Jai Realty Ventures Limited

Registered Office: 11-B, Mittal Tower, Free Press Journal Marg, Nariman Point, Mumbai- 21 Tel: 61155300; Fax No.: 22875197; e-mail: jrvlcs@jaicorpindia.com
CIN: U70102MH2007PLC176139

DIRECTORS' REPORT

Your Directors are pleased to present the Twelth Annual Report and the Audited Accounts for the year ended 31st March, 2019.

Financial Summary:

(Rs.in lacs)

Particulars	**Year Ended 31-03-2019**	Year Ended 31-03-2018
Total Revenue	**0.03**	0.02
Total Expenses including Depreciation	**3.28**	1646.17
Loss before Tax	**(3.25)**	(1646.15)
Less: Provision for tax :- Deferred Tax Credit	**--**	(0.05)
Loss after tax	**(3.25)**	(1646.10)

The change in the nature of business, If Any:
There was no change in the nature of business of the Company during the year or subsequently.

State of the Company's affairs:
During the year under review, the Company has reported a Loss of rs.3.25 Lacs as against a loss of Rs.1646.10 Lacs for the previous year.

Amount proposed to be carried to general reserve and recommended to be paid by way of dividend:
In view of the loss for the year, your Directors do not recommend any dividend.

Extract of Annual Return:
Extract of Annual Return as provided under Section 92(3) of Companies Act, 2013 is given at **Annexure-1.**

Number of meetings of the Board:
4 (Four) meetings of the Board of Directors of the Company were held during the financial year 2018-19.

Details of Directors or Key Managerial Personnel who were appointed or have resigned during the year:

No Directors or Key Managerial Personnel were appointed during the year under review.

Shri Gaurav Jain (DIN 00077770) retires by rotation and being eligible has offered himself for re-appointment.

The Director who is being re-appointed have intimated to the Company that he is eligible for being re-appointed.

No Director was resigned/ceased to be a Director during the year under review.

Directors' responsibility statement:
Pursuant to the requirement under Section 134(5) of the Companies Act, 2013, it is hereby stated that:

(a) in the preparation of the annual accounts for the financial year ended 31st March, 2019, the applicable accounting standards read with requirements set out under Schedule III to the Companies Act, 2013 have been followed along with proper explanation relating to material departure(s).

(b) appropriate accounting policies have been selected and applied consistently and judgments and estimates have been made that are reasonable and prudent, so as to give a true and fair view of the state of affairs of the Company at the end of the financial year at 31st March, 2019 and of the loss of the Company for that period.

(c) proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.

(d) the annual accounts for the financial year ended 31st March, 2019 have been prepared on a 'going concern' basis.

(e) internal financial controls have been laid down to be followed by the Company. The internal financial controls are adequate and are operating effectively.

(f) proper systems have been devised to ensure compliance with the provisions of all applicable laws and such systems are adequate and operating effectively.

Auditors and Auditors' Report:

M/s D T S and Associates, Chartered Accountants, Mumbai having registration number 142412W was appointed as a statutory auditors of the Company from the conclusion of the tenth annual general meeting till the conclusion of 6th annual general meeting thereafter.

Pursuant to the notification dated 07th May 2018 issued by the Ministry of Corporate Affairs, New Delhi, ratification of such appointment every year is not required.

There are no qualifications, reservations, or adverse remarks or disclaimers made by the Auditors, in their report.

Particulars of loans, guarantees or investments under Section 186 of the Companies Act, 2013:

NIL

Particulars of contracts or arrangements with related parties referred to in Sub-Section (1) of Section 188 of the Companies Act, 2013:

There are no contracts, arrangements or transactions with related parties referred to in sub-section (1) of Section 188 of the Companies Act, 2013.

Material changes and commitments, if any, affecting the financial position of the Company which have occurred between the end of the financial year of the Company to which the financial statements relate and the date of the report:

NIL.

Conservation of energy, technology absorption, foreign exchange earnings and outgo:

NIL

Statement indicating development and implementation of a risk management policy for the company including identification therein of elements of risk, if any, which in the opinion of the board may threaten the existence of the Company:

In the opinion of the Board, the elements of risk threatening the Company's existence is minimal.

The names of companies which have become or ceased to be subsidiaries, joint ventures or associate companies during the year:

NIL

Performance and financial position of each of the subsidiaries, associates and joint venture companies included in the consolidated financial statement:

Performance and financial position of each of the subsidiaries, associates and joint venture companies for the financial year ended 31st March 2019 is presented in **Form AOC-1** elsewhere in the Annual Report and is not being reproduced here.

Consolidated Financial Statements:

Pursuant to Section 129 (3) of the Companies Act, 2013 read with Rule 6 of Companies (Accounts) Rules, 2014, where a company has one or more subsidiaries, it shall, in addition to financial statements, prepare a consolidated financial statement of the company and of all the subsidiaries in the same form and manner as that of its own.

However, pursuant to Notification No. G.S.R. 742 (E) dated 27th July 2016, nothing in this rule shall apply in respect of preparation of consolidated financial statements by a Company, if it is a wholly-owned subsidiary, or is a partially-owned subsidiary of another Company and all its other members, including those not otherwise entitled to vote, having been intimated in writing and for which the proof of delivery of such intimation is available with the Company, do not object to the Company not presenting consolidated financial statements.

In view of the said Notification, the Company has intimated to the holding Company, Jai Corp Limited in respect of not presenting the consolidated financial statement of the Company for the year ended 31st March 2019. In view of this, your Company is exempt from preparing its consolidated financial statement for the financial year 2018-19.

Details relating to deposits covered under Chapter V of the Act and deposits which are not in compliance with the requirements of Chapter V of the Act:

Company has not accepted any deposit covered under Chapter V of the Companies Act, 2013 or any deposit not in compliance with the requirements of Chapter V of the Companies Act, 2013.

The details of significant and material orders passed by the Regulators or Courts or Tribunals impacting the going concern status and Company's operations in future:
No order was passed by any Regulator, Court or Tribunal impacting the going concern status and the Company's operations in future.

The details in respect of adequacy of internal financial controls with reference to the financial statements:

The Company has in place adequate internal control with reference to the financial statements. During the year such controls were put to test and were found to be adequate.

Employee related disclosures:

There is no employee on the payroll of the Company.

Issue of equity shares with differential rights, sweat equity, employee stock option:

The Company has not issued any shares with differential rights, sweat equity or as employee stock option.

Acknowledgement:
Your Directors express their grateful appreciation for the assistance and co-operation received from banks, financial institutions, Government authorities, customers, vendors and shareholders during the year under review.

For and on behalf of the Board of Directors

Virendra Jain
Chairman (DIN 00077662)

Date : 23.05.2019
Place : Mumbai

Form No. MGT-9

EXTRACT OF ANNUAL RETURN

As on the financial year ended on 31.03.2019

[Pursuant to section 92(3) of the Companies Act, 2013 and Rule 12(1) of the Companies (Management and Administration) Rules, 2014]

I. Registration and Other Details:

i)	CIN	**U70102MH2007PLC176139**
ii)	Registration Date	**23.11.2007**
iii)	Name of the Company	**Jai Realty Ventures Limited**
iv)	Category / Sub-Category of the Company	**Public Company, Limited by Shares/Indian Non Government Company**
v)	Address of the Registered office and contact details	**11-B, Mittal Tower, Free Press Journal Marg, Nariman Point, Mumbai 400021**
vi)	Whether listed company Yes / No	**NO**
vii)	Name, Address and Contact details of Registrar and Transfer Agent, if any	**NA**

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

REAL ESTATE BUSSINESS ACTIVITY

Sl. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the company
1.	Real Estate	6810	NA

III PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES –

Sl. No.	Name and Address of the Company	CIN/GLN	Holding/ Subsidiary/ Associate	% of shares Held	Applicable section
1.	**JAI CORP LIMITED** Regd. Off: A-3, MIDC Industrial Area, Nanded, Maharashtra, 431603.Corporate Off: 11-B, Mittal Tower, Free Press Journal Marg, Nariman Point, Mumbai 400021	L17120MH1985PLC036500	Holding Company	100%	2 (46)
2.	**Belle Terre Realty Limited** IFS Court, Twenty Eight, Cybercity, Ebene, Mauritius	NA	Subsidiary Company	100%	2 (87) (ii)
3.	**Oasis Holding FZC**, SAIF Lounge, P.O. Box 121932, Sharjah UAE	NA	Subsidiary Company	75%	2 (87) (ii)
4.	**Searock Developers FZC**, SAIF Lounge , P.O. Box 121943,Sharjah UAE	NA	Associate Company	50%	2 (6)

