

RAMESH CHATURVEDI & CO.

CHARTERED ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT

To the Members of
Yardstick Developers Private Limited

Report on the Standalone Financial Statements

We have audited the accompanying standalone financial statements of **Yardstick Developers Private Limited**, ("the Company") which comprise the Balance Sheet as at 31 March, 2017 and the Statement of Profit and Loss and Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of financial position, financial performance and cash flows of the Company in accordance with the Accounting Principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with 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 control, 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.

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 under the provisions of the Act and the Rules made thereunder.

We conducted our audit 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 financial statements are free from material misstatements.



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 auditor considers internal 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 control system over financial reporting and the operating effectiveness of such controls. 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 the financial statements.

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

Basis for Qualified Opinion

As explained in Note 22, the Company has written off Foreign Currency Loans & Advances of Wadhawan International Investment Ltd (WIIL) in pursuance of divestment of equity interests in the same company as no returns were being generated causing substantial loss to the Company. The Company has sought approval from the Reserve Bank of India (RBI) vide letter dated 20th March, 2017 in accordance with Notification No. FEMA 120/ RB-2004 dated 7-7-2004 for complete divestment of equity holding in WIIL and for write off of loans made thereon and are awaiting its approval from RBI. In case of denial of approval, the loss would be reduced by Rs.1,89,00,36,980.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, except for the effects of the matter described in the Basis for Qualified Opinion paragraph above, 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, 2017 and its loss and its cash flows for the year ended on that date.

Report on Other Legal and Regulatory Requirements

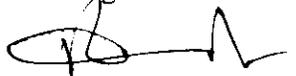
- 1) As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure a statement on the matters specified in paragraph 3 read with paragraph 4 of the Order, to the extent applicable.
- 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 purpose of our audit;
 - b. in our opinion, proper books of accounts as required by law, have been kept by the Company so far as it appears from our examination of such books;



- c. the Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement 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, read with Rule 7 of the Companies (Accounts) Rules, 2014;
- e. on the basis of written representations received from the directors as on 31st March, 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March 2017 from being appointed as a director in terms of section 164 (2) of the Act; and
- f. the company has adequate internal financial control and in our opinion the same is operating effectively.
- g. with respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company has no pending litigation which has to be disclosed.
 - ii. The Company did not have any long term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the investor education and protection fund by the company.
 - iv. The company has provided requisite disclosures in its standalone financial statement as to holdings as well as dealings in Specified Bank Notes during the period from 8th November, 2016 to 30th December, 2016 and these are in accordance with the books of account maintained by Company. Refer to Note 12.1 to the standalone financial statement.

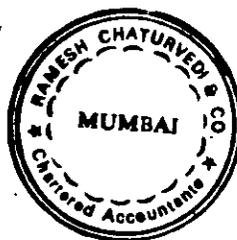
For **RAMESH CHATURVEDI & Co.**

Chartered Accountants
Firm Regn. No.113621W



(Ramesh Chaturvedi)

Proprietor
M. No.044886



Place : Mumbai

Date : 1st September, 2017

“Annexure” To the Independent Auditor’s Report

Referred to in paragraph 1 under the heading ‘Report on Other Legal & Regulatory Requirement’ of our report of even date to the financial statements of the Company for the year ended March 31, 2017:

- I. As the company does not own any fixed assets, clause (i) of Para 3 is not applicable.
- II. The Company did not hold any physical inventories during the year, thus paragraph 3(ii) of the Order is not applicable to the Company.
- III. The company has granted unsecured loan to one party covered in the register maintained u/s 189 of the Companies Act, 2013. The year end balances is Rs. 97,07,12,480/-.
 - a) In our opinion, the rate of interest and other terms and conditions on which the loans have been granted are not, prima facie, prejudicial to the interest of the Company.
 - b) As per information and information given to us, the above loan is repayable on demand, and there is no time stipulation for repayment of the principal and interest. We are also informed that the company has not demanded repayment of either principal or interest during the year.
 - c) There is no overdue amount for more than ninety days on loan granted remaining outstanding as at the year end, as it is repayable on demand.
- IV. In our opinion and according to the information and explanations given to us, the company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 in respect of loans, investments, guarantees, and security.
- V. The company has not accepted deposits from the public and hence reporting under paragraph (v) of the order is not applicable.
- VI. As per the information and explanation given to us, the Central Government has not prescribed the maintenance of cost record u/s 148(1) of the Act.
- VII. a) According to the information and explanations given to us the Company is generally regular in depositing undisputed statutory dues such as Income-tax, Sales-tax, Service-tax, Value added Tax, Cess and any other as applicable, have been generally regularly deposited with the appropriate authorities.

