

INDEPENDENT AUDITOR'S REPORT

To the Members of
PEGASUS VENTURES PRIVATE LIMITED

Report on the Ind AS Financial Statements

1. We have audited the accompanying Ind AS financial statements of **Pegasus Ventures Private Limited** ("the Company"), which comprise the Balance sheet as at March 31, 2019, 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.

Management's Responsibility for the Ind AS Financial Statements

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

Auditor's Responsibility

4. Our responsibility is to express an opinion on these Ind AS financial statements based on our audit.
5. We have taken into account the provisions of Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of Act and the Rules made there under.
6. We conducted our audit in accordance with the Standards on Auditing specified under Section 143 (10) of the Act. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Ind AS financial statements are free from material misstatement.
7. An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Ind AS financial



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

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

Opinion

9. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS 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 (financial position) of the Company as at March 31, 2019, and its profit, its cash flows and the changes in equity for the year ended on that date.

Report on other Legal and Regulatory Requirements

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

11. 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, the Cash Flow Statement and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
- d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act;
- e) On the basis of the written representations received from the Directors as on March 31, 2019 and taken on record by the Board of Directors, none of the Directors is disqualified as on March 31, 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 operating effectiveness of such controls, refer to our separate Report in Annexure B.



- g) With respect to other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our knowledge and belief and according to the information and explanations given to us:
- i. The Company does not have any pending litigations as on March 31, 2019 which would impact its financial position.
 - ii. The Company does not have any long term contracts, including derivative contracts, for which there were any material foreseeable losses;
 - iii. There were no amounts as at March 31, 2019 which was required to be transferred to the Investor Education and Protection Fund by the Company.

For N. N. Jambusaria & Co.
Chartered Accountants
Firm Registration No. 104030W



Nimesh N. Jambusaria
Partner
M. No. 038979



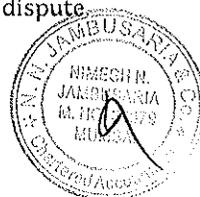
Mumbai, May 30, 2019

Annexure 'A'

To the Independent Auditor's Report on the Ind AS Financial Statement of Pegasus Ventures Private Limited

(Referred to in Paragraph 10, under 'Report on other legal and Regulatory Requirements section of our report of even date)

- (i) a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- b) As explained to us, all the fixed assets have been physically verified by the management in accordance with a phased programme of verification designed to cover all items over a period of three years, Considering the size and the nature of business, the frequency of verification is reasonable and the discrepancies noticed on such verification which has been properly dealt with in the books of accounts were not material.
- c) The title deeds of immovable properties are held in the name of the Company.
- (ii) The inventories have been physically verified during the year by the management. In our opinion, the frequency of verification is reasonable and the discrepancies noticed on such verification which has been properly dealt with in the books of accounts were not material.
- (iii) The Company has not granted unsecured loans to any company and any other party covered in the register maintained under section 189 of the Act.
- (iv) In our opinion and according to the information and explanations given to us, the company has complied with the provisions of section 185 and 186 of the companies Act, 2013 in respect of the loans and investments made and guarantees and security provided by it.
- (v) The Company has not accepted any deposits from the public within the meaning of sections 73 to 76 of the Act and the notified Rules framed there under.
- (vi) Pursuant to the rules made by the Central Government of India, the Company is not required to maintain cost records as prescribed under Section 148(1) of the Act in respect of its products.
- (vii) (a) According to the information and explanations given to us, undisputed statutory dues including Provident Fund, Employees State Insurance Fund, Income Tax, Sales Tax, Service Tax, Goods and Services tax, Duty of Customs, Duty of Excise, Value Added Tax, Cess and other material statutory dues, as applicable, have generally been regularly deposited with the appropriate authorities.
- (b) According to the information and explanation given to us, there are no undisputed amounts payable in respect of the above statutory dues, that were outstanding at the year end for a period of more than six months from the date they became payable.
- (c) According to the information and explanations given to us, there are no amounts which are payable in respect of the above statutory dues, which have not been deposited with appropriate authorities on account of any dispute.



- (viii) The company has not defaulted in repayment of loans or borrowings to financial institutions/banks/government. The company has not issued any debentures.
- (ix) The company has not raised moneys by way of initial public offer or further public offer including debt instruments and term Loans. Accordingly, the provisions of clause 3 (ix) of the Order are not applicable to the Company and hence not commented upon.
- (x) Based on the audit procedures performed and as per the information and explanations given to us by the management, no fraud on or by the Company has been noticed or reported during the year.
- (xi) No managerial remuneration has been paid / provided for during the year under review.
- (xii) ~~The Company, not being a Nidhi company, the para 3(xii) of the order is not applicable to the Company.~~
- (xiii) According to the information and explanations given by the management, in our opinion, transactions with related parties are in compliance with section 177 and 188 of the Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards.
- (xiv) The company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Hence, provisions of para 3(xiv) of the Order are not applicable to the company.
- (xv) According to the information and explanations given by the management, the Company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, para 3(xv) of the Order and Sec. 192 of Companies Act, 2013 are not applicable.
- (xvi) In our opinion, the company is not required to be registered under Section 45-1A of the Reserve Bank of India Act, 1934. Accordingly, the provisions of Clause 3(xvi) of the Order are not applicable to the Company.