III. SHARE HOLDING PATTERN
(Equity Share Capital Breakup as percentage of Total Equity)

i) Category-wise Share Holding :

Category of Shareholders	No. of Shares held at the beginning of the year (As on 01.04.2018)				No. of Shares held at the end of the year (As on 31.03.2019)				% Change During the year
	Demat	**Physical**	**Total**	**% of Total**	**Demat**	**Physical**	**Total**	**% of Total**	
A. Promoters									
(1) Indian									
a) Individual/HUF	0	0	0	0	0	0	0	0	0
b) Central Govt.	0	0	0	0	0	0	0	0	0
c) State Govt.	0	0	0	0	0	0	0	0	0
d) Bodies Corp.	0	3555500	3555500	100		3555500	3555500	100	0
e) Banks/FI	0	0	0	0	0	0	0	0	0
f) Any Other…	0	0	0	0	0	0	0	0	0
Sub-Total (A) (1)		**3555500**	**3555500**	**100**		**3555500**	**3555500**	**100**	
(2) Foreign									
a) NRIs-Individuals									
b) Other-Individuals	0	0	0	0	0	0	0	0	0
c) Bodies Corp.	0	0	0	0	0	0	0	0	0
d) Banks/FI	0	0	0	0	0	0	0	0	0
e) Any Other…	0	0	0	0	0	0	0	0	0
Sub-Total (A) (2)	0	0	0	0		0	0	0	0
Total shareholding of Promoter (A) = (A)(1)+(A)(2)	0	**3555500**	**3555500**	**100**		**3555500**	**3555500**	**100**	0
B. **Public Shareholding**									
1. Institutions									
a) Mutual Funds	0	0	0	0	0	0	0	0	0
b) Banks/FI	0	0	0	0	0	0	0	0	0
c) Central Govt.	0	0	0	0	0	0	0	0	0
d) State Govt.(s)	0	0	0	0	0	0	0	0	0
e) Venture Capital Funds	0	0	0	0	0	0	0	0	0
f) Insurance Companies	0	0	0	0	0	0	0	0	0
g) FIIs	0	0	0	0	0	0	0	0	0

h) Foreign Venture Capital Funds	0	0	0	0	0	0	0	0	0
i) Others (Specify)	0	0	0	0	0	0	0	0	0
Sub-Total (B) (1)	0	0	0	0	0	0	0	0	0
2. Non-Institutions									
a) Bodies Corp.									
i) Indian	0	0	0	0	0	0	0	0	0
ii) Overseas	0	0	0	0	0	0	0	0	0
b) **Individuals**									
i) Individual shareholders holding nominal share capital up to Rs. 1 lakh	0	0	0	0	0	0	0	0	0
ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh	0	0	0	0	0	0	0	0	0
c) Others (specify)	0	0	0	0	0	0	0	0	0
Sub-total (B)(2)	0	0	0	0	0	0	0	0	0
Total Public Shareholding (B)=(B)(1)+(B)(2)	0	0	0	0	0	0	0	0	0
C. Shares held by Custodian for GDRs & ADRs	0	0	0	0	0	0	0	0	0
Grand Total (A+B+C)	0	**3555500**	**3555500**	**100**	0	**3555500**	**3555500**	**100**	0

(ii) **Shareholding of Promoters**

Sr. No.	**Shareholder's Name**	**Shareholding at the beginning of the year (As on 01.04.2018)**			**Shareholding at the end of the year (As on 31.03.2019)**			
		No. of Shares	**% of total Shares of the company**	**% of Shares Pledged / encumbered to total shares**	**No. of Shares**	**% of total Shares of the company**	**% of Shares Pledged / encumbered to total shares**	**% change in share Holding during the year**
1.	Jai Corp Ltd.	3555500	100	0	3555500	100	0	0
	Total	**3555500**	**100**	**0**	**3555500**	**100**	**0**	**0**

(iii) **Change in Promoters' Shareholding (please specify, if there is no change)**

Sr. No.		**Shareholding at the beginning of the year. (As on 01.04.2018)**		**Cumulative Shareholding during the year**	
		No. of Shares	**% of total Shares of the company**	**No. of Shares**	**% of total Shares of the Company**
	Jai Corp Limited				
	At the beginning of the year	3555500	100	3555500	100
	Date wise Increase / Decrease in Promoters Shareholding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer /bonus/ sweat equity etc):	**NO CHANGE**			
	At the end of the year	**3555500**	**100**	**3555500**	**100**

(iv) Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs):

Sr. No.		**Shareholding at the beginning of the year. (As on 01.04.2018)**		**Cumulative Shareholding during the year**	
	For each of the top 10 shareholders	**No. of Shares**	**% of total Shares of the Company**	**No. of Shares**	**% of total Shares of the Company**
	At the beginning of the year	**NIL**			
	Date wise Increase / Decrease in Promoters Shareholding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer /bonus/ sweat equity etc):	**NIL**			
	At the end of the year (or on the date of separation, if separated during the year)	**NIL**			

(v) Shareholding of Directors and Key Managerial Personnel:

Sr. No.		Shareholding at the beginning of the year (As on 01.04.2018)		Cumulative Shareholding during the year	
	For Each of the Directors and KMP	**No. of Shares**	**% of total Shares of the Company**	**No. of Shares**	**% of total Shares of the Company**
	At the beginning of the year	**NIL**			
	Date wise Increase / Decrease in Promoters Shareholding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer /bonus/ sweat equity etc):	**NIL**			
	At the end of the year (or on the date of separation, if separated during the year)	**NIL**			

V. INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total
Indebtedness at the beginning of the financial year				
i) Principal Amount				
Jai Corp Limited (JCL) Debentures	--	1,238,800,000	--	1,238,800,000
ii) Interest due but not paid	--	--	--	--
iii) Interest accrued but not due	--	--	--	--
Total (i+ii+iii)	**--**	**1,238,800,000**	**--**	**1,238,800,000**
Change in Indebtedness during the financial year				
Additions	--	--	--	--
Total Additions	**--**	**--**	**--**	**--**
Reductions	--	--	--	--
Total Reductions	**--**	**--**	**--**	**--**
Net Change	**--**	**--**	**--**	**--**
Indebtedness at the end of the financial year				
i) Principal Amount				
JCL Debentures	--	1,238,800,000	--	1,238,800,000
ii) Interest due but not paid	--	--	--	--
--	--	--	--	--
Total (i+ii+iii)	**--**	**1,238,800,000**	**--**	**1,238,800,000**

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A: Remuneration to Managing Director, Whole Time Directors and/or Manager :NIL

Sr. No.	Particulars of Remuneration	Name of MD/WTD/Manager				Total Amount
1.	Gross Salary					
	(a) Salary as per provisions contained in section 17(1) of the Income-Tax Act,1961	NIL				
	(b) Value of perquisites u/s 17(2) Income-Tax Act, 1961					
	(c) Profits in lieu of salary under section 17(3) Income-Tax Act, 1961					
2.	Stock Option					
3.	Sweat Equity					
4.	Commission					
	- as % of profit					
	- others, specify…					
5.	Others, please specify…					
	Total (A)					
	Ceiling as per the Act: (Pursuant to Part II, Section II (A) of Schedule V)					NA

B. Remuneration to other directors:

Sr. No.	Particulars of Remuneration	Name of the Directors		Total Amount
1.	**Independent Directors**			
	Fee for attending board / committee meetings	**NIL**		**NIL**
	Commission			
	Others, please specify			
	Total (1)			
2	**Other Non-Executive Directors**			
	Fee for attending board / committee meetings	**NIL**		**NIL**
	Commission			
	Others, please specify			
	Total (2)			
	Total = (1) + (2)			
	Total Managerial Remuneration			
	Overall Ceiling as per the Act : Ceiling as per the Act: (Pursuant to Part II, Section II (A) of Schedule V)			NA

C. REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WTD

Sr. No.	Particulars of Remuneration	Key Managerial Personnel			
		CEO	Company Secretary	CFO	Total
1.	Gross Salary	NIL			
	(a) Salary as per provisions contained in Section 17(1) of the Income-Tax Act, 1961				
	(b) Value of perquisites u/s 17(2) Income-Tax Act, 1961				
	(c) Profits in lieu of salary under Section 17(3) Income-Tax Act, 1961				
2.	Stock Option				
3.	Sweat Equity				
4.	Commission				
	- as % of profit				
	- others, specify…				
5.	Others, please specify…				
	Total				

VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:

