



DHARMESH M. KANSARA & ASSOCIATES
CHARTERED ACCOUNTANTS

2B/3, 2nd Floor, Bldg No.21, Dr. N. N. Shah Marg, Chirabazar, Marine Lines (East) Mumbai - 400 002 India
Email: dmkansara@yahoo.com Tel: (M) +91- 83558 20125 / 92232 64804 O-92232 64809

INDEPENDENT AUDITOR'S REPORT

To the Members of **PROPERTY TRADING OF INDIA LIMITED**

Report on the Standalone Ind AS Financial Statements

We have audited the accompanying Standalone Ind AS financial statements of Property Trading of India Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2018, 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 (hereinafter referred to as "Standalone Ind AS financial statements").

Management's Responsibility for the Standalone Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Standalone 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 (Ind AS) prescribed under Section 133 of the Act read with relevant rules issued thereunder.

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

Auditors' Responsibility

Our responsibility is to express an opinion on these Standalone Ind AS financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

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

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Standalone Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Standalone 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 Standalone 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 Standalone Ind AS financial statements.





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

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone 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 including the Ind AS, of the financial position of the Company as at March 31, 2018, and its financial performance including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of Section 143(11) of the Act, we give in the "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, 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 Standalone Ind AS financial statements comply with the Indian Accounting Standards prescribed under Section 133 of the Act.
 - e. On the basis of the written representations received from the directors as on March 31, 2018 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2018 from being appointed as a director in terms of Section 164(2) of the Act.
 - f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B"; and
 - g. With respect to the other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company does not have any pending litigations
 - ii. The Company does not have any material foreseeable losses on long term contracts including derivative contracts
 - iii. There were no amounts which were required to be transferred to the investor education and protection fund by the company
 - iv. The reporting on disclosures relating to specified bank notes is not applicable to the company for the year ended March 31, 2018.

For Dharmesh M Kansara & Associates
Chartered Accountants
Firm Registration No 126719W

D. M. Kansara

Dharmesh M Kansara – Proprietor
M.No.120856
Mumbai, 29th May, 2018





"ANNEXURE A" TO THE INDEPENDENT AUDITORS' REPORT - March 31, 2018

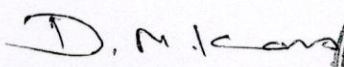
- I. The Company does not have fixed assets, the said clause is not applicable to the company.
- II. The Company does not hold any inventory throughout the year, the said clause is not applicable to the company.
- III. In our opinion and according to the information and explanations given to us, the Company has granted loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under Section 189 of the Act. Accordingly, paragraph 3(iii) of the Order is applicable to the Company.
- a) In respect of the aforesaid loans, the terms and conditions under which such loans were granted are not prejudicial to the company's interest.
 - b) In respect of the aforesaid loans, the schedule of the repayment of principal and payment of interest has not been stipulated by the company.
 - c) In respect of the aforesaid loan, no principal or interest amount is overdue for period of more than 90 days.
- IV. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Act, with respect to the loans given, investments made, guarantees given and security provided.
- V. In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from the public during the year in terms of the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under. Accordingly, paragraph 3(v) of the Order is not applicable to the Company.
- VI. The company is not required to maintain such cost records specified by the central government under sub section (1) of section 148 of the companies act, 2013.
- VII. (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted/accrued in the books of account in respect of undisputed statutory dues including Provident fund, Employees' State insurance, Income-tax, Sales-tax, Service tax, Goods and Service Tax, Duty of Customs, Duty of Excise, Value added tax, Cess and other material statutory dues have been regularly deposited during the year by the Company with the appropriate authorities.
- According to the information and explanations given to us, no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Service tax, Goods and Service Tax, Duty of Customs, Duty of Excise, Value added tax, Cess and other material statutory dues were in arrears as at March 31, 2018 for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no dues of Income-tax, sales-tax, service tax, Goods and Service Tax, Duty of Customs, Duty of Excise and value added tax, which have not been deposited as on March 31, 2018 on account of disputes.
- VIII. According to the information and explanations given to us, and based on the records of the Company, the Company does not have any loans or borrowings from financial institutions, banks, government and debenture holders.