For N. N. Jambusaria & Co.
Chartered Accountants
Firm Registration No. 104030W


Nimesh N. Jambusaria
Partner
M. No. 038979



Mumbai, May 30, 2019

Annexure 'B'

To the Independent Auditor's Report on the Ind AS Financial Statement of Pegasus Ventures Private Limited

(Referred to in Paragraph 11, under 'Report on other legal and Regulatory Requirements section of our report of even date)

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

We have audited the internal financial controls over financial reporting of **Pegasus Ventures Private Limited** ("the Company") as of March 31, 2019 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the 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.

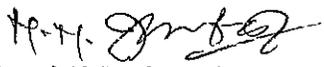
Inherent Limitations of Internal Financial Controls over Financial Reporting

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 and to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 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 on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For N. N. Jambusaria & Co.
Chartered Accountants
Firm Registration No. 104030W

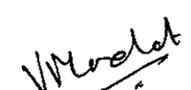

Nimesh N. Jambusaria
Partner
M. No. 038979



Mumbai, May 30, 2019

Pegasus Ventures Private Limited
Balance Sheet as at March 31, 2019

(₹ in lacs)

Particulars	Note No.	As at March 31, 2019	As at March 31, 2018
ASSETS			
A Non-Current Assets			
a Property, Plant and Equipment	2	6,249.48	6,249.48
b Capital Work in Progress		28,068.22	27,157.19
C Non Current Tax Assets	3	6.56	0.66
Total (A)		34,324.26	33,407.33
B Current Assets			
(i) Cash and Cash Equivalents	4	110.89	490.98
(ii) Loans	5	8,942.94	408.21
(iii) Other Financial Assets	6	-	1.05
(iv) Other Current Assets	7	-	14.17
Total (B)		9,053.83	914.41
TOTAL ASSETS (A+B)		43,378.09	34,321.74
EQUITY AND LIABILITIES			
A Equity			
a Equity Share Capital	8	1,001.00	1,001.00
b Other Equity	9	(7.47)	(22.34)
Total (A)		993.53	978.66
B Non-Current Liabilities			
a Financial Liabilities			
(i) Long Term Borrowings	10	3,750.00	5,000.00
Total (B)		3,750.00	5,000.00
C Current Liabilities			
a Financial Liabilities			
(i) Short Term Borrowings	11	37,338.84	28,307.97
(ii) Trade Payables	12	13.34	13.98
(iii) Other Financial Liabilities	13	1,250	-
b Other Current Liabilities	14	26.07	20.06
c Short Term Provision	15	6.31	1.07
Total (C)		38,634.56	28,343.08
TOTAL LIABILITIES (A+B+C)		43,378.09	34,321.74
Significant Accounting Policies	1		
Notes on Financial Statements			
As per our Report of even date			
For N.N.Jambusaria & Co. Chartered Accountants Firm Registration No. 104030W		For and on behalf of the Board of Directors	
 Nimesh N. Jambusaria Partner M No. 038979		 Dharmishta Tanna Director Din: 02045912	
		 Vivek P Merchant Director Din: 06389079	
Mumbai, May 30, 2019		Mumbai, May 30, 2019	

Pegasus Ventures Private Limited

Statement of Profit and Loss for year ended March 31, 2019

(₹ in lacs)

Particulars	Note No.	Year Ended March 31, 2019	Year Ended March 31, 2018
Income:			
Other Income	16	21.86	4.68
Total Revenue (A)		21.86	4.68
Expenses:			
Other Expenses	17	1.75	0.51
Total Expenses (B)		1.75	0.51
Profit/(Loss) before Tax		20.11	4.17
Tax Expense:			
(1) Current tax		5.24	1.07
(2) Deferred Tax		-	-
Profit / (Loss) for the year		14.87	3.10
Other Comprehensive Income for the year		-	-
Total Comprehensive Income for the year		14.87	3.10
Earnings Per Equity Share			
Basic and diluted (in Rs)		0.15	0.03

