bakeri
since 1959
Environment™
is our Attitude

bakeri urban development pvt. ltd.
'sanskrut', near old high court,
off ashram rd., ahmedabad - 380 009, india.
tel. : 91-79-40001300 • fax : 91-79-40001399
e-mail : info@bakeri.com
web : www.bakeri.com
CIN No. : U70100GJ1996PTC030783

September 10, 2018

To,

Bombay Stock Exchange Limited
Corporate Relationship Department
Phiroze Jeejeebhoy Towers,
Rotuda Building, Dalal Street, Fort,
Mumbai-400 001

Ref : BSE Code- 953518

Sub : Audited Financial Results for the year ending 31st March, 2018.

Dear sir,

Pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, we are enclosing herewith audited financial results for the half year ending 31st March, 2018, as approved by the Board of Directors in its meeting held on 7th September 2018 along with Audit report as submitted by the Statutory Auditors of the Company.

We request you to take the same in your records.

Thanking you,
Yours faithfully,

For, Bakeri Urban Development Pvt. Ltd.

(Asit N. Somani)
Compliance Officer

BAKERI URBAN DEVELOPMENT PVT. LTD. * AHMEDABAD *
CIN No. U70100 GJ1996 PTC030783

Bharat S. Shah
B.Com., F.C.A.
Malay J. Dalal
B.Com., Grad. CWA, F.C.A.
Shaishavi K. Dave
B.Com., F.C.A.
Sandip N. Kshatriya
B.Com., A.C.A.

INDEPENDENT AUDITORS' REPORT

To
The Members of
Bakeri Urban Development Private Limited.

Report on the Financial Statements

We have audited the accompanying financial statements of **Bakeri Urban Development Pvt. Limited** ('the Company'), which comprise the Balance Sheet as at March 31, 2018, and the Statement of Profit and Loss for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the 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 and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules,2014.

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.

SHAH & DALAL
FRN NO. 109432 W
CHARTERED ACCOUNTANTS

Auditor's responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We have taken into account the provision of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provision of the Act and the Rules made there under.

We conducted our audit in accordance with Standards on Auditing specified under section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

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

Opinion

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 including Ind AS, of the state of affairs of the Company as at March 31, 2018, and its financial performance, its cash flows and the changes in equity for the year ended on that date.

SHAH & DALAL
FRN NO. 109432 W
CHARTERED ACCOUNTANTS

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 in terms of Section 143(11) of the Act, we give in "**Annexure A**" a statement on the matters specified in paragraphs of the Order.

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

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

   b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;

   c. The Balance Sheet, and the Statement of Profit &Loss dealt with this Report are in agreement with the books of account;

   d. In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;

   e. On the basis of the written representations received from the directors as on March 31,2018 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2018 from being appointed as a director in terms of Section 164 (2) of the Act;

   f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "**Annexure B**".

   g. 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 knowledge and belief and according to the information and explanations given to us:

      1. The Company has no pending litigations during the year ended March 31, 2018

      2. The Company does not have any long term contract including derivative contracts for which there were any material foreseeable losses.

SHAH & DALAL * CHARTERED ACCOUNTANTS * FRN NO. 109432 W

3. There is no amount, required to be transferred, to the Investor Education and Protection Fund by the Company during the year ended March 31st, 2018.

For, Shah & Dalal
Chartered Accountants
[FRN: 109432W]

SHAH & DALAL
FRN NO.
109432 W
CHARTERED ACCOUNTANTS

Sandip Kshatriya
Partner
Membership No.: 171197

Place : Ahmedabad
Date : 7th September, 2018

"Annexure A" referred to in the Independent Auditors' Report of even date to the members of BAKERI URBAN DEVELOPMENT PRIVATE LIMITED on the Financial Statements for the year ended 31st March, 2018.

(Referred to in paragraph 1 under 'Report on other legal and regulatory requirement of our report of even date)

Based on the audit procedures performed for the purpose of reporting a true and fair view on the Financial Statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, we report that:

(i) In respect of its fixed assets:

(a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.

(b) The fixed assets were physically verified during the year by the Management in accordance with a regular programme of verification. According to the information and explanation given to us, no material discrepancies were noticed on such verification.

