

Ref. No. PBPL/2019-20/

Date: 15th July, 2019

To,
Department of Corporate Service (DCS-CRD)
BSE Limited.
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai-400001.

Scrip Code -957447

Sub: Submission of audited financial results for the year ended March 31, 2018 pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

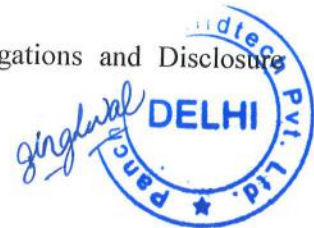
Dear Sir/Madam,

Please be informed that the company has received an e-mail from Bombay Stock Exchange Limited (BSE Limited) dated 05th July, 2019 which was duly placed before the Board of Directors in their meeting held on 15th July, 2019. The management noted that the delayed in submission of results was due to unintentional/unawareness towards the provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 "Regulations". Since, the Company being Private Limited Company (where the privately placed secured redeemable Non-Convertible Debentures are listed on BSE Ltd.), and at which we are trying our best to comply with the applicable Regulations. Further, the Board noted the stated reasons and emphasized that going forward prescribed timelines should be strictly adhered.

In view of the aforesaid and pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 we would like to inform you that the Board of Directors in their meeting held on September 03, 2018 has approved the Audited Financial Result for the year ended March 31, 2018.

In view of the aforesaid, please find enclosed herewith following;

1. Audited Financial Results for the year ended March 31, 2018 along with the Audit Report thereon;
2. Declaration regarding Audit Report with unmodified opinion for the Financial Year ended on March 31, 2018.
3. Disclosure pursuant to Regulation 52 (4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.



Panchsheel Buildtech Pvt. Ltd. (An ISO 9001: 2008 Company)

CIN No.: U45200DL2006 PTC156772

Reg. Office.: G - 124, Shop No. 5, Dilshad Colony, Delhi - 110095 | Corporate Office: H -169, Sector - 63, Noida - 201 301

Toll Free: 1800 200 3656 | SMS: PBL To 53030 | Tel.: 0120 - 4777700 | Fax: 0120 - 4777798

Email: customercare@panchsheelgroup.com | Website : www.panchsheelgroup.com

4. Disclosure pursuant to Regulation 52(7) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Kindly take the same on your record.

Thanking You,

Yours faithfully,

For Panchsheel Buildtech Private Limited



(Rahul Kumar Singhwal)

Director

DIN: 02029400



AMIT MITTAL & ASSOCIATES

CHARTERED ACCOUNTANTS

III-N/23, Ambedkar Road, (Near Banwari Lal Sweets)

Ghaziabad - 201 001 Ph. : 2750688, 9810566530

E-mail : camittalassociates@gmail.com

Type your text

INDEPENDENT AUDITORS' REPORT

To the Members of PANCHSHEEL BUILDTECH PRIVATE LIMITED

Report on the Financial Statements

We have audited the accompanying standalone financial statements of **PANCHSHEEL BUILDTECH PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March 2018, and the Statement of Profit and Loss (Including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, and a summary of the 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 standalone financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 as amended, the other accounting principles generally accepted in India.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these standalone financial statements based on our audit, we have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder and the Order issued under section 143(11) of the Act.

We conducted our audit of the standalone financial statements in accordance with the 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 standalone financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the 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 standalone financial statements,



whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the standalone financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of standalone 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 standalone financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the 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 31st March, 2018, and its profit, total comprehensive income, the changes in equity and its cash flow for the year ended on that date.

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 3 and 4 of the Order.
2. As required by section 143 (3) 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, Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the statement of Cash Flow dealt with by this Report are in agreement with the books of account;
 - d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act.
 - e) On the basis of written representations received from the directors of the Company as on 31st March 2018, and taken on record by the Board of Directors, none of the directors is disqualified as on 31st March 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**. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
 - g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:



- (i) The Company does not have any pending litigations which would impact its financial position.
- (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- (iii) The Company does not have any outstanding amount payable as Dividend and hence, there are no amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

Place: Ghaziabad
Date: 03.09.2018

for **Amit Mittal & Associates.**
Chartered Accountants
Firm Registration No: 012028C

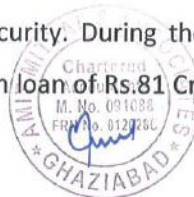

(Amit Kumar Mittal)
Proprietor
Membership No.- 091088

Annexure A to the Independent Auditors' Report

Annexure referred to in paragraph titled as "Report on other Legal and Regulatory Requirements" of Auditor's Report to the members of M/s PANCHSHEEL BUILDTECH PRIVATE LIMITED for the year ended 31st March 2018

On the basis of the records produced to us for our verification / perusal, such checks as we considered appropriate and according to the information and explanation given to us during the course of our audit, we report that:

- i. (a) The company has maintained proper records showing full particulars including quantitative details and situation of its fixed assets.
- (b) The Company has a regular programme of physical verification of its fixed assets by which fixed assets are verified in a phased manner over a period of three years. In accordance with this programme, certain fixed assets were verified during the year and no material discrepancies were noticed on such verification. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets.
- (c) On the basis of our examination of the records and documents maintained the title deeds of immovable properties are held in the name of the company.
- ii. As explained to us, the physically verification of inventory has been conducted by the management during the year. In our opinion the frequency of verification is at reasonable intervals and no material discrepancies were noticed on such verification.
- iii. According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has not granted any loans, secured or unsecured to companies, firms, limited liability partnerships or other parties covered in the register maintained under Section 189 of the Companies Act, 2013. Accordingly, the provisions of Clause 3 (iii) (a) to (iii) (c) of the Order are not applicable to the Company.
- iv. In our opinion and according to the information and explanations given to us, the company has duly complied with the provisions of section 185 and 186 of the Companies Act, 2013 with respect to loans, investments, guarantees and security. During the year, the company has given guarantee to DMI Finance Private Ltd for term **loan of Rs.81 Crore** taken by M/s Valuent



Infradevelopers Pvt. Ltd. for construction of their project Panchsheel Pratishta situated at Plot No-16, Sector-75, Noida, Uttar Pradesh.

- v. The Company has not accepted deposits in terms of section 73 to 76 of the Companies Act 2013 and the Rules framed thereunder. Accordingly, the provisions of Clause 3 (v) of the Order are not applicable to the Company.
- vi. The maintenance of cost records have been prescribed by the Central Government under sub section (1) of section 148 of the Companies Act 2013. As per the information and explanation given to us and in our opinion prima facie the cost records have been maintained, however, we have not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.
- vii. (a) According to the information and explanations given to us, undisputed statutory dues including Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Wealth Tax, Service Tax, Custom Duty, Excise Duty, cess to the extent applicable and any other statutory dues have generally been regularly deposited with the appropriate authorities. According to the information and explanations given to us there were no outstanding statutory dues as on 31st of March, 2018 for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us, there are no dues of Income Tax, service tax, sales tax, customs duty and excise duty, as applicable, which have not been deposited on account of any dispute by the Company.
- viii. According to the records of the Company examined by us and the information and explanations given to us, we are of the opinion that, the Company has not defaulted in repayment of dues to a financial institution, bank or debenture holders.
- ix. Based on our audit procedures and on the information given by the management, the company did not raise any money by way of initial public offer or further public offer (including debt instruments). However, debentures have been issued on private placement basis. In our opinion, term loans have been applied for the purpose for which they were obtained.
- x. According to the information and explanations given to us, no fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.



