash equivalent comprise of cash on hand and at banks, which are subject to an insignificant risk of changes in value.

xvii Changes in significant accounting policy

The Company has applied Ind AS 115 "Revenue from contracts with customer" using the modified retrospective approach with the cumulative impact to the retained earnings as on 1 April 2018 and accordingly recognised revenue in accordance with Ind AS 115.



Omni Infrastructure Private Limited

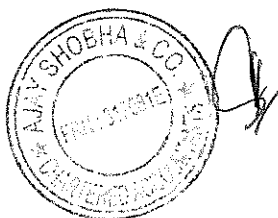
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2020

Note 3 :- Property, Plant & Equipment

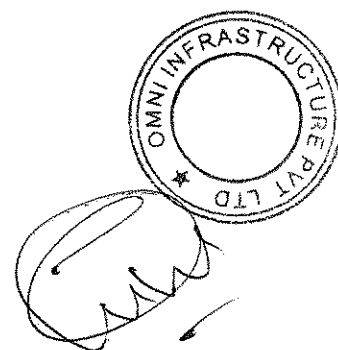
(Rs. in Lakhs)

Particulars	Residential Premises	Furnitures & Fixtures	Motor Vehicles	Office & Other Equipments	Computers	Paintings	Total
Gross carrying value (at deemed cost)							
Balance as at 1 April 2018	18.90	1.05	8.09	1.50	0.26	0.47	30.26
Additions	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-
Balance as at 31 March 2019	18.90	1.05	8.09	1.50	0.26	0.47	30.26
Additions	-	-	-	-	1.19	-	1.19
Disposals	-	-	-	-	-	-	-
Balance as at 31 March 2020	18.90	1.05	8.09	1.50	1.45	0.47	31.46
Accumulated depreciation							
Balance as at 1 April 2018	-	-	-	-	-	-	-
Depreciation charge	0.92	0.33	1.82	0.28	-	0.14	3.50
Revisions / Adjustments	-	-	-	-	-	-	-
Balance as at 31 March 2019	0.92	0.33	1.82	0.28	-	0.14	3.50
Depreciation charge	0.88	0.07	0.62	0.23	0.26	0.10	2.17
Revisions / Adjustments	-	-	-	-	-	-	-
Balance as at 31 March 2020	1.80	0.41	2.45	0.51	0.26	0.24	5.60
Net carrying value							
Balance as at 1 April 2018	18.90	1.05	8.09	1.50	0.26	0.47	30.26
Balance as at 31 March 2019	17.98	0.71	6.27	1.22	0.26	0.33	26.76
Balance as at 31 March 2020	17.11	0.64	5.64	0.99	1.18	0.23	25.79

Pranesh Kumar



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Omni Infrastructure Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2020

Note 4 :- Investment property

(Rs. in Lakhs)	
Particulars	Freehold Land
Gross carrying value (at deemed cost)	
Balance as at 1 April 2018	4,068.28
Additions	-
Deletions*	(1,434.08)
Balance as at 31 March 2019	2,634.21
Additions	-
Deletions	-
Balance as at 31 March 2020	2,634.21
Accumulated amortisation	
Balance as at 1 April 2018	-
Amortisation charge	-
Reversal on disposal of assets	-
Balance as at 31 March 2019	-
Amortisation charge	-
Reversal on disposal of assets	-
Balance as at 31 March 2020	-
Net carrying value	
Balance as at 1 April 2018	4,068.28
Balance as at 31 March 2019	2,634.21
Balance as at 31 March 2020	2,634.21

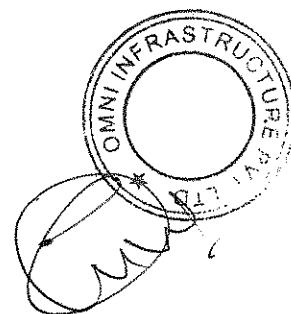
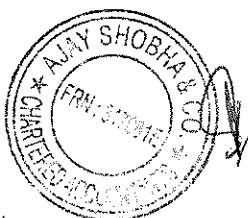
* The deletion during the previous year represent Conversion in to Stock in Trade which is towards additional land cost relating to phase I and Phase II project

For investment property existing as on the date of transition to IND - AS, the Company has used Indian GAAP carrying value as deemed cost.