Type	Section of the Companies Act	Brief Description	Details of Penalty / Punishment/ Compounding fees imposed	Authority [RD / NCLT/ COURT]	Appeal made, if any (give Details)
A. COMPANIES		NIL			
Penalty					
Punishment					
Compounding					
B.DIRECTORS					
Penalty					
Punishment					
Compounding					
C. OTHER OFFICERS IN DEFAULT					
Penalty		NIL			
Punishment					
Compounding					

Independent Auditor's Report

To the Members of Jai Realty Ventures Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying Financial Statements of **JAI REALTY VENTURES LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March, 2019, and the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid 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, 2019, and its loss including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

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

Other Information

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

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

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

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

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

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

c) The Balance Sheet, the Statement of Profit and Loss (including other comprehensive income), the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;

d) In our opinion, the aforesaid Financial Statements comply with the Indian Accounting Standards prescribed under section 133 of the Act read with relevant rules issued thereunder.

e) On the basis of the written representations received from the directors as on 31st March, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2019 from being appointed as a director in terms of Section 164(2) of the Act;

f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in **“Annexure A”**;

g) With respect to the other matters to be included in the Auditor’s Report in accordance with the requirements of section 197(16) of the Act, as amended:

   In our opinion and to the best of our information and according to the explanations given to us, the no remuneration paid by the Company to its directors during the year and hence applicability of section 197 does not arise.

h) 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:

   (a) The Company has disclosed the impact of pending litigations in Note No. 23 which would impact its financial position in its financial statements.

   (b) The Company does not have long term contracts including derivative contracts for which there were any for material foreseeable losses

(c) There has been no amounts during the year, which required to be transferred, to the Investor Education and Protection Fund by the Company;

2. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India, in terms of sub-section (11) of Section 143 of the Act, we give in **"Annexure B"** hereto, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

For D T S & Associates
Chartered Accountants
Firm Registration No: 142412W

Anuj Bhatia
Partner
Membership No. 122179

Place: Mumbai
Date: 23rd May, 2019

“ANNEXURE A” TO INDEPENDENT AUDITORS’ REPORT

(Referred to in paragraph 1 (f) under ‘Report on Other Legal and Regulatory Requirements’ of our report of even date to the members of Jai Realty Ventures Limited on the Financial Statements for the year ended 31st March, 2019)

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

We have audited the internal financial controls over financial reporting of **Jai Realty Ventures Limited (“the Company”)** as of 31st March, 2019 in conjunction with our audit of the 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 (the “Guidance Note”) issued by the Institute of Chartered Accountants of India. 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 Act.

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 and the Standards on Auditing prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. 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 authorisations of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

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, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 2019 based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note.

For D T S & Associates
Chartered Accountants
Firm Registration No: 142412W

Anuj Bhatia
Partner
Membership No. 122179

Place: Mumbai
Date: 23rd May, 2019

“ANNEXURE B” TO INDEPENDENT AUDITORS’ REPORT

(Referred to in paragraph 2 under the heading “Report on Other Legal and Regulatory Requirements” of our report of even date to the members of Jai Realty Ventures Limited on the Financial Statements for the year ended 31st March, 2019)

i. In respect of its fixed assets:
The Company does not have any fixed assets; hence the provisions of clause (i) of paragraph 3 of the said Order are not applicable to the Company.

ii. In respect of its inventories:
The Company does not have any Inventories; hence the provisions of clause (ii) of paragraph 3 of the said Order are not applicable to the Company.

iii. In respect of loans, secured / unsecured,
The Company has not granted any loan, secured or unsecured, to companies, firm or other parties covered in the register maintained under Section 189 of the Companies Act, 2013 and hence the provisions of clause (iii) of paragraph 3 of the said Order are not applicable to the Company.

iv. According to information and explanations given to us, the Company has not entered in to any transection during the year in respect of loans, investment, guarantees and security covered under section 185 & 186 of the Act, hence the provisions of clause (iv) of paragraph 3 of the said Order are not applicable to the company.

v. According to the information and explanations given to us, the Company has not accepted any deposit from the public. Therefore, the provisions of clause (v) of paragraph 3 of the Order are not applicable to the Company.

vi. According to the information and explanation given to us, Cost records pursuant to Companies (Cost Records & Audit) Rules 2014 prescribed by Central Government under section 148 (1) (d) of the Act are not applicable in respect of activities carried out by the Company, hence the provisions of clause (vi) of paragraph 3 of the said order are not applicable to the company.

vii. According to the information and explanations given to us in respect of statutory dues:

a. The company has been generally regular in depositing undisputed statutory dues, including provident fund, employees' state insurance, income tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, Goods and Service Tax (GST), cess and any other statutory dues with the appropriate authorities during the year. According to the information and explanations given to us, no undisputed amounts payable in respect of such statutory dues were outstanding as at 31st March, 2019 for a period of more than six months from the date they became payable.

b. The disputed statutory dues aggregating to Rs.89,86,399/- that have not been deposited on account of matters pending before appropriate authorities are as under:

Name of the Statute	**Nature of the Dues**	**Amount in Rs.**	**Period**	**Forum where dispute is pending**
Income Tax Act, 1961	Income Tax	89,86,399	AY 2018-19	CIT (A)
Total		89,86,399		

viii. Based on our audit procedures and according to the information and explanations given by the management, the Company did not have any loans from banks, financial institutions or by way of debentures and hence the provisions of clause (viii) of paragraph 3 of the said Order are not applicable to the company.

ix. According to the information and explanations given to us, during the year the Company did not raise any money by way of initial public offer, further public offer (including debt instruments) and term loans during the year. Therefore, provisions of clause (ix) of paragraph 3 of the Order are not applicable to the Company.

x. Based on our audit procedures performed for the purpose of reporting the true and fair view of the financial statements and on the basis of information and explanations given by the management, no fraud by the Company or on the Company by its officers or employees has been noticed or reported during the year.

xi. In our opinion and according to the information and explanations give to us the Company has not paid/ provided managerial remuneration and hence the provision of clause (xi) of paragraph 3 of the Order, are not applicable to the Company.

xii. In our opinion and according to the information and explanations, the Company is not a Nidhi Company and hence the provisions of clause (xii) of paragraph 3 of the Order are not applicable to the Company.

xiii. In our opinion and 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 the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable Indian accounting standards.

xiv. According to the information and explanations given to us and based on our examination of the records of the Company, during the year, the Company has not raised any money by preferential allotment or private placement of share or debentures. Therefore, the provisions of clause (xiv) of paragraph 3 of the Order are not applicable to the Company.

xv. According to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with directors or persons connected with him, Therefore, the provisions of clause (xv) of paragraph 3 of the Order are not applicable to the Company.

xvi. In our opinion and according to information and explanations provided to us, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

For D T S & Associates
Chartered Accountants
Firm Registration No: 142412W

Anuj Bhatia
Partner
Membership No. 122179

Place: Mumbai
Date: 23rd May, 2019

Jai Realty Ventures Limited

Balance sheet as at 31st March 2019

(Amount in Rs)

Particulars	Note	As at 31st March 2019	As at 31st March 2018
I. ASSETS			
1 Non-current assets			
(a) Financial assets			
(i) Investments	2	1,104,568,570	1,104,568,570
(b) Non-current tax assets (Net)	3	787,117	787,117
2 Current assets			
(a) Financial assets			
(i) Investments	4	28,853	366,402
(ii) Cash and Cash Equivalents	5	50,474	57,302
(b) Other Current Assets	6	16,214	3,200
TOTAL ASSETS		**1,105,451,228**	**1,105,782,591**
II. EQUITY AND LIABILITIES			
A Equity			
(a) Equity share capital	7	35,555,000	35,555,000
(b) Other equity	8	1,069,846,228	1,070,171,091
B Liabilities			
1 Non-current liabilities			
(a) Deferred tax liabilities (Net)	9	-	-
2 Current liabilities			
(a) Financial liabilities			
(i) Other financial liabilities	10	47,500	51,500
(b) Other current liabilities	11	2,500	5,000
TOTAL EQUITY AND LIABILTIES		**1,105,451,228**	**1,105,782,591**
Significant accounting policies	1		
Notes to the financial statements	1-26		

As per our report of even date

For D T S & Associates

Chartered Accountants

(Firm Registration No.142412W)

For and on behalf of the Board of Directors

Anuj Bhatia
Partner
Membership No. 122179

Virendra Jain
Director
(DIN 00077662)

Gaurav Jain
Director
(DIN 00077770)

Place : Mumbai

Date : 23rd May 2019

Jai Realty Ventures Limited

Statement of Profit and Loss for the year ended 31st March 2019

(Amount in Rs)

