

**DIRECTORS' REPORT**

To  
**THE MEMBERS**  
**UPVAN LAKE RESORTS PRIVATE LIMITED**

The Directors hereby present the Ninth Annual Report of the Company together with the Audited Financial Statements for the year ended March 31, 2017.

**FINANCIAL RESULTS:**

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standard) Rules, 2015 as amended. The financial statements for the Financial Year ended March 31, 2017 are the Company's first Ind AS compliant annual audited financial statements with comparative figures for the year ended March 31, 2016 also under Ind AS. The transition date is April 1, 2015.

During the year under review, the Company incurred a loss of Rs. 490,698/- as against a net loss of Rs. 7,613/- during the previous year.

**DIVIDEND:**

In view of the loss incurred, the Directors do not recommend the payment of dividend for the year ended March 31, 2017.

**TRANSFER TO RESERVES :**

In view of the loss incurred, the Directors have not transferred any amount to reserves.

**MATERIAL CHANGES AND COMMITMENTS :**

No material changes or commitments have occurred between the end of the financial year of the Company to which the financial statements relate and the date of the report, affecting the financial position of the Company.

**CHANGE IN THE NATURE OF BUSINESS :**

There has been no change in the nature of business of the Company during the year under review.

**SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES :**


During the year under review, the Company did not have any subsidiary, joint venture or an associate company.

**DEPOSITS :**

The Company has not accepted any deposits during the year under review.

**TRANSFER TO INVESTOR EDUCATION AND PROTECTION FUND :**

During the year under review, the Company was not required to transfer any amount to the Investor Education and Protection Fund.

*S. S. S. S.*  
  
*Shavill Shah*

**SHARE CAPITAL:**

The paid-up equity share capital of the Company as on March 31, 2017 was Rs.120,000/-. During the year under review, the Company has not issued any shares with differential voting rights or granted stock options or sweat equity.

**PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186 :**

The Company has not given any loan or made investment or provided any security or guarantee during the year under review, which require to be disclosed under Section 186 of the Companies Act, 2013.

**RELATED PARTY TRANSACTIONS :**

The particulars of transactions entered into by the Company with related parties during the year under review are disclosed in the relevant note to the Financial Statements. The said related party transactions are on an arms length basis and hence not required to be disclosed in Form AOC-2.

**INTERNAL FINANCIAL CONTROLS :**

The Company has an Internal Control System, commensurate with the nature and size of its operations. Based on the framework of internal financial controls maintained by the Company and the work performed by the Statutory Auditors, the Board is of the opinion that the Company's internal financial controls were adequate and effective during the Financial Year 2016-2017.

**DIRECTORS :**

In accordance with the provisions of Section 152 (6) (e) of the said Act and the Articles of Association of the Company, Mr. Samirkumar Salot (DIN: 07115916), Director of the Company retires by rotation and being eligible, offers himself for reappointment.

The provisions of Section 149 of the Companies Act, 2013 relating to the appointment of Independent Directors do not apply to the Company.

**ANNUAL RETURN :**

The extracts of Annual Return pursuant to the provisions of Section 92 of the Companies Act, 2013 read with Rule 12 of the Companies (Management and Administration) Rules, 2014 is furnished in 'Annexure -A' to this Report.


**BOARD MEETINGS :**

The Company had convened and held Five (5) Board meetings during the year under review. The said Board meetings were held on April 19, 2016, June 21, 2016, August 30, 2016, December 27, 2016 and March 08, 2017. The gap between two Board meetings did not exceed 120 days.

**DIRECTORS' RESPONSIBILITY STATEMENT:**

Pursuant to sub-section (3) (c) of Section 134 (5) of the Companies Act, 2013, in relation to the audited financial statements of the Company for the year ended March 31, 2016, the Directors of your Company, to the best of their knowledge and belief and on the basis of the information and explanations received by them, hereby state and confirm that :

- (i) in the preparation of the Annual Accounts for the year ended March 31, 2017, the applicable accounting standards read with the requirements under Schedule III to the said Act have been followed alongwith proper explanation relating to material departures, if any;

*Sm Salot*  *Ravi Shankar*

- (ii) they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year on 31st March, 2017, and of the loss of the Company for that period;
- (iii) they have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- (iv) the annual accounts have been prepared on a 'going concern' basis;
- (v) they have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively; and
- (vi) they have devised proper systems to ensure compliance with the provisions of all applicable laws and such systems were adequate and operating effectively.

**DISCLOSURE OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY REGULATORS OR COURTS OR TRIBUNAL**

During the year under review, there were no significant or material orders passed by any regulatory / statutory authorities or courts / tribunals against the Company impacting its going concern status and operations in future.

**CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO :**

The nature of operations of the Company does not require disclosure of particulars relating to conservation of energy and technology absorption, as prescribed under Section 134 (3) (m) of the Companies Act, 2013 read with Rule 8 (3) of the Companies (Accounts) Rules, 2014. During the year under review, the Company had Nil foreign exchange earnings and outgo.

**RISK MANAGEMENT POLICY :**

The Company has not adopted a Risk Management Policy as the elements of risks threatening the Company's existence are minimal.

**AUDITORS :**

There are no qualification, reservation or adverse remark or disclaimer made by the Statutory Auditors in the Auditors' Report.


At the Sixth Annual General Meeting (AGM) of the Company held on September 18, 2014 M/s. M. K. Gohel & Associates, Chartered Accountants (Firm Reg. No.103256W) were appointed as Statutory Auditors of the Company for five financial years commencing from April 01, 2014 to March 31, 2019, to hold office until the conclusion of the Eleventh AGM to be held for the year 2019 (subject to ratification of their appointment at each AGM).

Accordingly, the members are requested to ratify the reappointment of M/s. M. K. Gohel & Associates, Chartered Accountants as the Statutory Auditors of the Company for the current financial year 2017-2018 and to authorise the Board of Directors to fix their remuneration.

M/s. M. K. Gohel & Associates, Chartered Accountants have offered themselves for reappointment and have confirmed their eligibility to be appointed as Auditors pursuant to the provisions of Section 141 of the Companies Act, 2013 and Rule 4 of the Companies (Audit and Auditors) Rules, 2014.

**GENERAL:**

The provisions relating to Secretarial Audit, appointment of Key Managerial Personnel, constitution of Audit Committee, Corporate Social Responsibility Committee, Nomination and Remuneration Committee and Vigil Mechanism are not applicable to the Company.

*M. K. Gohel*  
*Ravi Shankar*  


**DISCLOSURE UNDER 'THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013':**

The Company has adopted a Policy on Prevention, Prohibition and Redressal of sexual harassment at workplace in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules thereunder for prevention and redressal of complaints of sexual harassment at work place.

The Company has not received any complaint on sexual harassment during the year under review.

**PARTICULARS OF EMPLOYEES**

The Company does not have any employee on its roll and none of the Directors of the Company receive any remuneration under Section 197 of the Companies Act, 2013. Accordingly, no information is required to be disclosed in terms of Section 197(12) of the Companies Act, 2013 read with Rule 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

For and on Behalf of the Board



*Bhavik Shah*      *Samirkumar Salot*

Bhavik Shah

Samirkumar Salot

Director

Director

DIN: 01708862

DIN: 07115916

Place: Mumbai

Date: May 25, 2017

**FORM NO. MGT 9**  
**EXTRACT OF ANNUAL RETURN**  
 As on financial year ended on March 31, 2017  
 [Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company (Management & Administration) Rules, 2014]

I. REGISTRATION & OTHER DETAILS:	
1. CIN	U55204MH2008PTC183084
2. Registration Date	03-06-2008
3. Name of the Company	Upvan Lake Resorts Private Limited
4. Category/Sub-category of the Company	Company Having Share Capital
5. Address of the Registered office & contact details	B-5, Building No 9, Devidaya Nagar, Pokhran Road No 1, Thane 400606 Tel: 022 66040800; Fax: 022 67037403
6. Whether listed company	No
7. Name, Address & contact details of the Registrar & Transfer Agent, if any.	Not Applicable

**II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY**

All the business activities contributing 10 % or more of the total turnover of the company shall be stated:

Sr. No.	Name and Description of main products / services	NIC Code of the	% to total turnover of the
1	Construction of Buildings	4100	--

**III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES-**

Sr. No.	Name And Address of the Company	CIN/GLN	Holding/ Subsidiary/Associate	% of Shares Held	Applicable Section
1	Hubtown Limited Ackruti Center Point, 6 <sup>th</sup> Floor, Central Road, Marol MIDC, Andheri (East), Mumbai-400093	L45200MH1989PLC050688	Holding	75.00%	2(46)



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*Handwritten signature: Shivish Shuk*

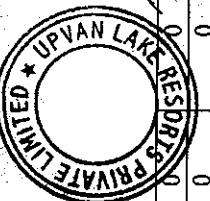
IV. SHARE HOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)

1) Category-wise Share Holding

SN. Category of Shareholders	No. of Shares held at the beginning of the year [As on 31-March-2016]			No. of Shares held at the end of the year [As on 31-March-2017]			% Change during the year
	Demat	Physical	Total	Demat	Physical	Total	
<b>A. Promoters</b>							
<b>(1) Indian</b>							
(a) Individual/ HUF.	0	0	0	0	0	0	0
(b) Central Govt	0	0	0	0	0	0	0
(c) State Govt(s)	0	0	0	0	0	0	0
(d) Bodies Corp.	0	9000	9000	0	9000	9000	0
(e) Banks / FI	0	0	0	0	0	0	0
(f) Any other	0	0	0	0	0	0	0
Total share-holding of Promoter (A) (1)	0	9000	9000	0	9000	9000	0
<b>(2) Foreign</b>							
(a) NRIs - Individuals	0	0	0	0	0	0	0
(b) Other - Individuals	0	0	0	0	0	0	0
(c) Bodies Corp.	0	0	0	0	0	0	0
(d) Banks / FI	0	0	0	0	0	0	0
(e) Any Other	0	0	0	0	0	0	0
Sub-total (A) (2)	0	0	0	0	0	0	0
Total shareholding of Promoter (A) = (A)(1)+(A)(2)	0	9000	9000	0	9000	9000	0
<b>B. Public Shareholding</b>							
<b>1. Institutions</b>							
(a) Mutual Funds	0	0	0	0	0	0	0
(b) Banks / FI	0	0	0	0	0	0	0
(c) Central Govt	0	0	0	0	0	0	0
(d) State Govt(s)	0	0	0	0	0	0	0
(e) Venture Capital Funds	0	0	0	0	0	0	0
(f) Insurance Companies	0	0	0	0	0	0	0
(g) FIs	0	0	0	0	0	0	0
(h) Foreign Venture Capital Funds	0	0	0	0	0	0	0
(i) Others (specify)	0	0	0	0	0	0	0
Sub-total (B)(1):-	0	0	0	0	0	0	0
<b>2. Non-Institutions</b>							
(a) Bodies Corp.	0	0	0	0	0	0	0
(i) Indian	0	0	0	0	0	0	0
(ii) Overseas	0	0	0	0	0	0	0

*Car Seal*

*Shweta Sahu*





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

SN	Particulars	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1	Hubtown Limited (No changes in the shareholding during the year)	9000	75.00%	9000	75.00%
	At the beginning of the year (April 01, 2016)				
	Date wise Increase / Decrease in Promoters' Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-
	At the end of the year(March 31, 2017)	-	-	9000	75.00%

iv) Shareholding Pattern of top ten Shareholders:

(Other than Directors, Promoters and Holders of GDRs and ADRs):

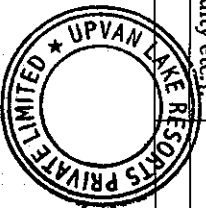
SN	For Each of the Top 10 Shareholders	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the Company
1	Mr. Arunkumar Mahabal Suvanna	1000	8.33%	1000	8.33%
	At the beginning of the year(April 01, 2016)				
	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-
	At the end of the year(March 31, 2017)	-	-	1000	8.33%
2	Mr. Prasad Shashikant Kolambkar	1000	8.33%	1000	8.33%
	At the beginning of the year(April 01, 2016)				
	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-
	At the end of the year(March 31, 2017)	-	-	1000	8.33%

v) Shareholding of Directors and Key Managerial Personnel:

SN	Shareholding of each Directors and each Key Managerial Personnel	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the Company	No. of shares	% of total shares of the company
1)	Mr. Vivek Sadanand Salian (Director)	1000	8.33%	1000	8.33%
	At the beginning of the year(April 01, 2016)				
	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-
	At the end of the year(March 31, 2017)	-	-	1000	8.33%