Significant Accounting Policies 1

Notes on Financial Statements

As per our Report of even date

For N.N.Jambusaria & Co.
Chartered Accountants
Firm Registration No. 104030W

N.N. Jambusaria

Nimesh N. Jambusaria
Partner
M No. 038979

Mumbai, May 30, 2019



For and on behalf of the Board of Directors

Dharmishta Tanna
Dharmishta Tanna
Director
Din: 02045912

Vivek P Merchant
Vivek P Merchant
Director
Din: 06389079

Mumbai, May 30, 2019

Pegasus Ventures Private Limited

Cash Flow Statement for the Year Ended March 31, 2019

(₹ in lacs)

Particulars	Year Ended March 31, 2019	Year Ended March 31, 2018
A Cash Flow from Operating Activities		
Profit/(Loss) before tax	20.11	4.17
Considered Separately:		
Interest Income	(21.86)	(4.68)
Operating Profit before Working Capital Changes	(1.75)	(0.51)
Adjustments for :		
(Increase)/Decrease in Other Financial Assets	1.05	(1.05)
(Increase)/Decrease in Other Current Assets	14.17	(14.17)
Increase / (Decrease) in Trade Payables	(0.63)	2.82
Increase / (Decrease) in Other Current Liabilities	6.01	6.55
Cash generated from operations	18.85	(6.36)
Direct Taxes (Paid)/Received	(5.90)	(0.47)
Net Cash from Operating Activities (A)	12.95	(6.83)
B Cash Flow from Investing Activities		
Increase in Capital Work In Progress (Net)	(911.03)	(956.23)
Inter Corporate Loan	(8,200.48)	3,479.16
Loan to Others	(334.25)	(4.98)
Interest Income	21.86	4.68
Net Cash from Investing Activities (B)	(9,423.90)	2,522.63
C Cash Flow from Financing Activities		
Proceeds from / Repayment of Inter Corporate Loans - Related Parties (Long Term & Short Term)	(1,956.26)	(14,347.00)
Proceeds from / Repayment of Inter Corporate Loans - Related Parties (Long Term & Short Term)	10,987.12	12,286.00
Net Cash from Financing Activities (C)	9,030.86	(2,061.00)
Net Increase/(Decrease) in Cash & Cash Equivalents (A+B+C)	(380.09)	454.80
Opening Balance of Cash & Cash Equivalents	490.98	36.18
Closing Balance of Cash & Cash Equivalents	110.89	490.98

As per our report of even date

For N.N.Jambusaria & Co.
Chartered Accountants
Firm Registration No. 104030W

Nimesh N. Jambusaria
Partner
M No. 038979

Mumbai, May 30, 2019



For and on behalf of the Board of Directors

Dharmishta Tanna
Director
Din: 02045912

Vivek P Merchant
Director
Din: 06389079

Mumbai, May 30, 2018

Pegasus Ventures Private Limited

Statement of Changes in Equity for year ended March 31, 2019

(a) Equity Share Capital (Refer Note No.8)

Particulars	March 31, 2019		March 31, 2018	
	Number of shares	₹ in Lacs	Number of shares	₹ in Lacs
Outstanding at the beginning of the year	1,00,10,000	1,001.00	1,00,10,000	1,001.00
Outstanding at the end of the period	1,00,10,000	1,001.00	1,00,10,000	1,001.00

(b) Other Equity (Refer Note No.9)

Particulars	March 31, 2019		March 31, 2018	
	₹ in Lacs	₹ in Lacs	₹ in Lacs	₹ in Lacs
Surplus i.e. balance in Statement of Profit & Loss				
At the beginning of the year	(22.34)	-	(25.44)	-
Add: Profit/(Loss) during the year	14.87		3.10	
At the end of the year		(7.47)		(22.34)
Grand Total		(7.47)		(22.34)

For N.N.Jambusaria & Co.
Chartered Accountants
Firm Registration No. 104030W

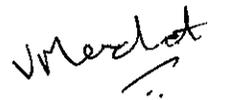
For and on behalf of the Board of Directors



Nimesh N. Jambusaria
Partner
M No. 038979




(Dharmishta Tanna)
Director
Din: 02045912


(Vivek P Merchant)
Director
Din: 06389079

Mumbai, May 30, 2019

Mumbai, May 30, 2019

1 SIGNIFICANT ACCOUNTING POLICIES

1.1 Company Overview

Pegasus Ventures Private Limited ("The Company") is a private limited company incorporated in India. Its holding company is Swan Energy Limited.

The registered office of the company is situated at 6, feltham House, 2nd Floor, 10, J. N. Heredia Marg, Ballard Estate, Mumbai - 400 001. The Company is engaged in the development of residential/commercial projects.

1.2 Statement of compliance

The financial statements comply with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standard) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016 to comply with Section 133 of the Companies Act, 2013 ("the 2013 Act"), and the relevant provisions of the 2013 Act / Companies Act, 1956 ("the 1956 Act"), as applicable.