There is no undisputed amounts payable in respect of aforesaid dues which have remained outstanding as at 31st March 2017 for the period of more than six month from the date of becoming payable.

- b) According to the information and explanation given to us, and as per the books and records examined by us, the disputed statutory dues of Income – tax amounting to



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Rs.51,71827/- for F.Y. 2010-11 & Rs. 1,39,90,390/- for 2012-13 have not been deposited since the matter is pending before Commissioner of Income Tax (Appeal).

- VIII. According to the information and explanations given to us and based on the records of the Company examined by us, the Company has not defaulted in any repayment of dues to any financial institutions or banks. During the year company has not taken any loan either from financial institutions or from the government and has not issued any debentures.
- IX. According to the information and explanations given to us and based on the records of the Company examined by us, the company has not raised any money by way of Initial Public Offer or Further Public Offer (including debt instruments) and term loan during the year.
- X. To the best of our knowledge and belief and according to the information and explanation given to us, no fraud by the Company or on the company by its officers or employees has been noticed or reported during the year under review.
- XI. According to the information and explanations given to us, the managerial remuneration has been paid or provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act;
- XII. The Company is not a Nidhi Company as per the provisions of section 406 of the Companies Act, 2013.
- XIII. According to the information and explanation given to us, all transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 and the details have been disclosed in the Financial Statements as required by the applicable accounting standards;
- XIV. According to the information and explanations given to us, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Consequently, the provisions of clause (xiv) of paragraph 3 of the order are not applicable;
- XV. According to the information and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with him.
- XVI. According to the information and explanation given to us, the company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934.

For **RAMESH CHATURVEDI & Co.**

Chartered Accountants
Firm Regn. No.113621W



(Ramesh Chaturvedi)

Proprietor

M.No.044886

Place: Mumbai

Date : 1st September, 2017.



YARDSTICK DEVELOPERS PRIVATE LIMITED

Balance Sheet as at 31st March, 2017

(Amount in Rs.)

Particulars	Note	As at 31-Mar-2017		As at 31-Mar-2016	
EQUITY AND LIABILITIES					
Shareholders' Funds					
Share Capital	1	71,00,000		71,00,000	
Reserves and Surplus	2	65,86,32,891	66,57,32,891	96,18,63,997	96,89,63,997
Non Current liabilities					
Long Term Borrowings	3	72,57,24,609		82,12,27,129	
Other Long Term Liabilities	4	12,90,43,769	85,47,68,378	10,40,80,547	92,53,07,676
Current Liabilities					
Trade Payables	5	5,92,80,818		5,92,80,818	
Other Current Liabilities	6	3,05,47,43,428	3,11,40,24,246	4,97,73,93,609	5,03,66,74,427
Total			4,63,45,25,515		6,93,09,46,100
ASSETS					
Non Current Assets					
Non Current Investments	7	4,15,58,674		3,12,20,40,469	
Long Term Loans and Advances	8	2,29,11,40,229		2,27,74,10,806	
Other Non Current Assets	9	1,380	2,33,27,00,283	2,760	5,39,94,54,035
Current Assets					
Trade Receivables	10	7,03,19,356		1,27,43,12,195	
Cash and Cash Equivalents	11	1,25,176		28,637	
Short Term Loans and Advances	13	14,23,929		23,76,74,207	
Other Current Assets	14	2,22,99,56,771	2,30,18,25,232	1,94,77,026	1,53,14,92,065
Total			4,63,45,25,515		6,93,09,46,100
Significant Accounting Policies & Notes on Financial Statements	1 to 23				

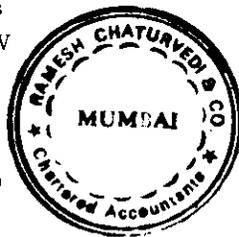
As per our report of even date

For **RAMESH CHATURVEDI & CO.**

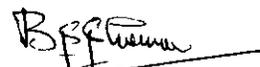
Chartered Accountants
Firm Regn. No.113621W