- IX. According to the information and explanations given to us, the term loans have not been applied by the Company during the year. The Company did not raise money by way of initial public offer or further public offer (including debt instruments) during the year.
- X. According to the information and explanations given to us, no fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- XI. According to the information and explanations give to us and based on our examination of the records of the Company, the Company has paid/provided for managerial remuneration in accordance with the requisite approvals mandated by the provisions of Section 197 read with Schedule V to the Act.
- XII. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable to the Company.
- XIII. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with Sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the Standalone Ind AS financial statements as required by the applicable 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 Company had allotted 40,00,000 Equity shares of Rs.10/- each to Manvijay Development Company Ltd.
- XV. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with them. Accordingly, paragraph 3(xv) of the Order is not applicable to the Company.
- XVI. According to the information and explanations given to us, the Company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934. Accordingly, paragraph 3(xvi) of the Order is not applicable to the Company.

For Dharmesh M Kansara & Associates
Chartered Accountants
Firm Registration No 126719W


Dharmesh M Kansara – Proprietor
M.No.120856
Mumbai, 29th May, 2018





Annexure B to the Independent Auditors' Report – March 31, 2018

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

We have audited the internal financial controls over financial reporting of Property Trading of India Limited ("the Company") as at March 31, 2018 in conjunction with our audit of the Standalone 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 the 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 on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both issued by the ICAI. 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 Standalone Ind AS 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:

- (a) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company;
- (b) 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

- (c) 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, the company is in process of implementing the system of internal financial controls over financial reporting as at 31st March 2018, based on 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.

We have considered the opinion reported above in determining the nature, timing and extent of audit tests applied in our audit of the financial statements of the Company, and the above opinion does not affect our opinion on the financial statements of the company.

For Dharmesh M Kansara & Associates

Chartered Accountants

Firm Registration No 126719W

Dharmesh M Kansara – Proprietor

M.No.120856

Mumbai, 29th May, 2018



PROPERTY TRADING OF INDIA LIMITED
CIN: U70101MH1992PLC066632
BALANCE SHEET AS AT 31st MARCH 2018

		(Amt in Rs.)		
Particulars	Note No.	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
ASSETS				
Non-current assets				
(a) Property, Plant and Equipment				
(b) Capital work-in-progress				
(c) Investment Property				
(d) Goodwill				
(e) Other Intangible assets				
(f) Intangible assets under development				
(g) Biological Assets other than bearer plants				
(h) Financial Assets				
(i) Investments	1	75,000	75,000	75,000
(ii) Trade receivables				
(iii) Loans	2	40,000,000	1,662,500	1,662,500
(iv) Others (to be specified)				
(i) Deferred tax assets (net)				
(j) Other non-current assets				
Current assets				
(a) Inventories				
(b) Financial Assets				
(i) Investments				
(ii) Trade receivables				
(iii) Cash and cash equivalents	3	128,621	67,621	67,621
(iv) Bank balances other than (iii) above				
(v) Loans				
(vi) Others (to be specified)				
(c) Current Tax Assets (Net)				
(d) Other current assets	4	95,510		
Total Assets		40,299,131	1,805,121	1,805,121
EQUITY AND LIABILITIES				
Equity				
(a) Equity Share capital	5	42,313,050	2,313,050	2,313,050
(b) Other Equity	6	-3,053,919	-1,266,424	-1,256,424
Liabilities				
Non-current liabilities				
(a) Financial Liabilities				
(i) Borrowings	7	960,000	718,495	718,495
(ii) Trade payables				
(iii) Other financial liabilities				
(b) Provisions				
(c) Other non-current liabilities				
Current liabilities				
(a) Financial Liabilities				
(i) Borrowings				
(ii) Trade payables	8	80,000	40,000	30,000
(iii) Other financial liabilities				
(b) Other current liabilities				
(c) Provisions				
Total Equity and Liabilities		40,299,131	1,805,121	1,805,121