(c) According to the information and explanations given to us and the records examined by us and based on the examination of sale deeds, transfer deeds, mutation of title papers, property tax papers and conveyance deeds provided to us, we report that, the title deeds, comprising all the immovable properties of land and buildings which are freehold, are held in the name of the Company as at balance sheet date.

(ii) (a) The inventories have been physically verified by the management during the year. In our opinion, the procedures for the physical verification of inventory followed by management are reasonable and adequate in relation to the size of the company and the nature of its business.

(b) In our opinion and according to the information and explanation given to us, the company has maintained proper records of inventory. No material discrepancies were noticed on physical verification.

(iii) The company has not granted any loans, secured or unsecured, to companies, firms, Limited Liability Partnership or other parties covered in the register maintained under section 189 of the Companies Act, 2013.

(iv) According to the information and explanation given to us, the Company has not granted any loans, nor given any guarantees and securities u/s 185 and 186 of the Companies Act, 2013. Hence reporting under clause (iv) of CARO 2016 is not applicable to the Company.

SHAH & DALAL CHARTERED ACCOUNTANTS FRN NO. 109432 W

(v) According to the information and explanation given to us, the Company has not accepted any deposits from the public within the meaning of provision of section 73 to 76 of the Act and the rules framed there under and hence reporting under clause (v) of the CARO 2016 is not applicable.

(vi) The maintenance of cost records has been specified by the Central Government under section 148(1) of the Companies Act, 2013 is not applicable to this Company. Hence reporting under clause (vi) of CARO 2016 is not applicable to the Company.

(vii) According to the information and explanation given to us, in respect of statutory dues:

(a) The Company had been regular in depositing undisputed statutory dues, including Provident fund, Employee's State Insurance, Income Tax, Sales Tax, Service Tax, Custom Duty, Value Added Tax, Cess and other material statutory dues applicable to it to the appropriate authorities.

(b) According to the information and explanations given to us, the particulars of dues of Income tax, Sales tax, Excise duty and Service tax and other material statutory dues as at 31st March, 2018 which have not been deposited on account of any dispute, are as follows:

Sr. No.	Name of Statute	Nature of Dues	Amount (Rs. in Lacs)	Period to which the Amount relates	Forum where dispute is pending
1	Income tax Act, 1961	Income tax – u/s 271(1)(c)	62,85,493/-	A.Y. 2012-13	Commissioner of Income Tax (Appeals)

(viii) According to the information and explanation given to us, the Company has not defaulted in repayment of dues to a financial institution or bank.

(ix) To the best of our knowledge and according to the information and explanation given to us, during the year Company has not raised money by way of Initial Public Offer and/or Further Public Offer(including Debt Instrument) and Term loan and used for the purpose for which these were raised.

(x) To the best of our knowledge and according to the information and explanation given to us, no fraud by the Company and no fraud on the Company by its officers or employees has been noticed or reported during the period.

(xi) The Company is exempted from section 197 of the Companies Act, 2013 since this is the private limited company. Hence reporting under clause (x) of CARO 2016 is not applicable to the Company.

(xii) The Company is not a Nidhi Company and hence reporting under clause (xii) of CARO 2016 is not applicable to the Company.

(xiii) In our opinion and according to the information and explanation given to us the Company is in compliance with section 188 and 177 of the Companies Act, 2013, where applicable. For all transaction

SHAH & DALAL * CHARTERED ACCOUNTANTS * FRN NO. 109432 W

with the related parties and the details of related parties transaction have been disclosed in the financial statements etc, as required by the applicable accounting standards.

(xiv) During the period the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence reporting under clause (xiii) of CARO 2016 is not applicable to the Company.

(xv) In our opinion and according to the information and explanation given to us, during the period the Company has not entered into any non-cash transaction with its directors or persons connected with him and hence provision of section 192 of the Companies Act, 2013 are not applicable.

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

For, Shah & Dalal
Chartered Accountants
[FRN: 109432W]

SHAH & DALAL * CHARTERED ACCOUNTANTS * FRN NO. 109432 W

Sandip Kshatriya
Partner
Membership No.: 171197

Place : Ahmedabad
Date : 7th September, 2018

Annexure "B" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 2(f) under 'Report on other legal and regulatory requirement of our report of even date)

Report on the Internal Financial Controls over Financial Reporting under clause (i) of Sub section 3 of Section 143 of the companies Act, 2013 ('the Act').