*Ar. S. S. S.*

*Shawile S. S.*





2) Mr. Bhavik Shah (Director)		-	-	-
At the beginning of the year (April 01, 2016)		-	-	-
Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus / sweat equity etc.):		-	-	-
At the end of the year (March 31, 2017)		-	-	-
3) Mr. Samirkumar Salot (Director)		-	-	-
At the beginning of the year (April 01, 2016)		-	-	-
Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus / sweat equity etc.):		-	-	-
At the end of the year (March 31, 2017)		-	-	-

**V) INDEBTEDNESS -**

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

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
<b>Indebtedness at the beginning of the financial year</b>				
i) Principal Amount	-	80160	-	80160
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	-	-	-	-
<b>Total (i+ii+iii)</b>	-	80160	-	80160
<b>Change in Indebtedness during the financial year</b>				
* Addition	-	123690	-	123690
* Reduction	-	203850	-	203850
<b>Net Change</b>	-	(80160)	-	(80160)
<b>Indebtedness at the end of the financial year</b>				
i) Principal Amount	-	-	-	-
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	-	-	-	-
<b>Total (i+ii+iii)</b>	-	-	-	-



Samir Salot

Bhavik Shah

**VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL-**

**A. Remuneration to Managing Director, Whole-time Directors and/or Manager:**

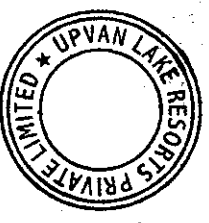
SN.	Particulars of Remuneration	Name of MD/WTD/Manager	Total Amount
1	Gross salary	N.A.	-
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act 1961	-	-
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	-	-
	(c) Profits in lieu of salary under section 17(3) Income- tax Act, 1961	-	-
2	Stock Option	-	-
3	Sweat Equity	-	-
4	Commission - as % of profit - others, specify...	-	-
5	Others, please specify	-	-
	<b>Total (A)</b>	-	-
	Ceiling as per the Act	-	-

**B. Remuneration to other directors:**

SN.	Particulars of Remuneration	Name of Directors			Total Amount
		Mr. Vivek Sadanand Salian	Mr. Bhavik Shah	Mr. SamirKumar Salot	
1	Independent Directors	0	0	0	
	Fee for attending Board/Committee meetings	0	0	0	
	Commission	0	0	0	
	Others, please specify	0	0	0	
	<b>Total (1)</b>	0	0	0	
2	Other Non-Executive Directors	0	0	0	
	Fee for attending Board/Committee meetings	0	0	0	
	Commission	0	0	0	
	Others, please specify	0	0	0	
	<b>Total (2)</b>	0	0	0	
	Total (B)=(1+2)	0	0	0	
	<b>Total Managerial Remuneration</b>	0	0	0	
	Overall Ceiling as per the Act	---			

*CRB/SLT*

*Kshwile Slut*



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

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

**VII. PENALTIES / PUNISHMENT / COMPOUNDING OF OFFENCES:**

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

For and on behalf of the Board



*Bhavik Shah*  
 Bhavik Shah  
 Director  
 DIN: 07108862

*Samirkumar Salot*  
 Samirkumar Salot  
 Director  
 DIN: 07115916

Place: Mumbai  
 Date: May 25, 2017

## INDEPENDENT AUDITOR'S REPORT

TO,

**THE MEMBERS OF,  
UPVAN LAKE RESORTS PRIVATE LIMITED**

### **Report on the Ind AS Financial Statements**

We have audited the accompanying Ind AS financial Statements of **UPVAN LAKE RESORTS PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March, 2017, 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 (herein after referred to as "Ind AS financial statements").

### **Management's Responsibility for the 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 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) specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the 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' Responsibility**

Our responsibility is to express an opinion on these 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 there under.

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.

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.

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**

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 including the Ind AS, of the state of affairs of the Company as at 31st March, 2017, and its loss (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**

- I. 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 (hereinafter referred to as the "Order"), and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, we give in the **Annexure A** statement on the matters specified in paragraphs 3 and 4 of the Order.
- II. 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 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 Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
  - (e) On the basis of the written representations received from the directors as on 31st March, 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2017 from being appointed as a director in terms of Section 164 (2) of the Act.
  - (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**".
  - (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:



- i. The Company does not have any material pending litigations, which would impact its financial position.
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- iv. The Company has provided requisite disclosures in its Ind AS financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8th November, 2016 to 30th December, 2016 on the basis of information available with the company. Based on audit procedures, and relying on management's representation, we report that disclosures are in accordance with the books of accounts maintained by the Company and as produced to us by the management.

**FOR M. K. GOHEL & ASSOCIATES**  
CHARTERED ACCOUNTANTS  
FIRM REGISTRATION No.: 103256W

*M. K. Gohel*

**MUKESH K. GOHEL**  
PROPRIETOR  
Membership No. 038823  
Place : Mumbai  
Date : 25/05/2017



**"ANNEXURE-A" REFERRED TO IN PARAGRAPH I OF OUR REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS OUR AUDITORS' REPORT OF EVEN DATE ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2017 OF UPVAN LAKE RESORTS PRIVATE LIMITED**

On the basis of such checks as we considered appropriate and in terms of the information and explanations given to us, we state that: -

- (i) a) The company has maintained proper records showing full particulars of its quantitative details and situation of fixed assets;
- b) The company has physically verified its fixed assets at reasonable;
- c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, no material discrepancies were noticed on verification of such assets.
- (ii) As explained to us, the company does not have any inventory during the year. Accordingly the provisions of this clause are not applicable to the company.
- (iii) In our opinion, and according to the information and explanations given to us, the Company has not granted any secured or unsecured loans to Companies, firms or other parties covered in the register maintained under Section 189 of the Companies Act, 2013;
- (iv) As per the information received there are no loan, investment, guarantees and security to director by the company.
- (v) In our opinion, and according to the information and explanations given to us, the Company has not accepted deposits as per the directives issued by the Reserve Bank of India under 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) In our opinion, and according to the information and explanation given to us, the Company has not crossed the threshold limit as prescribed by the Central government under sub-section (1) of section 148 of the Act for maintenance of cost records and hence such the provision for maintenance of records are not applicable to the company;
- (vii) a. According to the records of the Company, it has been generally regular in depositing statutory dues with the appropriate authorities. There have been delays during certain months in depositing Income Tax Deducted at Source. There were interest on Tax Deducted at Source ₹ 2,337/- , outstanding at the last day of the financial year for a period exceeding six months from the date they became payable.;
- b. On the basis of our examination of documents and records of the Company, and explanation provided to us, there are no disputed dues in respect of Income Tax, Sales Tax, Service Tax, Custom Duty, Excise Duty or Cess.
- (viii) The company has not defaulted in repayment of loans and borrowing to a financial institution, banks, government or dues to debenture holders.
- (ix) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not raised any money by way of initial public



offer or further public offer (including debt instruments) and has not obtained any term loans during the year

- (x) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of the material fraud on or by the Company, has been noticed or reported by the Company during the year, nor have we been informed any such case by the Company;
- (xi) No managerial remuneration has been paid or provided during the year.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, paragraph 3(xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with the provisions of Sections 177 and 188 of the Act where applicable and the details of such related party transactions have been disclosed in the Ind AS financial statements as required by Accounting Standard (AS) 18, Related Party Disclosures prescribed under Section 133 of the Act, read with the relevant rules.
- (xiv) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, paragraph 3(xiv) of the Order is not applicable to the Company.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with him/ her. Accordingly, paragraph 3(xv) of the Order is not applicable
- (xvi) In our opinion and 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 M. K. GOHEL & ASSOCIATES**  
CHARTERED ACCOUNTANTS  
FIRM REGISTRATION No.: 103256W

*M. K. Gohel*

**MUKESH K. GOHEL**  
PROPRIETOR  
Membership No. 038823



Place : Mumbai  
Date : 25/05/2017



**"ANNEXURE-B" REFERRED TO IN PARAGRAPH II OF OUR REPORT ON THE INTERNAL FINANCIAL CONTROLS UNDER CLAUSE (i) OF SUB-SECTION 3 OF SECTION 143 OF THE COMPANIES ACT, 2013 ("THE ACT") OUR AUDITORS' REPORT OF EVEN DATE ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2017 OF UPVAN LAKE RESORTS PRIVATE LIMITED.**

We have audited the internal financial controls over financial reporting of UPVAN LAKE RESORTS PRIVATE LIMITED ("the Company") as of March 31, 2017 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

**Management's Responsibility for Internal Financial Controls**

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. 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 Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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 judgement, including the assessment of the risks of material misstatement of the 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 Ind AS 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 Ind AS financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the Ind AS 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 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, 2017, 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 ICAI.

**FOR M. K. GOHEL & ASSOCIATES**  
CHARTERED ACCOUNTANTS  
FIRM REGISTRATION No.: 103256W

*M.K. Gohel*  
**MUKESH K. GOHEL**  
PROPRIETOR  
Membership No. 038823



Place : Mumbai  
Date : 25/05/2017

UPV EN LAKE RESORTS PRIVATE LIMITED				
BALANCE SHEET AS AT 31ST MARCH, 2017				
Particulars	Note No.	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>ASSETS</b>				
<b>Non-Current Assets</b>				
(a) Property, plant and equipment	3	75,965	96,621	1,17,265
(b) Capital work-in-progress	3	-	4,95,72,457	5,02,89,823
(c) Financial assets				
Investments in Firm	4	10,000	10,000	10,000
<b>Total Non-Current assets</b>		<b>85,965</b>	<b>4,96,79,077</b>	<b>5,04,17,088</b>
<b>Current assets</b>				
(a) Financial assets				
(i) Cash and cash equivalents	5	1,85,270	3,01,150	99,104
(ii) Other financial assets	6	-	-	40,000
(b) Other current assets	7	54,079	54,079	54,079
<b>Total Current Assets</b>		<b>2,39,349</b>	<b>3,55,229</b>	<b>1,93,183</b>
<b>Total assets</b>		<b>3,25,314</b>	<b>5,00,34,306</b>	<b>5,06,10,271</b>
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
(a) Equity share capital	8	1,20,000	1,20,000	1,20,000
(b) Other equity	9	(34,02,341)	(29,11,643)	(29,04,030)
<b>Total Equity</b>		<b>(32,82,341)</b>	<b>(27,91,643)</b>	<b>(27,84,030)</b>
<b>Liabilities</b>				
<b>Non-Current Liabilities</b>				
Financial Liabilities				
Other Financial Liabilities	10	15,57,984	15,57,984	35,41,847
<b>Total Non-Current Liabilities</b>		<b>15,57,984</b>	<b>15,57,984</b>	<b>35,41,847</b>
<b>Current Liabilities</b>				
(a) Financial Liabilities				
(i) Borrowings	11	-	80,160	49,390
(ii) Trade payables	12	20,04,257	38,25,571	43,43,713
(iii) Other financial liabilities	10	43,077	4,73,49,814	4,53,52,716
(b) Other current liabilities	13	2,337	12,421	1,06,635
<b>Total Current Liabilities</b>		<b>20,49,671</b>	<b>5,12,67,966</b>	<b>4,98,52,454</b>
<b>Total Liabilities</b>		<b>36,07,655</b>	<b>5,28,25,949</b>	<b>5,33,94,301</b>
<b>Total Equity and Liabilities</b>		<b>3,25,314</b>	<b>5,00,34,306</b>	<b>5,06,10,271</b>

The accompanying notes are an integral part of Financial Statements

As per our report of even date  
For M.K. GOHEL & ASSOCIATES  
CHARTERED ACCOUNTANTS  
Firm Registration No: 103256W

MUKESH K GOHEL  
PROPRIETOR  
Membership No.: 038823

Mumbai  
Date: 25th May 2017



For and on behalf of the Board of Directors

*Shavik Shah*  
BHAVIK SHAH  
DIRECTOR  
DIN: 07108852

*Samir Kumar Salot*  
SAMIR KUMAR SALOT  
DIRECTOR  
DIN: 071159 6

UPVAN LAKE RESORTS PRIVATE LIMITED

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2017

Particulars	Note No.	Year ended	Year ended
		31st March, 2017	31st March, 2016
		₹	₹
<b>I INCOME</b>			
Revenue from Operations	14	-	5,01,038
Share of Profit / (Loss) of Joint Ventures		-	(691)
<b>Total Income</b>		-	<b>5,00,347</b>
<b>II EXPENSES</b>			
Costs Of Construction / Development	15	-	3,71,737
Finance Costs	16	16,501.00	5,513
Depreciation and Amortisation Expenses	3	20,656.00	20,644
Less: Attributable to Capital WIP (Tr. to CWIP)		(20,656.00)	(20,644)
Other Expenses	17	4,74,197.00	1,30,710
<b>Total Expenses</b>		<b>4,90,698.00</b>	<b>5,07,960</b>
<b>Profit before Tax</b>		<b>(4,90,698.00)</b>	<b>(7,613)</b>
Tax Expense			
(1) Current Tax		-	-
<b>Profit for the Year</b>		<b>(4,90,698.00)</b>	<b>(7,613)</b>
<b>Earning per equity share of nominal value of ₹ 10/- each.</b>	18		
Basic and Diluted		(40.89)	(0.63)