Summary of significant accounting policies
See accompanying notes to the financial statements

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As per our Report of even date
For Dharmesh M Kansara & Associates
Chartered Accountants
FRN : 126719W

D.M.K.
Dharmesh Kansara
Proprietor
Membership No. 120856
Mumbai, 29th May, 2018



For and on behalf of Board of Directors

Nitin M Pradhan Managing Director
DIN: 01595576
Mumbai, 29th May, 2018
Prabhakar Patil Director
DIN: 01627690



PROPERTY TRADING OF INDIA LIMITED
CIN: U70101MH1992PLC066632
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31st MARCH 2018

(Amount in Rs.)

	Particulars	Note No.	As at 31st March, 2018	As at 31st March, 2017
I	Revenue From Operations			
II	Other Income			
III	Total Income (I+II)			
IV	EXPENSES			
	Changes in inventories			
	Employee benefits expense			
	Finance costs			
	Depreciation and amortization expense			
	Other expenses	9	124,995	10,000
	Total expenses (IV)		124,995	10,000
V	Profit/(loss) before exceptional items and tax (I- IV)		-124,995	-10,000
VI	Exceptional Items		-	-
VII	Profit/(loss) before tax (V-VI)		-124,995	-10,000
	<u>Tax expense:</u>			
VIII	(1) Current tax		-	-
	(2) Short/Excess provision for tax of previous years		-	-
	(3) Deferred tax		-	-
	Total Tax Expense		-	-
IX	Profit (Loss) for the period from continuing operations (VII-VIII)		-124,995	-10,000
X	Other Comprehensive Income		-	-
XI	Total Comprehensive Income for the period		-124,995	-10,000
	Earnings per equity share (for continuing operation):			
XII	(1) Basic		-0.03	-0.04
	(2) Diluted		-0.03	-0.04

Summary of significant accounting policies

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See accompanying notes to the financial statements

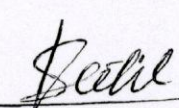
As per our Report of even date
For Dharmesh M Kansara & Associates
Chartered Accountants
FRN : 126719W



Dharmesh Kansara
Proprietor
Membership No. 120856
Mumbai, 29th May, 2018

For and on behalf of Board of Directors


Nitin M Pradhan
Managing Director
DIN: 01595576
Mumbai, 29th May, 2018


Prabhakar Patil
Director
DIN: 01627690

PROPERTY TRADING OF INDIA LIMITED

CIN: U70101MH1992PLC066632

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31st MARCH 2018

(Amount in Rs.)

A. Equity Share Capital

Particulars	As at 31st March, 2018	As at 31st March, 2017
Opening	2,313,050	2,313,050
Changes during the year	40,000,000	-
Closing	42,313,050	2,313,050

B. Other Equity

Particulars	Reserves and Surplus	
	General Reserve	Retained Earnings
Balance as on 01st April 2016	-	-1,256,424
Total Comprehensive Income for the year 2016-17		-10,000
Balance as on 31st March 2017	-	-1,266,424
Total Comprehensive Income for the year		-124,995
Other Movements		-1,662,500
Balance as on 31st March 2018	-	-3,053,919