1.3 Basis of preparation and presentation

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety.

1.4 Use of Estimates

The preparation of the financial statements in conformity with Ind AS requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable.

1.5 Property Plant and Equipment

Property Plant and Equipment held for use in the production or supply of goods or services, or for administrative purposes, are stated in the balance sheet at cost less accumulated depreciation and accumulated impairment losses. Freehold land is not depreciated. Properties in the course of construction for production, supply or administrative purposes are carried at cost, less any recognised impairment loss. Cost includes professional fees and, for qualifying assets, borrowing costs capitalised in accordance with the Company's accounting policy. Such properties are classified to the appropriate categories of property, plant and equipment when completed and ready for intended use. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

Capital work in progress and Capital advances:

Cost of assets not ready for intended use, as on the balance sheet date, is shown as capital work in progress. Advances given towards acquisition of fixed assets outstanding at each balance sheet date are disclosed as Other Non-Current

1.6 Financial Instruments

(A) Financial Assets

(i) Classification

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

(ii) Initial Recognition and Measurement

All financial assets (not measured subsequently at fair value through profit or loss) are recognised initially at fair value plus transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Notes to the Standalone Financial Statement for year ended March 31, 2019

1 **SIGNIFICANT ACCOUNTING POLICIES**

(iii) Subsequent Measurement

For purposes of subsequent measurement financial assets are classified into two broad categories:

(a) Financial asset at fair value

(b) Financial asset at amortised cost

Where assets are measured at fair value, gains and losses are either recognised entirely in the statement of profit or loss (i.e. fair value through profit or loss), or recognised in other comprehensive income (i.e. fair value through other comprehensive income).

(iv) Equity Investments

All equity investments other than investment in subsidiaries are measured at fair value. No Equity instruments are held for trading.

(B) Financial Liability

(i) Classification

The Company classifies all financial liabilities as subsequently measured at amortised cost or at fair value through Profit and Loss.

(ii) Initial Recognition and Measurement

All financial liabilities are recognised initially at fair value and in the case of loans and borrowings and payables, net off directly attributable transaction costs. The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts and financial guarantee contracts.

(iii) Subsequent Measurement

After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in the Statement of Profit and Loss when the liabilities are derecognised. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss. This category generally applies to interest amortised bearing loans and borrowings.

1.7 Revenue Recognition

- a) The Company is engaged in the Business of development property. Revenue from sale of properties under construction is recognised on the basis of actual bookings done (provided the significant risks and rewards have been transferred to the buyer and there is reasonable certainty of realisation of the monies).
- b) Interest income is recognised on time basis determined by the amount outstanding and the rate applicable.

1.8 Foreign Currency Transactions

Transactions in Foreign Exchange are accounted at the exchange rate prevailing on the date the transaction has taken place.

1.9 Taxation

Tax expenses are the aggregate of current tax and deferred tax charged or credited in the statement of Profit and Loss for the year.

Current Tax

Provision for current tax is made after taking into consideration benefits admissible under the provisions of the Income-tax Act, 1961.

1.10 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 its intended use. All other borrowing costs are charged to Profit and Loss account.

1.11 Impairment of Assets

An asset is treated as impaired when the carrying cost of asset exceeds its recoverable value. An impairment loss is charged to the Profit and Loss Account in the year in which an asset is identified as impaired. The impairment loss recognised in prior accounting period is reversed if there has been a change in the estimate of recoverable amount.

1 SIGNIFICANT ACCOUNTING POLICIES

1.12 Provisions and Contingencies

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources. Contingent Liabilities are not recognised but are disclosed in the notes. Contingent Assets are neither recognized nor disclosed in the financial statements. Contingent Assets are not recognised in Financial Statements. If an inflow of economic benefits has become probable, contingent assets are disclosed.

1.13 Segment Reporting

Based on the "Management Approach" as defined in Ind AS 108 - Operating Segments, the Chief Operating Decision Maker (CODM) evaluates the Company's performance and allocates resources based on an analysis of various performance indicators of business, the segments in which the Company operates. The Company is primarily engaged in the development of Real Estate which the Management and CODM recognise as the sole business segment. Hence disclosure of segment-wise information is not required and accordingly not provided.

1.14 Cash & Cash Equivalents

The company considers all highly liquid financial instruments, which are readily convertible into known amount of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents.

1.15 Cash Flow Statement

Cash flows are reported using the indirect method where by the profit before tax is adjusted for the effect of the transactions of a non-cash nature, any deferrals or accruals of past and future operating cash receipts or payments and items of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the company are segregated.

