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Walker Chandniok & Co LLP  
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## Independent Auditor's Report on Annual Financial Results of the Company Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Best View Infracon Limited

### Qualified Opinion

1. We have audited the accompanying annual financial results ('the Statement') of Best View Infracon Limited ('the Company') for the year ended 31 March 2020, attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('the Listing Regulations'), including relevant circulars issued by SEBI from time to time.
2. In our opinion and to the best of our information and according to the explanations given to us, the Statement:
  - i. presents financial results in accordance with the requirements of Regulation 52 of the Listing Regulations, except for the effects of the matters described in paragraph 3 and 4 below; and
  - ii. gives a true and fair view in conformity with the applicable Indian Accounting Standards ('Ind AS') prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder, and other accounting principles generally accepted in India, of the net loss after tax and other comprehensive income and other financial information of the Company for the year ended 31 March 2020 except for the effects of the matters described in paragraph 3 and 4 below.

### Basis for Qualified Opinion

3. The Company's management has not measured and consequently not recognised the interest cost relating to debentures (Series B and C) which carry a variable interest rate subject to a maximum cap, in accordance with the accounting principles laid down in Ind AS 109, Financial Instruments. Had the management followed the principles of Ind AS 109, the investment property and other financial liabilities (non-current) would have been higher by ₹421,240.01 thousand and ₹421,240.01 thousand respectively. Our opinion for the year ended 31 March 2019 and our conclusion for the half year ended 30 September 2019 was also qualified in respect of this matter.



4. We report that in the corresponding six month period ended 31 March 2019 and year ended 31 March 2019 included in the accompanying Statement, the Company had not recognised the lease rental on a straight-line basis over the lease term in accordance with the accounting principles laid down in Ind AS 17, Leases, which was reported as a qualification in our audit report dated 30 May 2019. During the year ended 31 March 2020, management has applied Ind AS 116, Leases with effect from 1 April 2019 and impact has been appropriately corrected in the books of accounts. Our opinion for the current year ended 31 March 2020, is qualified with respect to comparability of such comparative financial information. Our conclusion for the half year ended 30 September 2019 was also qualified in respect of this matter.
5. We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Statement* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('the ICAI') together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us, is sufficient and appropriate to provide a basis for our qualified opinion.

## Emphasis of Matter

6. We draw attention to note 9 of the financial results, which describes the effects of uncertainties relating to the outbreak of Covid-2019 pandemic on the Company's operations and the management's evaluation of its impact on the Statement as at the balance sheet date, the impact of which is dependent on future developments. Our opinion is not modified in respect of this matter.

Our opinion is not modified in respect of this matter.

## Responsibilities of Management and Those Charged with Governance for the Statement

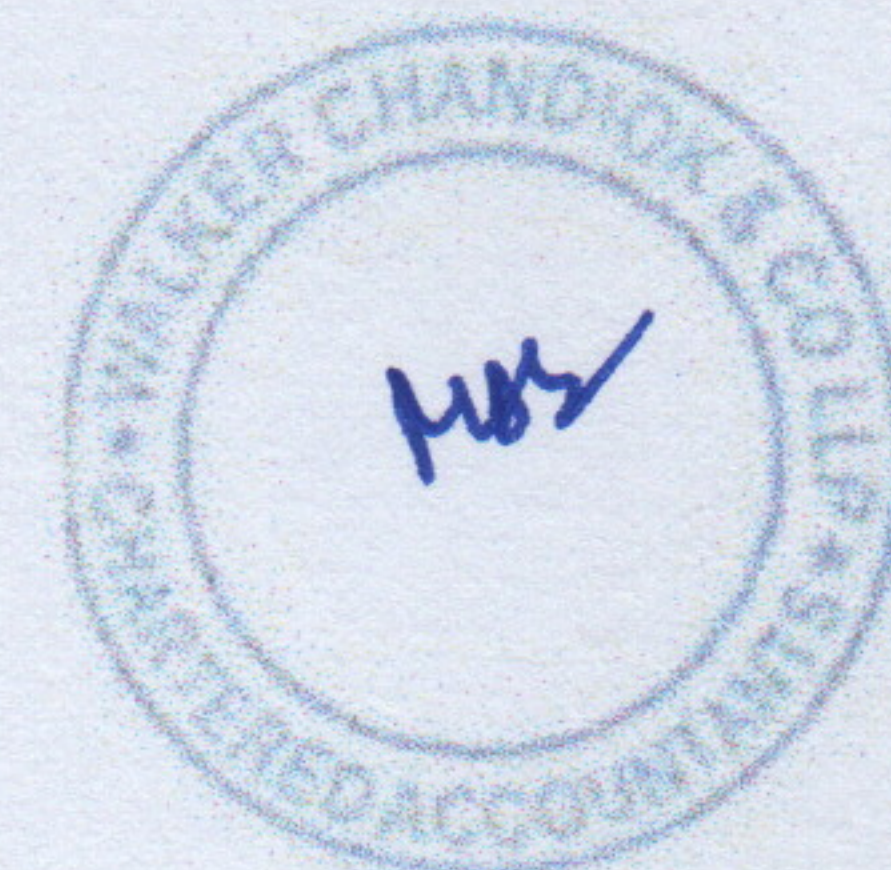
7. This Statement has been prepared on the basis of the annual audited financial statements and has been approved by the Company's Board of Directors. The Company's Board of Directors are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit/loss and other comprehensive income and other financial information of the Company in accordance with the accounting principles generally accepted in India, including Ind AS prescribed under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India, and in compliance with Regulation 52 of the Listing Regulations. 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 Statement that gives a true and fair view and is free from material misstatement, whether due to fraud or error.
8. In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.