- xi. According to the information and explanations given to us and based on our examination of the records of the company, the Company has paid/provided for managerial remuneration in accordance with the requisite approvals mandated by the provisions of Section 197 read with Schedule V to the Act.
- xii. The Company is not a nidhi company, accordingly, the provisions of Clause 3 (xii) of the Order are not applicable to the Company.
- xiii. According to the information and explanations given to us and based on our examination of the records of the company, transactions with the related parties are in compliance with sections 177 and 188 of Companies Act, 2013 where applicable and the details of such transactions have been disclosed in the Financial Statements etc., as required by the applicable accounting standards.
- xiv. Based on our audit procedures and on the information given by the management the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review.
- xv. According to the records of the Company examined by us and the information and explanations given to us the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provisions of Clause 3 (xv) of the Order are not applicable to the Company.
- xvi. The company is not a non-banking financial company (NBFC), therefore, it not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

Place: Ghaziabad
Date: 03.09.2018

for Amit Mittal & Associates.
Chartered Accountants
Firm Registration No: 012028C


(Amit Kumar Mittal)
Proprietor
Membership No.- 091088

Annexure - B to the Independent Auditors' Report

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

We have audited the internal financial controls over financial reporting of **M/s PANCHSHEEL BUILDTECH PRIVATE LIMITED** ("the Company") as of 31 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 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 ('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 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.

Auditors' Responsibility

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



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

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

Meaning of Internal Financial Controls over Financial Reporting

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

Inherent Limitations of Internal Financial Controls over Financial Reporting

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



Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 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 Accountants of India.

Place: Ghaziabad
Date: 03.09.2018

for **Amit Mittal & Associates.**
Chartered Accountants
Firm Registration No: 012028C

(Amit Kumar Mittal)
Proprietor
Membership No.- 091088

PANCHSHEEL BUILDTECH PRIVATE LIMITED
REGD. OFFICE - G-124, SHOP NO.5, DILSHAD COLONY, DELHI-110095
CIN: U45200DL2006PTC156772

BALANCE SHEET

Amount (in Rs.)

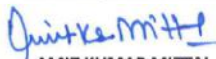
S.No.	PARTICULARS	NOTE NO.	AS ON 31.03.2018	AS ON 31.03.2017
I. EQUITY AND LIABILITIES				
1) SHAREHOLDER'S FUND				
	(a) Share Capital	2	7,70,90,000	7,70,90,000
	(b) Reserves and Surplus	3	92,99,13,739	88,10,39,638
2) NON CURRENT LIABILITIES				
	(a) Long Term Borrowings	4	3,75,82,91,870	1,99,62,36,190
	(b) Other Long Term Liabilities	5	3,03,13,13,457	3,53,80,68,154
3) CURRENT LIABILITIES				
	(a) Trade Payables	6	46,74,79,048	47,68,62,502
	(b) Other Current Liabilities	7	53,29,35,381	83,54,17,625
	(c) Short Term Provisions	8	-	2,57,84,379
	TOTAL		8,79,70,23,495	7,83,04,98,488
II. ASSETS				
1) NON CURRENT ASSETS				
	(a) Fixed Assets	9		
	Tangible Assets		15,18,46,792	17,94,63,698
	In-Tangible Assets		6,66,827	6,55,766
	Capital Work in Progress		-	-
	(b) Non-Current Investments	10	1,26,95,755	1,69,77,010
	(c) Deferred Tax Assets	11	99,11,458	77,66,902
	(d) Other Non-current Assets	12	1,27,36,290	5,44,07,441
2) CURRENT ASSETS				
	(a) Inventories	13	7,56,62,74,336	6,60,75,44,211
	(b) Trade Receivables	14	20,96,89,036	20,89,82,732
	(c) Cash and Cash Equivalents	15	26,12,93,818	15,91,24,829
	(d) Short Term Loans & Advances	16	54,73,21,460	55,55,94,273
	(e) Other Current Assets	17	2,45,87,723	3,99,81,626
	TOTAL		8,79,70,23,495	7,83,04,98,488

Significant Accounting Policies and
Notes to Accounts

1 to 26

AS PER OUR SEPARATE REPORT OF EVEN DATE ATTACHED

FOR AMIT MITTAL & ASSOCIATES
CHARTERED ACCOUNTANTS
 Firm's Regn. No. 012028C



AMIT KUMAR MITTAL
 (PROPRIETOR)

Place: DELHI
 Date: 03/09/2018

M. No. 091088

For PANCHSHEEL BUILDTECH PRIVATE LIMITED



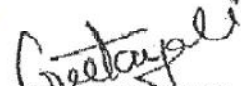
ANIL KUMAR
 (DIRECTOR)

DIN: 01764636



ASHOK CHAUDHARY
 (DIRECTOR)

DIN: 00286070



GEE PANJALI KUMARI
 (SECRETARY)

PAN : CYBPK8555M

PANCHSHEEL BUILDTech PRIVATE LIMITED
 REGD. OFFICE - G-124, SHOP NO.5, DILSHAD COLONY, DELHI-110095
 CIN: U45200DL2006PTC156772

STATEMENT OF PROFIT & LOSS

Amount (in Rs.)


S.No.	PARTICULARS	NOTE NO.	FOR THE YEAR ENDED ON	
			31.03.2018	31.03.2017
I. REVENUE				
	Sale of Services	18	2,28,36,60,333	3,25,38,15,287
	Other Income	19	3,57,46,787	2,05,81,998
			2,31,94,07,120	3,27,43,97,285
II. EXPENSES				
	Cost of Materials & Other Construction Expenses	20	2,81,61,32,731	3,01,86,33,144
	Change in Inventory	21	(95,87,30,125)	(34,66,95,164)
	Employee Benefit Expense	22	12,74,77,355	12,91,87,760
	Financial Cost	23	1,84,47,138	6,71,08,110
	Depreciation and Amortization Expense	24	3,83,43,659	3,73,37,909
	Other Expenses	25	17,62,12,740	22,74,60,055
			2,21,78,83,498	3,13,30,31,814
	PROFIT BEFORE TAX		10,15,23,622	14,13,65,471
	LESS: TAX EXPENSES			
	Provision for Current Tax		(4,00,04,121)	(5,23,17,584)
	Earlier Year Tax Paid		(1,47,89,956)	(46,25,437)
	Provision for Deferred Tax Asset/ (Liability)		21,44,556	37,38,515
	PROFIT AFTER TAX (carried to Balance Sheet)		4,88,74,101	8,81,60,965
	Earning Per Equity Share:			
	(i) Basic		6	11
	(ii) Diluted		6	11