1.16 Earnings Per Share

Basic EPS is arrived at based on net profit after tax available to equity shareholders to the weighted average number of equity shares outstanding during the year.

The diluted EPS is calculated on the same basis as basic EPS, after adjusting for the effects of potential dilutive equity shares unless impact is anti-dilutive, if any

Pegasus Ventures Private Limited

Notes to the Financial Statement for year ended March 31, 2019

2 Property, Plant and Equipment

Description of Assets	GROSS BLOCK			DEPRECIATION			NET BLOCK		
	As at 01/04/2018	Additions for the Year	Deductions For the Year	As at 31/03/2019	For the Year	Adjustments for the Year	As at 31/03/2019	As at 31/03/2019	As at 31/03/2018
Tangible-Assets									
Free hold Land	6,249.48	-	-	6,249.48	-	-	6,249.48	6,249.48	6,249.48
Capital Work in Progress	27,157.19	911.03	-	28,068.22	-	-	28,068.22	27,157.19	

NOTE:

Freehold Land of ₹ 2,559.61 Lacs at HMT Layout offered as security against Bank Guarantee of ₹ 7,257 Lacs. given by it's fellow subsidiary.

Property, Plant and Equipment

Description of Assets	GROSS BLOCK			DEPRECIATION			NET BLOCK		
	As at 01/04/2017	Additions for the Year	Deductions For the Year	As at 31/03/2018	For the Year	Adjustments for the Year	As at 31/03/2018	As at 31/03/2017	As at 31/03/2017
Tangible-Assets									
Free hold Land	6,249.48	-	-	6,249.48	-	-	6,249.48	6,249.48	6,249.48
Capital Work in Progress/advances	26,200.96	956.23	-	27,157.19	-	-	27,157.19	26,200.96	

Pegasus Ventures Private Limited

Notes to the Financial Statement for year ended March 31, 2019

3 Non Current Tax Assets

Particulars	March 31, 2019	March 31, 2018
	₹ in Lacs	₹ in Lacs
Advance Tax	6.56	0.66
Total	6.56	0.66

4 Cash and cash equivalents

Particulars	March 31, 2019	March 31, 2018
	₹ in Lacs	₹ in Lacs
Cash in hand	1.90	
Balances with banks		
In Current Accounts	108.99	90.98
In Deposit Accounts	-	400.00
Total	110.89	490.98

5 Loans

Particulars	March 31, 2019	March 31, 2018
	₹ in Lacs	₹ in Lacs
(Unsecured, Considered goods unless other - wise stated)		
Loans to Related Parties		
Loan to fellow subsidiary	8,185.48	-
Loan to other related parties	15.00	15.00
Loans to other than Related Parties		
Loan to Others	742.46	393.21
Total	8,942.94	408.21

6 Other Financial Assets

Particulars	March 31, 2019	March 31, 2018
	₹ in Lacs	₹ in Lacs
Balances with banks		
Interest Accrued but not due	-	1.05
Total	-	1.05

7 Other Current Assets

Particulars	March 31, 2019	March 31, 2018
	₹ in Lacs	₹ in Lacs
Other Advance	-	8.77
Input Tax Credit	-	5.40
Total	-	14.17

Pegasus Ventures Private Limited

Notes to the Financial Statement for year ended March 31, 2019

8 Share Capital

(a) Authorised Share Capital:

Particulars	March 31, 2019	March 31, 2018
	₹ in Lacs	₹ in Lacs
1,00,10,000 (March 31, 2018: 1,00,10,000) Equity shares of ₹ 10/- each	1,001.00	1,001.00
Total	1,001.00	1,001.00

(b) Issued, subscribed and paid up:

Particulars	March 31, 2019	March 31, 2018
	₹ in Lacs	₹ in Lacs
1,00,10,000 (March 31, 2018: 1,00,10,000) Equity shares of ₹ 10/- each	1,001.00	1,001.00
Total	1,001.00	1,001.00

(c) A reconciliation of the number of shares outstanding is set out below:

Particulars	March 31, 2019		March 31, 2018	
	Number of shares	₹ in Lacs	Number of shares	₹ in Lacs
Outstanding at the beginning of the year	10,010,000	1,001.00	10,010,000	1,001.00
Outstanding at the end of the period	10,010,000	1,001.00	10,010,000	1,001.00

Terms/rights attached to Equity shares :

The Company has only one class of issued Equity Shares having a par value of ₹ 10 per share. Each Shareholder is eligible for one vote per share held. In the event of liquidation, the equity shareholders are eligible to receive the residual assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

(d) Details of shares held by Controlling entity:

Particulars	March 31, 2019		March 31, 2018	
	Number of shares	₹ in Lacs	Number of shares	₹ in Lacs
Holding Company				
Swan Energy Limited	10,010,000	1,001.00	10,010,000	1,001.00