(Ramesh Chaturvedi)

Proprietor
M.No.044886



For **YARDSTICK DEVELOPERS PRIVATE LIMITED**


(Bhagwat S. Sharma)

Director
(DIN: 00230202)


(Sanket H. Pawaskar)

Director
(DIN: 07027387)

Place : Mumbai

Date : 1st September, 2017



YARDSTICK DEVELOPERS PRIVATE LIMITED
Statement of Profit & Loss for the year ended on 31st March, 2017

(Amount in Rs.)

Particulars	Note	for the year ended 31st March, 2017	for the year ended 31st March, 2016
REVENUE FROM OPERATIONS			
Other Income	15	5,92,30,716	2,76,750
Total Revenue		5,92,30,716	2,76,750
EXPENSES			
Finance Cost	16	2,77,28,516	2,40,11,686
Other Expenses	17	3,10,173	1,52,649
Total Expenses		2,80,38,689	2,41,64,335
PROFIT/(LOSS) BEFORE EXCEPTIONAL/ EXTRA ORDINARY ITEMS & TAX		3,11,92,027	(2,38,87,585)
Exceptional / Extra Ordinary Items:	18	(5,67,29,276)	-
PROFIT/(LOSS) BEFORE TAX		(2,55,37,249)	(2,38,87,585)
Tax Expense:			
Current Tax		-	1,68,261
Deferred Tax		-	-
Tax Paid for earlier year		57,546	-
PROFIT/(LOSS) FOR THE YEAR		(2,55,94,795)	(2,40,55,846)
Earnings Per Equity Share in Rupees			
Basic and Diluted		(36)	(34)
Significant Accounting Policies & Notes on Financial Statements	1 to 23		

As per our report of even date

For **RAMESH CHATURVEDI & CO.**

Chartered Accountants
Firm Regn. No.113621W

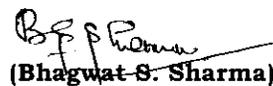


(Ramesh Chaturvedi)

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For **YARDSTICK DEVELOPERS PRIVATE LIMITED**



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(Sanket H. Pawaskar)

Director
(DIN: 07027387)

Place : Mumbai

Date : 1st September, 2017



YARDSTICK DEVELOPERS PRIVATE LIMITED
Cash Flow Statement for the year ended on 31st March, 2017

(Amount in Rs.)

Particulars	for the year ended 31st March, 2017	for the year ended 31st March, 2016
A. Cash Flow from Operating Activities		
Net Profit Before Tax & Extraordinary Items	(2,55,37,249)	(2,38,87,585)
Adjustment for		
Other Income	5,92,30,716	(2,76,750)
Unrealised Exchange Fluctuation (Gain)/Loss	(27,76,36,311)	50,75,249
	(21,84,05,595)	47,98,499
Operating Profit before Working Capital changes	(24,39,42,844)	(1,90,89,086)
Adjustment for		
(Increase)/Decrease in Sundry Debtors	1,20,39,92,839	9,88,46,486
(Increase)/Decrease in Other Current Assets	(2,21,04,78,365)	(1,94,75,646)
(Increase)/Decrease in Loans and Advances	22,25,20,855	(2,13,07,51,404)
Increase/(Decrease) in Current Liabilities	(1,92,26,50,181)	(1,06,67,53,651)
Increase/(Decrease) in Sundry Creditors	-	(9,78,86,317)
	(2,70,66,14,852)	(3,21,60,20,532)
Cash utilised from Operations	(2,95,05,57,695)	(3,23,51,09,618)
Direct taxes	(57,546)	(57,546)
	-	-
Cash flow before extraordinary items	(2,95,06,15,241)	(3,23,52,77,879)
Extraordinary items	-	-
Net cash flow from operating activities	(2,95,06,15,241)	(3,23,52,77,879)
B. Cash Flow from Investing Activities		
(Increase)/Decrease in Investments	3,08,04,81,795	3,88,57,02,250
Interest Received / Profit on sale of shares	(5,92,30,715)	2,76,750
	3,02,12,51,080	3,88,59,79,000
	7,06,35,839	65,07,01,121
C. Cash Flow from Financing Activities		
Acceptance/(Repayment) of Long Term Borrowings	(7,05,39,298)	(65,10,16,591)
	(7,05,39,298)	(65,10,16,591)
Net Cash Flow from Financing Activities	96,539	(3,15,470)
Cash & Cash Equivalents as on 31.03.2016	28,637	3,44,108
Cash & Cash Equivalents as on 31.03.2017	1,25,176	28,637
	96,539	(3,15,470)

As per report of even date attached

For RAMESH CHATURVEDI & CO.