Significant Accounting Policies and
Notes to Accounts

1 to 26

AS PER OUR SEPARATE REPORT OF EVEN DATE ATTACHED

FOR AMIT MITTAL & ASSOCIATES
 CHARTERED ACCOUNTANTS
 Firm's Regn. No. 012028C


 AMIT KUMAR MITTAL
 (PROPRIETOR)

Place: DELHI
 Date: 03/09/2018 M. No. 091088

For PANCHSHEEL BUILDTech PRIVATE LIMITED


 ANUR KUMAR
 (DIRECTOR)

DIN: 01764636


 ASHOK CHAUDHARY
 (DIRECTOR)

DIN: 00286070


 GEETANJALI ROMARI
 (SECRETARY)

PAN : CYBPK8555M

PANCHSHEEL BUILDTECH PRIVATE LIMITED
REGD. OFFICE - G-124, SHOP NO.5, DILSHAD COLONY, DELHI-110095

CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2018

	AS AT 31 Mar 2018 AMOUNT (` Rs)	AS AT 31 Mar 2017 AMOUNT (` Rs)
A. CASH FLOW FROM OPERATING ACTIVITIES:		
Net profit/ (loss) after interest and before tax	10,15,23,622	14,13,65,471
<i>Adjustments for:</i>		
(Profit)/Loss on sale of fixed assets	(3,63,489)	-
Interest paid during the year	1,68,23,068	2,59,86,100
Interest income	(1,70,52,613)	(84,20,832)
(Profit)/Loss on sale of investments	(4,13,990)	-
Depreciation & amortization expenses	3,83,43,659	3,73,37,909
Capital increase expenses	-	-
Operating profit/(loss) before working capital changes	13,88,60,257	19,62,68,648
<i>Adjustments for :</i>		
Increase/ (Decrease) in trade payables	(93,83,454)	19,20,12,114
Increase/ (Decrease) in other current liabilities	1,51,15,086	(4,68,34,242)
Increase/ (Decrease) in other long term liabilities	(50,67,54,697)	(97,26,08,994)
Decrease/ (Increase) in trade receivables	(7,06,304)	33,47,090
Decrease/ (Increase) in inventory	(95,87,30,125)	(34,66,95,164)
Decrease/ (Increase) in loans and advances	91,77,873	13,00,21,918
Decrease/ (Increase) in other assets	5,70,65,054	93,27,676
Direct taxes paid	(8,40,88,493)	(2,33,17,194)
NET CASH FROM OPERATING ACTIVITIES	(A) (1,33,94,44,803)	(85,84,78,148)
B. CASH FLOW FROM INVESTING ACTIVITIES:		
Addition to fixed assets	(1,16,14,325)	(5,81,32,238)
Sale of fixed assets	38,44,977	91,55,556
Decrease/(increase) in investments	42,81,255	(34,82,300)
Profit/(Loss) on sale of investments	4,13,990	-
Dividend income	-	-
Interest received during the year	1,70,52,613	84,20,832
NET CASH FROM INVESTING ACTIVITIES	(B) 1,39,78,510	(4,40,38,150)
C. CASH FLOW FROM FINANCING ACTIVITIES:		
Increase/(Decrease) in Equity Share Capital (issued/paid up)	-	-
Increase/(Decrease) in secured borrowings	1,52,35,27,308	89,80,26,813
Increase/(Decrease) in unsecured borrowings	(7,90,68,958)	4,34,45,195
Interest paid during the year	(1,68,23,068)	(2,59,86,100)
Repayment of Share Application Money	-	-
Capital increase expenses	-	-
NET CASH FROM FINANCING ACTIVITIES	(C) 1,42,76,35,282	91,54,85,908
NET INCREASE/(DECREASE) IN CASH & CASH EQUIVALENTS	10,21,68,989	1,29,69,610

(A+B+C)



3

PANCHSHEEL BUILDTECH PRIVATE LIMITED
REGD. OFFICE - G-124, SHOP NO.5, DILSHAD COLONY, DELHI-110095





CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2018

	AS AT 31 Mar 2018 AMOUNT (Rs)	AS AT 31 Mar 2017 AMOUNT (Rs)
NET INCREASE/(DECREASE) IN CASH & CASH EQUIVALENTS		
Cash and cash equivalents as at beginning	15,91,24,829	14,61,55,219
Cash and cash equivalents as at end	26,12,93,818	15,91,24,829
NET INCREASE/(DECREASE) IN CASH & CASH EQUIVALENTS	10,21,68,989	1,29,69,610

AS PER OUR SEPARATE REPORT OF EVEN DATE ATTACHED

FOR AMIT MITTAL & ASSOCIATES
CHARTERED ACCOUNTANTS
Firm's Regn. No. 012028C

For PANCHSHEEL BUILDTECH PRIVATE LIMITED

Place: Delhi	 AMIT KUMAR MITTAL (PROPRIETOR)	 GEETANJALI KUMARI (SECRETARY)	 ASHOK CHAUDHARY (DIRECTOR)	 ANUJ KUMAR (DIRECTOR)
Date: 03/09/2018	M. No. 091088	PAN : CYBPK8555M	DIN: 00286070	DIN: 01764636

PANCHSHEEL BUILDTECH PRIVATE LIMITED

REGD. OFFICE - G-124, SHOP NO.5, DILSHAD COLONY, DELHI-110095

CIN: U45200DL2006PTC156772

NOTE - 1

BASIS OF PREPARATION

The financial statements of the Company are prepared in accordance with generally accepted accounting principles in India ("INDIAN GAAP") under the historical cost convention, as applicable to a going concern. Indian GAAP comprises mandatory accounting standards as specified in the Companies (Accounting Standards) Rules, 2006, and the provisions of the Companies Act, 2013.

The Company is a Small and Medium Sized Company (SMC) as defined in the General Instructions in respect of Accounting Standards notified under the Companies Act, 1956. Accordingly, the Company has complied with the Accounting Standards as applicable to a Small and Medium Sized Company.

The accounting policies have been consistently applied by the Company and are consistent with those used in the previous year.

Significant accounting policies of the Company are as under:

A. Use of estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, the disclosure of contingent assets and liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates. Difference between the actual results and estimates are reflected in the financial statements for the period in which the results are known / materialized.

B. Tangible fixed assets

Tangible fixed assets are stated at their original cost of acquisition less accumulated depreciation (except agricultural land) and impairment loss, if any.

Cost comprises of purchase price and all expenses directly attributable to the acquisition or necessary to bring the asset to its usable condition.

C. Intangible assets

According to Accounting Standard 26 on "Intangible Assets", in case of an expenditure incurred by the Company which may provide future economic benefits to the Company, however out of which, no intangible asset or other asset is acquired or created which can be recognized, the expenditure is recognized as an expense as and when it is incurred.