The accompanying notes are an integral part of Financial Statements

For and on behalf of the Board of Directors

As per our report of even date  
For **M.K. GOHEL & ASSOCIATES**  
CHARTERED ACCOUNTANTS  
Firm Registration No: 103256W

*M.K. Gohel*  
**MUKESH K GOHEL**  
PROPRIETOR  
Membership No.: 038823



Mumbai  
Date: 25th May 2017

*Bhavik Shah*  
**BHAVIK SHAH**  
DIRECTOR  
DIN: 07108862

*Samir Salot*  
**SAMIR KUMAR SALOT**  
DIRECTOR  
DIN: 07115916

UPVAN LAKE RESORTS PRIVATE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2017

Particulars	Year ended 31st March, 2017 ₹	Year ended 31st March, 2016 ₹
<b>I. Cash Flow arising from Operating Activities:</b>		
Net Loss before taxes as per Statement of Profit and Loss	(4,90,698)	(7,613)
<b>Add / (Deduct) :</b>		
Interest Expenses	16,501	5,513
Prospective project written off (Net)	3,95,495	-
Share of Profit / (Loss) of Joint Ventures	-	(691)
Depreciation	20,656	20,644
Operating Profit / (Loss) before Working Capital Changes	(58,046)	17,853
<b>Add / (Deduct) :</b>		
(Increase) / Decrease in Loans & Advances	-	40,000
Increase / (Decrease) in Trade Payable	(18,21,314)	(5,18,143)
Increase / (Decrease) in Other liabilities and other provisions	18,36,625	19,03,575
	15,311	14,25,432
<b>Net Cash Flow in the course of operating activities</b>	<b>(42,735)</b>	<b>14,43,285</b>
<b>II Cash Flow from Investing Activities:</b>		
<b>Inflow / (Outflow) on account of:</b>		
Fixed Assets Acquired	-	-
(Increase) / Decrease in Capital Work-in-Progress	23,516	7,17,367
Proceeds from Long Term Investments	-	-
<b>Net Cash Flow in the course of Investing activities</b>	<b>23,516</b>	<b>7,17,367</b>
<b>III Cash Flow from Financing Activities:</b>		
<b>Inflow / (Outflow) on account of:</b>		
Interest Paid	(16,501)	(5,513)
Borrowings	(80,160)	(19,53,093)
<b>Net Cash Flow in the course of Financing activities</b>	<b>(96,661)</b>	<b>(19,58,606)</b>
Net Increase / (Decrease) in Cash and Cash Equivalents (I + II + III)	(1,15,880)	2,02,045
Add: Cash and Cash Equivalents at the Beginning of the Year	3,01,150	99,105
<b>Cash and Cash Equivalents at the end of the Year</b>	<b>1,85,270</b>	<b>3,01,150</b>
<b>Reconciliation of Cash and Cash Equivalents</b>		
Balances with banks:		
- in current accounts	1,85,263	2,90,430
Cash on hand	7	10,720
<b>Cash and Cash Equivalents at the end of the Year</b>	<b>1,85,270</b>	<b>3,01,150</b>

As per our report of even date

For and on behalf of the Board of Directors

For M.K. GOHEL & ASSOCIATES  
CHARTERED ACCOUNTANTS  
Firm Registration No: 103256W

*Bhavik Shah*

**BHAVIK SHAH**  
DIRECTOR  
DIN: 07108862

*M.K. Gohel*  
**MUKESH K GOHEL**  
PROPRIETOR  
Membership No.: 038823



*Samir Kumar Salot*  
**SAMIR KUMAR SALOT**  
DIRECTOR  
DIN: 07115916

Mumbai  
Date: 25th May 2017

UPVAN LAKE RESORTS PRIVATE LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2017

(₹)

	Equity Share Capital	Retained Earnings	Total
<b>Balance at April 1, 2015</b>	<b>1,20,000</b>	<b>(29,04,030)</b>	<b>(27,84,030)</b>
Total Comprehensive Income for the year	-	(7,613)	(7,613)
<b>Balance at March 31, 2016</b>	<b>1,20,000</b>	<b>(29,11,643)</b>	<b>(27,91,643)</b>
Total Comprehensive Income for the year	-	(4,90,698)	(4,90,698)
<b>Balance at March 31, 2016</b>	<b>1,20,000</b>	<b>(34,02,341)</b>	<b>(32,82,341)</b>

As per our report of even date  
**For M.K. GOHEL & ASSOCIATES**  
 CHARTERED ACCOUNTANTS  
 Firm Registration No: 103256W

*Bhavik Shah*  
**BHAVIK SHAH**  
 DIRECTOR  
 DIN: 07108862

*M.K. Gohel*  
**MUKESH K GOHEL**  
 PROPRIETOR  
 Membership No.: 038823



*Samir Kumar Salot*  
**SAMIR KUMAR SALOT**  
 DIRECTOR  
 DIN: 07115916

Mumbai  
 Date: 25th May 2017

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2017**COMPANY OVERVIEW****1. Company Overview**

Upvan Lake Resorts Private Limited is a Company domiciled in India, incorporated under the Companies Act, 1956. The Company is engaged in the real estate business.

The financial statements are approved for issue by the Company's Board of Directors on 25th May 2017

**SIGNIFICANT ACCOUNTING POLICY****2. BASIS OF PREPARATION OF FINANCIAL STATEMENTS**

These financial statements have been prepared in accordance with the Indian Accounting Standards (Ind AS) as notified by the Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') (to the extent notified) read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The Company has adopted all the IndAS standards and the adoption was carried out in accordance with IndAS 101 First time adoption of Indian Accounting Standards. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP. Reconciliations and descriptions of the effect of the transition has been summarized in Note 27.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

**a) Historical Cost Convention**

The financial statements have been prepared on historical cost basis, except for the following:

- i. certain financial assets and liabilities that have been measured at fair value
- ii. assets held for sale - measured at lower of carrying amount or fair value less cost to sell.
- iii. defined benefit plans - plan assets measured at fair value.

**b) Current and Non-Current Classification**

The Company presents assets and liabilities in the balance sheet based on current/non current classification.

**An asset is classified as current when it is:**

- i. Expected to be realised or intended to sold or consumed in normal operating cycle
- ii. Held primarily for the purpose of trading
- iii. Expected to be realised within twelve months after the reporting period, or
- iv. Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

**A liability is classified as current when:**

- i. It is expected to be settled in normal operating cycle
- ii. It is held primarily for the purpose of trading
- iii. It is due to be settled within twelve months after the reporting period, or
- iv. There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

Operating cycle for the business activities of the company covers the duration of the specific project / contract / service and extends upto the realisation of receivables within the agreed credit period normally applicable to the respective project.

**2.1 REVENUE RECOGNITION****A. Revenue from Construction Activity**

Revenue from sale of 'finished properties / buildings / rights' is recognised on transfer of all significant risks and rewards of ownership of such properties / building / rights, as per the terms of the contracts entered into with buyer/(s), which generally coincides with the firming of the sales contracts/ agreements, except for contracts where the Company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards.

**B. Interest Income**

Revenue is recognised on a time proportion basis taking into account the amount outstanding and the rate applicable.

**C. Profit / loss from partnership firms / association of persons:**

Share of profit / loss from partnership firms / association of persons (AOP) is accounted in respect of the financial year of the firm / AOP, during the reporting period, on the basis of their audited/ management reviewed accounts, which is considered as a part of other operating activity.

**D. Others**

Other Revenues/ Income and Costs / Expenditure are generally accounted on accrual, as they earned or incurred.



*Shavik Shal*

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2017

## 2.2 PROPERTY PLANT AND EQUIPMENT AND DEPRECIATION / AMORTISATION

- A. Tangible Fixed Assets are stated at cost of acquisition or construction less accumulated depreciation and accumulated impairment losses, if any.
- B. Depreciation is provided on the straight line method on the basis of estimated useful life of the asset in the manner specified in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (in Years)
Office Equipments	5
Furniture and Fixture	10

## 2.3 INVESTMENTS

Investments are classified into Current and Non Current / Long Term Investments. Current investments are stated at lower of cost and fair value. Long term investments are stated at cost. A provision for diminution is made to recognize decline, other than temporary, in the value of long term investments.

## 2.4 FINANCIAL INSTRUMENTS

## 2.4.1 Initial recognition

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through profit or loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

## 2.4.2 Subsequent measurement

## Non-derivative financial instruments

## (i) Financial assets carried at amortised cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

## (ii) Financial assets at fair value through other comprehensive income

A financial asset is subsequently measured at fair value through other comprehensive income if it is held with in a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

## (iii) Financial assets at fair value through profit or loss

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

## (iv) Financial liabilities

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit and loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

## (v) Fair value of financial instruments

In determining the fair value of its financial instruments, the Company uses a variety of methods and assumptions that are based on market conditions and risks existing at each reporting date. The methods used to determine fair value include discounted cash flow analysis, available quoted market prices and dealer quotes. All methods of assessing fair value result in general approximation of value, and such value may never actually be realized.

## 2.4.3 Derecognition of financial instruments

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under IndAS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires.

## 2.4.4 Impairment

## a. Financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to life time ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in the statement of profit or loss.



*Shavik Shah*



NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2017

## b. Non-financial assets

**Intangible assets and property, plant and equipment**

Intangible assets and property, plant and equipment are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the CGU to which the asset belongs.

## 2.5 TAXATION

## i. Current Tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognized as an asset (MAT Credit entitlement) only if there is convincing evidence for realization of such asset during the specified period. MAT credit entitlement is reviewed at each Balance Sheet date.

## ii. Deferred Tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset 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 asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

## iii. Current and deferred tax for the year

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

## 2.6 BORROWINGS AND BORROWING COSTS

Borrowings are initially recognised at the net transaction costs incurred and measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the statement of profit and loss over the period of the borrowings using the effective interest method.

Interests and other borrowing costs calculated as per effective interest rate attributable to qualifying assets are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

## 2.7 CASH FLOW STATEMENT

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item 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.

## 2.8 SEGMENT REPORTING

The Company is engaged in the business of Real Estate Development, which as per Ind AS - 108 'Operating Segments' is considered to be the only reportable business segment. The Company is also operating within the same geographical segment. Hence, disclosures under Ind AS - 108 are not applicable.

## 2.9 PROVISIONS, CONTINGENT ASSETS AND CONTINGENT LIABILITIES

Provisions are recognized only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

- \* Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- \* Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.



*Shavil Shel*

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2017**2.10 USE OF ESTIMATES**

The preparation of the financial statements in conformity with IndAS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Application of accounting policies that require critical accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed in note 2.10.1 Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

**2.10.1 Critical accounting judgements and estimates****a. Property, plant and equipment and depreciation**

The charge in respect of periodic depreciation is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life. The useful lives and residual values of Company's assets are determined by management at the time the asset is acquired and reviewed periodically, including at each financial year end. The lives are based on historical experience with similar assets as well as anticipation of future events, which may impact their life, such as changes in technology.

**b. Fair value measurements and valuation processes**

Some of the company's assets are measured at fair value for financial reporting purposes. In estimating the fair value of an asset or liability, the Company uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Company engages third party qualified valuers to perform the valuation. The Company works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model.