As per our Report of even date

For Dharmesh M Kansara & Associates

Chartered Accountants

FRN : 126719W

D. M. Kansara



Dharmesh Kansara

Proprietor

Membership No. 120856

Mumbai, 29th May, 2018

For and on behalf of Board of Directors

Nitin M Pradhan *Prabhakar Patil*

Nitin M Pradhan **Prabhakar Patil**

Managing Director Director

DIN: 01595576

DIN: 01627690

Mumbai, 29th May, 2018

PROPERTY TRADING OF INDIA LIMITED CIN: U70101MH1992PLC066632 CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2018		
PARTICULARS	For the year ended 31.03.2018	For the year ended 31.03.2017
	Rs.	Rs.
CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax and Extraordinary Items	(124,995)	(10,000)
Adjustments for :		
Preliminary Expenses W/off	23,877	-
Operating Profit before working capital changes (a)	(101,118)	(10,000)
Adjustments for (increase) / decrease in Operating Assets:		
Other Current Assets	(95,510)	-
Trade Payable	40,000	10,000
Change in Working Capital (b)	(55,510)	10,000
NET CASH FROM OPERATING ACTIVITIES C = (a-b)	(156,628)	-
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Investments	-	-
NET CASH FROM INVESTING ACTIVITIES D	-	-
CASH FLOW FROM FINANCING ACTIVITIES		
Loan from Director	241,505	-
Proceeds from Issue of Equity Share Capital	40,000,000	-
Loan Given	(40,000,000)	-
Preliminary Expenses W/off	(23,877)	-
NET CASH FROM FINANCING ACTIVITIES E	217,628	-
Net Increase in Cash & Cash Equivalent F = (C + D + E)	61,000	-
Opening Cash & Cash Equivalent i	67,621	67,621
Closing Cash & Cash Equivalent ii	128,621	67,621
Net Increase in Cash & Cash Equivalent (ii - i)	61,000	-

Notes:

Components of cash and cash equivalent considered only for the purpose of cash flow statements

Particulars	For the year ended 31.03.2018	For the year ended 31.03.2017
Cash and Cash Equivalent comprises of:		
Cash on hand	54,964	54,964
Balances with Banks		
- Current Accounts	73,657	12,657
Total	128,621	67,621

The Cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard - 7 ('Ind AS 7') on Cash Flow Statement prescribed in Companies (Indian Accounting Standard) Rules, 2015, notified under section 133 of the Companies Act, 2013

This is the Cash Flow referred to in our report of even date

For Dharmesh M Kansara & Associates
Chartered Accountants

FRN : 126719W

D.M.K.

Dharmesh Kansara

Proprietor

Membership No. 120856

Mumbai, 29th May, 2018



For and on behalf of Board of Directors

Nitin M Pradhan

Nitin M Pradhan

Managing Director

DIN: 01595576

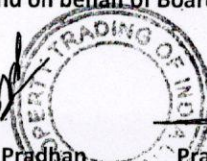
Mumbai, 29th May, 2018

Prabhakar Patil

Prabhakar Patil

Director

DIN: 01627690



PROPERTY TRADING OF INDIA LIMITED
Notes on Financial Statements for the Year ended 31st March 2018

As at 31st
March 2018 As at 31st
March 2017 As at 1st April
2016

1. Non-Current Financial Assets

Investments

Non-Trade Investments			
Investments in Partnership Firm (Unquoted):			
Pranit Corporation	75,000	75,000	75,000
Total	75,000	75,000	75,000
Aggregate of non-current investments:			
Aggregate amount of quoted investments and market value thereof			
Aggregate amount of unquoted investments	75,000	75,000	75,000
Aggregate amount of impairment in value of investments			

2. Non-Current Financial Assets

Loans

Unsecured, Considered Good			
Loans and advances to related parties- Preses Constructions Solutions	40,000,000	-	-
Other Loans and advances	-	1,662,500	1,662,500
Total	40,000,000	1,662,500	1,662,500

3. Cash and Cash Equivalents

Balance with Bank			
In current Accounts	73,657	12,657	12,657
Cash in Hand	54,964	54,964	54,964
Total	128,621	67,621	67,621

4. Other Current Assets

Miscellaneous Expenditure (To Extent not written off or to be adjusted)	95,510		
Total	95,510	-	-