Chartered Accountants.
Firm Regn. No.113621W

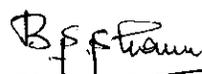


(Ramesh Chaturvedi)

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For YARDSTICK DEVELOPERS PRIVATE LIMITED



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Director
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(Sanket H. Pawaskar)

Director
(DIN: 07027387)

Place : Mumbai

Date : 1st September, 2017



A. SIGNIFICANT ACCOUNTING POLICIES

1. Basis of Accounting

The Financial Statements are prepared on the historical cost convention in accordance with applicable Accounting Standards and the relevant provisions of the Companies Act, 2013.

2. Use of Estimates

The presentation of financial statements requires estimates and assumptions to be made that affect the reported amount of assets and liabilities on the date of financial statements and reported amount of revenues and expenses during the reporting period. Differences between the actual results and estimates are recognised in the period in which the results are known / materialised.

3. Revenue Recognition

All income and expenditure are accounted on accrual basis except Dividend which is accounted on receipt basis.

4. Fixed Assets

Fixed Assets are stated at cost or revalued amounts, as the case may be, less accumulated depreciation and provision for impairment, if any. The cost includes expenditure incurred in the acquisition and construction / installation and other related expenses in bringing the asset to working condition for its intended use. In respect of qualifying assets, related pre operational expenses including borrowing costs are also capitalised.

5. Depreciation and Amortisation

Depreciation on fixed assets is provided on WDV method by considering revised useful lives as specified in part 'C' of schedule II to the Companies Act, 2013.

6. Investments

Long Term Investments are stated at cost. Provision for diminution in value is made if the decline in value is other than temporary.

7. Preliminary Expenses

Preliminary Expenses will be amortised equally over a period of ten years.

8. Foreign Currency Transactions

The Company is exposed to currency fluctuations on foreign currency transactions. Transactions denominated in foreign currency are recorded at the exchange rate prevailing on the date of transactions.

Exchange differences arising on foreign exchange transactions settled during the year are recognized in the profit and loss account of the year.

Transaction

Monetary assets and liabilities in foreign currency, which are outstanding as at the year-end, are translated at the year-end at the closing exchange rate and the resultant exchange differences are not recognized in the profit and loss account having regard to MCA regulatory guidance on AS 11. Non monetary items are stated in the balance sheet using the exchange rate on the date of the transaction.



YARDSTICK DEVELOPERS PRIVATE LIMITED

SIGNIFICANT ACCOUNTING POLICIES AND NOTES TO ACCOUNTS - Y.E. 31.03.2017

SIGNIFICANT ACCOUNTING POLICIES (Contd)

9. Income Taxes

Tax expense comprises both current and deferred taxes. Current Tax is provided on the taxable income using the applicable tax rates and tax laws. Deferred tax assets and liabilities arising on account of timing difference and which are capable of reversal in subsequent periods are recognised using the tax rates and tax laws that have been enacted or substantively enacted. Deferred tax assets are recognised only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realised. If the company has carry forward unabsorbed depreciation and tax losses, deferred Tax assets are recognised only to the extent there is a virtual certainty supported by convincing evidence that sufficient taxable income will be available against which such deferred tax assets can be realised.

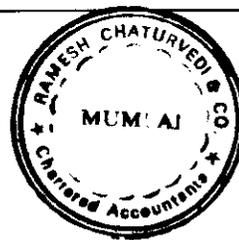
10. Debentures

Redemption premium on debentures payable at the end of the tenure is divided and appropriated over the number of years in the tenure and debited to Statement of Profit & Loss every year.

Debenture Redemption Reserve is provided out of the profits available for appropriation.