We have audited the Internal financial controls over financial reporting of **Bakeri Urban Development Pvt. Ltd.** ("the Company") as on 31st March, 2018 in conjunction with our audit of the standalone financial statements of the company for the year ended on that date.

MANAGEMENT'S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential component of internal control stated in the guidance note on audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibility include the design implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on the Company's Internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the guidance note on Audit of internal financial controls over financial reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the standards on auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those standards and the guidance note require that we comply with ethical requirement and plan and perform the audit to obtain reasonable assurance about whether adequate financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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

SHAH & DALAL
FRN NO. 109432 W
CHARTERED ACCOUNTANTS

MEANING OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING

A company's internal financial controls over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation for external purpose in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that:

1. pertain to the maintenance of records that, in reasonable details, accurately and fairly reflect the transactions and dispositions of the assets of the company;
2. provide reasonable assurance that transaction are recorded as necessary to permit preparation of financial statement in accordance with generally accepted accounting principles, and that receipt and expenditures of the company are being made only in accordance with authorization of management and directors of the company; and
3. provide reasonable assurance regarding prevention or timely detection of authorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

INHERENT LIMITATION OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING

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

OPINION

In our opinion, to the best of our information and according to the explanation 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, 2018, 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 Accountant of India.

For, Shah & Dalal
Chartered Accountants
[FRN: 109432W]

SHAH & DALAL CHARTERED ACCOUNTANTS FRN NO. 109432 W

Sandip Kshatriya
Partner
Membership No.: 171197

Place : Ahmedabad
Date : 7th September, 2018

BAKERI URBAN DEVELOPMENT PRIVATE LIMITED

Balance Sheet as at 31st March, 2018

(₹ in Lakhs)

S. No.		Particulars	Note No.	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
I		**ASSETS**				
	1	**Non-current assets**				
		Property, Plant and Equipment	1	44.48	49.69	39.97
		Intangible assets	1	2.00	2.55	2.67
		Intangible assets under development	1	4.07	-	-
		Financial Assets				
		Investments	2	165.31	290.22	302.11
		Deferred Tax Assets (Net)	3	2.37	5.18	1.92
		Other Non-Current Assets	4	89.82	403.34	340.59
		Total Non-Current assets		308.05	750.97	687.26
	2	**Current assets**				
		Inventories	5	33,325.83	30,613.54	30,711.12
		Financial Assets				
		Investments	6	327.81	472.73	623.43
		Trade Receivables	7	3,122.59	4,126.06	5,212.20
		Cash and cash equivalents	8	745.17	2,453.97	646.85
		Loans	9	97.79	429.75	4.50
		Other Current Assets	9-A	358.11	482.03	318.05
		Total Current Assets		37,977.31	38,578.06	37,516.15
		TOTAL ASSETS		38,285.36	39,329.03	38,203.41
II		**EQUITY AND LIABILITIES**				
	1	**Equity:**				
		Equity Share Capital	10	1.01	1.01	1.00
		Other Equity	11	1,571.85	1,495.07	1,218.43
		Total Equity		1,572.86	1,496.08	1,219.43
		Share Suspense Account	11-A	-	-	0.01
	2	**Non-current liabilities**				
		Financial Liabilities:				
		Borrowings	12	21,884.22	26,647.90	20,210.96
		Other Financial Liabilities	13	2,271.76	1,062.77	63.43
		Provisions	14	-	7.15	12.31
		Total Non-Current Financial Liabilities		24,155.98	27,717.82	20,286.71
	3	**Current liabilities**				
		Financial Liabilities				
		Borrowings	15	9,285.66	2,663.14	4,913.84
		Trade Payables	16	133.06	373.71	330.56
		Other Financial Liabilities	17	1,113.94	1,957.78	1,342.71
		Other Current Liabilities	18	2,023.87	5,120.51	10,110.16
		Total Current Liabilities		12,556.53	10,115.14	16,697.27
		TOTAL-EQUITY AND LIABILITIES		38,285.36	39,329.03	38,203.41
		Significat Accounting Policies See accompanying notes forming part of the balance sheet	28-36			

As per our report of even date
For Shah & Dalal
Firm Reg. No:-109432W
Chartered Accountants