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

## Auditor's Responsibilities for the Audit of the Statement

10. Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Standards on Auditing, specified under section 143(10) of the Act, will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Statement.
11. As part of an audit in accordance with the Standards on Auditing, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
  - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the Company has in place an adequate internal financial controls with reference to financial statements and the operating effectiveness of such controls;
  - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management;
  - Conclude on the appropriateness of the management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern; and
  - Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.
12. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
13. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



# Walker Chandiook & Co LLP

## Other Matters

14. The Statement includes the financial results for the half year ended 31 March 2020, being the balancing figures between the audited figures in respect of the full financial year and the published unaudited figures for the half year ended 30 September 2019, which were subject to limited review by us.

### For Walker Chandiook & Co LLP

Chartered Accountants

Firm Registration No.: 001076N/N500013

*Manish*

### Manish Agrawal

Partner

Membership No. 507000

UDIN: 20507000AAAABU7090



**Place:** Ghaziabad

**Date:** 29 June 2020

# BEST VIEW INFRACON LIMITED

Best View Infracon Limited  
Financial results for the half year and year ended 31 March 2020  
(All amounts in ₹ in thousand unless otherwise stated)

Statement of profit and loss for the half year and year ended 31 March 2020

Particulars	For six months ended		For the year ended	
	31 March 2020 (Refer note 2)	31 March 2019 (Refer note 2)	31 March 2020 (Audited)	31 March 2019 (Audited)
<b>Income</b>				
Other income	2,134.08	1,829.20	4,268.16	3,740.77
<b>Total income</b>	<b>2,134.08</b>	<b>1,829.20</b>	<b>4,268.16</b>	<b>3,740.77</b>
<b>Expenses</b>				
Depreciation	66.51	40.60	127.41	66.63
Other expenses	3,579.01	3,200.03	7,102.84	5,895.80
<b>Total expenses</b>	<b>3,645.52</b>	<b>3,240.63</b>	<b>7,230.25</b>	<b>5,962.43</b>
<b>Loss before tax</b>	<b>(1,511.44)</b>	<b>(1,411.43)</b>	<b>(2,962.09)</b>	<b>(2,221.66)</b>
<b>Tax expense</b>				
Current tax	-	-	-	-
Deferred tax expense/ (credit)	55.78	(121.90)	124.00	(128.36)
<b>Loss for the period/year</b>	<b>(1,567.22)</b>	<b>(1,289.53)</b>	<b>(3,086.09)</b>	<b>(2,093.30)</b>
Other comprehensive income	-	-	-	-
<b>Total comprehensive income for the period/ year</b>	<b>(1,567.22)</b>	<b>(1,289.53)</b>	<b>(3,086.09)</b>	<b>(2,093.30)</b>
Paid-up equity share capital (Face value of ₹ 10 per equity share)	500.10	500.10	500.10	500.10
Other equity as per balance sheet	-	-	(4,100.44)	(1,014.35)
<b>Loss per equity share (not annualised)</b>				
Basic	(31.34)	(25.79)	(61.71)	(41.86)
Diluted	(31.34)	(25.79)	(61.71)	(41.86)