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UPVAN LAKE RESORTS PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2017

3. Property, plant and equipment and capital work-in-progress

	Office Equipments	Furniture and Fixtures	Total	Capital work-in-progress
<b>Cost or deemed cost</b>				
Balance at 1st April, 2015	13,520	2,71,644	2,85,164	5,02,89,823
Additions	-	-	-	-
Disposals	-	-	-	-
Adjustments	-	-	-	(7,17,367)
<b>Balance at 31st March, 2016</b>	<b>13,520</b>	<b>2,71,644</b>	<b>2,85,164</b>	<b>4,95,72,457</b>
<b>Accumulated depreciation</b>				
Balance at 1st April, 2015	8,374	1,59,525	1,67,899	-
Eliminated on disposal of assets	-	-	-	-
Depreciation expense	514	20,130	20,644	-
<b>Balance at 31st March, 2016</b>	<b>8,888</b>	<b>1,79,655</b>	<b>1,88,543</b>	<b>-</b>
<b>Carrying amount as on 31st March 2016</b>	<b>4,632</b>	<b>91,989</b>	<b>96,621</b>	<b>4,95,72,457</b>
	Office Equipments	Furniture and Fixtures	Total	Capital work-in-progress
<b>Cost or deemed cost</b>				
Balance at 31st March, 2016	13,520	2,71,644	2,85,164	4,95,72,457
Additions	-	-	-	-
Disposals	-	-	-	(4,95,72,457)
<b>Balance at 31st March, 2017</b>	<b>13,520</b>	<b>2,71,644</b>	<b>2,85,164</b>	<b>-</b>
<b>Accumulated depreciation</b>				
Balance at 31st March, 2016	8,888	1,79,655	1,88,543	-
Eliminated on disposal of assets	-	-	-	-
Depreciation expense	514	20,142	20,656	-
<b>Balance at 31st March, 2017</b>	<b>9,402</b>	<b>1,99,797</b>	<b>2,09,199</b>	<b>-</b>
<b>Carrying amount as at 31st March 2017</b>	<b>4,118</b>	<b>71,847</b>	<b>75,965</b>	<b>-</b>



*Khavil Shah*

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2017

	31st March, 2017 ₹	31st March, 2016 ₹	1st April, 2015 ₹
<b>4. Investments</b>			
<b>Non Current Investments</b>			
<b>(Trade, unless otherwise specified)</b>			
<b>Capital Investment in Partnership Firms (Refer footnote)</b>	10,000	10,000	10,000
M/s Rising Glory Developers	-	-	-
	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>
<b>Less: Provision for Diminution in the value of investments</b>	-	-	-
<b>Total Non Current Investments</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>

**Footnote:**

Details of Investments made in capital of partnership firm:

Sr No	Name of Partners	31st March, 2017	31st March, 2016	31st March, 2015
		Profit Sharing Ratio	Profit Sharing Ratio	Profit Sharing Ratio
1	Hubtown Limited	20.00%	20.00%	4.78%
2	Ackruti Safeguard System Private Limited	5.34%	5.34%	4.76%
3	Citygold Education Research Limited	5.34%	5.34%	4.76%
4	Citygold Farming Private Limited	5.34%	5.34%	4.76%
5	Diviniti Projects Private Limited	5.34%	5.34%	4.76%
6	Haltious Developers Limited	5.34%	5.34%	4.76%
7	Headland Farming Private Limited	5.33%	5.33%	4.76%
8	Heddle Knowledge Private Limited	5.33%	5.33%	4.76%
9	Heet Builders Private Limited	5.33%	5.33%	4.77%
10	Hoary Realty Limited	5.33%	5.33%	4.76%
11	Hubtown Bus Terminal (Adajan) Private Limited	-	-	4.76%
12	Hubtown Bus Terminal (Ahemdabad) Private Limited	-	-	4.76%
13	Hubtown Bus Terminal (Mehsana) Private Limited	-	-	4.76%
14	Hubtown Bus Terminal (Surat) Private Limited	-	-	4.76%
15	Hubtown Bus Terminal (Vadodara) Private Limited	-	-	4.76%
16	Subhsiddhi Builders Private Limited	5.33%	5.33%	-
17	Joynest Premises Private Limited	-	-	4.76%
18	Sunstream City Private Limited	5.33%	5.33%	4.77%
19	Upvan lake Resort Private Limited	5.33%	5.33%	4.76%
20	Vega Developers Private Limited	5.33%	5.33%	4.76%
21	Whitebud Developers Limited	5.33%	5.33%	4.76%
22	Yantti Buildcon Private Limited	5.33%	5.33%	4.76%
	<b>TOTAL</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
	<b>Toatal Share Capital in Firm (₹)</b>	<b>1,50,000</b>	<b>1,60,000</b>	<b>2,10,000</b>



*Shanil Shah*

**UPVAN LAKE RESORTS PRIVATE LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2017**

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>5. Cash and cash equivalents</b>			
Balances with banks:			
- in current accounts	1,85,263	2,90,430	63,529
Cash on hand	7	10,720	35,575
<b>Cash and cash equivalents</b>	<b>1,85,270</b>	<b>3,01,150</b>	<b>99,104</b>
<b>6. Other financial assets</b>			
<b>Current</b>			
Other Advances and Receivables			
Advances recoverable from others	-	-	40,000
<b>Total</b>	<b>-</b>	<b>-</b>	<b>40,000</b>
<b>7. Other assets</b>			
<b>Current</b>			
Advance to contractors	54,079	54,079	54,079
<b>Total</b>	<b>54,079</b>	<b>54,079</b>	<b>54,079</b>



*Bhavik Shah*

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2017

## 8. Equity share capital

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>Authorised Share Capital:</b>			
50,000 (As at March 31, 2016: 50,000; As at April 1, 2015: 50,000) Equity Shares of ₹ 10/- each fully paid up	5,00,000	5,00,000	5,00,000
<b>Issued and subscribed capital comprises:</b>			
12,000 (As at March 31, 2016: 12,000; As at April 1, 2015: 12,000) Equity Shares of ₹ 10/- each fully paid up	1,20,000	1,20,000	1,20,000
Fully paid equity shares	<b>1,20,000</b>	<b>1,20,000</b>	<b>1,20,000</b>

## Footnotes:

## (i) Reconciliation of the number of Equity shares outstanding at the beginning and at the end of the year.

	Number of shares	Share Capital ₹
<b>Balance at April 1, 2015</b>	12,000	1,20,000
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
<b>Balance at March 31, 2016</b>	12,000	1,20,000
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
<b>Balance at March 31, 2017</b>	<b>12,000</b>	<b>1,20,000</b>

## (ii) Equity Shares held by its holding company or its ultimate holding company.

	As at 31st March, 2017 (No.)	As at 31st March, 2016 (No.)	As at 1st April, 2015 (No.)
Hubtown Limited with its beneficiary owners	50000	50000	50000
<b>Total</b>	<b>50000</b>	<b>50000</b>	<b>50000</b>

## (iii) Details of shares held by each shareholders holding more than 5% shares

	As at 31 March, 2017		As at 31 March, 2016		As at 1 April, 2015	
	No of shares held	% holding	No of shares held	% holding	No of shares held	% holding
<b>Fully paid equity shares</b>						
Hubtown Limited with Beneficiary Owners	9,000	75.00%	9,000	75.00%	9,000	75%
Arunkumar Mahabal Suvarna	1,000	8.33%	1,000	8.33%	1,000	8.33%
Vivek Sadanand Salián	1,000	8.33%	1,000	8.33%	1,000	8.33%
Prasad Shashikant Kolambkar	1,000	8.33%	1,000	8.33%	1,000	8.33%
<b>Total</b>	<b>12,000</b>	<b>100%</b>	<b>12,000</b>	<b>100%</b>	<b>12,000</b>	<b>100%</b>

## (iv) Terms / rights attached to Equity Shares :

The company has a single class of equity shares having a face value of ₹ 10/- per share. Each holder of equity share is entitled to one vote per share. In the event of liquidation of company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

	As at 31 March, 2017 ₹	As at 31 March, 2016 ₹	As at 1st April, 2015 ₹
<b>9. Other Equity</b>			
<b>Retained Earnings</b>			
Balance at the beginning of the year	(29,11,643)	(29,04,030)	(29,04,030)
Profit attributable to the owners of the company	(4,90,698)	(7,613)	-
<b>Balance at the end of the year</b>	<b>(34,02,341)</b>	<b>(29,11,643)</b>	<b>(29,04,030)</b>



*Shavil Shah*

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2017

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>10. Other financial liabilities</b>			
<b>Non-current</b>			
Retention money payable	6,57,984	6,57,984.00	6,41,847
Lease deposits from tenants	9,00,000	8,99,999.99	29,00,000
<b>TOTAL</b>	<b>15,57,984</b>	<b>15,57,984</b>	<b>35,41,847</b>
<b>Current</b>			
Business Advances for project from related party(Refer Footnote)	-	4,72,64,446	4,52,89,446
Other payables	43,077	85,368	63,271
<b>TOTAL</b>	<b>43,077</b>	<b>4,73,49,814</b>	<b>4,53,52,716</b>
<b>Foot note :</b>			
The Company has received interest free Advances from it's Parent Company, considering the nature of business in which the Company operate, the amounts so received are considered to be repayable on call / demand as the repayment period of such amounts so received is not measureable precisely.			
<b>11. Borrowings</b>			
<b>Current</b>			
Loans repayable on demand(Unsecured):			
From Companies(Refer Footnote)	-	80,160	49,390
<b>TOTAL</b>	<b>-</b>	<b>80,160</b>	<b>49,390</b>
<b>Foot note :</b>			
The loans from other companies are taken at an interest rate of Nil p.a (P.Y 19.10%)			
<b>12. Trade payables</b>			
Trade Payables(Refer Footnote)	20,04,257	38,25,571	43,43,713
<b>TOTAL</b>	<b>20,04,257</b>	<b>38,25,571</b>	<b>43,43,713</b>
<b>Footnote :</b>			
As per information available with the Company regarding dues to Micro, Small and Medium Enterprises as defined under the Micro Small Medium Enterprises Development, Act 2006 (MSMED Act), none of the suppliers of the Company are registered under MSMED Act, and the same has been relied upon by the auditors.			
<b>13. Other current liabilities</b>			
<b>Current</b>			
Other payables :			
- Statutory dues	2,337	12,421.00	1,06,635
<b>TOTAL</b>	<b>2,337</b>	<b>12,421</b>	<b>1,06,635</b>



*Khavil Shah*

**UPVAN LAKE RESORTS PRIVATE LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2017**

**14. Revenue from operations**

	Year ended 31st March, 2017 ₹	Year ended 31st March, 2016 ₹
Other operating revenue :		
Royalty income	-	5,01,038
<b>TOTAL</b>	<b>-</b>	<b>5,01,038</b>

**15. Costs Of Construction / Development**

Construction costs incurred during the year:

Construction Cost	16,970	(3,66,274)
Other Construction expenses	(61,142)	20,644
Add / (Less) : Transferred to CWIP	44,172	7,17,367
<b>TOTAL</b>	<b>-</b>	<b>3,71,737</b>

**16. Finance Costs**

Delayed/penal interest on loans and statutory dues

	16,501	5,513
<b>TOTAL</b>	<b>16,501</b>	<b>5,513</b>

**17. Other Expenses**

Legal and professional fees

Prospective project written off (Net)

Other expenses (Refer Footnote)

	22,046.00	25,061
	3,95,495.00	-
	56,656.00	1,05,649
<b>TOTAL</b>	<b>4,74,197.000</b>	<b>1,30,710</b>

**Footnote:**

Audit Fees

Service tax on above

	19,500	19,500
	2,925	2,828
<b>TOTAL</b>	<b>22,425</b>	<b>22,328</b>



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UPVAN LAKE RESORTS PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2017

	Year Ended 31st March, 2017 ₹	Year Ended 31st March, 2016 ₹
<b>18. EARNINGS PER SHARE (EPS)</b>		
Basic and Diluted Earning Per Share	(40.89)	(0.63)

**(i) Basic and Diluted EPS**

The earnings and weighted average number of equity shares used in the calculation of basic and diluted earnings per share are as follows:

	Year Ended 31st March, 2017	Year Ended 31st March, 2016
Profit for the year attributable to the owners of the Company	(4,90,698)	(7,613)
<i>Any other adjustments</i>		
<b>Earnings used in the calculation of basic and diluted earnings per share</b>	<b>(4,90,698)</b>	<b>(7,613)</b>
	Year Ended 31st March, 2017	Year Ended 31st March, 2016
(ii) Weighted average number of equity shares for the purposes of basic and diluted earnings per share	12,000	12,000

**19. DISCLOSURE ON SPECIFIED BANK NOTES (SBNs)**

Particulars	SBNs	Other Denomination Notes	Total
Closing Cash in hand as on November 8, 2016	-	7	7
(+) Permitted Receipts	-	-	-
(-) Permitted Payments	-	-	-
(-) Amount Deposited in Bank	-	-	-
<b>Closing Cash in hand as on December 30, 2016</b>	-	<b>7</b>	<b>7</b>

**Footnote:**

Specified Bank Notes is defined as Bank Notes of denominations of the existing series of the value of five hundred rupees and one thousand rupees.

The disclosures with respects to 'Permitted Receipts', 'Permitted Payments', 'Amount Deposited in Banks' and 'Closing Cash in Hand as on 30.12.2016' is understood to be applicable in case of SBNs only.



*Shavik Shah*

**UPVAN LAKE RESORTS PRIVATE LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2017**

**20. RELATED PARTY TRANSACTIONS**

**A. List Of Related Parties:**

- i) Holding Company**  
Hubtown limited
- ii) Firm with whom Company is Partner**  
Rising Glory Developers
- iii) Other significant influences with whom transaction taken place**  
Citygold Management Services Private Limited

**Footnote:**

Related party relationship are identified by the Company and relied upon by the Auditors.