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D. Depreciation and amortization

Depreciation has been provided for on the value of respective tangible assets as stated above, as per the Written Down Value Method (WDV) at specified useful life and at estimated 5% residual value as prescribed in Schedule II of the Companies Act, 2013 on the assets actually put to use during the current year.

Depreciation is calculated on pro-rata basis in case of addition, sale or transfer, as applicable.

E. Investments

Trade investments are the investments made to enhance the Company's business interests. Investments are either classified as current or long-term based on the Management's intention at the time of reporting. Long term investments are stated at cost. Provision for diminution in the value of long-term investment is made only if such a decline is other than temporary in the opinion of the management. Current investments are valued at lower of cost or market value.

F. Inventory

Cost of inventories comprises of cost of purchase and other cost incurred in bringing them to their respective present condition and location.

Inventories include:

a) Construction materials and consumables

The Construction materials and consumables are valued at lower of cost or net realizable value.

b) Construction work in progress

The construction work in progress is valued at cost. Cost includes cost of land, development rights, rates & taxes, construction costs, borrowing costs, other direct expenditure, allocated overheads and other incidental expenses.

G. Provision for retirement benefits

Periodical contributions, if applicable, in respect of eligible employees are made to the concerned authorities towards statutory dues like P.F. and Labour Welfare Fund, are booked on accrual basis and are charged to the statement of profit and loss, as applicable.

Post employment and other long term employee benefits are charged off over the years in which the employee has rendered the services. The amount charged off is recognized at the present value of the amounts payable determined on the basis of actuarial valuation using the projected unit credit method at each year end. Actuarial gains and losses in respect of post employment and other long term benefits are



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charged to statement of profit and loss account and are not deferred. The liability is unfunded.

Other short term employee benefits are charged off to revenue in the year in which the related services are rendered.

H. Expenses

- a) Accrual basis of accounting has been followed.
- b) All direct costs of the project are charged to the project to which it relates and is added to the project in progress account.
- c) All indirect costs like Personnel, Amortization, Financial Charges and other expenses which are attributable to project are charged to respective project and if such costs are not attributable to specific Project, it is treated as period cost and is charged to statement of profit and loss in the year in which the cost is incurred.

I. Revenue Recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. The Company recognizes its revenue on accrual basis of accounting as per the provisions of Accounting Standard 9 – “Revenue Recognition”.

- i) Revenue from real estate projects has been recognized as under:
 - a) Revenue from real estate projects is recognized on the “Percentage of Completion Method” of accounting on the basis of the methodology explained in Accounting Standard – 7. The company has applied the principles of application of percentage completion method as laid down in “Guidance Note on Accounting for Real Estate Transactions (Revised 2012)” issued by Institute of Chartered Accountants of India for all its transactions commenced or entered into on or after 01 April 2011.
 - b) Revenue comprises the aggregate amounts of sale price in terms of the letter of intents entered into and is recognized on the basis of percentage of actual costs incurred thereon, (including proportionate land and development rights cost) to the total estimated cost of projects under execution, subject to the conditions for revenue recognition mentioned in the “Guidance Note on Accounting for Real Estate Transactions (Revised 2012)”.
 - c) The estimates of the saleable areas, percentage of completion and costs are reviewed periodically by the management and any effect of changes in estimates is recognized in the period in which such changes are determined. However, when the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately.



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- ii) Other income is accounted on accrual basis, except interest on delayed payment by debtors which is accounted on acceptance of company's claim.

J. Income tax

Tax expense comprises income tax and deferred tax. Income tax is the amount of tax payable as determined in accordance with the provisions of the Income Tax Act, 1961. Deferred tax assets and liabilities are recognized for the future tax consequences of timing differences, subject to the consideration of prudence. Deferred tax assets and liabilities are measured using the tax rates enacted or substantively enacted by the balance sheet date.

K. Foreign currency transactions

Transactions in Foreign Currencies are initially recognized on the basis of Exchange Rate at the date of transaction. Difference in exchange rate at the time of receipt of money and restatement at the end of the year is booked in separate account namely, "Foreign Exchange Fluctuation" as prescribed by Accounting Standard -11 "The Effects of Changes in Foreign Exchange Rates" issued by the Institute of Chartered Accountants of India and offered / claimed as income/ expense in the Statement of Profit & Loss.

L. Prior period items

Prior Period items for the year are accounted for in accordance with the Accounting Standard -5 "Net Profit or Loss for the Period, Prior Period Items and Changes in Accounting Policy" prescribed under the Companies (Accounting Standards) Rules, 2006.

M. Provisions, contingent liabilities and contingent assets

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources. Contingent liabilities are not recognized but are disclosed in the notes. Contingent assets are neither recognized nor disclosed in the financial statements.

N. Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

O. Cash Flow Statement

Cash flows are reported using indirect method in accordance with the Accounting Standard -3 "Cash Flow Statement" whereby the profit before tax is adjusted for the effects of transactions of non- cash nature and deferrals or accruals of past or future operating cash receipts or payments and item of income or expense associated with investing or financing cash flows. The cash flow from operating, investing or financing activities of the company is segregated.



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SIGNIFICANT ACCOUNTING POLICES AND NOTES TO ACCOUNTS
FOR THE YEAR ENDED ON 31st MARCH, 2018

NOTE	PARTICULARS	Amount (in Rs.)	
		CURRENT YEAR	PREVIOUS YEAR
2	SHARE CAPITAL		
A	Authorised		
	2,00,00,000 equity shares of Rs.10/- each	20,00,00,000	20,00,00,000
	(Previous Year: 2,00,00,000 equity shares of Rs. 10/- each)		
B	Issued, subscribed and paid up		
	77,09,000 equity shares of Rs. 10/- each	7,70,90,000	7,70,90,000
	(Previous Year: 77,09,000 equity shares of Rs. 10/- each)		
		7,70,90,000	7,70,90,000
C	Details of Shareholders holding more than 5 % shares in the Company		
	<u>Ashok Chaudhary</u>		
	No. of Shares	27,34,000	27,34,000
	Percentage (%)	35.47	35.47
	<u>Ashok Chaudhary HUF</u>		
	No. of Shares	6,30,100	6,30,100
	Percentage (%)	8.17	8.17
	<u>Rahul Kumar Singhwal</u>		
	No. of Shares	28,51,000	28,51,000
	Percentage (%)	36.98	36.98
	<u>Sunita Chaudhary</u>		
	No. of Shares	6,46,400	6,46,400
	Percentage (%)	8.39	8.39
D	Reconciliation of equity shares outstanding is given below:	<u>No. of Shares</u>	<u>No. of Shares</u>
	Equity Shares at the beginning of the year	77,09,000	77,09,000
	Add: Shares Issued during the year	-	-
	Less: Shares brought back during the year	-	-
	Equity Shares at the Closing of the year	77,09,000	77,09,000
E	Terms/Rights attached to the 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. The equity shares of the Company rank <i>pari passu</i> in all respects including voting rights and entitlement to dividend.		
3	RESERVES & SURPLUS		
(a)	Securities Premium Reserve	3,59,00,000	3,59,00,000
(b)	Surplus/(Deficit) in the Statement of Profit & Loss		
	Balance as per Last Financial Statements	84,51,39,638	75,69,78,673
	Profit/(Loss) for the year	4,88,74,101	8,81,60,965
	Less: Appropriation Debenture Redemption Reserve	(25,10,00,000)	-
		64,30,13,739	84,51,39,638