(Rs. in Lakhs)		
Fair Value	As at	As at
Particulars	31.03.2020	31.03.2019
Investment Properties	32,325.57	32,325.57

Estimation of Fair value :

These valuations are based on valuations performed by independent valuer. All fair value estimates for investment properties are included in level 3.



Omni Infrastructure Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2020

Note 5 :- Investments

(Rs. in Lakhs)

Particulars	As at 31.03.2020	As at 31.03.2019
I. Investments valued at Fair Value		
Investment in equity shares	-	-
In other companies	-	-
Total non-current investments	-	-

Note 4.1 Detailed list of non-current investments

Face value of ₹ 10 each, unless otherwise stated

As at
31.03.2020

As at
31.03.2019

Nos Amount

Nos Amount

I. Investments valued at fair value, fully paid up, unquoted, unless otherwise stated

a) Investments in equity shares:

i) In other companies

Anant Trexim Private Limited	40,000	40.00	40,000	40.00
Golden Ingots Private Limited (Rs. 100 fully paid up)	20,000	100.00	20,000	100.00
Jorko Commodities Private Limited	50,000	25.00	50,000	25.00
Madhujas Promotions Private Limited	12,500	10.00	12,500	10.00
Sojatia Auto Private Limited (Rs. 100 fully paid up)	16,500	160.88	16,500	160.88
Trade Winds Impex Private Limited	20,000	25.00	20,000	25.00
		360.88		360.88

Gains/ (losses) on remeasuring FVOCI financial assets

(360.88)

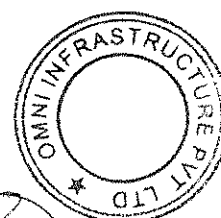
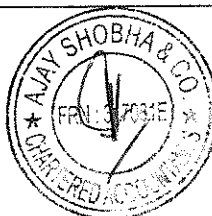
(360.88)

Total non-current investments

Particular	As at 31.03.2020	As at 31.03.2019
Details:		
Aggregate of non-current investments:		
Book value of investments (net of impairment allowance)	360.88	360.88
Investments carried at deemed cost	-	-
Investments carried at fair value through OCI	-	-

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**Note 6 :- Other Financial Assets
(Unsecured, Considered Good)**

Note 7: Deferred tax assets

Note 8 :- Inventories

Note 9 :- Cash and cash equivalents

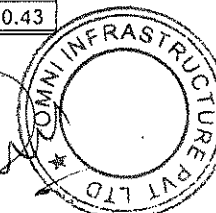
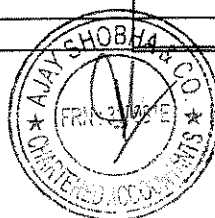
Note 10 :- Bank Balances other than Cash and cash equivalents

Note : Fixed Deposit are held as Security Deposits with Bank.

Note 11 :- Other Financial Assets

total Other Financial Assets

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Note 12: Current Tax Assets

Particulars	As at 31.03.2020	As at 31.03.2019
TDS Receivable	5.06	4.45
Total Other Financial Assets	5.06	4.45

Note 14 :- Borrowings

Particulars	As at 31.03.2020	As at 31.03.2019
Loan from related party (Unsecured)	2,183.98	2,003.78
Total Borrowings	2,183.98	2,003.78

Loan from Related parties represents loan from Prozone Intu Properties Limited, Ultimate Holding company, of which repayment Schedule is not fixed.