Balance sheet as at 31 March 2020

Particulars	As at	
	31 March 2020 (Audited)	31 March 2019 (Audited)
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	216.42	241.83
Investment property	1,360,432.20	148,595.49
<b>Financial assets</b>		
Loans	31,065.13	26,796.97
Deferred tax assets (net)	131.26	255.26
Other non-current assets	128,911.97	571,620.67
<b>Total of non-current assets</b>	<b>1,520,756.98</b>	<b>747,510.22</b>
<b>Current assets</b>		
<b>Financial assets</b>		
Cash and cash equivalents	54,578.58	1,064.07
Other current assets	9,833.49	14,457.41
<b>Total of current assets</b>	<b>64,412.07</b>	<b>15,521.48</b>
<b>Total of assets</b>	<b>1,585,169.05</b>	<b>763,031.70</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Equity share capital	500.10	500.10
Other equity	(4,100.44)	(1,014.35)
<b>Total of equity</b>	<b>(3,600.34)</b>	<b>(514.25)</b>
<b>Liabilities</b>		
<b>Non-current liabilities</b>		
<b>Financial liabilities</b>		
Borrowings	887,099.71	541,000.00
Lease liabilities	409,335.97	-
<b>Total of non-current liabilities</b>	<b>1,296,435.68</b>	<b>541,000.00</b>
<b>Current liabilities</b>		
<b>Financial liabilities</b>		
Borrowings	246,609.72	-
Trade payables		
(a) Total outstanding dues of micro and small enterprises	214.41	786.17
(b) Total outstanding dues of creditors other than micro and small enterprises	10,147.38	11,581.50
Lease liabilities	21,337.63	-
Other financial liabilities	13,829.75	209,665.52
Other current liabilities	194.82	512.78
<b>Total of current liabilities</b>	<b>292,333.71</b>	<b>222,545.95</b>
<b>Total of equity and liabilities</b>	<b>1,585,169.05</b>	<b>763,031.70</b>

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# BEST VIEW INFRACON LIMITED

Best View Infracon Limited

Notes to the audited financial results for the half year and year ended 31 March 2020

- 1 The above audited financial results for the half year and year ended 31 March 2020 have been reviewed by the Audit Committee and have been approved by the Board of Directors at the meeting held on 29 June 2020. These audited financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as notified under the Companies (Indian Accounting Standards) Rules 2015 as specified in section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time.
- 2 The figures for the half year ended 31 March 2020 and 31 March 2019 are the balancing figures between audited figures in respect of the full financial year and reviewed year to date figures upto the end of the first half year of the respective financial year, which were subject to limited review by us.
- 3 The Debenture of the Company got listed on Bombay Stock Exchange on 25 May 2017 and accordingly, the above audited financial results for the period ended 31 March 2020 have been prepared under regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/IMD/DF1/69/2016 dated 10 August 2016.
- 4 The Company's primary business segment is reflected based on principal business activities carried on by the Company i.e., leasing and development of properties, which as per Ind AS 108 on 'Operating Segment' considered to be the only reported business segment. The Company is operating in India which is considered as a single geographical segment.
- 5 Effective 1 April 2019, the Company has adopted IND AS 116 "Leases" and applied the standard to lease contract entered into with Delhi Metro Rail Corporation with initial date of application of 1 April 2019. The Company has used the modified retrospective approach for transitioning to IndAS 116 with right of use asset recognised at an amount equal to the lease liability adjusted for any prepayments/accruals, recognised in the balance sheet immediately before the date of initial application. Accordingly, comparatives for the year ended 31 March 2019 have not been retrospectively adjusted.

The above approach has resulted in recognition of right of use asset of ₹ 331,208.80 thousand and a lease liability of ₹ 362,523.97 thousand as on 1 April 2019. The adoption of this standard have no impact on the profit and earning per share of the current period.