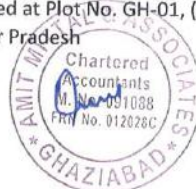


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NOTE	PARTICULARS	Amount (in Rs.)	
		CURRENT YEAR	PREVIOUS YEAR
(c)	Debenture Redemption Reserve		
	As per Last Balance Sheet	-	-
	Add: Transferred from Retained Earnings	25,10,00,000	-
		25,10,00,000	-
	Total (a+b+c)	92,99,13,739	88,10,39,638
4	LONG TERM BORROWINGS		
A	Secured, Rated, Listed, Redeemable, Non Convertible Debentures		
(a)	1004, 15% Non Convertible Debentures of Rs.10,00,000/- each (Previous Year: Nil Debentures of Rs. Nil each) (For Security and repayment terms refer Note 4C)	1,00,40,00,000	-
(b)	Term Loan secured against Vehicles		
	From Banks	13,66,637	1,09,34,230
(c)	Term Loan secured against Plant & Machinery		
	From Banks	19,51,073	1,04,10,742
(d)	Term Loan secured against Project		
	From Financial Institutions (For Security and repayment terms refer Note 4D)	2,65,54,87,031	1,87,01,90,647
B	Unsecured		
	Term Loan from Financial Institution		
	Deewan Housing Finance Limited (The loan is secured against mortgage of property of director at 59, Ambedkar Road, Ghaziabad, repayable in EMI. Last installment of loan falls due on Oct 2029. The loan is sanctioned at interest rates of 13.00 % p.a.)	1,26,33,261	2,61,99,185
	(unsecured but considered good)		
	From Related Parties	4,03,73,534	3,96,97,976
	From Others	4,24,80,334	3,88,03,410
	Total	3,75,82,91,870	1,99,62,36,190

C Nature of Security and Terms of Repayment for Secured Debentures:-

- Private Placement of secured, rated, listed, redeemable, non convertible debentures of a face value of Rs. 10,00,000 (Rupees Ten Lakh) each for cash at par proposed to be issued in one or more tranches (each being a "Tranche Issue") for an amount aggregating upto Rs. 139,00,00,000 (Rupees One Hundred Thirty Nine Crores)
- (a) 10,00,000 (Rupees Ten Lakh) each for cash at par proposed to be issued in one or more tranches (each being a "Tranche Issue") for an amount aggregating upto Rs. 139,00,00,000 (Rupees One Hundred Thirty Nine Crores)
- (b) First charge and mortgage over land, building and development rights of the project "**Panchsheel Pratishtha**" located at Plot No.GH-16, Eco City Sector-75, Noida, Uttar Pradesh;
- (c) First charge and mortgage over land and building of the project "**Panchsheel Greens**" located at Plot No. GH-01A, Sector-16B, Greater Noida, Uttar Pradesh;
- (d) First charge and mortgage over land and building of the project "**Panchsheel Pebbles**" located at Plot GH-1 (18A), Vaishali Scheme, Sector-03, Ghaziabad, Uttar Pradesh;
- (e) First charge and mortgage over additional land located at Plot No. GH-01, (Sub-divided Plot No. GH-01A/1), Sector-16, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh



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NOTE	PARTICULARS	Amount (in Rs.)	
		CURRENT YEAR	PREVIOUS YEAR
(f)	First charge by way of hypothecation on all the fixed assets and current assets of the Projects and the land situated at Plot No. GH-01A/1, Sector-16, Greater Noida, Uttar Pradesh and escrow of the receivables of the Projects and the land situated at Plot No. GH-01A/1, Sector-16, Greater Noida, Uttar Pradesh;		
(g)	First and exclusive charge on a fixed deposit held with a scheduled bank for an amount equivalent, at any point of time, to the immediately succeeding three (3) months Payment Instalments;		
(h)	Personal Guarantee of Mr. Ashok Chaudhary, Mr. Anuj Kumar and Mr. Rahul Kumar Singhwal;		
(i)	100% share pledge of JRS Conbuild Private Limited;		
(j)	Corporate Guarantee of M/s. Valuent Infradevelopers Private Limited and M/s. JRS Conbuild Private Limited;		
(k)	The Debentures are issued for Tenor of 60 months from the date of issue of first Tranche. Last date of redemption of debentures will falls due on January 2023.		
(l)	The Debentures are issued at coupon rate of 15% p.a. payable on monthly basis.		
D	<u>Nature of Security and Terms of Repayment for Secured Borrowings:-</u>		
(a)	All Vehicle Loans are secured against hypothecation of respective Vehicles of the company, repayable in EMI. Last installment of respective loans falls due on December 2019. The loans are sanctioned at varied interest rates from 9.36 % p.a. to 14.50% p.a.		
(b)	All Equipment Loans are secured against hypothecation of respective Plant and Machinery of the company, repayable in EMI. Last installment of respective loans falls due between March 2019 to September 2019. The loans are sanctioned at varied interest rates from 11.05% p.a to 14.51 % p.a.		
(c)	All Project Loans are secured against mortgage of respective projects of the company, sold or unsold along with hypothecation and escrow of receivables from the respective projects . The loans are repayable in EMI and last installment of respective loans falls due between November 2018 to March 2022. The loans are sanctioned at varied interest rates from 12.25% p.a to 17.50 % p.a.		
(d)	All the above Secured Loans are personally guaranted by Mr. Ashok Chaudhary, Mr. Anuj Kumar and Rahul Kumar Singhwal, Directors of the Company		
5	<u>OTHER LONG TERM LIABILITIES</u>		
	Security Deposits	15,00,29,180	14,00,45,792
	Payable to Authority	1,78,28,39,931	2,50,15,96,578
	Advance from Customers	1,09,84,44,346	89,64,25,784
	Total	3,03,13,13,457	3,53,80,68,154
6	<u>TRADE PAYABLES</u>		
	Due to Micro, Small and Medium Enterprises	-	-
	Others	46,74,79,048	47,68,62,502
	Total	46,74,79,048	47,68,62,502
7	<u>OTHER CURRENT LIABILITIES</u>		
	Current Maturities of Long Term Borrowings		
	<u>Secured against Vehicles</u>		
	From Banks	71,38,699	90,88,142
	<u>Secured against Plant & Machinery</u>		
	From Banks	2,04,78,359	1,45,18,165
	From Others	-	76,03,811
	<u>Secured against Project</u>		