Note 15 :- Trade payables

Particulars	As at 31.03.2020	As at 31.03.2019
Trade payables		
- Due to Micro ,Small & Medium Enterprises	1.08	-
- Due to Others	298.41	311.45
Total Trade Payables	299.49	311.45

Company had sought confirmation from the vendors whether they fall in the category of Micro, Small and Medium Enterprises. Based on the information available, the required disclosure for Micro, Small and Medium Enterprises under the above Act is given below :

Particulars	As at 31.03.2020	As at 31.03.2019
The principal amount remaining unpaid to any supplier as at the end of accounting year ;	1.08	-
Interest due thereon remaining unpaid at the end of accounting year*;	-	-
The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the due date during each accounting year;	-	-
The amount of interest due and payable for the period (where the principal has been paid but interest under the MSMED Act, 2006 not paid);	-	-
The amount of interest accrued and remaining unpaid at the end of accounting year; and	-	-
The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	-	-

*Interest has been waived off by the Supplier.



Note 16 :- Other financial liabilities

Particulars	As at 31.03.2020	As at 31.03.2019
Others Payables	1,770.00	1,770.00
Payable to shareholders	831.14	176.04
Total Other Financial Assets	2,601.14	1,946.04

- (a) *Others payables represents amount due on maturity of investment in 1.77 lakhs 0% optional convertible debentures of Rs 1,000/- each held by Prozone Intu Properties Limited (ultimate holding company) which was matured during the year ended 31 March 2016 and option of the conversion was not exercised by the Company.

Note 17 :- Other Current Liabilities

Particulars	As at 31.03.2020	As at 31.03.2019
Duties & taxes payable	1.98	3.89
Advance from customer	236.16	68.00
Total Other Current Liabilities	238.14	71.89

Note 18 :- Other Income

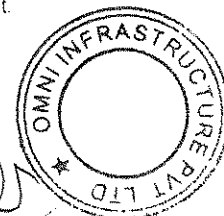
Particulars	Year Ended 31.03.2020	Year Ended 31.03.2019
Interest income on Bank deposits	3.58	3.40
Rental Income	-	2.50
Total income	3.58	5.90

Note 19 :- Cost of Residential Project

Particulars	Year Ended 31.03.2020	Year Ended 31.03.2019
Opening Work in Progress - Residential Project	6,846.94	5,980.89
Add:		
Addition during the year	816.56	205.59
Rates & Taxes	17.06	114.92
Travelling & Conveyance	-	-
Construction Costs	775.87	74.55
Personnel Costs	4.87	0.27
Professional Fees	3.62	7.26
Other Expenses	15.14	8.59
Borrowing Costs	179.85	164.40
Depreciation	2.07	3.36
Conversion of Capital Work In Progress in to Stock in Trade *	-	1,434.08
	7,845.42	7,788.31
Closing Balance Work in Progress - Commercial Project	7,795.40	6,846.94
Transferred to Investment property under development **	50.02	941.38
Total cost of Residential Project	-	-

* Represent additional land cost relating to phase I and Phase II project.

** The expenses incurred towards club and other amenities are transferred to Investment property under development.

Note 20 :- Employee Benefit Expenses

Particulars	Year Ended 31.03.2020	Year Ended 31.03.2019
Salaries, wages and bonus	1.26	0.04
Total Employee benefit Expenses	1.26	0.04

Note 21 :- Depreciation

Particulars	Year Ended 31.03.2020	Year Ended 31.03.2019
Depreciation on Fixed Assests	2.17	3.50
Less: Depreciation on Capital Work in Progress	(2.07)	(3.36)
Total Depreciation	0.10	0.14