SHAH & DALAL CHARTERED ACCOUNTANTS FRN NO. 109432 W

Partner : Sandip Kshatriya
M:No:-171197
Place : Ahmedabad
Date : 07/09/2018

FOR BAKERI URBAN DEVELOPMENT PRIVATE LIMITED

Pavan A. Bakeri
Director
(DIN:00640308)

Asit N.Somani
Director
(DIN:00159761)

BAKERI URBAN DEVELOPMENT PRIVATE LIMITED

Statement of Profit and Loss for the period ended on 31st March, 2018

(₹ in Lakhs)

S. No.		Particulars	Note No.	For the year ended 31st March, 2018	For the year ended 31st March, 2017
		REVENUE FROM OPERATIONS			
I		Revenue from operations	19	6,609.97	9,761.69
II		Other income	20	69.32	13.71
III		**TOTAL REVENUE(I+II)**		6,679.29	9,775.40
IV		**EXPENSES**			
	a	Cost of material consumed	21	4,655.89	3,121.20
	b	Changes in inventories of finished goods, work-in-progress and stock-in-trade	22	(4,893.60)	(1,139.73)
	c	Employee benefits expenses	23	510.41	650.10
	d	Finance costs	24	3,546.02	3,627.40
	e	Depreciation and amortization expense	25	13.87	15.24
	f	Other expenses	26	2,703.93	3,009.12
		TOTAL EXPENSES		6,536.52	9,283.34
V		**Profit / (Loss) before exceptional and extraordinary items and tax (III-IV)**		142.77	492.06
VI		Exceptional items		-	-
VII		**Profit / (Loss) before extraordinary items and tax (V-VI)**		142.77	492.06
VIII		Extraordinary items		-	-
IX		**Profit / (Loss) before tax (VII-VIII)**		142.77	492.06
X		**Tax Expense**			
	a	Current Tax		106.11	213.86
	b	Earliar Years Tax		(42.93)	4.81
	c	Deferred Tax		2.81	(3.25)
XI		**Profit / (Loss) for the period (IX-X)**		76.78	276.64
XII		Earning per equity share			
	a	Basic	27	0.01	0.03
	b	Diluted		0.01	0.03
		See accompanying notes forming part of the balance sheet	28-36		

As per our report of even date
For Shah & Dalal
Firm Reg. No:-109432W
Chartered Accountants

SHAH & DALAL CHARTERED ACCOUNTANTS FRN NO. 109432 W

Partner : Sandip Kshatriya
M:No:-171197
Place : Ahmedabad
Date : 07/09/2018

FOR BAKERI URBAN DEVELOPMENT PRIVATE LIMITED

Pavan A.Bakeri	Asit N.Somani
Director	Director
(DIN:00640308)	(DIN:00159761)

BAKERI URBAN DEVELOPMENT PRIVATE LIMITED

Cash Flow Statement for the year ended 31st March, 2018

(₹ in Lakhs)

Particulars	For the year ended 31st March, 2018		For the year ended 31st March, 2017	
A. Cash flow from operating activities				
Net Profit / (Loss) before extraordinary items and tax		142.77		492.06
Adjustments for:				
Depreciation and amortisation	13.87		15.24	
Finance costs	3,499.41		3,417.60	
Interest income	(77.00)		(21.45)	
Share of profit from partnership firms	144.92		150.70	
Dividend Income	-		(0.02)	
Gratuity provision	(7.15)		(5.17)	
Gain/(Loss) on sale of Investment	(14.09)		12.11	
		3,588.15		3,544.80
Operating profit / (loss) before working capital changes		**3,730.92**		**4,036.86**
Changes in working capital:				
Adjustments for (increase) / decrease in operating assets:				
Inventories	(2,712.30)		97.59	
Trade receivables	1,003.45		1,086.15	
Short-term loans and advances	455.88		(589.05)	
Long-term loans and advances	250.34		(103.17)	
Adjustments for increase / (decrease) in operating liabilities:				
Trade payables	(240.66)		43.16	
Other current liabilities	(3,096.63)		(4,969.29)	
Cash generated from operations		**(4,339.93)**		**(4,434.61)**
Net income tax (paid) / refunds		-		(175.00)
Net cash flow from / (used in) operating activities (A)		**(609.00)**		**(572.76)**
B. Cash flow from investing activities				
Capital expenditure on fixed assets, including capital advances	(12.19)		(24.85)	
Proceeds from Sale of Investment	110.82		24.00	
Dividend Income	-		0.02	
Net cash flow from / (used in) investing activities (B)		**98.63**		**(0.83)**
C. Cash flow from financing activities				
Proceeds from / (Repayment of) long-term borrowings	(4,763.68)		6,436.94	
Proceeds from / (Repayment of) working capital borrowings	(53.57)		(645.70)	
Proceeds from / (Repayment of) short-term borrowings	5,828.28		(1,040.03)	
Finance cost	(2,286.45)		(2,391.96)	
Interest Income	77.00		21.45	
Net cash flow from / (used in) financing activities (C)		**(1,198.42)**		**2,380.70**
Net increase / (decrease) in Cash and cash equivalents (A+B+C)		**(1,708.80)**		**1,807.12**
Cash and cash equivalents at the beginning of the year		**2,453.97**		**646.85**
Cash and Bank balance at the end of the year		**745.17**		**2,453.97**