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NOTE	PARTICULARS	Amount (in Rs.)	
		CURRENT YEAR	PREVIOUS YEAR
	From Others (For Security and repayment terms refer Note 4D)	45,68,66,900	70,10,15,654
	<u>Unsecured - Term Loan From Others</u>		
	Deewan Housing Finance Limited	12,17,462	10,72,978
	CSL Finance Ltd (The term loan has been obtained on the equitable mortgage of the Plot No-01A/1 of GH-01A, Sector-16, Greatter Noida admeasuring 13500 sq mtrs together with pledge of 100% of the Equity Share Capital of M/s JRS Conbuild Private Limited)	-	7,00,00,000
	Interest accrued but not due	61,36,643	-
	Expenses Payable	84,92,917	80,73,131
	Statutory Dues Payable	1,45,43,047	2,40,45,744
	Book Overdraft in Bank Accounts	1,80,61,354	-
	Total	53,29,35,381	83,54,17,625
8	<u>SHORT TERM PROVISION</u>		
	Provision for Income Tax	-	2,57,84,379
	Total	-	2,57,84,379
10	<u>NON CURRENT INVESTMENTS</u>		
	<u>Investment in Properties</u>		
	Investment in Property (shop)	17,72,000	17,72,000
	Land at Chipyan	53,62,500	53,62,500
	<u>Investment in Securities</u>		
	<u>Listed Securities</u>		
	Aditya Birla Saving Fund	55,31,255	98,12,510
	<u>Unlisted Securities</u>		
	Rainbow Infrahome (P) Ltd (3000 shares of Rs.10/- each)	30,000	30,000
	Total	1,26,95,755	1,69,77,010
11	<u>DEFERRED TAX</u>		
	<u>DEFERRED TAX ASSETS / LIABILITY</u>		
	Deferred tax liability		
	Fixed assets: Impact of difference between tax depreciation and depreciation charged for the financial reporting	-	-
	Deferred tax assets		
	Fixed assets: Impact of difference between tax depreciation and depreciation charged for the financial reporting	99,11,458	77,66,902
	Net deferred tax liability/ asset	99,11,458	77,66,902
12	<u>OTHER NON CURRENT ASSETS</u>		
	Security Deposits	1,21,42,474	1,57,61,045
	Others Receivable	5,93,816	3,86,46,396
	Total	1,27,36,290	5,44,07,441



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NOTE ON FIXED ASSETS AND DEPRECIATION THEREON FORMING PART OF FINANCIAL STATEMENT AS AT 31.03.2018

NOTE: 9

PARTICULARS	GROSS BLOCK			DEPRECIATION					NET BLOCK	
	COST AS ON 01.04.17	ADDITION	DELETION	COST AS ON 31.03.18	UPTO 01.04.17	ADJUSTMENT	FOR THE YEAR	UPTO 31.03.18	W.D.V. AS ON 31.03.2018	W.D.V. AS ON 31.03.2017
Amount (in Rs.)										
TANGIBLE ASSETS										
VEHICLES	7,71,16,341	-	38,44,977	7,32,71,364	4,87,43,259	29,68,466	89,77,007	5,47,51,800	1,85,19,564	2,83,73,082
PLANT & MACHINERY	29,07,05,893	99,31,143	-	30,06,37,036	14,51,43,039	-	2,70,01,549	17,21,44,588	12,84,92,448	14,55,62,854
OFFICE EQUIPMENTS	85,48,894	3,40,316	-	88,89,210	73,75,166	-	5,10,831	78,85,997	10,03,213	11,73,728
FURNITURE FIXTURES	95,25,400	7,86,634	-	1,03,12,034	61,15,836	-	10,53,455	71,69,291	31,42,743	34,09,564
COMPUTER	59,41,294	2,91,232	-	62,32,526	49,96,824	-	5,46,878	55,43,702	6,88,824	9,44,470
TOTAL	39,18,37,822	1,13,49,325	38,44,977	39,93,42,170	21,23,74,124	29,68,466	3,80,89,720	24,74,95,378	15,18,46,792	17,94,63,698
PREVIOUS YEAR'S FIGURES	33,37,05,584	5,81,32,238	-	39,18,37,822	17,57,17,313	-	3,66,56,811	21,23,74,124	17,94,63,698	15,79,88,271
INTANGIBLE ASSETS										
SOFTWARE	36,70,793	2,65,000	-	39,35,793	30,15,027	-	2,53,939	32,68,966	6,66,827	6,55,766
TOTAL	36,70,793	2,65,000	-	39,35,793	30,15,027	-	2,53,939	32,68,966	6,66,827	6,55,766
PREVIOUS YEAR'S FIGURES	36,70,792	-	-	36,70,792	23,33,929	-	6,81,098	30,15,027	6,55,765	13,36,863
CAPITAL WIP										
PLANT & MACHINERY IN TRANSIT	-	-	-	-	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-	-	-	-	-
PREVIOUS YEAR'S FIGURES	91,55,556	-	91,55,556	-	-	-	-	-	-	91,55,556
GRAND TOTAL	39,55,08,615	1,16,14,325	38,44,977	40,32,77,963	21,53,89,151	29,68,466	3,83,43,659	25,07,64,344	15,25,13,619	18,01,19,464



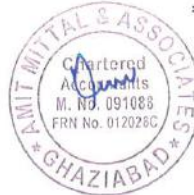
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NOTE	PARTICULARS	Amount (in Rs.)	
		CURRENT YEAR	PREVIOUS YEAR
13	INVENTORIES		
	Work in Progress	7,56,62,74,336	6,60,75,44,211
	Total	7,56,62,74,336	6,60,75,44,211
14	TRADE RECEIVABLES		
	(Unsecured but considered good)		
	- Debt outstanding for a period exceeding six months	20,82,64,012	20,82,64,012
	- Other Debts	14,25,024	7,18,720
	Total	20,96,89,036	20,89,82,732
15	CASH & BANK BALANCES		
	Cash on hand (As certified by the Management)	29,11,274	16,62,549
	Balance with Scheduled Banks		
	--In Current Accounts	18,24,64,859	7,14,97,317
	--In Deposits Accounts	7,59,17,685	8,59,64,963
	Total	26,12,93,818	15,91,24,829
16	SHORT TERM LOANS & ADVANCES		
	(unsecured, considered good)		
	Advance to Supplier	28,62,40,323	37,17,64,001
	Advance to Staff	32,000	14,000
	Expenses Paid in Advance	11,44,739	4,19,33,198
	Loan to Others	25,89,99,338	14,18,83,074
	Income Tax Credits	9,05,060	-
	Total	54,73,21,460	55,55,94,273
17	OTHER CURRENT ASSETS		
	Cenvat Credit	1,93,69,768	2,33,45,028
	Cenvat Credit not yet due	-	1,09,08,915
	Cenvat Credit on Capital Goods not yet due	-	26,07,581
	TDS Recoverable from Parties	52,17,955	31,20,102
	Total	2,45,87,723	3,99,81,626
18	REVENUE FROM OPERATIONS		
	Income recognised as per Percentage Completion Method	2,28,07,21,833	3,25,38,15,287
	Income from Work Contract	29,38,500	-
	Total	2,28,36,60,333	3,25,38,15,287
19	OTHER INCOME		
	Interest on Loan & Advances	94,87,515	23,30,394
	Interest on FDR	56,33,143	60,90,438
	Rent Received	1,17,35,807	84,08,356
	Creditors written off	14,62,151	-
	Interest Received on Income Tax Refund	19,31,955	-
	Profit on Sale of Fixed Asset	3,63,489	-
	Sale of Scrap	5,00,000	9,95,485
	Profit on sale of Investment	4,13,990	-
	Misc. Income	42,18,737	27,57,325
	Total	3,57,46,787	2,05,81,998