11. Provisions and Contingent Liabilities

The Company recognises a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow of resources is remote, no provision or disclosure is made.



YARDSTICK DEVELOPERS PRIVATE LIMITED**Notes on Financial Statements for the Year ended 31st March, 2017****NOTE 1: SHARE CAPITAL**

	<u>As at</u> <u>31-Mar-2017</u>	<u>As at</u> <u>31-Mar-2016</u>
Authorised Share Capital		
2000000 Equity Shares of Rs.10/- each	2,00,00,000	2,00,00,000
	<u>2,00,00,000</u>	<u>2,00,00,000</u>
Issued, Subscribed and Fully Paid-up		
710000 Equity Shares of Rs.10/- each	71,00,000	71,00,000
Total	<u>71,00,000</u>	<u>71,00,000</u>

The Company has, at present, one class of issued, subscribed and paid up share referred to as equity shares having a par value of Rs.10/- each. Each holder of equity share is entitled to one vote per share.

1.1: Reconciliation of shares outstanding as at the end of the year :

	<u>As at</u> <u>31-Mar-2017</u> <u>No of Shares</u>	<u>As at</u> <u>31-Mar-2016</u> <u>No of Shares</u>
Equity Shares at the beginning of the year	7,10,000	7,10,000
Add: Shares issued during the year	-	-
Less: Shares buy back during the year	-	-
Equity Shares at the end of the year	<u>7,10,000</u>	<u>7,10,000</u>

1.2: Details of Equity Shareholders holding more than 5 percent of the shares:

Note on 1.2 - None of the Equity Shareholders hold more than 5 percent of the shares as on 31st March, 2017

NOTE 2: RESERVES AND SURPLUS

	<u>As at</u> <u>31-Mar-2017</u>	<u>As at</u> <u>31-Mar-2016</u>
a) Share Premium Account	69,30,00,000	69,30,00,000
b) Debenture Redemption Reserve	20,00,000	20,00,000
c) Foreign Exchange Reserve	-	27,76,36,311
d) Profit and Loss Account		
As per last Balance Sheet	(1,07,72,314)	1,32,83,532
Profit/(Loss) for the year	(2,55,94,795)	(2,40,55,846)
Closing Balance	<u>(3,63,67,109)</u>	<u>(1,07,72,314)</u>
Total	<u>65,86,32,891</u>	<u>96,18,63,997</u>

2.1: Foreign Exchange Reserves generated on account of certain foreign currency loans have been transferred to the Foreign Currency Loan Accounts which have been written off during the year subject to RBI approval which is yet to be received.



YARDSTICK DEVELOPERS PRIVATE LIMITED**Notes on Financial Statements for the Year ended 31st March, 2017****NOTE 3: LONG TERM BORROWINGS**

	<u>As at 31-Mar-2017</u>	<u>As at 31-Mar-2016</u>
Unsecured:		
Optionally Fully Convertible Debentures	52,00,00,000	52,00,00,000
Loans from related parties (Refer Note No.19)	1,10,11,310	9,08,30,310
Loans from other body Corporates	19,47,13,299	21,03,96,819
Total	<u>72,57,24,609</u>	<u>82,12,27,129</u>

NOTE 3.1: The rate of interest and other terms and conditions for unsecured loans are not stipulated as no written agreement are executed in respect thereof.

NOTE 3.2: The Company has not accepted any deposits during the year, except to OFCD amounting to Rs.52,00,00,000/- which are optionally convertible into equity shares.

NOTE 4: OTHER LONG TERM LIABILITIES

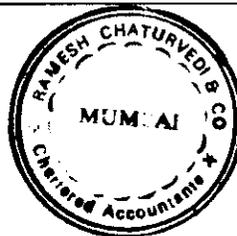
	<u>As at 31-Mar-2017</u>	<u>As at 31-Mar-2016</u>
Redemption Premium accrued but not due on Debentures		
Opening Balance	10,40,80,547	8,00,77,449
Add: Premium accrued during the year	<u>2,49,63,222</u>	<u>2,40,03,098</u>
Total	<u>12,90,43,769</u>	<u>10,40,80,547</u>