Sl. No.	Particulars	Note	For the year ended 31st March 2019	For the year ended 31st March 2018
I.	Other Income	12	2,556	2,477
II.	**Total Revenue**		**2,556**	**2,477**
III.	Expenses:			
	Finance Costs	13	-	186
	Other Expenses	14	327,418	164,617,039
	Total Expenses		**327,418**	**164,617,225**
IV.	**Loss Before Exceptional items and Tax (II-III)**		**(324,862)**	**(164,614,748)**
V.	Exceptional items		-	-
VI.	**Loss Before Tax (IV-V)**		**(324,862)**	**(164,614,748)**
VII.	Tax Expense:			
	(i) Deferred Tax Expenses/(Credit)	15	-	(4,882)
			-	**(4,882)**
VIII.	**Net Loss After Tax (VI-VII)**		**(324,862)**	**(164,609,866)**
IX.	**Other Comprehensive Income (OCI)**	16		
A.	(i) Items that will not be reclassified to profit or loss		-	-
	(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
B.	(i) Items that will be reclassified to profit or loss		-	-
	(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
			-	-
X.	**Total Comprehensive Income for the year (VIII+IX)**		**(324,862)**	**(164,609,866)**
XI.	Earnings per Equity Share:	17		
	Basic & Diluted (in Rs.)		(0.09)	(46.30)
	Face Value per Share (in Rs.)		10	10
	Significant Accounting Policies	1		
	Notes to the financial statements	1-26		

As per our report of even date
For D T S & Associates
Chartered Accountants
(Firm Registration No.142412W)

For and on behalf of the Board of Directors

Anuj Bhatia
Partner
Membership No. 122179

Virendra Jain
Director
(DIN 00077662)

Gaurav Jain
Director
(DIN 00077770)

Place : Mumbai
Date : 23rd May 2019

Jai Realty Ventures Limited

Notes to the Financial Statements for the year ended 31st March, 2019

Statement of changes in equity

(Amount in Rs)

Equity share capital	Number of shares	Amount
As at 1st April 2017	**3,555,500**	**35,555,000**
Changes during the year	-	-
As at 31st March 2018	**3,555,500**	**35,555,000**
Changes during the year	-	-
As at 31st March 2019	**3,555,500**	**35,555,000**

B. Other equity

2017-18

(Amount in Rs)

Particulars	Reserves and surplus		Optionally Convertible Non-Cumulative, Redeemable Preference Shares issued to parent	Equity component on interest free loans from parent company	Optionally fully convertible debentures issued to parent treated as equity	Items of OCI	Total Other Equity
	Retained earnings	Securities premium reserve				Gain on Investments Fair Value through OCI	
Opening balance as at 1st April 2017	(580,141,777)	4,950,000	50,000	571,405,716	1,238,800,000	(282,982)	1,234,780,957
Total comprehensive income for the year							
Loss for the year	(164,609,866)	-	-	-	-	-	(164,609,866)
Other Comprehensive Income	-	-	-	-	-	-	-
Closing balance as at 31st March 2018	(744,751,643)	4,950,000	50,000	571,405,716	1,238,800,000	(282,982)	1,070,171,091

2018-19

(Amount in Rs)

Particulars	Reserves and surplus		Optionally Convertible Non-Cumulative, Redeemable Preference Shares issued to parent	Equity component on interest free loans from parent company	Optionally fully convertible debentures issued to parent treated as equity	Items of OCI	Total Other Equity
	Retained earnings	Securities premium reserve				Gain on Investments Fair Value through OCI	
Opening balance as at 1st April 2018	(744,751,643)	4,950,000	50,000	571,405,716	1,238,800,000	(282,982)	**1,070,171,091**
Total comprehensive income for the year							
Loss for the year	(324,862)	-	-	-	-	-	(324,862)
Other Comprehensive Income	-	-	-	-	-	-	-
Closing balance as at 31st March 2019	**(745,076,506)**	**4,950,000**	**50,000**	**571,405,716**	**1,238,800,000**	**(282,982)**	**1,069,846,228**

As per our report of even date

For D T S & Associates

Chartered Accountants

(Firm Registration No.142412W)

For and on behalf of the Board of Directors

Anuj Bhatia
Partner
Membership No. 122179

Virendra Jain
Director
(DIN 00077662)

Gaurav Jain
Director
(DIN 00077770)

Place : Mumbai

Date : 23rd May 2019

Jai Realty Ventures Limited

Cash Flow Statement for the year ended 31st March 2019

(Amount in Rs)

	Particulars	For the year ended 31st March 2019		For the year ended 31st March 2018	
A.	**CASH FLOW FROM OPERATING ACTIVITIES**				
	Net Loss before tax as per Statement of Profit and Loss		(324,862)		(164,614,748)
	Adjusted for :				
	Finance Cost	-		186	
	Fair value (Gain) / Loss on Financial assets classified and measured at FVTPL	255,104		164,506,523	
	Profit on sale of Investments - Current	(2,556)		(2,477)	
			252,548		**164,504,232**
	Operating Loss before Working Capital Changes		**(72,314)**		**(110,516)**
	Adjusted for :				
	Other Receivables		(13,014)		(3,200)
	Other Payables		(6,500)		(4,001)
	Cash used in operations		**(91,828)**		**(117,717)**
	Net Cash (used in) Operating Activities		**(91,828)**		**(117,717)**
B.	**CASH FLOW FROM INVESTING ACTIVITIES**				
	Sale of Investments		85,000		125,000
	Net Cash From Investing Activities		**85,000**		**125,000**
C.	**CASH FLOW FROM FINANCING ACTIVITIES**				
	Finance Cost		-		(186)
	Net Cash (used in) Financing Activities		**-**		**(186)**
	Net Increase/(Decrease) in Cash and Cash Equivalents (A+B+C)		**(6,828)**		**7,097**
	Opening Balance of Cash and Cash Equivalents		57,302		50,205
	Closing balance of Cash and Cash Equivalents		**50,474**		**57,302**
	Components of Cash and Cash Equivalents:				
	Balances with Banks in Current Accounts		50,474		57,302

1 Bracket indicates cash outflow.
2 Previous year figures have been regrouped and rearranged wherever necessary.
3 The above statement of cash flow has been prepared under the "Indirect Method" as set out in Ind AS 7 on Statement of Cash Flow.

As per our report of even date
For D T S & Associates
Chartered Accountants
(Firm Registration No.142412W)

For and on behalf of the Board of Directors

Anuj Bhatia
Partner
Membership No. 122179

Virendra Jain
Director
(DIN 00077662)

Gaurav Jain
Director
(DIN 00077770)

Place : Mumbai
Date : 23rd May 2019

Jai Realty Ventures Limited

Notes to the Financial Statements for the year ended 31st March, 2019

Note 1 Significant Accounting Policies

	Company Information
	Jai Realty Ventures Limited ('the Company') is a company limited by shares and is domiciled in India. The Company's registered office is at **11, B wing, Mittal Towers, Free press Journal Marg, Nariman Point, Mumbai - 21**. These financial statements are the separate financial statements of the company. The company is primarily involved in Real Estate Business.
	Basis of Preparation
	The separate financial Statements have been prepared to comply in all material aspects with the Accounting Standards notified under Section 133 of Companies Act, 2013 as per Companies (Indian Accounting Standards (Ind AS)) Rules, 2015 and other relevant provisions of the Companies Act, 2013 and rules framed thereunder. The Financial Statements have been prepared under the historical cost convention and on accrual basis, except for certain financial assets and liabilities measured at fair value.
1	**The Financial Statements Have Been Prepared Under The Historical Cost Convention And On Accrual Basis, Except For Certain Financial Assets And Liabilities Measured At Fair Value.**
a	**Investment in subsidiaries**
	Investments in subsidiaries are accounted at cost in accordance with Ind AS 27 – Separate financial statements.
b	**Foreign currency translation**
	The functional currency of the company is Indian national rupee (INR) which is also the presentation currency. All other currencies are accounted for as foreign currency. Transactions denominated in foreign currencies are initially recorded at the exchange rate prevailing at the date of transaction. Foreign currency monetary items are reported using the closing exchange rates. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in OCI or profit or loss are also recognised in OCI or profit or loss, respectively). Any income or expense on account of exchange difference either on settlement or on translation is recognised in the Statement of Profit and Loss.
c	**Revenue recognition**
	Revenue is measured at the fair value of consideration received or receivable. Revenue is recognised only when it can be reliably measured and it is probable that future economic benefits will flow to the company. Interest income for all debt instruments is recognised using the effective interest rate method. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of a financial asset. When calculating the effective interest rate, the company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses. Dividend Income is recognised when right to receive the payment is established by the balance sheet date.

d	**Income taxes**
	The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses. Deferred income tax is provided in full, using the balance sheet approach, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled. Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses. Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously. Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.
e	**Investments and financial assets**
	Classification The company classifies its financial assets in the following measurement categories: • those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss), and • those measured at amortised cost. The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows. For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in debt instruments, this will depend on the business model in which the investment is held. For investments in equity instruments, this will depend on whether the company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income. The company reclassifies debt investments when and only when its business model for managing those assets changes.
	Measurement At initial recognition, the company measures a financial asset at its fair value except investments in subsidiaries and associates plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss. Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

Measurement of debt instruments

Subsequent measurement of debt instruments depends on the company's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the company classifies its debt instruments:

• **Amortised cost:** Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost, is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method.