As at 31st
March 2018 As at 31st
March 2017 As at 1st April
2016

5. Share Capital

Authorised Share Capital			
Equity shares, Rs.10/- par value			
42,50,000 Equity Shares	42,500,000	-	-
30,00,000 Equity Shares	-	30,00,000	30,00,000
Preference Shares. Rs. 100 Par Value	-	2,50,000	2,50,000
25,000 Pref. Shares			
Total	42,500,000	32,500,000	32,500,000

Issued Subscribed and Paid up			
Equity shares, Rs.10/- par value			
42,31,305 Equity Shares fully paid up	42,313,050	-	-
2,31,305 Equity Shares fully paid up	-	2,313,050	2,313,050
Total	42,313,050	2,313,050	2,313,050

10.1 Terms/ Rights attached to Equity Shares

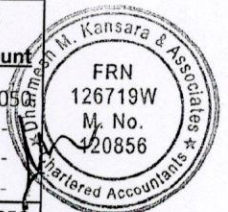
(a) The Company has only one class of shares namely Equity Shares having a face value of Rs. 10 per share.

(b) In respect of every Equity Share (Whether fully paid or partly paid), voting right shall be in the same proportion as the capital paid up on such Equity Share bears to the total paid up Equity capital of the Company.

(c) In the event of liquidation, the shareholders of Equity Shares are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholdings.

10.2 Reconciliation of the number of shares outstanding

Particulars	As at 31st March 2018		As at 31st March 2017	
	Number of Share	Amount	Number of Share	Amount
Equity Shares.at the beginning of year	231,305	2,313,050	231,305	2,313,050
Add: Shares issued	4,000,000	40,000,000	-	-
Add: Transfer from Reserves	-	-	-	-
Less: Shares cancelled	-	-	-	-
Equity Shares at the end of the year	4,231,305	42,313,050	231,305	2,313,050



10.3 Details of Share holders more than 5% shares:

Particulars	As at 31st March 2018		As at 31st March 2017		As at 1st April 2016	
	Number of Share	% held	Number of Share	% held	Number of Share	% held
Manvijay Development Co Ltd	4,000,000	94.53%				
Nitin M Pradhan	231,205	5.46%	231,205	99.96%	231,205	99.96%
	4,231,205		231,205		231,205	

During the previous year company has allotted 40,00,000 fully paid up equity shares of face value of Rs.10/- each pursuant to further issue approved by the shareholders

	As at 31st March 2018	As at 31st March 2017	As at 1st April 2016
6. Other Equity			
Retained Earning			
As per last Balance Sheet	(1,266,424)	(1,256,424)	(1,256,424)
Less: Bonus Shares allotted during the year	-	-	-
Other movements	-1,662,500		
Add: Profit for the year	-124,995	(10,000)	-
	(3,053,919)	(1,266,424)	(1,256,424)
Total	(3,053,919)	(1,266,424)	(1,256,424)

7. Non Current Financial Liabilities

Borrowings			
Unsecured			
Borrowings from related party	960,000	718,495	718,495
Total	960,000	718,495	718,495

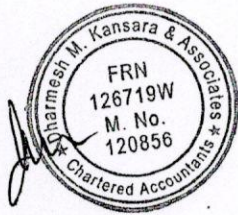
8. Trade Payable

Trade Payable	80,000	40,000	30,000
Total	80,000	40,000	30,000



PROPERTY TRADING OF INDIA LIMITED
Notes on Financial Statements for the Year ended 31st March 2018

	As at 31st March 2018	As at 31st March 2017
9. Other Expenses		
Audit Fees	15,000	5,000
Legal & Professional Fees	25,000	5,000
Preliminary Expenses W/off	23,877	-
Miscellaneous Expenses	61,118	-
TOTAL:	124,995	10,000



PROPERTY TRADING OF INDIA LIMITED

CIN: U70101MH1992PLC066632

NOTE-10

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2018

COMPANY INFORMATION

PROPERTY TRADING OF INDIA LIMITED is Public Limited Company incorporated in India on 1st May, 1992. The Company is into a Real Estate segment.