Note 22 :- Other Expenses

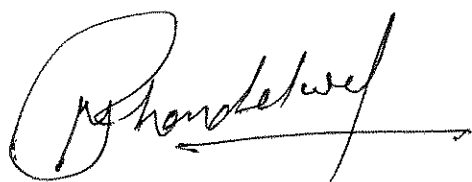

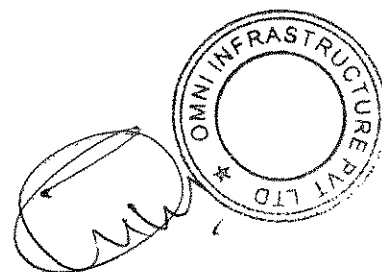
Particulars	Year Ended 31.03.2020	Year Ended 31.03.2019
Advertisement and Business Promotion Expenses	2.63	0.04
Travelling Expenses	1.67	0.53
Auditors Remuneration	1.00	1.78
Interest on delayed payment of statutory dues	15.49	7.64
Miscellaneous Expenses	0.38	0.17
Total Expenses	21.16	10.16

Payment to Auditors

Particulars	Year Ended 31.03.2020	Year Ended 31.03.2019
Audit Fees	1.00	1.78
Total	1.00	1.78

Note 23 :- Earnings per equity share

Sr No	Particulars	Year Ended 31.03.2020	Year Ended 31.03.2019
A)	Weighted average number of Equity Shares of Rs. 10 each		
i)	Number of shares at the end of the year	0.40	0.40
ii)	Weighted average number of Equity Shares outstanding during the	0.40	0.40
iii)	Weighted average number of Potential Equity Shares outstanding during the year	Nil	Nil
iv)	Total number of Equity share for calculating Diluted Earning Per	0.40	0.40
B)	Net Profit \ (Loss) after tax available for equity shareholders.	61	53
C)	Basic Earning per share (in Rs.) (B/ii)	153.70	132.84
D)	Diluted Earning per share (in Rs.) (B/iv)	153.70	132.84

Note 24 : Related party disclosures as required under Indian Accounting Standard 24, "Related party disclosures" are given below:

a) Names of related parties and nature of relationship (to the extent of transactions entered into during the year except for control relationships where all parties are disclosed)

Name of the Party	Nature of relationship
Mr. Mahesh Khandelwal	Director
Mr. Vinayak Choudary (till 11th November 2018)	Director
Mr. Anshul Sajotia	Director
Mr. Mohammad Arshad	Director
Mr. Kamlesh Sojatia	Relative of KMP
Prozone Liberty International Limited, Singapore	Holding Company
Prozone Intu Properties Limited	Ultimate Holding Company
Gagandeep Infrastructure Private Limited	Shareholders of the company
Virtual Infrastructure Pvt Ltd	Shareholders of the company

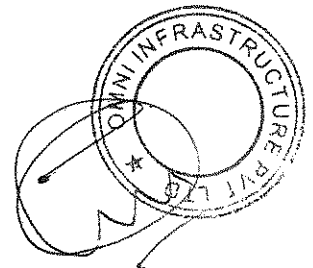
b) Transactions carried out with related parties referred to above, in ordinary course of business and balances outstanding:

Particulars	Year Ended 31.03.2020	Year Ended 31.03.2019
i) Ultimate Holding Company Prozone Intu Properties Limited		
Loan Taken	6.94	26.93
Loan repaid	6.60	22.45
Interest Expense (including Notional interest)	179.85	164.40
Balance outstanding as at the year end		
Loan taken	2,183.97	2,003.78
Balance Outstanding as at the beginning of the year		
Loan Taken	2,003.78	1,834.90
Debentures (0% Optionally Convertible Debentures of Rs.1,000 each, of which option of conversion expired)	1,770.00	1,770.00
ii) Amount Payable		
Gagandeep Infrastructure Private Limited	456.03	98.72
Virtual Infrastructure Pvt Ltd	375.11	77.32
iii) Key Management Personnel (KMP) and relative of KMP		
Balance outstanding as at the year end		
Mr. Mahesh Khandelwal	11.42	11.42
Mr. Kamlesh Sojatia	83.50	103.50
Balance Outstanding as at the beginning of the year		
Mr. Mahesh Khandelwal	11.42	11.42
Mr. Kamlesh Sojatia	103.50	103.50

Note 25 : Contingent liabilities and Commitments

Estimated amount of contracts remaining to be executed on capital account not provided for (net of advances) Rs. Nil Lakhs (31.03.2019: Nil).