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NOTE	PARTICULARS	Amount (in Rs.)	
		CURRENT YEAR	PREVIOUS YEAR
20	<u>COST OF LAND, MATERIAL & OTHER CONSTRUCTION EXPENSES</u>		
	Cost of Land	3,42,74,522	9,55,78,613
	Cost of Material	96,83,72,478	1,11,89,54,849
	Cost of Construction	64,91,88,840	61,04,22,882
	Other Direct Expenses	1,16,42,96,891	1,19,36,76,800
	Total	2,81,61,32,731	3,01,86,33,144
21	<u>CHANGE IN INVENTORIES</u>		
	Work in Progress	(95,87,30,125)	(34,66,95,164)
	Total	(95,87,30,125)	(34,66,95,164)
22	<u>EMPLOYEE BENEFIT EXPENSES</u>		
	Salary & Wages	11,94,36,064	12,00,26,238
	Employer Contribution ESIC	11,59,882	8,27,455
	Employer Contribution PF	19,64,468	26,76,546
	Bonus	28,90,517	31,38,066
	Staff Welfare	20,26,424	25,19,455
	Total	12,74,77,355	12,91,87,760
23	<u>FINANCIAL COST</u>		
	Bank Charges	1,00,728	1,94,331
	Processing Fees	15,23,342	4,09,27,679
	Interest paid on secured Loan	38,61,395	1,32,30,758
	Interest paid on Unsecured Loan	88,78,447	1,16,93,015
	Interest on Income Tax	39,92,707	4,58,400
	Interest on GST	6,765	-
	Interest on VAT	25,844	25,288
	Interest on WCT	-	315
	Interest on Excise Duty	-	4,28,153
	Interest on TDS	28,154	7,061
	Interest on TCS	13	72
	Interest on Service Tax	29,743	1,43,038
	Total	1,84,47,138	6,71,08,110
24	<u>DEPRECIATION AND AMORTIZATION EXPENSES</u>		
	Depreciation	3,83,43,659	3,73,37,909
	Total	3,83,43,659	3,73,37,909



PANCHSHEEL BUILDTECH PRIVATE LIMITED
REGD. OFFICE - G-124, SHOP NO.5, DILSHAD COLONY, DELHI-110095
SIGNIFICANT ACCOUNTING POLICES AND NOTES TO ACCOUNTS
FOR THE YEAR ENDED ON 31st MARCH, 2018

NOTE	PARTICULARS	Amount (in Rs.)	
		CURRENT YEAR	PREVIOUS YEAR
25	OTHER EXPENSES		
	Advertisement Exp.	4,35,28,029	4,55,71,304
	Audit Fees	13,60,000	10,35,000
	Commission Exp.	4,24,15,904	9,34,02,701
	Consumable Item	10,95,517	13,68,649
	Conveyance & Running Exp.	7,78,760	13,45,394
	Courier & Postage Exp.	1,81,972	2,14,039
	Discount Allowed	1,25,740	-
	Diwali Exp.	6,47,463	5,55,262
	Donation	-	51,000
	Electricity Exp	69,783	1,79,804
	Filing Fees	1,600	-
	Housekeeping Expenses	1,17,14,653	1,24,69,828
	Insurance A/c	29,76,095	15,76,661
	Loading/Unloading Exp.	3,69,794	8,06,520
	Miscellaneous Exp	89,274	2,72,582
	Office Expenses	75,134	95,687
	Professional & Legal Expenses	4,07,69,954	2,78,33,988
	Preliminary Expenses w/off	-	12,000
	Printing & Stationary	13,30,597	16,46,923
	Late Possession Charges	60,14,302	21,77,440
	Penalty on Excise Duty	11,000	3,52,541
	Rent	1,10,34,146	1,14,19,178
	Repair & Maintance Exp.	35,22,210	29,04,795
	Sales Promotion Exp.	34,40,341	1,14,83,103
	Service Charges	1,825	12,57,100
	Service Tax	2,79,912	1,76,749
	Sales Tax Demand	3,19,349	31,12,257
	Swachh Bharat Cess	10,48,897	39,27,176
	Telephone Exp.	8,43,604	9,17,701
	Travelling Expenses	13,38,436	3,51,727
	Listing Fees	63,200	-
	Recruitment Expenses	44,000	-
	Vehicle Expenses	7,21,249	9,42,946
	Total	17,62,12,740	22,74,60,055
26	ADDITIONAL INFORMATION		
A	Director's Remuneration		
	Salary & Allowances	3,18,00,000	2,16,00,000
	Total	3,18,00,000	2,16,00,000
B	Auditor's Remuneration		
	For Statutory Audit	6,00,000	6,90,000
	For Tax Audit	3,00,000	3,45,000
	Total	9,00,000	10,35,000



PANCHSHEEL BUILDTECH PRIVATE LIMITED
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FOR THE YEAR ENDED ON 31st MARCH, 2018

C Related Party Disclosure

- (i) In accordance with the Accounting Standard (AS-18) issued by the Institute of Chartered Accountants of India on Related Party Disclosures, where control exists and where key management personnel are able to exercise significant influence and, where transactions have taken place during the year, along with description of relationships as identified, as given below:-

Key Management Personnel & their Relatives

Name	Relation
Mr. Ashok Chaudhary	Director
Mrs. Sunita Chaudhary	Director
Mr. Anuj Kumar	Director
Mr. Rahul Kumar Singhwal	Director
Mr. Shankar Ramachandran Bharadhwaj	Director

Other Related Concern

Name	Relation
M/s Valuent Infradevelopers Pvt.Ltd.	Controlling Power of KMP
M/s Allied Infratech Pvt.Ltd.	Controlling Power of KMP
M/s Supertech Ltd.	Shareholder of Company

- (ii) The following transactions were carried out with related parties in the ordinary course of business.