NOTE 5: TRADE PAYABLES

	<u>As at 31-Mar-2017</u>	<u>As at 31-Mar-2016</u>
Sundry Creditors for Goods	5,92,80,818	5,92,80,818
Total	<u>5,92,80,818</u>	<u>5,92,80,818</u>

NOTE 6: OTHER CURRENT LIABILITIES

	<u>As at 31-Mar-2017</u>	<u>As at 31-Mar-2016</u>
Audit fees Payable	2,10,000	2,58,040
Sundry Creditors for Expenses	15,000	28,800
TDS on professional fees	20,000	10,000
Other Payables	<u>3,05,44,98,428</u>	<u>4,97,70,96,769</u>
Total	<u>3,05,47,43,428</u>	<u>4,97,73,93,609</u>



YARDSTICK DEVELOPERS PRIVATE LIMITED**Notes on Financial Statements for the Year ended 31st March, 2017****NOTE 7: NON CURRENT INVESTMENTS**

Equity Shares:	As at 31-Mar-2017	As at 31-Mar-2016
Trade Investments:		
In Equity Shares- Quoted, fully paid up		
10250 (P.Y.10250) Housing Developments & Infrastructure Ltd.	36,26,309	36,26,309
Total (A)	36,26,309	36,26,309
Non-Trade Investments:		
In Equity Shares- Unquoted, fully paid up		
Nil (P.Y.36700600) Wadhawan International Investment Ltd.(UAE) of US \$ 1 each	-	2,10,55,36,744
4545 (P.Y. 4545) First Blue Home Finance Ltd of Rs. 10 each	5,22,675	5,22,675
3740619 (P.Y. 44887424) Shares of DHFL Pramerica Life Insurance Company Ltd of Rs. 10 each	3,74,06,190	5,79,11,241
350 (P.Y.350) RKW Contruction Facility Management Pvt. Ltd. of Rs.1	3,500	3,500
Unquoted -Preference Shares		
95444 (P.Y. 479920) Wadhawan Realtors Pvt. Ltd. of Rs.10/- each (Refer Note No.19)	-	95,44,40,000
Total (B)	3,79,32,365	3,11,84,14,160
Total (A+B)	4,15,58,674	3,12,20,40,469
Market Value of quoted Investment	8,39,988	10,42,425

7.1: During the year company has sold 4,11,46,805 Unquoted Equity Shares of DHFL Pramerica Life Insurance Company Ltd. @ Rs 46.46931

7.2: During the year company has sold 95,444 Unquoted Preference Shares of Wadhwan Realtors Pvt. Ltd. at cost price.

7.3: During the year company has sold 3,67,00,600 Unquoted Equity Shares of Wadhawan International Investment Ltd. (WIIIL) for US \$ 41,64,000 equivalent to US \$ 0.11 per share, subject to RBI approval which is yet to be received.



YARDSTICK DEVELOPERS PRIVATE LIMITED**Notes on Financial Statements for the Year ended 31st March, 2017****NOTE 8: LONG TERM LOANS AND ADVANCES**

	As at		As at	
	31-Mar-2017		31-Mar-2016	
(Unsecured - Considered Good)				
Loans and advances to related parties				
Foreign Currency Loans and Advances	-		9,72,08,212	
Other Loans and Advances	4,14,000		5,85,000	
(Refer Note No.19)				
To other body corporates	<u>2,29,07,26,229</u>	<u>2,29,11,40,229</u>	<u>2,17,96,17,594</u>	<u>2,27,74,10,806</u>
Total		<u>2,29,11,40,229</u>		<u>2,27,74,10,806</u>

8.1 : During the year company has written off foreign currency loans amounting to Rs 33,43,65,587 given to WILL.

NOTE 9: OTHER NON CURRENT ASSETS

	As at		As at	
	31-Mar-2017		31-Mar-2016	
Preliminary Expenses		1,380		2,760
Total		<u>1,380</u>		<u>2,760</u>

NOTE 10: TRADE RECEIVABLE

	As at		As at	
	31-Mar-2017		31-Mar-2016	
Outstanding for a period exceeding six months		7,03,19,356		1,27,43,12,195
Unsecured, Considered Good				
Outstanding for a period less than six months		-		-
Unsecured, Considered Good				
Total		<u>7,03,19,356</u>		<u>1,27,43,12,195</u>

NOTE 11: CASH AND CASH EQUIVALENTS

	As at		As at	
	31-Mar-2017		31-Mar-2016	
Balances with banks:				
In Current Accounts		75,079		23,046
Cash on hand		50,097		5,591
Total		<u>1,25,176</u>		<u>28,637</u>

NOTE 12: DISCLOSURE ON SPECIFIED BANK NOTES (SBNs)

12.1 : During the year, the Company had No Specified Bank Notes (SBNs) held or transacted during the period 8th November,2016 to 30th December, 2016 as specified in MCA Notification , G.S.R 308(E), dated 31st March, 2017.