• **Fair value through other comprehensive income (FVOCI):** Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.

• **Fair value through profit or loss:** Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss, is recognised in profit or loss and presented net in the statement of profit and loss within other gains/(losses) in the year in which it arises. Interest income from these financial assets is included in other income.

Measurement of equity instruments

The company subsequently measures all equity investments at fair value except invevestments in subsidiaries and associates. Where the company's management has elected to present fair value gains and losses on equity investments in other comprehensive income, there is no subsequent reclassification of fair value gains and losses to profit or loss. Dividends from such investments are recognised in profit or loss as other income when the company's right to receive payments is established.

Changes in the fair value of financial assets measured at fair value through profit or loss are recognised as other gain/ (losses) in the statement of profit and loss. Impairment losses (and reversal of impairment losses) on equity investments measured at FVOCI are not reported separately from other changes in fair value.

Impairment of financial assets

The company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

De-recognition of financial assets

A financial asset is derecognised only when

• The company has transferred the rights to receive cash flows from the financial asset or

• retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the entity has transferred an asset, the company evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset is derecognised. Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognised.

Where the entity has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognised if the company has not retained control of the financial asset. Where the company retains control of the financial asset, the asset is continued to be recognised to the extent of continuing involvement in the financial asset.

Interest income from financial assets

Interest income from debt instruments is recognised using the effective interest rate method. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of a financial asset. When calculating the effective interest rate, the company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

f	**Borrowings and other financial liabilities**
	Borrowings and other financial liabilities are initially recognised at fair value (net of transaction costs incurred). Difference between the fair value and the transaction proceeds on initial is recognised as an asset / liability based on the underlying reason for the difference. Subsequently all financial liabilities are measured at amortised cost using the effective interest rate method Borrowings are removed from the balance sheet when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss. The gain / loss is recognised in other equity in case of transaction with shareholders.
g	**Borrowing costs**
	Borrowing costs that are attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for intended use. All other borrowing costs are charged to the statement of profit and loss as finance costs.
h	**Provisions, contingent liabilities and contingent assets**
	Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event. It is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using equivalent period government securities interest rate. Unwinding of the discount is recognised in the statement of profit and loss as a finance cost. Provisions are reviewed at each balance sheet date and are adjusted to reflect the current best estimate. Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made. Information on contingent liability is disclosed in the Notes to the Financial Statements. Contingent assets are not recognised. However, when the realisation of income is virtually certain, then the related asset is no longer a contingent asset, but it is recognised as an asset.
i	**Earnings per share**
	Basic earnings per share is computed using the net profit for the year attributable to the shareholders' and weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed using the net profit for the year attributable to the shareholder' and weighted average number of equity and potential equity shares outstanding during the year including share options, convertible preference shares and debentures, except where the result would be anti-dilutive. Potential equity shares that are converted during the year are included in the calculation of diluted earnings per share, from the beginning of the year or date of issuance of such potential equity shares, to the date of conversion.
j	**Dividends**
	Provision is made for the amount of any dividend declared, being appropriately authorised and no longer at the discretion of the entity, on or before the end of the reporting period but not distributed at the end of the reporting period.
k	**Cash and cash equivalents**
	For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions and banks, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities in the balance sheet.
l	**Inventories**
	Cost of inventories consists of cost of land, land development expenses, material services, construction cost, interest and financial charges and other expenses related to project under development. In general, all Inventories of land are stated at lower of cost and net realisable value.

m	**Current and non-current classification:**
	The Company presents assets and liabilities in statement of financial position based on current/non-current classification. The Company has presented non-current assets and current assets before equity, non-current liabilities and current liabilities in accordance with Schedule III, Division II of Companies Act, 2013 notified by MCA. **An asset is classified as current when it is:** a) Expected to be realised or intended to be sold or consumed in normal operating cycle, b) Held primarily for the purpose of trading, c) Expected to be realised within twelve months after the reporting period, or d) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period. All other assets are classified as non-current. **A liability is classified as current when it is:** a) Expected to be settled in normal operating cycle, b) Held primarily for the purpose of trading, c) Due to be settled within twelve months after the reporting period, or d) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period. All other liabilities are classified as non-current. The operating cycle is the time between the acquisition of assets for processing and their realisation in cash or cash equivalents. Deferred tax assets and liabilities are classified as non-current assets and liabilities. The Company has identified twelve months as its normal operating cycle.
n	**Fair value measurement:**
	The Company measures financial instruments at fair value at each balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either: a) In the principal market for the asset or liability, or b) In the absence of a principal market, in the most advantageous market for the asset or liability. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use. The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs. All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy.
o	**Off-setting financial Instrument:**
	Financial assets and liabilities are offset and the net amount is reported in the balance sheet where there is a legally enforceable rights to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The legally enforceable rights must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Company or counterparty.
p	**SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS:**
	The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods. The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based on its assumptions and estimates on parameters available when the financial statements were prepared. However, existing circumstances and assumptions about future developments may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.
	i) Income Tax:
	The Company reviews at each balance sheet date the carrying amount of deferred tax assets. The factors used in estimates may differ from actual outcome which could lead to an adjustment to the amounts reported in the financial statements.

	ii) Contingencies:
	Management has estimated the possible outflow of resources at the end of each annual reporting financial year, if any, in respect of contingencies/claim/litigations against the Company as it is not possible to predict the outcome of pending matters with accuracy.
	iii) Provisions:
	Provisions and liabilities are recognized in the period when it becomes probable that there will be a future outflow of funds resulting from past operations or events and the amount of cash outflow can be reliably estimated. The timing of recognition and quantification of the liability require the application of judgement to existing facts and circumstances, which can be subject to change. Since the cash outflows can take place many years in the future, the carrying amounts of provisions and liabilities are reviewed regularly and adjusted to take account of changing facts and circumstances.
q	Recent Announcements:
	On 30th March, 2019, the Ministry of Corporate Affairs (MCA) has notified Ind AS 116 – Leases and certain amendment to existing Ind AS. These amendments shall be applicable to the Company from 1st April, 2019. i) Issue of Ind AS 116 - "Leases" Ind AS 116 will replace the existing leasing standard i.e. Ind AS 17 and related interpretations. Ind AS 116 introduces a single lessee accounting model and requires lessee to recognize assets and liabilities for all leases with non-cancellable period of more than twelve months except for low value assets. Ind AS 116 substantially carries forward the lessor accounting requirement in Ind AS 17. ii) Amendment to Existing issued Ind AS The MCA has also notified certain amendments to the following Accounting Standards: i. Ind AS 103 – Business Combinations ii. Ind AS 109 - Financial Instruments iii. Ind AS 12 – Income Taxes iv. Ind AS 19 – Employee Benefits v. Ind AS 23 – Borrowing Costs iii)Applications of the above standards are not expected to have any significant impact on the Company's financial statements.