Notes:

(i) The Cash Flow Statement reflects the combined cash flows pertaining to continuing and discounting operations.

(ii) These earmarked account balances with banks can be utilised only for the specific identified purposes.

See accompanying notes forming part of the financial

As per our report of even date
For Shah & Dalal
Firm Reg. No:-109432W
Chartered Accountants

SHAH & DALAL
FRN NO. 109432 W
CHARTERED ACCOUNTANTS

S.N. Ksh

Partner : Sandip Kshatriya
M:No:-171197
Place : Ahmedabad
Date : 07/09/2018

FOR BAKERI URBAN DEVELOPMENT PRIVATE LIMITED

Pavan A. Bakeri

Pavan A.Bakeri
Director
(DIN:00640308)

Asit N.Somani
Director
(DIN:00159761)

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES AND OTHER EXPLANATORY INFORMATION

1. NATURE OF PRINCIPLE ACTIVITIES

Bakeri Urban Development private Limited (the Company) is a private limited company domiciled in Indian and is incorporated under the Companies Act, 1956. The Company's registered office is located at "Sanskrut" First Floor, Old High Court Road, Off Ashram Road, Navrangpura, Ahmedabad, Gujarat, India.-380009.

Bakeri Urban Development Private Limited is engaged in real estate development in the Ahmedabad, Vadodara and Gandhinagar districts.

2. GENERAL INFORMATION AND STATEMENT OF COMPLIANCE WITH IND AS

These Standalone financial statements of the Company (also called financial statements) are prepared in accordance with Indian Accounting Standards ('Ind AS') notified under Section 133 of the Companies Act, 2013, read together with the Companies (Indian Accounting Standards) Rules, 2015.
For all periods up to and including the year ended 31 March 17, the Company had prepared its financial statements in accordance with Accounting Standards notified under Section 133 of the Companies Act, 2013, read together with Rule 7 of the Companies (Accounts) Rules, 2014 ('Indian GAAP').
These financial statements have been prepared and presented under the historical cost convention, on the accrual basis of accounting except for certain financial assets and financial liabilities that are measured at fair values at the end of each reporting period, as stated in the accounting policies set out below.
The accounting policies have been applied consistently over all the periods presented in these financial statements. The financial statements are presented in Indian Rupees ((₹) and all values are rounded to the nearest lakhs except when otherwise indicated.
The financial statements for the year ended 31 March 2018 were authorized and approved for issue by the Board of Directors on 07.09.2018

Upto the year ended March 31, 2017, the Company has prepared its financial statements in accordance with the requirement of Indian Generally Accepted Accounting Principles (GAAP), which includes Standards notified under the Companies (Accounting Standards) Rules, 2006 and considered as "Previous GAAP".

These financial statements are the Company's first Ind AS standalone financial statements.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements have been prepared using the significant accounting policies and measurement basis summarized below. These were used throughout all periods presented in the financial statements.

a) **Current and non-current classification**

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set-out in the Act. Deferred tax assets and liabilities are classified as non-current assets and non-current liabilities, as the case may be.

b) **Property, plant and equipment**

Recognition and initial measurement

Property, plant and equipment are stated 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

FRN NO. 109432 W CHARTERED ACCOUNTANTS

and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognized 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 recognized in statement of profit or loss as incurred.