(e) Details of shareholders, holding more than 5% shares in the company:

Particulars	March 31, 2019		March 31, 2018	
	Number of shares	% holding	Number of shares	% holding
Holding Company				
Swan Energy Limited	10,010,000	100.00	10,010,000	100.00

9 Other Equity

Particulars	March 31, 2019		March 31, 2018	
	₹ in Lacs	₹ in Lacs	₹ in Lacs	₹ in Lacs
Surplus i.e. balance in Statement of Profit & Loss				
At the beginning of the year	(22.34)	-	(25.44)	-
Add: Profit/(Loss) during the year	14.87		3.10	
At the end of the year		(7.47)		(22.34)
Grand Total	-	(7.47)		(22.34)

10. Long Term Borrowings

Particulars	March 31, 2019	March 31, 2018
	₹ in Lacs	₹ in Lacs
Secured Loan		
Redeemable Non-Convertible Debentures	3,750.00	5,000.00
Total	3,750.00	5,000.00

Redeemable Non-Convertible Debentures Include :

Debentures of ₹ 3,750.00 Lacs (as at March 31, 2018: ₹ 5,000.00 Lacs) are secured by mortgage of immovable property at Kovilambakkam village, Chennai, HD Kote, Mysore and pledge of unencumbered dematerialized equity shares of Swan Energy Limited.

11 Short Term Borrowings

Particulars	March 31, 2019	March 31, 2018
	₹ in Lacs	₹ in Lacs
Unsecured Loan from related party		
Swan Energy Limited - Holding Company	-	3,206.26
Other than related party		
Loans	37,338.84	25,101.71
Total	37,338.84	28,307.97

12 Trade Payables

Particulars	March 31, 2019	March 31, 2018
	₹ in Lacs	₹ in Lacs
Due to Micro and Small Enterprises		-
Others	13.34	13.98
Total	13.34	13.98

Note - In absence of information regarding dues outstanding to Micro, Small and Medium Enterprise, the Company has not classified the payables outstanding to Micro, Small and Medium Enterprise.

13 Other Financial Liabilities

Particulars	March 31, 2019	March 31, 2018
	₹ in Lacs	₹ in Lacs
Current Maturities of Long Term Liabilities	1,250	-
Total	1,250	-

Current maturities of long-term debt includes:

Debentures of ₹ 1,250.00 Lacs (as at March 31, 2018: NIL) are secured by mortgage of immovable property at Kovilambakkam village, Chennai, HD Kote, Mysore and pledge of unencumbered dematerialized equity shares of Swan Energy Limited.

14 Other Current Liability

Particulars	March 31, 2019	March 31, 2018
	₹ in Lacs	₹ in Lacs
Statutory Dues Payable	26.07	20.06
Total	26.07	20.06

15 Short Term Provision

Particulars	March 31, 2019	March 31, 2018
	₹ in Lacs	₹ in Lacs
Provision for Tax	6.31	1.07
Total	6.31	1.07

16 Other income

Particulars	Apr'18-Mar'19	Apr'17-Mar'18
	₹ in lacs	₹ in lacs
Interest on Fixed Deposits	21.86	4.68
Total	21.86	4.68

17 Other Expenses

Particulars	March 31, 2019	March 31, 2018
	₹ in Lacs	₹ in Lacs
Audit Fees	0.30	0.25
Legal/Professional Fees	-	0.03
Rates & Taxes	0.84	0.09
Miscellaneous Expenses	0.61	0.14
Total	1.75	0.51

Pegasus Ventures Private Limited

Notes to the Financial Statement for year ended March 31, 2019

18 Financial Instruments - Fair Values and Risk Management

Accounting classification and fair values

A Carrying Value as on reporting date & Fair Value hierarchy:

The following table shows carrying amount and fair values of financial assets and financial liabilities, including their levels in fair value hierarchy. It does not include fair value information of financial assets and liabilities not measured at fair value if the carrying amount is reasonable approximation of fair value.

Particulars	March 31, 2019				Fair Value hierarchy			
	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Financial Assets								
(i) Cash and Cash Equivalents			110.89	110.89				
(ii) Loans			8,942.94	8,942.94				
(iii) Other Financial Assets			-	-				
Total	-	-	9,053.83	9,053.83	-	-	-	-
Financial Liabilities								
(i) Long Term Borrowings			3,750.00	3,750.00				
(i) Short Term Borrowings			37,338.84	37,338.84				
(ii) Trade Payables			13.34	13.34				
(iii) Other Current Liabilities			26.07	26.07				
(iv) Other Financial Liabilities			1,250.00	1,250.00				
Total	-	-	42,378.25	42,378.25	-	-	-	-

With respect to disclosure of fair value of financial instruments such as cash and cash equivalents, other bank balances, trade receivables and other receivables, other current and non current financial assets, short term borrowings and other current financial liabilities at March 31, 2019 are similar to carrying value because their carrying amounts are a reasonable approximation of the fair values due to their short term nature.