**B. Transaction with Related Parties -**

(₹)

Sr. No.	Particulars	HOLDING COMPANY	OTHER SIGNIFICANT INFLUENCES
1	<b>Loans and advances received /recovered:</b> Hubtown limited	49,500 (19,75,000)	- -
2	<b>Balances Written Off</b> Hubtown limited	4,91,53,446 -	- -
3	<b>Share of Loss of Joint Ventures</b> Rising Glory Developers	- -	- (691)
4	<b>Reimbursement of Expenses</b>		
	<b>i) Citygold Management Services Private Limited</b>	- -	48,170 (1,600)
	<b>ii) Hubtown limited</b>	9630 -	- -

**Footnote:**

Previous Year figures are given in brackets.

**Balance outstanding payables / receivables:**

	Nature of Transactions	Amount(₹)		
		31st March, 2017	31st March, 2016	1st April, 2015
1	Hubtown limited	-	4,90,94,316	4,71,19,316
2	Rising Glory Developers	10,000	10,000	10,000
3	Citygold Management Services Private Limited	-29,170	1600	-



*Shavil Shah*

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2017

**21. CONTINGENT LIABILITIES**

The company does not have any contingent liability as at the balance sheet date, as certified by management & relied upon by the auditors.

22. In the opinion of the Board of Directors of the Company, all items of Current Assets, Current Liabilities and Loans and Advances continues to have a realizable value of at least the amounts at which they are stated in the Balance Sheet.

**23. Financial Risk Management Objectives**

The company is exposed to market risk, credit risk and liquidity risk. The company's management oversees the management of these risks. The company's board of directors review and agrees policies for managing each of these risks summarized below:

**1) Market Risk**

Interest rate risk

Company has received interest free Business Advances and it receives interest free funds for its operating cash flow from its holding company as and when required (Refer note 10), hence the Company is not exposed to interest risk.

**2) Credit Risk**

Credit risk is the risk that the counter party will not meet its obligation under a financial instrument or customer contract leading to a financial loss. The company is not exposed to credit risk from its operating activities or trade receivables.

Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy.

**3) Liquidity risk**

The companies cashflow requirement are met by funds received from its holding company.

**24. CAPITAL MANAGEMENT**

The primary objective of company's capital management is to ensure that it maintains strong capital ratios in order to support its business and maximise shareholders value. The company's board of directors reviews the capital structure on an annual basis.

25. Previous year figures have been regrouped / reclassified wherever necessary to make them comparable with current year figures.

*Bhavil Shah*



**UPVAN LAKE RESORTS PRIVATE LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

**Note 26 :FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS**

	31st March 2017(₹)			31st March 2016(₹)			31st March 2015(₹)		
	FVPL	FVOCI	Amortised Cost	FVPL	FVOCI	Amortised Cost	FVPL	FVOCI	Amortised Cost
<b>Financial Assets</b>									
Investments in Firm	-	-	10000			10000			10000
Cash and cash equivalent	-	-	1,85,270	-	-	3,01,150	-	-	99,104
Other financial assets	-	-	-	-	-	-	-	-	40,000
<b>Total of Financial Assets</b>	-	-	<b>1,95,270</b>	-	-	<b>3,11,150</b>	-	-	<b>1,49,104</b>
<b>Financial Liabilities</b>									
Borrowings	-	-	-	-	-	80,160	-	-	49,390
Trade payables	-	-	20,04,257	-	-	38,25,571	-	-	43,43,713
Other Financial liabilities	-	-	15,60,321	-	-	15,70,405	-	-	36,48,482
<b>Total of Financial Liabilities</b>	-	-	<b>35,64,578</b>	-	-	<b>54,76,135</b>	-	-	<b>80,41,585</b>



*Bhavil Shah*

Particulars	As at March 31, 2016 (End of last period presented under previous GAAP)			As at April 1, 2015 (Date of Transition)		
	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet
<b>Non-Current Assets</b>						
(a) Property, plant and equipment	96,621	-	96,621	1,17,265	-	1,17,265
(b) Capital work-in-progress	4,95,72,457	-	4,95,72,457	5,02,89,823	-	5,02,89,823
(c) Financial assets						
Investments	10,000	-	10,000	10,000	-	10,000
<b>Total Non-Current Assets</b>	<b>4,96,79,077</b>	<b>-</b>	<b>4,96,79,077</b>	<b>5,04,17,088</b>	<b>-</b>	<b>5,04,17,088</b>
<b>Current assets</b>						
(a) Financial assets						
(i) Cash and cash equivalents	3,01,150	-	3,01,150	99,104	-	99,104
(ii) Other financial assets	-	-	-	40,000	-	40,000
(b) Other current assets	54,079	-	54,079	54,079	-	54,079
<b>Total Current Assets</b>	<b>3,55,229</b>	<b>-</b>	<b>3,55,229</b>	<b>1,93,183</b>	<b>-</b>	<b>1,93,183</b>
<b>Total Assets</b>	<b>5,00,34,306</b>	<b>-</b>	<b>5,00,34,306</b>	<b>5,06,10,271</b>	<b>-</b>	<b>5,06,10,271</b>
<b>Equity</b>						
(a) Equity share capital	1,20,000	-	1,20,000	1,20,000	-	1,20,000
(b) Other equity	(29,11,643)	-	(29,11,643)	(29,04,030)	-	(29,04,030)
<b>Total Equity</b>	<b>(27,91,643)</b>	<b>-</b>	<b>(27,91,643)</b>	<b>(27,84,030)</b>	<b>-</b>	<b>(27,84,030)</b>
<b>Non-Current Liabilities</b>						
Financial Liabilities						
Other Financial Liabilities	15,57,984	-	15,57,984	35,41,847	-	35,41,847
<b>Total Non-Current Liabilities</b>	<b>15,57,984</b>	<b>-</b>	<b>15,57,984</b>	<b>35,41,847</b>	<b>-</b>	<b>35,41,847</b>
<b>Current Liabilities</b>						
(a) Financial Liabilities						
(i) Borrowings	80,160	-	80,160	49,390	-	49,390
(ii) Trade payables	38,25,571	-	38,25,571	43,43,713	-	43,43,713
(iii) Other financial liabilities	4,73,49,814	-	4,73,49,814	4,53,52,716	-	4,53,52,716
(b) Other current liabilities	12,421	-	12,421	1,06,635	-	1,06,635
<b>Total Current Liabilities</b>	<b>5,12,67,966</b>	<b>-</b>	<b>5,12,67,966</b>	<b>4,98,52,454</b>	<b>-</b>	<b>4,98,52,454</b>
<b>Total Liabilities</b>	<b>5,28,25,949</b>	<b>-</b>	<b>5,28,25,949</b>	<b>5,33,94,301</b>	<b>-</b>	<b>5,33,94,301</b>
<b>Total Equity and Liabilities</b>	<b>5,00,34,306</b>	<b>-</b>	<b>5,00,34,306</b>	<b>5,06,10,271</b>	<b>-</b>	<b>5,06,10,271</b>

The previous GAAP figures have been reclassified to conform to Ind AS presentation requirements for the purposes of this note.



*Shantel Shel*

**UPVAN LAKE RESORTS PRIVATE LIMITED**

**(ii) Effect of Ind AS adoption on the Statement of Profit and Loss for the year ended 31st March, 2016** (₹)

Particulars	As at March 31, 2016		
	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet
<b>INCOME</b>			
Revenue from Operations	5,01,038	-	5,01,038
Share of Profit / (Loss) of Joint Ventures	(691)	-	(691)
<b>Total Income</b>	<b>5,00,347</b>	<b>-</b>	<b>5,00,347</b>
<b>EXPENSES</b>			
Costs Of Construction / Development	3,71,737	-	3,71,737
Finance Costs	5,513	-	5,513
Depreciation and Amortisation Expenses	-	-	-
Other Expenses	1,30,710	-	1,30,710
<b>Total Expenses</b>	<b>5,07,960</b>	<b>-</b>	<b>5,07,960</b>
<b>Profit Before Tax</b>	<b>(7,613)</b>	<b>-</b>	<b>(7,613)</b>
Tax Expense			
Current Tax	-	-	-
	-	-	-
<b>Profit for the Year</b>	<b>(7,613)</b>	<b>-</b>	<b>(7,613)</b>

The previous GAAP figures have been reclassified to conform to Ind AS presentation requirements for the purposes of this note.

**(iii) Effect of Ind AS adoption on the statement of cash flows for the year ended 31st March, 2016** (₹)

Particulars	Year ended March 31, 2016		
	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet
Net cash flows from Operating activities	14,43,285	-	14,43,285
Net cash flows from Investing activities	7,17,367	-	7,17,367
Net cash flows from Financing activities	(19,58,606)	-	(19,58,606)
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>2,02,045</b>		<b>2,02,045</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>99,105</b>		<b>99,105</b>
<b>Cash and cash equivalents at the end of the period</b>	<b>3,01,150</b>		<b>3,01,150</b>

As per our report of even date  
**For M. K. GOHEL & ASSOCIATES**  
 CHARTERED ACCOUNTANTS  
 Firm Registration No: 103256W

*M.K. Gohel*

**MUKESH K GOHEL**  
 PROPRIETOR  
 Membership No.: 038823  
 Mumbai  
 Date: 25th May 2017



For and on behalf of the Board of Directors

*Bhavik Shah*

**BHAVIK SHAH**  
 DIRECTOR  
 DIN: 07108862

*Samir Kumar Salot*

**SAMIR KUMAR SALOT**  
 DIRECTOR  
 DIN: 07115916

## DIRECTORS' REPORT

The Directors hereby present the Twenty-First Annual Report of the Company together with the Audited Financial Statements for the year ended March 31, 2017.

### FINANCIAL RESULTS :

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standard) Rules, 2015 as amended. The financial statements for the Financial Year ended March 31, 2017 are the Company's first Ind AS compliant annual audited financial statements with comparative figures for the year ended March 31, 2016 also under Ind AS. The transition date is April 1, 2015.

During the year under review, the Company earned a Profit of Rs. 1,71,735/- as against Profit Rs. 1,67,69,886/- during the previous year.

### DIVIDEND :

In order to conserve the resources of the Company, the Directors did not recommend any dividend for the year under review.

### TRANSFER TO RESERVES :

The Company has not transferred any amounts to the general reserves for the year under review.

### MATERIAL CHANGES AND COMMITMENTS :

No material changes or commitments have occurred between the end of the financial year of the Company to which the financial statements relate and the date of the report.

### CHANGE IN THE NATURE OF BUSINESS :

There has been no change in the nature of business of the Company during the year under review.

### SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES :

During the year under review, the Company did not have any subsidiary, joint venture or an associate company.

### DEPOSITS :

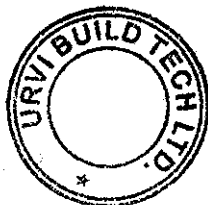
The Company has not accepted any deposits during the year under review.

### TRANSFER TO INVESTOR EDUCATION AND PROTECTION FUND :

During the year under review, the Company was not required to transfer any amount to the Investor Education and Protection Fund.

### SHARE CAPITAL:

The paid-up equity share capital of the Company as on March 31, 2017 was Rs. 5,00,000/-. During the year under review, the Company has not issued any shares with differential voting rights or granted stock options or sweat equity.



### **PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186 :**

The Company has not given any loan or made investment or provided any security or guarantee during the year under review, which require to be disclosed under Section 186 of the Companies Act, 2013.

### **RELATED PARTY TRANSACTIONS :**

The particulars of transactions entered into by the Company with related parties during the year under review are disclosed in the relevant note to the Financial Statements. The said related party transactions are on an arm's length basis and hence not required to be disclosed in Form AOC-2.

### **INTERNAL FINANCIAL CONTROLS :**

The Company has an Internal Control System, commensurate with the nature and size of its operations. Based on the framework of internal financial controls maintained by the Company and the work performed by the Statutory Auditors, the Board is of the opinion that the Company's internal financial controls were adequate and effective during the Financial Year 2016-2017.

### **DIRECTORS :**

During the year under review, Ms. Nancy Pereira resigned from the Board of Directors of the Company effective September 28, 2016. The Board places on record its appreciation of the valuable services provided by Ms. Nancy Pereira during his tenure as Director of the Company.

Mr. Jasmin Rathod (DIN: 03147669) was appointed as an Additional Director on the Board of Directors of the Company effective September 28, 2016 and in terms of Section 161 (1) of the Companies Act, 2013, holds office upto the date of the ensuing Annual General Meeting. The Company has received a notice under Section 160 of the said Act together with requisite deposit, from a member of the Company proposing the candidature of Mr. Jasmin Rathod for the office of Director of the Company.