Subsequent measurement (depreciation and useful lives)

Property, plant and equipment are subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation on property, plant and equipment is provided on a straight-line basis, computed on the basis of useful lives (as set-out below) prescribed in Schedule II to the Act:

Asset category	Useful life (in years)
Buildings	60
Plant and machinery	15
Computers :-	
Desktops, laptops and other devices	3
Furniture and fixtures	10
Office equipment	5
Vehicles :-	
Motor cycles, scooters and other mopeds	10
Motor cars	8

c) **Intangible assets and intangible assets under development**

Intangible assets are recognized when the asset is identifiable, is within the control of the company, it is probable that the future economic benefits that are attributable to the asset will flow to the company and cost of the asset can be reliably measured.
Intangible assets are stated at cost of acquisition less accumulated amortization and impairment losses if any. The cost of capitalized Software is amortized over a period of five years from the date of its acquisition.

Intangible assets under development represents expenditure incurred in respect of intangible assets under development and are carried at cost. Cost includes related acquisition expenses, development and other direct expenditure.

d) **Investment in equity instruments of subsidiaries, joint ventures and associates**

Investment in equity instruments of subsidiaries, joint ventures and associates are stated at cost as per Ind AS 27 'Separate Financial Statements'.

e) **Inventories:**

Inventories are classified as below:-

i. Raw Materials and

ii. Finished Goods

These are valued at cost or net realizable value whichever is lower. Net realizable value is the estimate of the selling price in ordinary course of business, less the cost of completion and selling expenses.

CHARTERED ACCOUNTANTS FRN NO. 109432 W

iii. Work in Progress

The cost incurred till the end of financial year for unsold units are shown in Work in Progress on the basis of Percentage Completion Method.

iv. Purchase of Development Rights

Development rights represent amount paid under agreement to purchase land/development rights and borrowing cost incurred by the Company to acquire irrevocable and exclusive licenses/development rights in identified land and constructed properties, the acquisition of which is either completed or is at an advanced stage.

f) **Revenue Recognition:**

Revenue is recognized when it is probable that the economic benefits will flow to the Company and it can be reliably measured. Revenue is measured at the fair value of the consideration received/receivable net of rebate and taxes. The Company applies the revenue recognition criteria to each nature of revenue transaction as set-out below:

i. **Revenue from real estate projects**

Revenue from constructed properties for all projects is recognized in accordance with the "Guidance Note on Accounting for Real Estate Transactions" ('Guidance Note'). As per this Guidance Note, the revenue has been recognized on percentage of completion method and on the percentage of actual project costs incurred thereon to total estimated project cost, provided the conditions specified in Guidance Note are satisfied.

ii. **Income From Other Operations**
Interest income is accounted on accrual basis.

g) **OTHER INCOME**

Share of profit/loss from investment in partnership firm is considered on the basis audited results of the firm.

h) **Cost of revenue**

Cost of real estate projects

Cost of constructed properties, includes cost of land (including cost of development rights/land under agreements to purchase), estimated internal development costs, external development charges, borrowing costs, overheads, construction costs and development/construction materials, which is charged to the statement of profit and loss based on the revenue recognized as explained in accounting policy for revenue from real estate projects above, in consonance with the concept of matching costs and revenue. Final adjustment is made on completion of the specific project.

Cost of land and plots

Cost of land and plots includes land (including development rights), acquisition cost, estimated internal development costs and external development charges, which is charged to the statement of profit and loss based on the percentage of land/ plotted area in respect of which revenue is recognized as explained in accounting policy for revenue from 'Sale of land and plots', in consonance with the concept of matching cost and revenue. Final adjustment is made on completion of the specific project.

FRN NO. 109532 W CHARTERED ACCOUNTANTS

Cost of development rights

Cost of development rights includes proportionate development rights cost, borrowing costs and other related cost.

i) Borrowing Costs

Borrowing costs directly attributable to the acquisition and construction of a new project or expansion of existing projects or an asset which takes a substantial period of time to get ready for its intended use, are capitalized as a part of the cost of such assets, until such time the asset is substantially ready for its intended use.