Note 13 :- Share Capital

(Rs. in Lakhs)

Particulars	As at 31.03.2020	As at 31.03.2019
Authorised Capital		
250,000 Equity Shares of Rs 10 each	25.00	25.00
Issued, Subscribed and Fully Paid Up		
40,002 Equity Shares of Rs 10 each fully paid up	4.00	4.00
	4.00	4.00

a) Reconciliation of shares outstanding at the beginning and at the end of the period

Particulars	As at 31.03.2020		As at 31.03.2019	
	No. of Shares	Amount (Rs.)	No. of Shares	Amount (Rs.)
Equity Shares				
At the beginning of the Year	40,002	4.00	40,002	4.00
Issued during the period	-	-	-	-
Outstanding at the end of the year	40,002	4.00	40,002	4.00

b) Terms / rights attached to equity shares

The Company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity share is entitled to one vote per share.

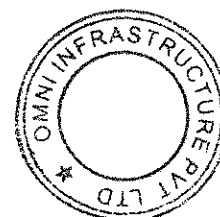
In the event of liquidation of the Company, the holder of equity shares will be entitled to receive remaining assets of the

c) Shares held by holding / ultimate holding company and / or their subsidiaries / associates

Particulars	As at 31.03.2020		As at 31.03.2019	
	Nos.	Amount (Rs.)	Nos.	Amount (Rs.)
Prozone Liberty International Limited, Singapore	24,000	2.40	24,000	2.40

d) Details of Shareholders holding more than 5% shares in the company:

Particulars	As at 31.03.2020		As at 31.03.2019	
	Nos.	% holding in the class	Nos.	% holding in the class
Equity Shares				
Prozone Liberty International Limited, Singapore	24,000	60.00	24,000	60.00
Gagandeep Infrastructure Private Limited	6,000	15.00	6,000	15.00
Virtual Infrastructure Private Limited	10,002	25.00	10,002	25.00



Omni Infrastructure Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2020

Note 26 : Fair Value Measurement

(Rs. in Lakhs)

(i) Financial instruments by category

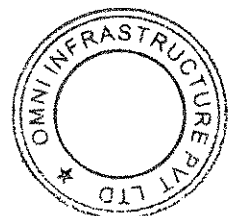
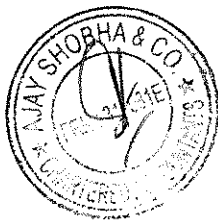
Particulars	Refer note	31 March 2020			31 March 2019		
		FVTPL	FVOCI	Amortised Cost	FVTPL	FVOCI	Amortised Cost
Financial Assets:							
Investments	5	-	-	-	-	-	-
Others financial assets	6	-	-	131.14	-	-	151.39
Cash and cash equivalents	9	-	-	12.40	-	-	24.34
Other Bank balances	10	-	-	106.28	-	-	101.56
Total Financial Assets		-	-	249.82	-	-	277.28
Financial Liabilities:							
Borrowings	14	-	-	2,183.98	-	-	2,093.70
Trade payables	15	-	-	299.49	-	-	311.45
Other financial liabilities	16	-	-	2,601.14	-	-	1,946.04
Total Financial Liabilities		-	-	5,084.61	-	-	4,251.27

The Company has not disclosed the fair values for financial instruments for loans (non current), other non current financial assets, trade receivables, cash and cash equivalents and bank balances other than cash and cash equivalents, Borrowings (current and non current), Trade payables, other current financial liabilities because their carrying amounts are reasonably approximation of fair value.

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Agatha

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Omni Infrastructure Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2020

(ii) Fair value hierarchy

Fair value hierarchy explains the judgement and estimates made in determining the fair values of the financial instruments that are -

a) recognised and measured at fair value

b) measured at amortised cost and for which fair values are disclosed in the financial statements.