Pegasus Ventures Private Limited

Notes to the Financial Statement for year ended March 31, 2019

B Financial Risk Management

The Company has exposure to the following risks arising from financial instruments:

- Credit risk ;
- Liquidity risk ; and
- Market risk

The source of risk are as follows -

Risk	Exposure from	Measurement
Credit Risk	Trade Receivable, Cash and cash equivalents, financial assets measured at amortised cost	Credit Ratings
Liquidity Risk	Borrowings, Trade Payables and other liabilities	Cash flow forecast
Market Risk - Interest Rate Risk, Currency Risk and Price Risk	Price risk from investments, currency risk from foreign currency payables	Sensitivity analysis

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework, which is reviewed by them periodically.

a Credit Risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from loans and investment in debt securities. Credit risk is managed through credit approvals, establishing credit limits and continuously monitoring the creditworthiness of customers to which the Company grants credit terms in the normal course of business. The Company establishes an allowance for doubtful debts and impairment that represents its estimate of incurred losses in respect of trade and other receivables and investments.

The Company's maximum exposure to credit risk as at 31st March, 2019 is the carrying value of each class of financial assets.

i Loans

The Loans have been given in the ordinary course of business and the management does not expect any impairment in the same.

Carrying amount of Loans that were not impaired was as follows -

Particulars (Current & Non Current)	Carrying Amount (₹ in Lacs)	
	March 31, 2019	March 31, 2018
Loan to fellow subsidiary	8,185.48	-
Loan to Other Related Parties	15.00	15.00
Loan to Others	742.46	393.21

ii Cash and Cash Equivalents

The Company held cash and bank balance with credit worthy banks of Rs. 110.89 lacs at March 31, 2019 (March 31, 2018; ₹ 490.98 lacs). The credit risk on cash and cash equivalents is limited as the Company generally invests in deposits with banks where credit risk is largely perceived to be extremely insignificant.

b Liquidity Risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Management monitors rolling forecasts of the Company's liquidity position on the basis of expected cash flows. The Company manages its liquidity risk by preparing monthly cash flow projections to monitor liquidity requirements. In addition, the Company projects cash flows and considering the level of liquid assets necessary to meet these, monitoring the Balance Sheet liquidity ratios against internal and external regulatory requirements and maintaining debt financing plans.

i Exposure to Liquidity Risk

The company has outstanding borrowing through Long Term and short term borrowings from Banks / NBFCs and third parties.

Pegasus Ventures Private Limited

Notes to the Financial Statement for year ended March 31, 2019

b Liquidity Risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Management monitors rolling forecasts of the Company's liquidity position on the basis of expected cash flows. The Company manages its liquidity risk by preparing monthly cash flow projections to monitor liquidity requirements. In addition, the Company projects cash flows and considering the level of liquid assets necessary to meet these, monitoring the Balance Sheet liquidity ratios against internal and external regulatory requirements and maintaining debt financing plans.

i Exposure to Liquidity Risk

The company has outstanding borrowing through Long Term and short term borrowings from Banks / NBFCs and third parties.

Carrying amount is as below

(₹ in Lacs)

Particulars	March 31, 2019			
	Carrying Amount	Within 1 Year	Between 1-5 years	More than 5 Years
Long Term Borrowings	3,750.00	-	3,750.00	-
Short Term Borrowings*	37,338.84	37,338.84	-	-
Current Maturities of Long Term Debt	1,250.00	1,250.00	-	-

Particulars	March 31, 2018			
	Carrying Amount	Within 1 Year	Between 1-5 years	More than 5 Years
Long Term Borrowings	5,000.00	-	5,000.00	-
Short Term Borrowings*	28,307.97	28,307.97	-	-
Current Maturities of Long Term Debt	-	-	-	-

* The amount shown under 'Short term borrowings' is interest free advances received from related parties and other third parties. These have been received in the ordinary course of business and are repayable on demand.

Pegasus Ventures Private Limited

Notes to the Standalone Financial Statement for year ended March 31, 2019

c Market Risk

Market risk is the risk that changes in market prices such as foreign exchange rates, interest rates and equity prices and will affect the Company's income or the value of its holdings of financial instruments. Market risk is attributable to all market risk sensitive financial instruments including foreign currency receivables and payables and long term debt. The Company is exposed to market risk primarily related to interest rate risk and the market value of the investments.

i Currency Risk

The Company is exposed to currency risk on account of its trade and other payables in foreign currency. The functional currency of the Company is Indian Rupee. Currency risk is not material, as the Company does not have any exposure in foreign currency.

ii Interest Rate Risk

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing investments because of fluctuations in the interest rates. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing investments will fluctuate because of fluctuations in the interest rates.