SIGNIFICANT ACCOUNTING POLICIES

a) Basis of preparation of Financial Statements:

The Financial Statements are prepared in accordance with the Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) (Amendment) Rules, 2016, the relevant provisions of the Companies Act, 2013 ("the Act") as applicable.

The financial statements have been prepared and presented on the going concern basis and at historical cost.

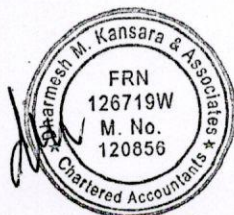
The Company has adopted all the Ind AS and the adoption was carried out in accordance with Ind AS 101 First time adoption of Indian Accounting Standards. The transition was carried out from Generally Accepted Accounting Principles in India (Indian GAAP) as prescribed under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Amendments Rules, 2014, which was the "Previous GAAP".

Authorization of Financial Statements: The Ind AS Financial Statements were authorized for issue in accordance with a resolution of the Board of Directors in its meeting held on May 29, 2018.

b) Impairment of Non- Financial Assets:

At the end of each reporting period, the Company reviews the carrying amounts of non-financial assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.



If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in Statement of Profit and Loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the Statement of Profit and Loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

c) Revenue Recognition:

Revenue has been recognized on accrual basis. Interest income is accounted on accrual basis. Dividend from Companies is accounted as income in the year in which they are received.

d) Provision for Current and Deferred Tax:

Current Tax is measured on the basis of estimated taxable income for the current accounting period in accordance with the applicable tax rates and the provisions of the Income-tax Act, 1961 and the rules framed thereunder.

Deferred tax is recognized using the Balance Sheet approach on the temporary differences between the carrying amounts of assets and liabilities in the financial statements and the amounts used for taxation purposes. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date. Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and these relate to income taxes levied by the same tax authority and are intended to settle current tax liabilities and assets on a net basis or such tax assets and liabilities will be realized simultaneously.

In the event of unabsorbed depreciation or carry forward of losses under tax laws, deferred tax assets are recognised to the extent that it is probable that sufficient future taxable income will be available to realise such assets.

A deferred tax asset is recognized to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the assets to be recovered.



Current and deferred tax are recognised in the statement of profit and loss, except when the same relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax relating to such items are also recognised in other comprehensive income or directly in equity respectively.

e) Provisions and Contingent Liabilities:

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company 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 determined by discounting the expected future cash flows to net present value using an appropriate pre-tax discount rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

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, is disclosed as a contingent liability. Contingent liabilities are also 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.

Claims against the Company where the possibility of any outflow of resources in settlement is remote, are not disclosed as contingent liabilities.

Contingent assets are not recognised in financial statements since this may result in the recognition of income that may never be realised. However, when the realisation of income is virtually certain, then the related asset is not a contingent asset and is recognised.

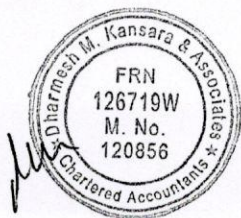
f) Earnings Per Share (EPS):

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

For the purpose of calculating diluted EPS, profit after tax for the year attributable to the equity shareholders and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

g) Significant Accounting Judgements, Estimates and Assumptions:

The preparation of financial statements in conformity with the Ind AS requires judgements, estimates and assumptions to be made that affect the reported amounts of assets and liabilities on the date of the financial statements, the reported amounts of revenues and expenses during the reporting period and the disclosures relating to contingent liabilities as of the date of the financial statements. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in outcomes different from the estimates. Difference between actual results and estimates are recognized in the period in which



the results are known or materialise. Estimates and underlying assumptions are reviewed on an ongoing basis. Any revision to accounting estimates is recognised prospectively in the current and future periods.