Nature of Transactions	Current year (Rs.)			Previous year (Rs.)		
	KPM & Relatives	Other Related Concerns	Total	KPM & Relatives	Other Related Concerns	Total
Director's Remuneration	3,18,00,000	-	3,18,00,000	2,16,00,000	-	2,16,00,000
Salary	18,00,000	-	18,00,000	-	-	-
Loans accepted	2,82,01,654	-	2,82,01,654	67,30,000	-	67,30,000
Loans repaid	1,40,28,892	1,60,00,000	3,00,28,892	1,66,50,000	2,30,00,000	3,96,50,000
Interest Paid	6,74,064	26,18,912	32,92,976	50,59,730	-	50,59,730
Loan Given	-	-	-	-	16,71,348	16,71,348
Loan Received Back	-	-	-	17,01,303	-	17,01,303
Sale	-	4,27,09,702	4,27,09,702	-	6,27,67,411	6,27,67,411

Closing Balances of Related Party Transactions

Name	Nature of Transactions	Current Year Amount (RS.)	Previous Year Amount (RS.)
Anuj Kumar	Unsecured Loan Taken	-	1,97,526
Ashok Chaudhary	Unsecured Loan Taken	2,09,48,888	68,03,466
Sunita Chaudhary	Unsecured Loan Taken	70,18,641	66,48,000
Supertech Limited	Unsecured Loan Taken	1,24,06,005	2,60,48,984
Allied Infratech Pvt.Ltd.	Advance Received from Customer	1,99,763	2,14,51,047
Rainbow Infrahome Pvt.Ltd.	Investment	30,000	30,000

D Earnings Per Share (EPS)

Profit attributable to the Equity Shareholders – (A) (Rs)	4,88,74,101	8,81,60,965
Number of Equity Shares outstanding during the year	77,09,000	77,09,000
Nominal value of Equity Shares (Rs)	10.00	10.00
Basic/Diluted Earnings per share (Rs) – (A)/(B)	6.34	11.44

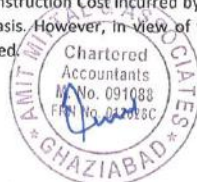
E Deferred Tax

Deferred Tax Liabilities for the year are accounted for in accordance with the Accounting Standard 22 "Accounting for Taxes on Income" issued by the Institute of Chartered Accountants of India. The Deferred Tax Assets for the current period is on account of Depreciation of Fixed Assets. Deferred tax on depreciation for the current year is calculated on WDV method of calculation of deferred tax.

F Information in pursuance of Clause 5(viii) of Part-II of Schedule III to the Companies Act, 2013 :

(i) Value of Imports	NIL	NIL
(ii) Material, Stores consumed (trading)	NIL	NIL
(iii) Amount remitted during the financial year in foreign currency on account of dividend	NIL	NIL
(iv) Receipts in Foreign Exchange	NIL	NIL
(v) Expenditure in Foreign Currency:	NIL	NIL

- G** In terms of The Building and other Construction Workers Welfare Cess Act, 1956 read with The Building and other Construction Workers Welfare Cess Rules, 2009 of the state of Uttar Pradesh, a Cess at the rate of 1% of the Construction Cost incurred by an employer is payable. Amount paid on account of Labour Cess is being charged to profit and loss account on payment basis. However, in view of the ambiguity on the basis of its calculation, the contingent liability in respect of balance liability if any, has not been quantified.



PANCHSHEEL BUILDTECH PRIVATE LIMITED
REGD. OFFICE - G-124, SHOP NO.5, DILSHAD COLONY, DELHI-110095
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FOR THE YEAR ENDED ON 31st MARCH, 2018

- H Contractual Commitments arising out of arrangements with third parties which can be reasonably estimated are duly accounted for in the Books of Accounts.
- I Balances of loans and advances, sundry creditors, sundry debtors and deposits are as per books and subject to confirmation.
- J Previous year figures have been regrouped / reclassified and / or rearranged, wherever necessary.

Significant Accounting Polices and
Notes to Accounts

1 to 26

AS PER OUR SEPARATE REPORT OF EVEN DATE ATTACHED

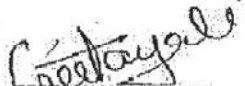
FOR AMIT MITTAL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN:012028C

AMIT KUMAR MITTAL
(PROPRIETOR)
M. No. 91088

For PANCHSHEEL BUILDTECH PRIVATE LIMITED


ANUJ KUMAR
(DIRECTOR)
DIN: 01764636


ASHOK CHAUDHARY
(DIRECTOR)
DIN: 00286070


GEETANJALI KUMARI
(SECRETARY)
PAN : CVRPR855M

PLACE: DELHI
DATE: 03.09.2018

Ref. No. PBPL/2019-20/

Date: 15th July, 2019

To,
Department of Corporate Service (DCS-CRD)
BSE Limited.
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai-400001.

Scrip Code -957447

Sub: Declaration regarding Audit Report with unmodified opinion for the Financial Year ended on March 31, 2018.

Dear Sir/Madam,

Pursuant to Regulation 52(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 we hereby declare that M/s Amit Mittal & Associates (Firm Registration No. 012028C), Chartered Accountants, Statutory Auditors of the Company have submitted the Audit Report with unmodified opinion for the Audited Financial Results of the Company for the financial year ended on March 31, 2018.

Kindly take the same on your records.

Thanking You,

Yours faithfully,

For Panchsheel Buildtech Private Limited

Singhwal



(Rahul Kumar Singhwal)

Director

DIN: 02029400

Disclosure under Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015.

1. Credit Rating of Debenture:

Rating Agency	Instrument	Ratings
CARE Ratings Limited	Non-Convertible Debentures	CARE BB; Stable (Double B; Outlook: Stable)

Note: There is no change in credit rating during the half year ended 31st March, 2018.

2. Asset Cover available: 2.08
3. Debt-Equity Ratio: 4.21
4. Secured Non-Convertible Debentures;

ISIN	Credit Rating	Asset Cover (Amount in Rs.)	Previous due date for the payment of interest/ principal and whether the same is paid or not	Previous Next date for the payment of interest/ principal
INE991V07015	CARE BB; Stable (Double B; Outlook: Stable)	250,00,00,000/-	16 th August, 2018 The payment was made without any default	17 th September, 2018

5. Debt Service coverage ratio: 0.31
6. Interest service coverage ratio: 6.50
7. Outstanding redeemable preference shares (quantity and value): Not Applicable
8. Debenture redemption reserve: Rs. 25,10,00,000 / -
9. Net Worth of the Company: Rs. 100,70,03,739 / -
10. Net profit after tax: Rs. 4,88,74,101 / -
11. Earnings per share (Amount in Rs.);

Basic: 6	Diluted: 6
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A copy of the certificate to be issued by Axis Trustee Services Private Limited ("Debenture Trustee") in terms of Regulation 52 (5) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 will be furnished in due course.

Kindly take the same on your record.

Thanking You,

Yours faithfully,

For Panchsheel Buildtech Private Limited



(Rahul Kumar Singhwal)

Director

DIN: 02029400

Date: 15th July, 2019

To,
Department of Corporate Service (DCS-CRD)
BSE Limited.
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai-400001.

Scrip Code -957447

Sub: Disclosure pursuant to Regulation 52(7) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam,

Pursuant to Regulation 52 (7) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 we would like to state that during the financial year ended 31st March, 2018, there are no material deviations in the use of proceeds of non-convertible debt securities for the objects stated in the offer documents.

You are requested to take the aforesaid on your records.

Thanking You,

Yours faithfully,

For Panchsheel Buildtech Private Limited

Singhwal


(Rahul Kumar Singhwal)

Director

DIN: 02029400