In accordance with the provisions of Section 152 (6) (e) of the said Act and the Articles of Association of the Company, Mr. Bhavik Shah (DIN: 07108862), Director of the Company retires by rotation and being eligible, offers himself for reappointment.

The provisions of Section 149 of the Companies Act, 2013 relating to the appointment of Independent Directors do not apply to the Company.

### **ANNUAL RETURN :**

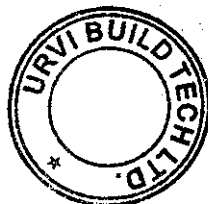
The extracts of Annual Return pursuant to the provisions of Section 92 of the Companies Act, 2013 read with Rule 12 of the Companies (Management and Administration) Rules, 2014 is furnished in 'Annexure A' to this Report.

### **BOARD MEETINGS :**

The Company had convened and held Six (6) Board meetings during the year under review. The said Board meetings were held on April 20, 2016, June 29, 2016, August 30, 2016, September, 28, 2016, December 28, 2016 and February 03, 2017. The gap between two Board meetings did not exceed 120 days.

### **DIRECTORS' RESPONSIBILITY STATEMENT :**

Pursuant to sub-section (3) (c) of Section 134 (5) of the Companies Act, 2013, in relation to the audited financial statements of the Company for the year ended March 31, 2016, the Directors of your Company, to the best of their knowledge and belief and on the basis of the information and explanations received by them, hereby state and confirm that :





- (i) in the preparation of the Annual Accounts for the year ended March 31, 2017, the applicable accounting standards read with the requirements under Schedule III to the said Act have been followed alongwith proper explanation relating to material departures, if any;
- (ii) they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year on 31st March, 2017, and of the profit of the Company for that period;
- (iii) they have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- (iv) the annual accounts have been prepared on a 'going concern' basis;
- (v) they have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively; and
- (vi) they have devised proper systems to ensure compliance with the provisions of all applicable laws and such systems were adequate and operating effectively.

#### **DISCLOSURE OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY REGULATORS OR COURTS OR TRIBUNAL**

During the year under review, there were no significant or material orders passed by any regulatory / statutory authorities or courts / tribunals against the Company impacting its going concern status and operations in future.

#### **CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO :**

The nature of operations of the Company does not require disclosure of particulars relating to conservation of energy and technology absorption, as prescribed under Section 134 (3) (m) of the Companies Act, 2013 read with Rule 8 (3) of the Companies (Accounts) Rules, 2014. During the year under review, the Company had Nil foreign exchange earnings and outgo.

#### **RISK MANAGEMENT POLICY :**

The Company has not adopted a Risk Management Policy as the elements of risks threatening the Company's existence are minimal.

#### **AUDITORS :**

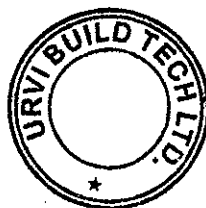
There are no qualification, reservation or adverse remark or disclaimer made by the Statutory Auditors in the Auditors' Report.

At the Eighteenth Annual General Meeting (AGM) of the Company held on September 18, 2014, M/s. M. K. Gohel & Associates, Chartered Accountants (Firm Reg. No: 103256W) were appointed as Statutory Auditors of the Company for five financial years commencing from April 01, 2014 to March 31, 2019, to hold office until the conclusion of the Twenty-third AGM to be held for the year 2019, subject to ratification of their appointment at each AGM).

Accordingly, the members are requested to ratify the reappointment of M/s. M. K. Gohel & Associates, Chartered Accountants as the Statutory Auditors of the Company for the current financial year 2017-2018 and to authorise the Board of Directors to fix their remuneration.

M/s. M. K. Gohel & Associates, Chartered Accountants have offered themselves for reappointment and have confirmed their eligibility to be appointed as Auditors pursuant to the provisions of Section 141 of the Companies Act, 2013 and Rule 4 of the Companies (Audit and Auditors) Rules, 2014.

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2

**GENERAL :**

The provisions relating to Secretarial Audit, appointment of Key Managerial Personnel, constitution of Audit Committee, Corporate Social Responsibility Committee, Nomination and Remuneration Committee and Vigil Mechanism are not applicable to the Company.

**DISCLOSURE UNDER 'THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013':**

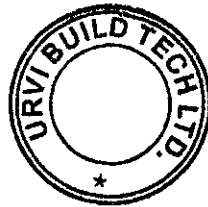
The Company has adopted a Policy on Prevention, Prohibition and Redressal of sexual harassment at workplace in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules thereunder for prevention and redressal of complaints of sexual harassment at work place.

The Company has not received any complaint on sexual harassment during the year under review.

**PARTICULARS OF EMPLOYEES**

The Company does not have any employee on its roll and none of the Directors of the Company receive any remuneration under Section 197 of the Companies Act, 2013. Accordingly, no information is required to be disclosed in terms of Section 197(12) of the Companies Act, 2013 read with Rule 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

For and Behalf of the Board



*Kamal Matalia*

Kamal Matalia  
Director  
DIN: 00009695

*Jasmin Rathod*

Jasmin Rathod  
Director  
DIN: 03147669

Place: Mumbai  
Date: May 24, 2017

FORM NO. MGT 9  
EXTRACT OF ANNUAL RETURN

ANNEXURE-A

As on financial year ended on March 31, 2017  
[Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company (Management & Administration) Rules, 2014]

**I. REGISTRATION & OTHER DETAILS:**

1.	CIN	U15400MH1996PLC101031
2.	Registration Date	15/07/1996
3.	Name of the Company	Urvi Build Tech Limited
4.	Category/Sub-category of the Company	Company Having Share Capital
5.	Address of the Registered office & contact details	Unit No. 116, First Floor, Rehab Building No. 4, Akruvi Annexe, Road No. 7, Marol MIDC, Andheri (E) Mumbai - 400093. Tel: 022 67037400, Fax: 022 67037403
6.	Whether listed company	No
7.	Name, Address & contact details of the Registrar & Transfer Agent, if any.	Not Applicable

**II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY**

All the business activities contributing 10 % or more of the total turnover of the company shall be stated:

Sr. No.	Name and Description of main products / services	NIC Code of the Product/service	% to total turnover of the
1	Construction of Building.	4100	Nil

**III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES-**

Sr. No.	Name And Address of the Company	CIN/GLN	Holding/ Subsidiary/Associate	% of Shares Held	Applicable Section
1	Hubtown Limited Akruti Center Point, 6 <sup>th</sup> Floor, Central Road, Marol MIDC, Andheri (East), Mumbai- 400093	L45200MH1989PLC050688	Holding	100.00%	2(46)

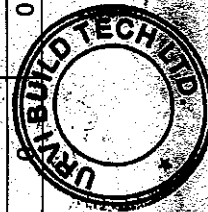


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IV. SHARE HOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)

i) Category-wise Share Holding

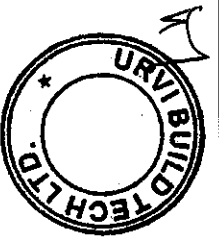
SN.	Category of Shareholders	No. of Shares held at the beginning of the year [As on 31-March-2016]			No. of Shares held at the end of the year [As on 31-March-2017]			% Change during the year	
		Demat	Physical	Total	% of Total Shares	Demat	Physical		Total
<b>A. Promoters</b>									
<b>(1) Indian</b>									
(a)	Individual/ HUF	0	0	0	0	0	0	0	0
(b)	Central Govt	0	0	0	0	0	0	0	0
(c)	State Govt(s)	0	0	0	0	0	0	0	0
(d)	Bodies Corp.	0	50000	50000	100	0	50000	50000	100
(e)	Banks / FI	0	0	0	0	0	0	0	0
(f)	Any other	0	0	0	0	0	0	0	0
	<b>Total share-holding of Promoter (A)(1)</b>	0	50000	50000	100	0	50000	50000	100
<b>(2) Foreign</b>									
(a)	NRIs – Individuals	0	0	0	0	0	0	0	0
(b)	Other – Individuals	0	0	0	0	0	0	0	0
(c)	Bodies Corp.	0	0	0	0	0	0	0	0
(d)	Banks / FI	0	0	0	0	0	0	0	0
(e)	Any Other	0	0	0	0	0	0	0	0
	<b>Sub-total (A) (2)</b>	0	0	0	0	0	0	0	0
	<b>Total shareholding of Promoter (A) = (A)(1)+(A)(2)</b>	0	50000	50000	100	0	50000	50000	100
<b>B. Public Shareholding</b>									
<b>1. Institutions</b>									
(a)	Mutual Funds	0	0	0	0	0	0	0	0
(b)	Banks / FI	0	0	0	0	0	0	0	0
(c)	Central Govt	0	0	0	0	0	0	0	0
(d)	State Govt(s)	0	0	0	0	0	0	0	0
(e)	Venture Capital Funds	0	0	0	0	0	0	0	0
(f)	Insurance Companies	0	0	0	0	0	0	0	0
(g)	FIs	0	0	0	0	0	0	0	0
(h)	Foreign Venture Capital Funds	0	0	0	0	0	0	0	0
(i)	Others (specify)	0	0	0	0	0	0	0	0



	Sub-total (B)(1):-	0	0	0	0	0	0	0	0	0	0	0
<b>2. Non-Institutions</b>												
(a)	<b>Bodies Corp.</b>											
	(i) Indian	0	0	0	0	0	0	0	0	0	0	0
	(ii) Overseas	0	0	0	0	0	0	0	0	0	0	0
(b)	<b>Individuals:</b>											
	(i) Individual shareholders holding nominal share capital upto Rs. 1 lakh	0	0	0	0	0	0	0	0	0	0	0
	(ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh	0	0	0	0	0	0	0	0	0	0	0
(c)	<b>Others (specify)</b>											
	(i) Trusts											
	(ii) Non-Resident Indians	0	0	0	0	0	0	0	0	0	0	0
	(iii) Overseas Corporate Bodies	0	0	0	0	0	0	0	0	0	0	0
	(iv) Clearing Members	0	0	0	0	0	0	0	0	0	0	0
	<b>Sub-total (B)(2)</b>	0	0	0	0	0	0	0	0	0	0	0
	<b>Total Public Shareholding (B)=(B)(1)+(B)(2)</b>	0	0	0	0	0	0	0	0	0	0	0
C.	<b>Shares held by Custodian for GDRs &amp; ADRs</b>	0	0	0	0	0	0	0	0	0	0	0
	<b>Grand Total (A+B+C)</b>	0	50000	50000	100	0	50000	50000	100	0	0	0

**ii) Shareholding of Promoter-**

SN	Shareholder's Name	Shareholding at the beginning of the year [As on 31-March-2016]				Shareholding at the end of the year [As on 31-March-2017]				% change in shareholding during the year
		No. of Shares	% of total Shares of the company	% of Shares Pledged / encumbered to total shares	No. of Shares	% of total Shares of the company	% of Shares Pledged / encumbered to total shares			
1	Hubtown Limited along with Nominees	50000	100.00%	0	50000	100.00%	0	0	0	
	<b>Total</b>	50000	100.00%	0	50000	100.00%	0	0	0	



2

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

SN	Particulars	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1	Hubtown Limited (No changes in the shareholding during the year)	50000	100.00%	50000	100.00%
	At the beginning of the year (April 01, 2016)	-	-	-	-
	Date wise Increase / Decrease in Promoters Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-
	At the end of the year(March 31, 2017)	-	-	50000	100.00%

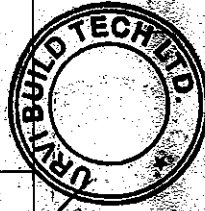
**iv) Shareholding Pattern of top ten Shareholders:**

**(Other than Directors, Promoters and Holders of GDRs and ADRs):**

SN	For Each of the Top 10 Shareholders	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the Company
	Nil	-	-	-	-

**v) Shareholding of Directors and Key Managerial Personnel:**

SN	Shareholding of each Directors and each Key Managerial Personnel	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the Company	No. of shares	% of total shares of the company
1)	<b>Bhavik Shah (Director)</b>	-	-	-	-
	At the beginning of the year(April 01, 2016)	-	-	-	-
	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-
	At the end of the year(March 31, 2017)	-	-	-	-
2)	<b>Kamal Matalia (Director)</b>	-	-	-	-
	At the beginning of the year(April 01, 2016)	-	-	-	-
	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-
	At the end of the year(March 31, 2017)	-	-	-	-
3)	<b>Nancy Pereira (Director) (upto September 28, 2016)</b>	-	-	-	-
	At the beginning of the year(April 01, 2016)	-	-	-	-
	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-
	At the end of the year(March 31, 2017)	-	-	-	-
	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-



4)	Jasmin Rathod(Director) (w.e.f September 28, 2016)					
	At the beginning of the year(April 01, 2016)					
	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):					
	At the end of the year(March 31, 2017)	-	-	-	-	-

**V) INDEBTEDNESS -**

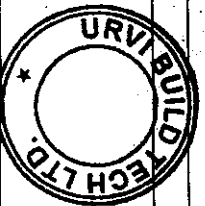
Indebtedness of the Company including interest outstanding/accrued but not due for payment.