Jai Realty Ventures Limited

Notes to the Financial Statements for the year ended 31st March, 2019

Note 2 - Investments

(Amount in Rs)

	As at 31st March, 2019			As at 31st March, 2018		
	Quantity (No's)	**Face value**	**Amount**	**Quantity (No's)**	**Face value**	**Amount**
A) In Subsidiaries carried at cost						
1. Equity Instruments						
a) Equity Shares - Unquoted fully paid-up						
Belle Terre Realty Limited	9,933	USD 1	424,114	9,933	USD 1	424,114
Total Equity Instruments			**424,114**			**424,114**
b) 1% Optionally convertible non cumulative redeemable preference shares - Unquoted fully paid up						
Belle Terre Realty Limited	22,774,300	USD 1	1,015,499,034	22,774,300	USD 1	1,015,499,034
Total Preference shares			**1,015,499,034**			**1,015,499,034**
Total investments in subsidiaries			**1,015,923,148**			**1,015,923,148**
B) In Others						
(i) Financial assets classified and measured at Fair value through other comprehensive income						
1. Equity Instruments						
a) Equity Shares - Unquoted fully paid up						
Prestige Garden Estates Private Limited	8,007	10	80,070	8,007	10	80,070
Sun Infrastructure Pvt Ltd	28,298	10	-	28,298	10	-
Share application money towards Prestige Garden Estates Private Limited			88,565,352			88,565,352
Total investment in equity shares			**88,645,422**			**88,645,422**
Total non-current investments			**1,104,568,570**			**1,104,568,570**

Aggregate amount of quoted investments and market value thereof			**-**			**-**
Aggregate amount of unquoted investments			**1,104,568,570**			**1,104,568,570**

2.1 Refer Policy No. 1(e) for the basis of the valuation of Non Current Investments

2.2 Aggregate Amount of unquoted Investments **Rs. 1,10,45,68,570/-** (Rs. 1,10,45,68,570/- as at 31st March, 2018)

Jai Realty Ventures Limited

Notes to the Financial Statements for the year ended 31st March, 2019

Note 3 - Non current tax assets (Net) (Amount in Rs)

Particulars	As at 31st March 2019	As at 31st March 2018
Income-tax	787,117	787,117
Total	**787,117**	**787,117**

Jai Realty Ventures Limited

Notes to the Financial Statements for the year ended 31st March, 2019

Note 4 - Current investments

(Amount in Rs)

Particulars	**As at 31st March, 2019**			**As at 31st March, 2018**		
	Quantity (No's)	**Face value**	**Amount**	**Quantity (No's)**	**Face value**	**Amount**
(i) Financial assets classified and measured as fair value through profit and loss						
a) Mutual Funds - Unquoted Fully Paid-up						
Birla Sunlife Floating Rate Fund STP Growth Direct Plan	-	-	-	470	100	109,038
Birla Sunlife Money Manager Fund	115	100	28,853			
Total current investments at FVPL			**28,853**			**109,038**
b) 0% Optionally Fully Convertible Debentures - Unquoted fully paid up						
Series (A) - 0% Redeemable Optionally Fully Convertible Debentures of Sun Infrastructures Private Limited	151,000	1,000	-	151,000	1,000	-
c) 0% Optionally Fully Convertible Debentures - Unquoted partly paid up						
Series (B) - 0% Redeemable Optionally Fully Convertible Debentures of Sun Infrastructures Private Limited (Partly paid up Rs.586/-each)	23,500	1,000	-	23,500	1,000	257,364
Total equity investments at amortised cost			**-**			**257,364**
Total current investments			**28,853**			**366,402**

Aggregate amount of quoted investments and market value thereof			**-**			**-**
Aggregate amount of unquoted investments			**28,853**			**366,402**

4.1 Refer Policy No. 1(e) for the basis of the valuation of Current Investments

4.2 Aggregate Amount of unquoted Investments **Rs. 28,853/-** (Rs. 3,66,402/- as at 31st March, 2018)

Jai Realty Ventures Limited

Notes to the Financial Statements for the year ended 31st March, 2019

Note 5 - Cash and Cash Equivalents

(Amount in Rs)

Particulars	As at 31st March 2019	As at 31st March 2018
Balances with Banks in Current Accounts	50,474	57,302
Total	**50,474**	**57,302**

5.1 For the purpose of the statement of cash flow, cash and cash equivalnets comprise the followings:

(Amount in Rs)

Particulars	As at 31st March 2019	As at 31st March 2018
Balances with Banks in Current Accounts	50,474	57,302
Total	**50,474**	**57,302**

Note 6 - Other Current Assets

(Amount in Rs)

Particulars	As at 31st March 2019	As at 31st March 2018
Balance With Goods And Services Tax Authorities	16,160	3,200
Other Advances	54	-
Total	**16,214**	**3,200**

Jai Realty Ventures Limited

Notes to the Financial Statements for the year ended 31st March, 2019

Note 7 - Equity share capital

(Amount in Rs)

Particulars	As at 31st March 2019	As at 31st March 2018
Authorised:		
99,50,000 Equity Shares of Rs. 10 each	99,500,000	99,500,000
(99,50,000 Equity Shares of Rs. 10 each as at 31st March, 2018)		
50,000 1% Redeemable Preference Shares of Rs.10 each	500,000	500,000
(50,000 Pref Shares of Rs. 10 each as at 31st March, 2018)		
Total	**100,000,000**	**100,000,000**

Issued, Subscribed and Paid-up:		
35,55,500 Equity Shares of Rs. 10 each fully paid up	35,555,000	35,555,000
(35,55,500 Equity Shares of Rs. 10 each as at 31st March, 2018)		
Total	**35,555,000**	**35,555,000**

7.1 Reconciliation of number of Equity Shares outstanding at the beginning and at the end of the year:

Particulars	2018-19		2017-18	
	(In Nos.)	(Amount in Rs)	(In Nos.)	(Amount in Rs)
Shares outstanding at the beginning of the year	3,555,500	35,555,000	3,555,500	35,555,000
Shares outstanding at the end of the year	3,555,500	35,555,000	3,555,500	35,555,000

7.2 The terms / rights attached to the Equity Shares:

The Holders of equity shares of Rs. 10 each is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by shareholders.

7.3 Details of shares in the Company held by each shareholder holding more than 5% shares:

Name of Shareholder	As at 31st March 2019		As at 31st March 2018	
	Number of Shares held	% of Holding	Number of Shares held	% of Holding
Equity Shares (Including Equity shares jointly held with Nominees):				
Jai Corp Limited	3,555,500	100	3,555,500	100

Note 8 - Other equity

(Amount in Rs)

Particulars	As at 31st March 2019	As at 31st March 2018
Securities premium		
Opening balance	4,950,000	4,950,000
Transaction during the year	-	-
Closing balance	4,950,000	4,950,000
Nature and Purpose - Securities premium is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the Companies Act, 2013.		

Jai Realty Ventures Limited

Notes to the Financial Statements for the year ended 31st March, 2019

(Amount in Rs)

Particulars	As at 31st March 2019	As at 31st March 2018
Retained earnings		
Opening balance	(744,751,642)	(580,141,777)
Add: Net loss for the year	(324,862)	(164,609,866)
Closing balance	(745,076,506)	(744,751,642)
Nature and Purpose - Retained earnings represent the accumulated profits / losses made by the company over the years.		

(Amount in Rs)

Particulars	As at 31st March 2019	As at 31st March 2018
1% Optionally Convertible Non Cumulative Redeemable Preference Shares		
Opening balance	50,000	50,000
Transaction during the year	-	-
Closing balance	50,000	50,000
Nature and purpose - The Optionally Convertible, Non-cumulative, Redeemable Preference Shares issued to parent company are treated as equity.		
Terms - 1% Optionally Convertible Non Cumulative Redeemable Preference Shares (OCPS) are redeemable at any time from the date of allotment i.e. 31st March, 2010 at the option of the Company or at the end of 20 years from the date of allotment at a premium of Rs. 990 each. OCPS holders have the option to convert each OCPS at any time prior to the redemption into One Equity Share of Rs. 10 each fully paid up. The preference shares have a preferential right to dividend of 1% per annuam, carry a preferential right for repayment of capital in priority to the equity shares, on liquidation of the Company or repayment of capital. However, the preference shares carry no further or other right to participate either in the profits or assets of the Company.		

Reconciliation of number of Preference Shares outstanding at the beginning and at the end of the year:

Particulars	2018-19		2017-18	
	(In Nos.)	**(Figures in Rs)**	**(In Nos.)**	**(Figures in Rs)**
Shares outstanding at the beginning of the year	5,000	50,000	5,000	50,000
Shares outstanding at the end of the year	5,000	50,000	5,000	50,000

(Amount in Rs)

Particulars	As at 31st March 2019	As at 31st March 2018
Equity component on interest free loans from parent company		
Opening balance	571,405,716	571,405,716
Transaction during the year	-	-
Closing balance	571,405,716	571,405,716
Nature and purpose - The difference between the fair value of interest free loans on the date of issue and the transaction price is recognised as a deemed equity component by the parent company. Estimation of fair value - For computation of the above fair value benefit, the company has estimated the fair value of the financial liability on the date of issue by considering comparable market interest rates adjusted to the facts and circumstances relevant to the company.		