11. Contingent Liabilities- Nil

12. Related Party Disclosure:

The disclosures of transaction with related parties as are given below:

➤ List of related parties

Name	Relation
Preses Construction Solutions Pvt. Ltd.	Directors are common
Pradhan Aquaculture And Horticulture developments Private Limited	Directors are common
Manvijay Development Co Ltd	Holding company
Nitin M Pradhan	Director
Prabhakar S. Patil	Director
Rohan Ajay Kulkarni	Director

➤ Related party transactions

Nature of Transaction	Current Year	Previous Year
1. <u>Loan Given</u>		
Preses Construction Solutions Pvt. Ltd.	4,00,00,000	00
2. <u>Loan Repaid</u>		
Pradhan Aquaculture And Horticulture developments Private Limited	4,04,470	00
3. <u>Loan taken</u>		
Nitin Pradhan	6,45,975	00

➤ Closing balances of related parties

Name of Related Party	Current Year	Previous Year
Nitin Pradhan	9,60,000	3,14,025
Preses Construction Solutions Pvt. Ltd.	4,00,00,000	00
Pradhan Aquaculture And Horticulture developments	00	4,04,470

13. Classification of Financial Assets and Liabilities (Ind AS 107)

Particulars	As at 31 st March 2018	As at 31 st March 2017	As at 1 st April 2016
Financial asset at amortised cost			
Investment	75,000	75,000	75,000



Loan	4,00,00,000	16,62,500	16,62,500
Cash and Bank Balances	1,28,621	67,621	67,621
Total	40203621	18,05,121	18,05,121
Financial liabilities at amortised cost			
Long Term Borrowing	9,60,000	7,18,495	7,18,495
Trade Payable	80,000	40,000	30,000
Total	10,40,000	7,58,495	7,48,495

14. Auditors Remuneration (excluding GST)

Particulars	Current Year	Previous Year
Statutory Audit Fees	15,000	5,000

15. Earnings per Share (EPS) (Ind AS 33)

Particulars	Current Year	Previous Year
Basic/Diluted EPS		
i. Net Profit Attributable to Equity Shareholders	-1,24,995	-10,000
ii. Wieghted Average No. of Equity Shares	42,31,305	2,31,305
Basic Earnings Per Share / Diluted Earnings Per Share (i) /(ii)	-0.54	-0.04

16. ADDITIONAL INFORMATION DETAILS:

➤ Capital Management (Ind AS 1)

The Company's objectives when managing capital are to (a) maximise shareholder value and provide benefits to other stakeholders and (b) maintain an optimal capital structure to reduce the cost of capital.

For the purposes of the Company's capital management, capital includes issued capital and all other equity reserves attributable to the equity holders.

The Company monitors capital using debt-equity ratio, which is total debt less investments divided by total equity.

Particulars	As at 31 st March, 2018	As at 31 st March, 2017	As at 1 st April, 2016
Total Debt	9,60,000	7,18,495	7,18,495
Equity	4,09,21,631	10,46,026	10,56,026
Liquid Investments including bank deposits	-	-	-
Debt to Equity (Net)	0.02	0.69	0.68

17. First Time Adoption Of Ind AS (Ind AS 101):

The Company has prepared financial statements for the year ended 31st March, 2018 in accordance with Ind AS for the first time. For the periods upto and including the year ended 31st March, 2017, the Company prepared its financial statements in accordance with the accounting standards notified under



section 133 of the Companies Act, 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Previous GAAP).

Accordingly, the Company has prepared its financial statements to comply with Ind AS for the year ending 31st March, 2018, together with comparative information as at and for the year ended 31st March, 2017, as described in the summary of significant accounting policies. In preparing these financial statements, the company's opening Balance Sheet was prepared as at 1st April, 2016 i.e. the transition date to Ind AS for the Company. This note explains the principal adjustment made by the Company in restating its Previous GAAP financial statements, including the Balance Sheet as at 1st April, 2016 and the financial statements as at and for the year ended 31st March 2017.

18. Notes to the reconciliation of Equity as at 1st April, 2016 and 31st March, 2017 and Total Comprehensive income for the year ended 31st March, 2017

Reclassification of Assets and Liabilities as per Schedule III of Companies Act, 2013.