YARDSTICK DEVELOPERS PRIVATE LIMITED**Notes on Financial Statements for the Year ended 31st March, 2017****NOTE 13: SHORT TERM LOANS AND ADVANCES**

	<u>As at 31-Mar-2017</u>	<u>As at 31-Mar-2016</u>
(Unsecured - Considered Good)		
Loans and advances to related parties	-	23,71,57,375
Advance payment of Income Tax / Tax Deducted at Source (after adjusting provision)	5,13,732	5,13,732
Other advances	9,10,197	3,100
Total	<u>14,23,929</u>	<u>23,76,74,207</u>

NOTE 14: OTHER CURRENT ASSETS

	<u>As at 31-Mar-2017</u>	<u>As at 31-Mar-2016</u>
Other Receivables	2,22,99,56,771	1,94,77,026
Total	<u>2,22,99,56,771</u>	<u>1,94,77,026</u>

14.1: In the opinion of the Board, current assets, loans and advances have a value on realisation at least equal to the amount at which they are stated in the Books of accounts and provision for all known liabilities, except as mentioned otherwise has been made.



YARDSTICK DEVELOPERS PRIVATE LIMITED

B. Notes on Financial Statements for the Year ended 31st March, 2017

NOTE 15: OTHER INCOME

		<u>for the year ended 31st March, 2017</u>	<u>for the year ended 31st March, 2016</u>
Interest Received		-	-
Profit On Sale of Shares (Net) :			2,76,750
Profit on Sale of Long Term Investments	1,89,25,38,419		
Loss on Sale of Long Term Investments	(1,83,33,07,703)	5,92,30,716	
Total		5,92,30,716	2,76,750

15.1: During the year company has sold Unquoted Equity Share of DHFL Pramerica Life Insurance Co. Ltd, thereby resulting into Profit on Sale of Such Long Term Investments of Rs 1,89,25,38,419

15.2: During the year company has sold Unquoted Equity Share of WILL, thereby resulting into loss of Rs 1,83,33,07,704.

NOTE 16: FINANCE COST

		<u>for the year ended 31st March, 2017</u>	<u>for the year ended 31st March, 2016</u>
Bank Charges		27,65,294	8,588
Premium on Debenture Redemption		2,49,63,222	2,40,03,098
Interest Expenses		-	-
Total		2,77,28,516	2,40,11,686

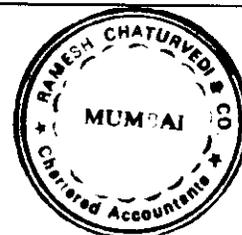
NOTE 17: OTHER EXPENSES

		<u>for the year ended 31st March, 2017</u>	<u>for the year ended 31st March, 2016</u>
Rent, Rates & taxes		13,500	20,000
Demat Charges		3,295	4,628
Filing and Stamping charges		22,588	7,976
Legal & Professional Charges		35,750	3,575
Audit Fees		2,32,460	1,14,500
Preliminary Expenses W/Off		1,380	1,380
Printing & Stationery		1,200	590
Total		3,10,173	1,52,649

NOTE 18: EXCEPTIONAL / EXTRAORDINARY ITEMS

		<u>for the year ended 31st March, 2017</u>	<u>for the year ended 31st March, 2016</u>
Write off of Interest on Loan		(9,72,08,212)	-
Write off of Debit Note		(23,71,57,375)	-
Write off of Foreign Exchange Reserve		27,76,36,311	-
Total		(5,67,29,276)	-

18.1: During the year company has written off Foreign Currency Loans amounting to Rs 33,43,65,587 given to WILL, subject to RBI approval which is yet to be received.