To provide an indication about the reliability of the inputs used in determining fair value, the Company has classified its financial instruments into the three levels prescribed under the accounting standard.

Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices)

Level 3 - Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs)

Assets and Liabilities that are disclosed at Amortised Cost for which Fair values are disclosed are classified as Level 3.

If one or more of the significant inputs is not based on observable market data, the respective assets and liabilities are considered under Level 3.

The following table presents fair value hierarchy of assets and liabilities measured at fair value on a recurring basis:

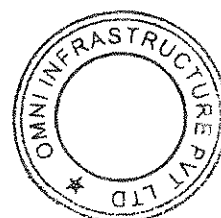
(Rs. in Lakhs)

Particulars.	Refer note	31 March 2020		31 March 2019	
		Carrying Amount	Fair Value	Carrying Amount	Fair Value
Financial Assets:					
Investments	5	-	-	-	-
Others financial assets	6	131.14	131.14	151.39	151.39
Cash and cash equivalents	9	12.40	12.40	24.34	24.34
Other Bank balances	10	106.28	106.28	101.56	101.56
Total Financial Assets		249.82	249.82	277.28	277.28
Financial Liabilities:					
Borrowings	14	2,183.98	2,183.98	2,003.78	2,003.78
Trade payables	15	299.49	299.49	311.45	311.45
Other financial liabilities	16	2,601.14	2,601.14	1,946.04	1,946.04
Total Financial Liabilities		5,084.61	5,084.61	4,261.27	4,261.27

Phanabhai

Shobha

Shobha



Omni Infrastructure Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2020

Note 27 : Financial risk management objectives and policies

The Company's activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk. The Company's focus is to foresee the unpredictability of financial markets and seek to minimize potential adverse effects on its financial performance.

i. Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprise three types of risk: interest rate risk, currency rate risk and other price risks, such as equity price risk and commodity risk. Financial instruments affected by market risk include loans and borrowings and investments in securities.

a) 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. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's total debt obligations with floating interest rates.

Interest rate sensitivity

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected. With all other variables held constant, the Company's loss before tax is affected through the impact on floating rate borrowings, as follows:

(Rs. in Lakhs)		
Particulars	31 March 2020	31 March 2019
Increase in basis points	50 basis points	50 basis points
Effect on loss before tax, increase by	10.47	9.69
Decrease in basis points	50 basis points	50 basis points
Effect on loss before tax, decrease by	10.47	9.69

The assumed movement in basis points for the interest rate sensitivity analysis is based on the currently observable market environment, showing a significantly higher volatility than in prior years.

b) Foreign currency risk

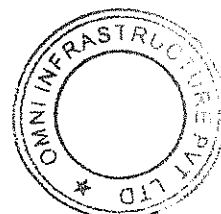
The Company is exposed to insignificant foreign exchange risk as at the respective reporting dates.

c) Other price risk

The Company is not exposed to any other price risk.

ii. Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers and investment securities. The carrying amounts of financial assets represent the maximum credit exposure.



iii. Liquidity risk

Liquidity is defined as the risk that the Company will not be able to settle or meet its obligations on time or at a reasonable price. The Company's treasury department is responsible for liquidity, funding as well as settlement management. In addition, processes and policies related to such risks are overseen by senior management. Management monitors the Company's net liquidity position through rolling forecasts on the basis of expected cash flows.

The table below provides details regarding the contractual maturities of significant financial liabilities:

(Rs. in Lakhs)

Particulars	On demand	0-6 Months	6-12 Months	More than 1 Year	Total
As at 31 March 2020					
Borrowings	-	-	-	2,183.98	2,183.98
Trade payables	299.49	-	-	-	299.49
Other financial liabilities	2,601.14	-	-	-	2,601.14
	2,900.63	-	-	2,183.98	5,084.61
As at 31 March 2019					
Borrowings	-	-	-	2,003.78	2,003.78
Trade payables	311.45	-	-	-	311.45
Other financial liabilities	1,946.04	-	-	-	1,946.04
	2,257.49	-	-	2,003.78	4,261.27

Note 28 : Disclosure relating to employee benefits as per Ind AS 19 'Employee Benefits'

No Provision for retirement benefits is made as required by the Indian Accounting Standard (IND AS) - 19, since the Company does not have any employees during the year.