All other borrowing costs are recognized in the Statement of Profit and Loss in the period they occur.

Borrowing costs consist of interest and other costs incurred in connection with borrowing of funds.

j) Employee/Retirement benefits:

(a) **Short term employee benefits**

All employee benefits payable wholly within twelve months of rendering the service are classified as short term employee benefits and are recognized in the period in which the employee renders the related service.

(b) **Post-employment benefits**

i) **Defined Contribution plans**

The Company's state governed provident fund scheme is a defined contribution plan. The contribution paid/payable under the schemes is recognized during the period in which the employee renders the related service.

ii) **Defined benefits Plans**

The employees' gratuity fund scheme is a defined benefit plan. The present value of the obligation under defined benefit plan is determined based on actuarial valuation at each Balance Sheet date using the Projected Unit Credit Method which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

The obligation is measured at the present value of the estimated future cash flows. The discount rate used for determining the present value of the obligation under the defined benefit plans are based on the market yields on Government securities as at the Balance Sheet date, having maturity periods approximating to the terms of related obligations.

Gains or losses on the curtailment or settlement of any defined benefit plan are recognized when the curtailment or settlement occurs. Past service cost is recognized as expense on a straight-line basis over the average period until the benefits become vested. To the extend the benefits vests immediately, the expense is recognized immediately in profit and loss account. Actuarial gains and losses are recognized immediately in the Profit and Loss account.

(c) **Long term employee benefits**

There are no long term employee benefits other than those mentioned above.

SHAH & DALAL CHARTERED ACCOUNTANTS FRN NO. 109432 W

k) Taxes on Income

Income tax expense comprises current tax(i.e amount of tax for the period determined in accordance with the income-tax law) and deferred tax or credit (reflecting the tax effects of timing differences between accounting income and taxable income for the period).

The deferred tax charge or credit and the corresponding deferred tax liabilities or assets are recognized using the tax rates that have been enacted or substantively enacted by the Balance Sheet Date.

Minimum alternate tax ('MAT') credit entitlement is recognized as an asset only when and to the extent there is convincing evidence that normal income tax will be paid during the specified period. In the year in which MAT credit becomes eligible to be recognized as an asset, the said asset is created by way of a credit to the statement of profit and loss and shown as MAT credit entitlement. This is reviewed at each balance sheet date and the carrying amount of MAT credit entitlement is written down to the extent it is not reasonably certain that normal income tax will be paid during the specified period.

Deferred tax assets are recognized only to the extend that there is reasonable certainty that the assets can be realized in future. However, where there is unabsorbed depreciation or carried forward losses under taxation laws, deferred tax assets are recognized only if there is a virtual certainty of realization of such assets. Deferred tax assets are reviewed at each balance sheet date and written down or written-up to reflect the amount that is reasonably/virtually certain(as the case may be) to be realized.

l) Impairment of Assets:

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

ECL is the weighted-average of difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive, discounted at the original effective interest rate, with the respective risks of default occurring as the weights. When estimating the cash flows, the Company is required to consider:

All contractual terms of the financial assets (including prepayment and extension) over the expected life of the assets.

Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

Trade receivables

In respect of trade receivables, the Company applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

m) Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, demand deposits and short-term highly liquid investments that are readily convertible into known amount of cash and which are subject to an insignificant risk of changes in value.

n) Earnings per Share ('EPS')

The basic EPS is computed by dividing the net profit attributable to the equity shareholders for the year by the weighted average number of equity shares outstanding during the year.

SHAH & DALAL CHARTERED ACCOUNTANTS FRN NO. 109432 W

o) Provisions and Contingencies

A provision is recognized when there is present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimate.

A disclosure for a contingent liability is made when there is a possible or present obligation that may, but probably will not require an outflow of resources. When there is a possible obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

p) Accounting for Lease

Leases are classified as Finance Lease and Operating Leases. Leases of assets under which all the risks and rewards of ownership are effectively retained by the lesser are classified as operating leases. Lease payments under operating lease are recognized as an expense in the profit and loss account on a straight – line basis over the lease term. A finance Lease is defined to mean a lease that transfers substantially all the risks and rewards incidental to the ownership of an asset.

SHAH & DALAL * CHARTERED ACCOUNTANTS * FRN NO. 109432 W