- 6 The auditor's in their audit report have drawn attention to the following matters

(a) The Company had issued Series A, B and C debentures during the previous year with the following details:

Particulars	Nature	Face Value (₹)	Repayment Terms	Stock Exchange	Applicable rate of Interest
Series A	Secured, Non-convertible Redeemable Debentures	1,000,000	24 months from the date of issue, unless redeemed earlier (repaid on 8 May 2019)	Listed on BSE	18%
Series B	Secured, Non-convertible Redeemable Debentures	1,000,000	84 months from the date of issue, unless redeemed earlier	Listed on BSE	Note (i)
Series C	Unsecured, Non-convertible Redeemable Debentures	1,000,000	84 months from the date of issue, unless redeemed earlier	Not listed, therefore not applicable.	Note (i)

Management is of the view that applicable rate of return for Series B and C debenture is currently uncertain and accordingly no expenditure towards interest/ redemption premium on Series B and Series C Debentures is required to be provided in the books of accounts.

Note (i): Series B and Series C debenture holders are eligible for redemption premium subject to maximum of XIRR of 22%, subject to availability of revenue generated by the Company after payment of taxes, construction and other related expenditure and other designated payments.

- (b) The Company obtained land near malviya nagar metro station on lease from Delhi Metro Rail Corporation (DMRC) for the term of 50 years, for development of commercial property with 3 years of rent free period. Company had not recognised the lease rental on a straight-line basis over the lease term in accordance with the accounting principles laid down in Ind AS 17, Leases, during corresponding six month period ended 31 March 2019 and year ended 31 March 2019 (period before transition to Ind AS 116, Leases with effect from 1 April 2019).
- 7 During the half year ended 30 September 2019, depreciation amounting to ₹ 3,972.64 thousand which was charged to statement of profit and loss, has now been capitalized to investment property to provide more relevant information.
- 8 The Company has negative net worth of ₹ (3,800.34) thousand as at 31 March 2020. Since Company is in the project completion phase, management believes that Company would start generating profits once the project is completed and is of the opinion that it will have sufficient funds to meet its obligation as and when they fall due.
- 9 The outbreak of Coronavirus (COVID-19) pandemic globally and in India is causing significant disturbance and slowdown of economic activity. The management has made a detailed assessment of its liquidity position, including recoverability/carrying values of its business and Investment Property as at balance sheet date. Further, the Company has resumed construction activities on the project in a phased manner post lockdown as per the Government's directives. However, the actual impact of Covid-19 pandemic on the Company's results remains uncertain and is dependent on spread of Covid-19 and steps taken by the Government to mitigate the economic impact and may differ from that estimated as at the date of approval of these financial statements. The Company will continue to monitor current and future conditions and impact thereof on Company's operations.

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# BEST VIEW INFRACON LIMITED

Best View Infracon Limited

Notes to the audited financial results for the half year and year ended 31 March 2020

(₹ In thousand)

10 Additional disclosures as per regulation 52 (4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 :			
(a) Details of Credit Rating			
CARE has assigned the following ratings:			
Series A - Non-convertible debenture issue of ₹ 135,000*		NA	
Series B - Non-convertible debenture issue of ₹ 338,000		CARE B+	
* Series A Debentures of ₹ 135,000 thousand has been repaid by the Company on 8 May 2019			
Particulars	Year ended 31 March 2020 (Audited)	Year ended 31 March 2019 (Audited)	
(b) Asset cover available	Listed NCDs are secured and asset cover exceeds more than 100%		
(c) Debt equity ratio (Debt/(equity share capital + other equity))	(314.89)	(1,314.53)	
(d) Previous due dates for the payment of interest/repayment of principal of non-convertible debentures	As per note 1 below		
(e) Next due date for the payment of interest/principal along with the amount of interest of non-convertible debentures			
(f) Debt Service Coverage Ratio [(Earnings before Interest and tax)/(Interest expense for the period) + (Principal repayments of long-term borrowings during the period)]	(0.02)	(0.01)	
(g) Interest Service Coverage Ratio (Earnings before interest and tax/Interest expense for the period)	(0.10)	(0.09)	
(h) Net worth (i.e., equity share capital + other equity)	(3,600.34)	(514.25)	
(i) Debenture Redemption Reserve	Nil	Nil	
(j) Net loss after tax for the period/ year	(3,086.09)	(2,090.30)	
(k) Loss per share	(61.71)	(41.86)	

Note 1

S. No.	ISIN No.	Previous Due Date of Interest Payment	Next Due Date of Interest Payment	Previous Due Date of Principal Repayment	Next Due Date of Principal Repayment	Redemption amount	Credit Rating
1	INE549X07017	8 May 2019	NA	8 May 2019	NA	135,000	CARE BB-
2	INE549X07025	NA	8 May 2024	NA	8 May 2024	338,000	CARE B+