Note 29 : Accompanying Notes to accounts

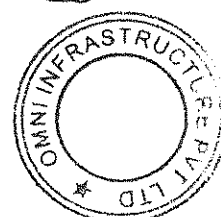
a) Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker ("CODM") of the Company. The CODM, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Director of the Company. The Company operates only in one Business Segment i.e. "designing, developing, owning and operating Commercial and Residential Premises."

- b) Some of the Sundry creditors, Loans and Advances are subject to confirmations and reconciliations. Consequential adjustments thereof, if any, will be given into the books of accounts in the year of such adjustments
- c) In the opinion of the Board, the current assets, Loans and advances are approximately of the value stated and are reasonable in the ordinary course of business. Further the provisions for all known liabilities are adequately made and are not in excess of the amount reasonably required.

Note 30 : Capital management

For the purpose of the Company's capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders of the Company. The Company strives to safeguard its ability to continue as a going concern so that they can maximise returns for the shareholders and benefits for other stake holders. The aim to maintain an optimal capital structure and minimise cost of capital.



The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may return capital to shareholders, issue new shares or adjust the dividend payment to shareholders (if permitted). Consistent with others in the industry, the Company monitors its capital using the gearing ratio which is total debt divided by total capital plus total

(Rs. in Lakhs)

Particulars	As at 31 March 2020	As at 31 March 2019
Total debts	4,785.12	3,949.82
Total equity	7,322.74	7,261.25
Total debts to equity ratio (Gearing ratio)	0.40	0.35

Note 31 : In March 2020, World Health Organization has declared COVID 19 a pandemic. Consequent to this, Government of India declared lockdown on March 23, 2020. This has resulted in disruption to regular business operations due to disruptions in transportation, quarantines, social distancing and other emergency measures imposed by the government. The company believes that the COVID 19 pandemic will only have a short term impact on its operations and post easing of the lockdown, the business is expected to be normal gradually in 9-12 months.

The company management has considered the possible effects that may result from the COVID-19 pandemic on the carrying value of assets (including loans and advances, receivables, etc.).

In developing the assumptions relating to the possible future uncertainties in the economic conditions because of this pandemic, the company as at the date of approval of these financial results has used internal and external sources of information to assess the expected future performance of company and expects that the carrying amount of these assets, as reflected in the balance sheet as at March 31, 2020, are fully recoverable.

The management has also estimated the future cash flows with the possible effects that may result from the COVID-19 and does not foresee any adverse impact on realizing its assets and in meeting its liabilities as and when they fall due. The actual impact of the COVID-19 pandemic may be different from that estimated as at the date of approval of these financial results.

The company will continue to closely monitor any material changes to future economic conditions.

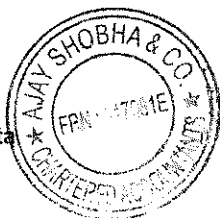
Note 32 : Prior year comparatives

Previous year's figures have been regrouped or reclassified, to conform to the current year's presentation wherever considered necessary.

This is a summary of significant accounting policies and other explanatory information referred to in our report of even date

For Ajay Shobha & Co.
Chartered Accountants

Ajaykumar Gupta
Partner
Mem. No. 53071

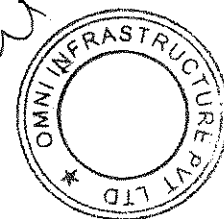


For and on behalf of the Board of Directors

Mahesh Khandelwal
Director
DIN: 01012683

Anshul Sojatia
Director
DIN: 05326370

Mohammad Arshad
Director
DIN: 08748826



Place : Mumbai
Date : 5th September 2020

Place : Indore
Date : 5th September 2020