Jai Realty Ventures Limited

Notes to the Financial Statements for the year ended 31st March, 2019

(Amount in Rs)

Particulars	As at 31st March 2019	As at 31st March 2018
Optionally fully convertible debentures issued to parent treated as equity		
Opening balance	1,238,800,000	1,238,800,000
Issued during the year	-	-
Closing balance	1,238,800,000	1,238,800,000
Nature and purpose - The optionally fully convertible debentures issued to parent company are treated as equity.		
Terms - **12,25,300** (12,25,300 as at 31st March 2018) 0% Optionally Fully Convertible Debenture (OFCD) of Rs. 1,000/- each are redeemable at face value at the option of the Company at any time from the date of allotment i.e.21st July,2015 but before the end of 20 years. The holder of the OFCD have the option to convert each OFCD in to 100 equity shares of face vaue of Rs. 10/- each of the Company at any time from the date of allotment during the tenure of OFCD. Terms - **13,500** (13,500 as at 31st March 2018) 0% Optianally Fully Convertible Debenture (OFCD) of Rs. 1,000/- each are redeemable at face value at the option of the Company at any time from the date of allotment i.e.11th January,2016 but before the end of 20 years. The holder of the OFCD have the option to convert each OFCD in to 100 equity shares of face vaue of Rs. 10/- each of the Company at any time from the date of allotment during the tenure of OFCD.		

(Rs.in Lacs)

Particulars	As at 31st March 2019	As at 31st March 2018
FVOCI - Equity instruments		
Opening balance	(282,982)	(282,982)
Transaction during the year -		
Fair value gains and losses on restatement to fair value on reporting date	-	-
Deferred tax	-	-
Share of Other comprehensive income of Associates		
Closing balance	(282,982)	(282,982)

Nature and Purpose - The company has elected to recognise changes in the fair value of certain investments in equity instruments in other comprehensive income.

(Amount in Rs)

Total other equity as at 31st March 2019	
31-Mar-18	1,070,171,091
31-Mar-19	1,069,846,228

Jai Realty Ventures Limited

Notes to the Financial Statements for the year ended 31st March, 2019

Note 9 - Deferred tax liabilities (net)

(Amount in Rs)

Particulars	As at 31st March 2019	As at 31st March 2018
Deferred tax liabilities		
Taxable temporary differences on financial assets measured at FVTPL	-	-
Net deferred tax liability	**-**	**-**

9.1 Movement in Deferred Tax Liabilites

	Financial assets measured at FVTPL	Investments measured at FVOCI	Total
As at 1st April, 2017	4,882	-	4,882
Charged/(Credited)			
- to Profit & Loss	(4,882)	-	(4,882)
As at 31st March, 2018	-	-	-
Charged/(Credited)			
- to Profit & Loss	-	-	-
As at 31st March, 2019	-	-	-

9.2 Unrecognised deferred tax assets:

a) Tax Losses

The Company has the following unused tax losses which arose on incurrence of business losses under the Income Tax Act, 1961 for which no deferred tax asset has been recognised in the Balance Sheet.

(Amount in Rs)

In relataion to Financial Year ending	As at 31st March 2019	Expiry Year	As at 31st March 2018	Expiry Year
2011-12	332,665	2019-2020	332,665	2019-2020
2012-13	267,527	2020-2021	267,527	2020-2021
2013-14	105,940	2021-2022	105,940	2021-2022
2014-15	1,137,375	2022-2023	1,137,375	2022-2023
2015-16	388,440	2023-2024	388,440	2023-2024
2016-17	186,089	2024-2025	186,089	2024-2025
2017-18	99,600	2025-2026	110,701	2025-2026
2017-18	58,955	2026-2027	-	-

Note 10 - Other current financial liabilities

(Amount in Rs)

Particulars	As at 31st March 2019	As at 31st March 2018
Other payables (Refer Note 10.1 below)	47,500	51,500
Total	**47,500**	**51,500**

10.1 Other payable includes audit fees payable.

Note 11 - Other current liabilities

(Amount in Rs)

Particulars	As at 31st March 2019	As at 31st March 2018
Statutory Dues	2,500	5,000
Total	**2,500**	**5,000**

Jai Realty Ventures Limited

Notes to the Financial Statements for the year ended 31st March, 2019

Note 12 - Other income

(Amount in Rs)

Particulars	For the year ended 31st March 2019	For the year ended 31st March 2018
Profit on sale of Investments - Current	2,556	2,477
Total	**2,556**	**2,477**

Note 13 - Finance costs

(Amount in Rs)

Particulars	For the year ended 31st March 2019	For the year ended 31st March 2018
Interest On Others	-	186
Total	**-**	**186**

Note 14 - Other expenses

(Amount in Rs)

Particulars	For the year ended 31st March 2019	For the year ended 31st March 2018
Administrative and General Expenses		
Rates and Taxes	2,500	2,500
Legal, Professional and Consultancy Charges	6,300	6,500
Directors' Sitting Fees	-	33,000
Bank Charges	708	819
Other Expenses	2,806	6,197
Fair value changes (net) on financial assets classified as fair value through profit and loss - (net expense)	255,104	164,506,523
Payment to Auditors		
Audit Fees	50,000	50,000
Certification fees	10,000	11,500
Total	**327,418**	**164,617,039**

Note 15 - Tax expense

(Amount in Rs)

Particulars	For the year ended 31st March 2019	For the year ended 31st March 2018
Deferred taxes		
Change in deferred tax assets	-	-
Change in deferred tax liabilities	-	(4,882)
	-	**(4,882)**
Total	**-**	**(4,882)**

Note 15.1 - Tax reconciliation (for profit and loss)

(Amount in Rs)

Particulars	For the year ended 31st March 2019	For the year ended 31st March 2018
Profit before income tax expense	(324,862)	(164,614,748)
Tax at the rate of 26%	(84,464)	(42,388,298)
Tax Assets not created	84,464	42,388,298
Fair Value of Financial Assets/liabilities	-	(4,882)
Income Tax expenses	**-**	**(4,882)**

Jai Realty Ventures Limited

Notes to the Financial Statements for the year ended 31st March, 2019

Note 16 - Other comprehensive income (items which will not be reclassified to profit and loss) (Amount in Rs)

Particulars	For the year ended 31st March 2019	For the year ended 31st March 2018
Fair value changes (net) on financial assets classified as fair value through other comprehensive income	-	-
Deferred tax impact on financial assets classified as fair value through other comprehensive income	-	-
TOTAL	**-**	**-**

Note 17 - Earnings per share (Amount in Rs)

Particulars	For the year ended 31st March 2019	For the year ended 31st March 2018
Net Profit / (loss) after tax before OCI attributable to equity share holders	(324,862)	(164,609,866)
Weighted Average Number of equity shares outstanding during the year for Basic EPS and Diluted EPS (in Nos)	3,555,500	3,555,500
Basic and Diluted Earnings Per Share (in Rs.)	(0.09)	(46.30)
Face Value per Share (Re.)	10.00	10.00

Reconciliation between number of shares used for calculating basic and diluted earning per share

Particulars	For the year ended 31st March 2019	For the year ended 31st March 2018
Number of Shares Used for calculating Basic EPS	3,555,500	3,555,500
Add:- Potential Equity Shares on conversion of OCRPS (Weighted)	5,000	5,000
Add:- Potential Equity Shares on conversion OF OFCD (Weighted)	123,880,000	123,880,000
Number of Shares used for Calculating Diluted EPS	**127,440,500**	**127,440,500**

18 Fair value measurements

Financial instruments by category: (Amount in Rs)

Particulars	As at 31st March, 2019 FVOCI	FVTPL	Amortised cost	As at 31st March, 2018 FVOCI	FVTPL	Amortised cost
Financial assets						
Non current assets						
Investments in unquoted equity instruments	80,070	-	-	80,070	-	-
Current assets						
Investment in mutual funds	-	28,853	-	-	109,038	-
Current investment in OFCDs	-	-	-	-	-	257,364
Cash and cash equivalents	-	-	50,474	-	-	57,302
Total financial assets	**80,070**	**28,853**	**50,474**	**80,070**	**109,038**	**314,666**
Current liabilities						
Other financial liabilities	-	-	47,500	-	-	51,500
Total financial liabilities	**-**	**-**	**47,500**	**-**	**-**	**51,500**

Fair value hierarchy

The fair values of the financial assets and liabilities are included at the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.
This section explains the judgements and estimates made in determining the fair values of the financial instruments that are (a) recognised and measured at fair value and (b) measured at amortised cost and for which fair values are disclosed in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the group has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level follows underneath the table.