Exposure to interest rate risk

According to the Company interest rate risk exposure is only for floating rate borrowings. Company does not have any floating rate borrowings on any of the Balance Sheet date disclosed in this financial statements.

iii Price Risk

Price risk is the risk that the fair value of a financial instrument will fluctuate due to changes in market traded price. It arises from financial assets such as investments in quoted instruments and units of mutual funds.

a Fair value sensitivity analysis for fixed rate Instruments

The Company does not account for any fixed rate financial assets or financial liabilities at fair value through Profit or Loss. Therefore, a change in interest rates at the reporting date would not affect Profit or Loss.

b Cash flow sensitivity analysis for variable rate Instruments

The company does not have any variable rate instrument in Financial Assets or Financial Liabilities.

19 Segment Reporting

Based on the "Management Approach" as defined in Ind AS 108 - Operating Segments, the Chief Operating Decision Maker (CODM) evaluates the Company's performance and allocates resources based on an analysis of various performance indicators of business, the segments in which the Company operates. The Company is primarily engaged in the Real Estate Development which the Management and CODM recognise as the sole business segment. Hence disclosure of segment-wise information is not required and accordingly not provided.

Notes to the Financial Statement for year ended March 31, 2019

20 Earning Per Share		Apr'18-Mar'19	Apr'17-Mar'18
i)	Net profit/(Loss) after tax as per Statements of Profit & Loss attributable to Equity Shareholders (₹ In Lacs)	14.87	3.10
ii)	Weighted average number of shares used as denomination for calculating Basic and Diluted earning per share	1,00,10,000	1,00,10,000
iii)	Face value of shares (₹ Per Share)	10.00	10.00
iv)	Basic/Diluted earning per share (in ₹)	0.15	0.03

21 Contingent Liabilities			
i)	Bank Guarantee	7,257.00	7,257.00

22 Payment to Auditors (Excluding GST)			
i)	Statutory Audit Fees (₹ In lacs)	0.25	0.25
ii)	Other Capacity (₹ In lacs)	-	-

23 Related Party Disclosures, as required by AS-18 are given below:

A List of Related Parties

Sr No.	Name of the parties	Relationship
i)	Swan Energy Limited	Holding Company
ii)	Cardinal Energy and Infrastructure Private Limited	Fellow - Subsidiary
iii)	Ami Tech (India) Private Limited	Enterprise over which Key Management Personnel is able to exercise significant influence
iv)	Altamount Estates Private Limited	
v)	Swan Constructions Private Limited	

B Transaction during the year with Related Parties

(₹ In Lacs)

Sr. No.	Name of the Company	Opening Payable	Loans / Advances Taken	Loans & Advance paid back	Closing Payable
i)	Swan Energy Limited	3,206.26	23,243.74	26,450.00	-
	Total	3,206.26	23,243.74	26,450.00	-

Sr. No.	Name of the Company	Opening (Receivable)	Loans / Advances Given	Loans & Advance received back	Closing (Receivable)
i)	Cardinal Energy and Infrastructure Private Limited	-	8,380.00	194.52	(8,185.48)
	Total	-	8,380.00	194.52	(8,185.48)

Transaction during the previous year with Related Parties

(₹ In Lacs)

Sr. No.	Name of the Company	Opening Payable	Loans / Advances Taken	Loans & Advance paid back	Closing Payable
i)	Swan Energy Limited	17,553.27	5,036.59	19,383.60	3,206.26
ii)	Ami Tech (India) Private Limited	-	550.00	550.00	-
iii)	Altamount Estates Private Limited	-	815.00	815.00	-
iv)	Swan Constructions Private Limited	-	20.00	5.00	15.00
	Total	17,553.27	6,421.59	20,753.60	3,221.26

Sr. No.	Name of the Company	Opening (Receivable)	Loans / Advances Given	Loans & Advance received back	Closing (Receivable)
i)	Cardinal Energy and Infrastructure Private Limited	(3,479.16)	3,849.16	370.00	-
	Total	(3,479.16)	3,849.16	370.00	-

As per our report of even date

For N.N.Jambusaria & Co.
Chartered Accountants
Firm Registration No. 104030W

Nimesh N. Jambusaria
Partner
M No. 038979



For and on behalf of the Board of Directors

Dharmishta Tanna
Director
Din: 02045912

Vivek P Merchant
Director
Din: 06389079

Mumbai, May 30, 2019

Mumbai, May 30, 2019