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
<b>Indebtedness at the beginning of the financial year</b>				
i) Principal Amount	-	115703011	-	115703011
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	-	-	-	-
<b>Total (i+ii+iii)</b>	-	115703011	-	115703011
<b>Change in Indebtedness during the financial year</b>				
* Addition	-	-	-	-
* Reduction	-	(1100000)	-	(1100000)
<b>Net Change</b>	-	(1100000)	-	(1100000)
<b>Indebtedness at the end of the financial year</b>				
i) Principal Amount	-	114603011	-	114603011
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	-	-	-	-
<b>Total (i+ii+iii)</b>	-	114603011	-	114603011

**VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL-**

A. Remuneration to Managing Director, Whole-time Directors and/or Manager:

SN.	Particulars of Remuneration	Name of MD/MTD/ Manager	Total Amount
1	Gross salary		
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	-	-
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	-	-
	(c) Profits in lieu of salary under section 17(3) Income- tax Act, 1961	-	-
2	Stock Option	-	-
3	Sweat Equity	-	-



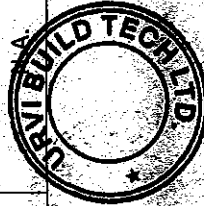
4	Commission - as % of profit - others, specify...	-	-	-
5	Others, please specify	-	-	-
	<b>Total (A)</b>	-	-	-
	Ceiling as per the Act	-	-	-

**B. Remuneration to other directors:**

SN.	Particulars of Remuneration	Name of Directors				Total Amount
		Mr. Bhavik Shah	Mr. Kamal Matalia	Ms. Nancy Pereira (upto September 28, 2016)	Mr. Jasmin Rathod (w.e.f. September 28, 2016)	
1	Independent Directors	0	0	0	0	0
	Fee for attending Board/Committee meetings	0	0	0	0	0
	Commission	0	0	0	0	0
	Others, please specify	0	0	0	0	0
	<b>Total (1)</b>	0	0	0	0	0
2	Other Non-Executive Directors	0	0	0	0	0
	Fee for attending Board/Committee meetings	0	0	0	0	0
	Commission	0	0	0	0	0
	Others, please specify	0	0	0	0	0
	<b>Total (2)</b>	0	0	0	0	0
	<b>Total (B)=(1+2)</b>	0	0	0	0	0
	<b>Total Managerial Remuneration</b>	0	0	0	0	0
	Overall Ceiling as per the Act					

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

Sl. no.	Particulars of Remuneration	Key Managerial Personnel			Total
		CEO	Company Secretary	CFO	
1	Gross salary				-
	(a) Salary as per provisions contained in Section 17(1) of the Income-tax Act, 1961				-
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961				-
	(c) Profits in lieu of salary under Section 17(3) Income-tax Act, 1961	N.A.	N.A.	N.A.	-





2	Stock Option								
3	Sweat Equity								
4	Commission								
	- as % of profit								
	others, specify...								
5	Others, please specify								
	Total								

**VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:**

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

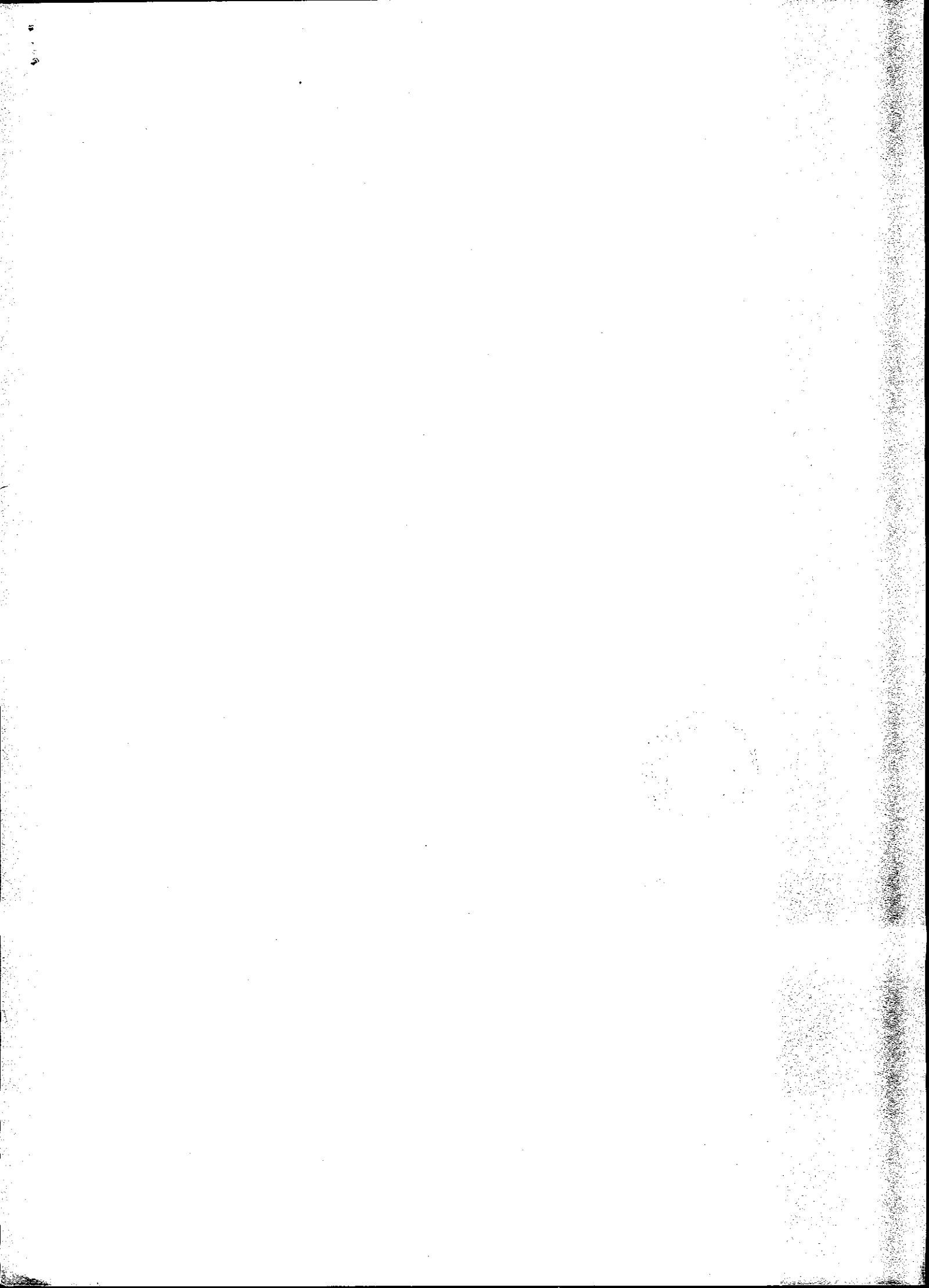
For and on behalf of the Board

*Jasratin Rathod*  
**Jasratin Rathod**  
 Director  
 DIN: 03147669

*Kamal Matalia*  
**Kamal Matalia**  
 Director  
 DIN: 07108862



Place: Mumbai  
 Date: May 24, 2017



## INDEPENDENT AUDITOR'S REPORT

TO,

**THE MEMBERS OF,  
URVI BUILD TECH LIMITED**

### **Report on the Ind AS Financial Statements**

We have audited the accompanying Ind AS financial Statements of **URVI BUILD TECH LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March, 2017, 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 (herein after referred to as "Ind AS financial statements").

### **Management's Responsibility for the 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 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) specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the 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**

Our responsibility is to express an opinion on these 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 there under.

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.



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.

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

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 including the Ind AS, of the state of affairs of the Company as at 31st March, 2017, and its profits (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

- I. 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 (hereinafter referred to as the "Order"), and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, we give in the **Annexure A** statement on the matters specified in paragraphs 3 and 4 of the Order.
  
- II. 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 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 Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
  - (e) On the basis of the written representations received from the directors as on 31st March, 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2017 from being appointed as a director in terms of Section 164 (2) of the Act.
  - (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".



(g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- i. The Company does not have any material pending litigations other than as disclosed in note no 22 to the Ind AS financial Statements, which would impact its financial position.
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- iv. The Company has provided requisite disclosures in its Ind AS financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8th November, 2016 to 30th December, 2016 on the basis of information available with the company. Based on audit procedures, and relying on management's representation, we report that disclosures are in accordance with the books of accounts maintained by the Company and as produced to us by the management.

**FOR M. K. GOHEL & ASSOCIATES**  
CHARTERED ACCOUNTANTS  
FIRM REGISTRATION No.: 103256W

*MKGohel*

**MUKESH K. GOHEL**  
PROPRIETOR  
Membership No. 038823



Place : Mumbai  
Date : 25/05/2017

**"ANNEXURE-A" REFERRED TO IN PARAGRAPH I OF OUR REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS OUR AUDITORS' REPORT OF EVEN DATE ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2017 OF URVI BUILD TECH LIMITED**

On the basis of such checks as we considered appropriate and in terms of the information and explanations given to us, we state that: -

- (i)
  - a) The company has maintained proper records showing full particulars of its quantitative details and situation of fixed assets;
  - b) The company has physically verified its fixed assets at reasonable interval;
  - c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, no material discrepancies were noticed on verification of such assets.
- (ii) The company has physically verified its inventories at reasonable intervals of time and no material discrepancies have been noticed on such verification of inventories.
- (iii)
  - 1) In our opinion, and according to the information and explanations given to us, the Company has during the year, not granted any unsecured loans to Companies covered in the register maintained under Section 189 of the Companies Act, 2013. However the amounts outstanding at the close of the year to these companies which were outstanding at the start of the year as well, aggregates to Rs. 29,94,420
  - 2) No Schedule of repayment of principal and payment of interest has been stipulated
  - 3) No Schedule of repayment of principal and payment of interest has been stipulated and therefore the question of overdue amounts does not arise, though Company has informed that the reasonable steps have been taken for recovery of the principal and interest
- (iv) As per the information received there are no loan, investment, guarantees and security to director by the company.
- (v) In our opinion, and according to the information and explanations given to us, the Company has not accepted deposits as per the directives issued by the Reserve Bank of India under 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) In our opinion, and according to the information and explanation given to us, the Company has not crossed the threshold limit as prescribed by the Central government under sub-section (1) of section 148 of the Act for maintenance of cost records and hence such the provision for maintenance of records are not applicable to the company;
- (vii)
  - a. According to the records of the Company, it has been generally regular in depositing, wherever applicable Custom Duty, Cess and other statutory dues with the appropriate authorities. There have been delays during certain months in depositing Income Tax Deducted at Source and Service Tax. There were Tax Deducted at Source ₹ 0,991/- , and Interest on TDS and Service Tax of ₹ 8,97,633/- outstanding at the last day of the financial year for a period exceeding six months from the date they became payable;

On the basis of our examination of documents and records of the Company, and explanation provided to us, there are no disputed dues in respect of Income Tax, Sales Tax, Service Tax, Custom Duty, Excise Duty or Cess.



- (viii) The company has not defaulted in repayment of loans and borrowing to a financial institution, banks, government or dues to debenture holders.
- (ix) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not raised any money by way of initial public offer or further public offer (including debt instruments) and has not obtained any term loans during the year
- (x) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of the material fraud on or by the Company, has been noticed or reported by the Company during the year, nor have we been informed any such case by the Company;
- (xi) No Managerial remuneration has been paid or provided during the year.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, paragraph 3(xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with the provisions of Sections 177 and 188 of the Act where applicable and the details of such related party transactions have been disclosed in the Ind AS financial statements as required by Accounting Standard (AS) 18, Related Party Disclosures prescribed under Section 133 of the Act, read with the relevant rules.
- (xiv) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, paragraph 3(xiv) of the Order is not applicable to the Company.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with him/ her. Accordingly, paragraph 3(xv) of the Order is not applicable
- (xvi) In our opinion and 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 M. K. GOHEL & ASSOCIATES**  
CHARTERED ACCOUNTANTS  
FIRM REGISTRATION No.: 103256W

*M.K. Gohel*  
**MUKESH K. GOHEL**  
PROPRIETOR  
Membership No. 038823



Place : Mumbai  
Date : 25/05/2017

**"ANNEXURE-B" REFERRED TO IN PARAGRAPH II OF OUR REPORT ON THE INTERNAL FINANCIAL CONTROLS UNDER CLAUSE (i) OF SUB-SECTION 3 OF SECTION 143 OF THE COMPANIES ACT, 2013 ("THE ACT") OUR AUDITORS' REPORT OF EVEN DATE ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2017 OF URVI BUILD TECH LIMITED.**

We have audited the internal financial controls over financial reporting of URVI BUILD TECH LIMITED ("the Company") as of March 31, 2017 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

**Management's Responsibility for Internal Financial Controls**

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. 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 Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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 judgement, including the assessment of the risks of material misstatement of the 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 Ind AS 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 Ind AS financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the Ind AS 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 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, 2017, 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 ICAI.