Level 1: hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments that have quoted price and financial instruments like Mutual Funds for which NAV is published by Mutual Fund Operator. The fair value of all equity instruments which are traded in the stock exchanges is valued using the closing price as at the reporting period and Mutual Fund are valued using the Closing NAV.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in this level.

Financial assets and liabilities measured at fair value at each reporting date (Amount in Rs)

Financial assets	As at 31st March, 2019 Level 1	Level 2	Level 3	As at 31st March, 2018 Level 1	Level 2	Level 3
Financial assets measured at FVOCI						
Investments in unquoted equity instruments	-	-	80,070	-	-	80,070
Total	**-**	**-**	**80,070**	**-**	**-**	**80,070**
Financial assets measured at FVTPL						
Investment in mutual funds	28,853	-	-	109,038	-	-
Total	**28,853**	**-**	**-**	**109,038**	**-**	**-**

During the years mentioned above, there have been no transfers amongst the levels of hierarchy.

Fair value for assets measured at amortised cost

The carrying amounts of cash and cash equivalents and other financial liabilities are considered to be approximately equal to the fair value.

Valuation processes

The Company evaluates the fair value of financial assets and financial liabilities on periodic basis using the best and most relevant data available. Also, the Company internally evaluates the valuation process and appoints independent valuer to have independent price validation for certain instruments like investments in unquoted equity securities.

The main level 3 inputs for unlisted equity securities used by the company are derived and evaluated as follows:
• Discount rates are determined using a capital asset pricing model to calculate a pre-tax rate that reflects current market assessments of the time value of money and the risk specific to the asset.
• Risk adjustments specific to the counterparties (including assumptions about credit default rates) are derived from credit risk grading determined by the Company's internal credit risk management group.
• Earnings growth factor for unlisted equity securities are estimated based on market information for similar types of companies.

Valuation techniques used to determine fair value and significant estimates and judgements made in:
Significant valuation techniques used to value financial instruments include:

Valuation inputs for fair values of items in level 3 and their relationships to fair value

Particulars	Fair value as at 31-Mar-19	31-Mar-18	Significant unobservable inputs	Sensitivity
Investments in unquoted equity instruments	80,070	80,070	Market value of land parcels, Cost of projects, Prevailing discount rates,	No Major Impact

19 Financial risk management

The company is exposed to credit risk, liquidity risk and Market risk.

A Credit risk

Credit risk arises from cash and cash equivalents and inter corporate deposits carried at amortised cost.

Credit risk management

To manage the credit risk bank balances are held with only high rated banks.

B Liquidity risk

Liquidity risk is defined as the risk that the Company will not be able to settle or meet its obligations on time or at a reasonable price. For the Company, liquidity risk arises from obligations on account of financial liabilities – borrowings and other financial liabilities.

Liquidity risk management

The Company is responsible for liquidity and funding as well as settlement management. In addition, processes and policies related to such risks are overseen by senior management. Management monitors the Company's net liquidity position through rolling forecasts on the basis of expected cash flows.

Maturities of financial liabilities

As at 31st March 2019

(Amount in Rs)

Particulars	Less than 6 months	6 months to 1 year	Between 1 and 5 years	Beyond 5 years	Total
Other current financial liabilities	47,500	-	-	-	47,500
Total	**47,500**	**-**	**-**	**-**	47,500

As at 31st March 2018

(Amount in Rs)

Particulars	Less than 6 months	6 months to 1 year	Between 1 and 5 years	Beyond 5 years	Total
Other current financial liabilities	51,500	-	-	-	51,500
Total	**51,500**	**-**	**-**	**-**	**51,500**

C Market risk

Price risk

The company holds investments in mutual funds. The Company's exposure to equity security's price risks arises from these investments held by the Company and classified in the balance sheet at fair value through profit or loss.

Price risk management

The company evaluates the performance of its investees on a periodic basis. In case, the investments are not performing adequately for a longer duration, the company sells or elects an exit from those investments.

Sensitivity for mutual fund Investments (Amount in Rs)

	Impact on profit after tax	
	31st March, 2019	**31st March, 2018**
Mutual Funds		
Increase in price by1%	289	1,090
Decrease in price by1%	(289)	(1,090)

Profit for the period would increase/ decrease as a result of gains/ losses on investments classified as at fair value through profit or loss. Other components of equity would increase/ decrease as a result of equity securities classified as at fair value through other comprehensive income.

20 Capital Management

20.1 Risk management

For the purpose of Company's capital management, capital includes issued capital, all other equity reserves and debts. The primary objective of the Company's capital management is to maximise shareholders value. The Company manages its capital structure and makes adjustments in the light of changes in economic environment and the requirements of the financial covenants.

The Company monitors capital using net gearing ratio, which is net debt divided by total capital (equity plus net debt). Net debt are non-current and current debts as reduced by cash and cash equivalents. Equity comprises all components including other comprehensive income.

The capital composition is as follows: (Amount in Rs)

	31st March, 2019	31st March, 2018
Total debts	-	-
Less: Cash and Cash Equivalents	50,474	57,302
Net Debts	(50,474)	(57,302)
Total equity	1,105,401,228	1,105,726,091
Total Capital (Net Debt plus Total Equity)	1,105,350,754	1,105,668,789
Net Gearing Ratio	**-**	**-**

Jai Realty Ventures Limited

Notes to the Financial Statements for the year ended 31st March, 2019

21 Investments in subsidiaries, associates and joint ventures:

Sr. No	Subsidiary / associate / joint venture	Name of the Subsidiary / associate / joint venture	Principal place of business and country of incorporation	Proportion of ownership interest	Proportion of ownership interest	Principal Activites
				31st March, 2019	31st March, 2018	
1	Subsidiary	Belle Terre Realty Limited	Sharjah, UAE	100%	100%	Real Estate
2	Subsidiary	Oasis Holding FZC	Sharjah, UAE	100%	100%	Real Estate
3	Associate	Searock Developers FZC	Sharjah, UAE	50%	50%	Real Estate

22 Related Party Disclosure

22.1 As per Ind AS 24 "Related party Disclosures", disclosure of transactions with the related parties as defined in the Accounting Standard are given below:-

(A) List of related parties and relationship.

Holding Company

Jai Corp Limited

Subsidiary Company

Belle Terre Realty Limited

Searock Developers FZC

Associate Company

Oasis Holding FZC

(Amount in Rs)

Nature of Transaction	Name of the Related Party	As at 31st March, 2019	As at 31st March, 2018
Equity Shares	Jai Corp Limited	35,555,000	35,555,000
1% Optionally Convertible Non-Cumulative, Redeemable Preference Shares	Jai Corp Limited	50,000	50,000
0% Optinally Fully Convertible Debentures	Jai Corp Limited	1,238,800,000	1,238,800,000
Investment	Belle Terre Realty Limited	1,015,923,148	1,015,923,148

22.2 Investment in Subsidiary by Belle Terre Realty Limited

Particulars	**As At 31st March, 2019**	As At 31st March, 2018
	No of Equity Shares	No of Equity Shares
Oasis Holding FZC	75	75

23 Contingent Liabilities and Commitments (To the extent not provided for)

(Amount in Rs.)

	Particulars	As at 31st March 2019	As at 31st March 2018
(A)	**Contingent Liabilities**		
(a)	**Claims against the Company not acknowledged as debts**		
	(i) Disputed Liability in Appeal (No cash outflow is expected in the near future)		
	- Income-tax	8,986,399	7,251,493
		8,986,399	**7,251,493**
(B)	**Commitments**		
(a)	Uncalled liability on partly paid-up Shares/Debentures	9,729,000	9,729,000

23.1 Management is of the view that above litigation will not impact the financial position of the Company

Note 24 **Segment Reporting**
In the opinion of the Management and based on consideration of dominant source and nature of risk and returns, the Company's activities, during the year revolved around the single segment namely, "Builders and Developers". Considering the nature of Company's business and operations, there are no separate reportable segment (Business and/or Geographical) in accordance with the requirement of Ind AS 108 "Operating Segments" as notified.

Note 25 The Company is an intermediate wholly owned subsidiary of Jai Corp Limited and accordingly provision related to preparation of Consolidated financial statements of the Company and its subsidiaries are not applicable to the Company and same not prepared.

Note 26 Previous period figures have been regrouped / re-arranged wherever necessary to make them comparable.

As per our report of even date	For and on behalf of the Board of Directors	
For D T S & Associates		
Chartered Accountants		
(Firm Registration No.142412W)		
Anuj Bhatia	**Virendra Jain**	**Gaurav Jain**
Partner	Director	Director
Membership No. 122179	(DIN 00077662)	(DIN 00077770)

Place : Mumbai
Date : 23rd May 2019