1. Under IGAAP, Loans as well as Advances were shown together under heading "Loans and Advances". However, as per Schedule III, Loans are classified under Financial Assets.
2. Current and Non-Current Liabilities have been reclassified into financial and non-financial Liabilities as per the nature of liabilities.

Effect of Ind AS adoption on the Balance Sheet as at 31st March 2017 and 1st April 2016:

Particulars	As at 31 st March 2017			As at 1 st April 2016		
	IGAAP	+/-	Ind AS	IGAAP	+/-	Ind AS
Assets						
Non-current assets						
a) PropertyPlant & Equipments						
b) Intangible Assets						
c) Financial Assets						
i) Investment	75,000	-	75,000	75,000	-	75,000
ii) Loans	16,62,500	-	16,62,500	16,62,500	-	16,62,500
d) Deferred Tax Assets						
Current Assets						
a) Inventories						
b) Financial Assets						
i) Trade Receivables						
ii) Cash and Cash Equivalents	67,621	-	67,621	67,621	-	67,621
c) Current Tax Assets						
d) Other Current Assets						
Equity and Liabilities	IGAAP	+/-	Ind AS	IGAAP	+/-	Ind AS
Equity Share capital	23,13,050	-	23,13,050	23,13,050	-	23,13,050
Other Equity	-12,66,424	-	-12,66,424	-12,46,424	-	-12,46,424
Non-current liabilities						
a) Financial Liabilities						
Borrowings	7,18,495	-	7,18,495	7,18,495	-	7,18,495
Trade Payable						
Other financial liabilities						
b) Provisions						



c) Other non-current liabilities						
Current liabilities						
a) Financial Liabilities						
Borrowings						
Trade Payable	40,000	-	40,000	30,000	-	30,000
Other financial liabilities						
b) Other current liabilities						
c) Provisions						

Reconciliation of Total Comprehensive Income for the year ended 31st March, 2017

Particulars	As at 31 st March 2017		
	IGAAP	Effect of Transition to Ind AS	Ind AS
Revenue			
Revenue from Operations		-	
Other Income		-	
Total Income:		-	
Expenses			
Changes in inventories		-	
Employee benefits expense		-	
Depreciation and Amortisation Expense		-	
Other Expense	10,000	-	10,000
Total Expenses:	10,000	-	10,000
Profit Before Tax	-10,000	-	-10,000
Tax Expenses:			
i) Current Tax		-	
ii) Short/Excess provision for tax of previous years		-	
iii) Deferred Tax		-	
iv) Total Tax Expense		-	
Profit for the year	-10,000	-	-10,000
Other Comprehensive Income	-	-	-
Total Comprehensive Income for the year	-10,000		-10,000

Reconciliation of Statement of Cash Flow for the year ended 31st March, 2017

Particulars	As at 31 st March 2017		
	IGAAP	Effect of Transition to Ind AS	Ind AS
i) Net Cash From Operating Activities	00	-	00
ii) Net Cash From Investing Activities	00	-	00



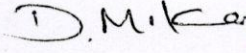
iii) Net Cash From Financing Activities	00	-	00
Net Increase/(Decrease) in Cash and Cash Equivalents	00	-	00
Opening Cash & Cash Equivalent	67,621	-	67,621
Closing Cash & Cash Equivalent	67,621	-	67,621

19. Previous year's figures have been regrouped/ reclassified to conform to current year's presentation.

As per our Report of even date


For Dharmesh M Kansara & Associates
Chartered Accountants

FRN : 126719W

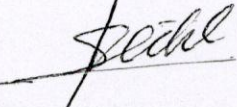
D.M.K. 
Dharmesh Kansara
Proprietor
Mem. No.: 120856
Mumbai, 29th May, 2018



For and on behalf of Board of Directors


Nitin M Pradhan
Director
DIN: 01595576
Mumbai, 29th May, 2018




Prabhakar Patil
Director
DIN: 01627690