For and on behalf of the board of directors  
For Best View Infracon Limited

Place: New Delhi  
Date: 29 June 2020

Anil Kumar Dhanda  
Director  
(DIN - 03060128)

Deepali  
Director  
(DIN - 07850205)



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# BEST VIEW INFRACON LIMITED

Annexure - I

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Annual Audited Financial Results

Statement on Impact of Audit Qualifications for the Financial Year ended 31 March 2020 [See Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016]			
S.No.	Particulars	Audited Figures (as reported before adjusting for qualifications) (₹ in thousand)	Adjusted Figures (audited figures after adjusting for qualifications) (₹ in thousand)
1	Turnover / Total income (including exceptional income)	4,268.16	4,268.16
2	Total Expenditure	7,230.25	7,230.25
3	Net Profit/(Loss)	(3,086.09)	(3,086.09)
4	Earnings Per Share (basic and diluted)	(61.71)	(61.71)
5	Total Assets	1,585,169.05	2,008,409.06
6	Total Liabilities	1,588,789.39	2,010,009.40
7	Net Worth	(3,600.34)	(3,600.34)

**ii. Audit Qualification (each audit qualification separately):**  
Details of Audit Qualification:

1. The Company's management has not measured and consequently not recognised the interest cost relating to debentures (Series B and C) which carry a variable interest rate subject to a maximum cap, in accordance with the accounting principles laid down in Ind AS 109, Financial Instruments. Had the management followed the principles of Ind AS 109, the investment property and other financial liabilities (non-current) would have been higher by ₹421,240.01 thousand and ₹421,240.01 thousand respectively.

2. We report that in the corresponding six month period ended 31 March 2019 and year ended 31 March 2019 included in the accompanying Statement, the Company had not recognised the lease rental on a straight-line basis over the lease term in accordance with the accounting principles laid down in Ind AS 17, Leases, which was reported as a qualification in our audit report dated 30 May 2019. During the year ended 31 March 2020, management has applied Ind AS 116, Leases with effect from 1 April 2019 and impact has been appropriately corrected in the books of accounts. Our opinion for the current year ended 31 March 2020, is qualified with respect to comparability of such comparative financial information.

**b. Type of Audit Qualification : Qualified Opinion**

**c. Frequency of qualification:**  
Qualification 1 has been included first time in financial results for the half year ended 30 September 2017  
Qualification 2 has been included first time in annual financial results for the year ended 31 March 2018

**d. For Audit Qualification(s) where the Impact is quantified by the auditor, Management's Views:**

**With reference to above mentioned Qualification 1**  
Series B and Series C debenture holders are eligible for redemption premium subject to maximum of XIRR of 22%, subject to availability of revenue generated by the Company after payment of taxes, construction and other related expenditure and other designated payments. Management is of the view that applicable rate of return for Series B and C debenture is currently uncertain and accordingly no expenditure towards interest/ redemption premium on Series B and Series C Debentures is required to be provided in the books of accounts.

**With reference to above mentioned Qualification 2**  
The Company obtained land near malviya nagar metro station on lease from Delhi Metro Rail Corporation (DMRC) for the term of 50 years, for development of commercial property with 3 years of rent free period. During initial three years of rent free period, management has not straightlined the rent in accordance with IndAS 17 ("Leases") for the comparative period and year ended 31 March 2020, however, with application of IndAS 116 (transition date being 1 April 2019), impact has been captured appropriately.

**e. For Audit Qualification(s) where the impact is not quantified by the auditor:**

(i) Management's estimation on the impact of audit qualification: Not applicable

(ii) If management is unable to estimate the impact, reasons for the same: Not applicable

(iii) Auditors' Comments on (ii) above: Included in details of auditor's qualification as above.

*MA*

Manish Agrawal  
Partner

Membership No.607000  
Statutory Auditor

Place: Ghaziabad  
Date: 29 June 2020

*Anil Kumar Dhandra*

Anil Kumar Dhandra  
Director  
(DIN - 03060128)

Place: New Delhi  
Date: 29 June 2020

For and on behalf of Board of Directors

*Anil Tiwari*

Anil Tiwari  
Chairman Audit Committee

Place: New Delhi  
Date: 29 June 2020

*Deepali*

Deepali  
Chief Financial Officer

Place: New Delhi  
Date: 29 June 2020

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