YARDSTICK DEVELOPERS PRIVATE LIMITED

B. Notes on Financial Statements for the Year ended 31st March, 2017

NOTE 19: RELATED PARTY DISCLOSURE:

In accordance with the Accounting Standard No.18, the details of Related Party Transactions are as follows :

1 Relationships:

A Key Management Personnel:

Directors:

Mr. Bhagwat Swarup Sharma
Mr. Sanket Hemant Pawaskar

B Other Related Parties (in which either of the directors or their relatives have significant influence)

RKW Developers Pvt. Ltd.
Wadhawan Realtors Pvt. Ltd.
Wadhawan Holding Pvt. Ltd.
Resources Realty Pvt Ltd.
RKW Construction Facility Management P Ltd.
Wadhawan International Investment Ltd

2. Nature of transactions:

The following transactions were carried out with the related parties mentioned above, in the ordinary course of business.

	31-3-2017				31-3-2016			
	Opening	Borrowed	Repaid	Closing	Opening	Borrowed	Repaid	Closing
Unsecured Loans:								
Wadhawan Holding Pvt. Ltd	-	-	-	-	1,48,89,724	-	1,48,89,724	-
Wadhawan Realtors P. Ltd	8,00,00,000	-	8,00,00,000	-	8,00,00,000	-	-	8,00,00,000
Rkw Developers Pvt Ltd	1,08,30,310	1,81,000	-	1,10,11,310	1,08,30,310	-	-	1,08,30,310
Investments:								
Wadhawan Realtors P. Ltd	95,44,40,000	-	95,44,40,000	-	4,79,92,00,000	-	3,84,47,60,000	95,44,40,000
RKW Construction Facility Management P Ltd.	3,500	-	-	3,500	3,500	-	-	3,500
Rkw Developers Pvt Ltd	-	-	-	-	4,07,45,250	-	4,07,45,250	-
Wadhawan International Investment Ltd	2,10,55,36,744	-	2,10,55,36,744	-	2,10,55,36,744	-	-	2,10,55,36,744
Loans & Advances:								
Resources Realty Pvt Ltd	5,85,000	-	1,71,000	4,14,000	6,00,000	-	15,000	5,85,000
Wadhawan International Investment Ltd	33,43,65,587	-	33,43,65,587	-	38,32,09,877	50,75,249	5,39,19,539	33,43,65,587
Other Current Assets :								
Wadhawan Holding Pvt. Ltd	1,92,98,026	95,44,97,000	30,82,546	97,07,12,480	-	-	-	-
Wadhawan Holding Pvt. Ltd- S.Debtors	18,000	-	18,000	-	-	-	-	-

NOTE 20: AUDITOR'S REMUNERATION (Exclusive of Service Tax):

	2016-17	2015-16
Statutory audit fees	1,00,000	1,00,000
Tax audit fees	1,00,000	-

NOTE 21: CONTINGENT LIABILITIES (Not provided for in the accounts):

	2016-17	2015-16
Income Tax Demand - Appeal for AY 13-14 & AY 11-12 pending with Appellate Authority	1,91,62,217	1,91,62,217

NOTE 22: The Company has vide letter dated 20th March, 2017 applied to Reserve Bank of India (RBI) for divestment of shares in Wadhawan International Investment Ltd (WIIL), a company incorporated in United Arab Emirates (UAE) to Turquoise Venture Holdings Ltd, a company incorporated in Mauritius to enable the company to hive off its loss making business venture and prevent future business loss. Vide this application, approval is sought from the RBI, for complete divestment of equity holding in WIIL and write off of loans given to WIIL amounting to Rs 2,10,55,36,744 and Rs 33,43,65,587 respectively. However, No approval has been received as yet.

NOTE 23: Previous year figures have been regrouped/ rearranged wherever necessary.

As per our attached Report of even date

For **RAMESH CHATURVEDI & CO.**

Chartered Accountants
Firm Regn. No.113621W

(Ramesh Chaturvedi)

Proprietor
M.No.044886



For **YARDSTICK DEVELOPERS PRIVATE LIMITED**

(Bhagwat S. Sharma) (Sanket H. Pawaskar)

Director Director
(DIN: 00230202) (DIN: 07027387)



Place : Mumbai

Date : 1st September, 2017