**FOR M. K. GOHEL & ASSOCIATES**  
CHARTERED ACCOUNTANTS  
FIRM REGISTRATION No.: 103256W

*M. K. Gohel*

**MUKESH K. GOHEL**  
PROPRIETOR  
Membership No. 038823



Place : Mumbai  
Date : 25/05/2017

**URVI BUILD TECH LIMITED**

**BALANCE SHEET AS AT 31ST MARCH, 2017**

Particulars	Note No.	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>ASSETS</b>				
<b>Non-Current Assets</b>				
(a) Property, plant and equipment	4	43,726	73,020	98,736
(b) Current tax assets (Net)	5	1,22,822	1,19,952	19,952
<b>Total Non-Current assets</b>		<b>1,66,548</b>	<b>1,92,972</b>	<b>1,18,688</b>
<b>Current assets</b>				
(a) Inventories	6	1,20,66,146	2,44,29,000	2,44,29,000
(b) Financial assets				
(i) Trade receivables	7	1,32,50,657	18,04,053	78,04,882
(ii) Cash and cash equivalents	8	17,68,204	8,55,942	21,79,937
(iii) Other financial assets	9	30,19,434	32,32,984	21,14,978
(c) Other current assets	10	4,040	1,060	-
<b>Total Current Assets</b>		<b>3,01,08,481</b>	<b>3,03,23,039</b>	<b>3,65,28,797</b>
<b>Total assets</b>		<b>3,02,75,029</b>	<b>3,05,16,011</b>	<b>3,66,47,485</b>
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
(a) Equity share capital	11	5,00,000	5,00,000	5,00,000
(b) Other equity	12	(8,72,29,169)	(8,74,00,904)	(10,41,70,789)
<b>Total Equity</b>		<b>(8,67,29,169)</b>	<b>(8,69,00,904)</b>	<b>(10,36,70,789)</b>
<b>Liabilities</b>				
<b>Current Liabilities</b>				
(a) Financial Liabilities				
(i) Borrowings	13	11,46,03,011	11,57,03,011	12,13,75,511
(ii) Trade payables	14	6,96,383	2,89,370	2,67,555
(iii) Other financial liabilities	15	1,06,626	1,02,851	1,54,00,034
(b) Other current liabilities	16	15,98,178	13,21,683	32,75,174
<b>Total Liabilities</b>		<b>11,70,04,198</b>	<b>11,74,16,915</b>	<b>14,03,18,274</b>
<b>Total Equity and Liabilities</b>		<b>3,02,75,029</b>	<b>3,05,16,011</b>	<b>3,66,47,485</b>

The accompanying notes are an integral part of Financial Statements.

As per our report of even date

For and on behalf of the Board of Directors

For M. K. GOHEL & ASSOCIATES

CHARTERED ACCOUNTANTS

FIRM REG. NO.: 103256W

*M.K. Gohel*

MUKESH K GOHEL

PROPRIETOR

Membership No. 038823



*Jasmin Rathod*  
JASMIN RATHOD  
DIRECTOR  
DIN : 03147669

*Kamal Matalia*  
KAMAL MATALIA  
DIRECTOR  
DIN : 00009695

Mumbai

Date: 24th, May 2017

*A*

**URVI BUILD TECH LIMITED**

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2017**

Particulars	Note No.	Year ended	Year ended
		31st March, 2017	31st March, 2016
		₹	₹
<b>I INCOME</b>			
Revenue from Operations	17	1,42,34,872	1,69,99,100
<b>Total Income</b>		<b>1,42,34,872</b>	<b>1,69,99,100</b>
<b>II EXPENSES</b>			
Changes in Inventories of Finished Goods	18	1,23,62,854	-
Finance Costs	19	76,987	79,773
Depreciation and Amortisation Expenses	20	29,294	25,716
Other Expenses	21	15,94,002	1,23,726
<b>Total Expenses</b>		<b>1,40,63,137</b>	<b>2,29,215</b>
<b>Profit before Tax</b>		<b>1,71,735</b>	<b>1,67,69,885</b>
Tax Expense			
Current Tax		-	-
<b>Profit for the Period</b>		<b>1,71,735</b>	<b>1,67,69,885</b>
<b>Other Comprehensive Income</b>		-	-
<b>Total Comprehensive Income</b>		<b>1,71,735</b>	<b>1,67,69,885</b>
	22		
<b>Earning per equity share of nominal value of ₹ 10/- each</b>			
Basic and Diluted		3.435	335.40

The accompanying notes are an integral part of Financial Statements.

As per our report of even date

For and on behalf of the Board of Directors

For **M. K. GOHEL & ASSOCIATES**  
 CHARTERED ACCOUNTANTS  
 FIRM REG. NO.: 103256W

*M. K. Gohel*  
**MUKESH K GOHEL**  
 PROPRIETOR  
 Membership No. 038823



*Jasmin*  
**JASMIN RATHOD**  
 DIRECTOR  
 DIN : 03147669

*Kamal*  
**KAMAL MATALIA**  
 DIRECTOR  
 DIN : 00009695

Mumbai  
 Date: 24th, May 2017

## URVI BUILD TECH LIMITED

## CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2017

Particulars	Year Ended	Year Ended
	31st March, 2017	31st March, 2016
	₹	₹
<b>Cash flows arising from operating activities</b>		
Net loss before taxation and prior period items as per statement of profit and loss	1,71,735	1,67,69,885
Add / (Less):		
Depreciation and amortisation	29,293	25,715
Interest Expenses	76,987	79,773
Liability written back to the extent no longer required	(2,34,872)	(1,69,99,100)
<b>Total</b>	<b>(1,28,592)</b>	<b>(1,68,93,612)</b>
Operating profit before working capital changes	43,142	(1,23,727)
Add / (Less):		
(Increase) / Decrease in Inventories	1,23,62,855	-
(Increase) / Decrease in trade receivables	(1,14,46,604)	60,00,829
(Increase) / Decrease in other receivables	2,10,571	(12,91,533)
Increase / (Decrease) in trade and other payables	9,22,155	1,50,69,430
Direct taxes paid	(2,870)	(1,00,000)
	<b>20,46,107</b>	<b>1,96,78,726</b>
<b>Net cash flow from operating activities</b>	<b>20,89,249</b>	<b>1,95,54,999</b>
<b>Cash flows arising from investing activities</b>		
Inflow / (Outflow) on account of:		
Interest income received	-	1,72,467
<b>Net cash flow from investing activities</b>	<b>-</b>	<b>1,72,467</b>
<b>Cash flows arising from financing activities</b>		
Inflow / (Outflow) on account of:		
Repayment of Long-term borrowings	-	-
Proceeds from short-term borrowings	(11,00,000)	(56,72,500)
Finance costs paid	(76,987)	(1,53,78,962)
<b>Net cash flow from financing activities</b>	<b>(11,76,987)</b>	<b>(2,10,51,462)</b>
<b>Net increase in cash and cash equivalents</b>	<b>9,12,262</b>	<b>(13,23,996)</b>
Add: Balance at the beginning of the year	8,55,942	21,79,937
<b>Cash and cash equivalents at the end of the year</b>	<b>17,68,204</b>	<b>8,55,941</b>
<b>Components of cash and cash equivalents (Refer note 8)</b>		
Cash and cash equivalents:		
Cash on hand	-	11,263
Balances with banks		
- On Current accounts	17,68,204	8,44,679
	<b>17,68,204</b>	<b>8,55,942</b>

As per our report of even date  
**CHARTERED ACCOUNTANTS**  
 For M. K. GOHEL & ASSOCIATES  
**CHARTERED ACCOUNTANTS**  
 FIRM REG. NO.: 103256W

*M.K. Gohel*

**MUKESH K GOHEL**  
 PROPRIETOR  
 Membership No. 038823



For and on behalf of the Board of Directors

*Jasmin*  
**JASMIN RATHOD**  
 DIRECTOR  
 DIN: 03147669

*Kamal*  
**KAMAL MATALIA**  
 DIRECTOR  
 DIN: 00009695

Mumbai  
 Date: 24th, May 2017

**URVI BUILD TECH LIMITED**

**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2017**

	Reserve and Surplus			Total
	Equity	General reserve	Retained Earnings	
Balance at April 1, 2015	5,00,000	9,25,00,000	(19,66,70,789)	(10,36,70,789)
Total Comprehensive Income for the year	-	-	1,67,69,885	1,67,69,885
Balance as at 31st March, 2016	5,00,000	9,25,00,000	(17,99,00,904)	(8,69,00,904)
Total Comprehensive Income for the year	-	-	1,71,735	1,71,735
Balance as at 31st March, 2017	5,00,000	9,25,00,000	(17,97,29,169)	(8,67,29,169)

For **M. K. GOHEL & ASSOCIATES**  
 CHARTERED ACCOUNTANTS  
 FIRM REG. NO.:103256W

For and on behalf of the Board of Directors

*MKGohel*



**MUKESH K GOHEL**  
 PROPRIETOR  
 Membership No. 038823



Mumbai  
 Date: 24th, May 2017

*Jasmin*

**JASMIN RATHOD**  
 DIRECTOR  
 DIN : 03147669

*Kamal*

**KAMAL MATALIA**  
 DIRECTOR  
 DIN : 00009695

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2017

## COMPANY OVERVIEW AND SIGNIFICANT ACCOUNTING POLICIES

## 1. Company Overview

Urvi Build Tech Limited is a Public Limited Company domiciled in India, incorporated under The Companies Act, 1956. The Company is engaged in real estate business of construction and development of Residential and Commercial Premises and Other Real Estate Projects including consultancy and sole selling of real estate.

The financial statements are approved for issue by the Company's Board of Directors on 24th, May 2017.

## SIGNIFICANT ACCOUNTING POLICY

## 2. BASIS OF PREPARATION OF FINANCIAL STATEMENTS

These financial statements have been prepared in accordance with the Indian Accounting Standards (Ind AS) as notified by the Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') (to the extent notified) read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The Company has adopted all the IndAS standards and the adoption was carried out in accordance with IndAS 101 First time adoption of Indian Accounting Standards. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP. Reconciliations and descriptions of the effect of the transition has been summarized in Note 30.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

## a) Historical Cost Convention

The financial statements have been prepared on historical cost basis, except for the following:

- i. certain financial assets and liabilities that have been measured at fair value
- ii. assets held for sale - measured at lower of carrying amount or fair value less cost to sell.
- iii. defined benefit plans - plan assets measured at fair value.

## b) Current and Non-Current Classification

The Company presents assets and liabilities in the balance sheet based on current/non current classification.

**An asset is classified as current when it is:**

- i. Expected to be realised or intended to sold or consumed in normal operating cycle
- ii. Held primarily for the purpose of trading
- iii. Expected to be realised within twelve months after the reporting period, or
- iv. Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

**A liability is classified as current when:**

- i. It is expected to be settled in normal operating cycle
- ii. It is held primarily for the purpose of trading
- iii. It is due to be settled within twelve months after the reporting period, or
- iv. There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

Operating cycle for the business activities of the company covers the duration of the specific project / contract / service and extends upto the realisation of receivables within the agreed credit period normally applicable to the respective project.

## 3.1 REVENUE RECOGNITION

## A. Revenue from Construction Activity

- i. The company has adopted the principles of revenue recognition on the basis of " Guidance note on Accounting for Real Estate Transactions " issued by the Institute of Chartered Accountants of India, for the entities to whom IndAS is applicable.
- ii. Revenue from sale of 'finished properties / buildings / rights' is recognised on transfer of all significant risks and rewards of ownership of such properties / building / rights, as per the terms of the contracts entered into with buyer/(s), which generally coincides with the firming of the sales contracts/ agreements, except for contracts where the Company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards.
- iii. Revenue from sale of incomplete properties / projects is recognized on the basis of percentage of completion method only if the following thresholds have been met;

- a. All critical approvals necessary for the commencement of the project have been obtained;
- b. The expenditure incurred on construction and development costs, excluding land costs, is not less than 25% of the total estimated construction and development costs of the project;
- c. Atleast 25% of the saleable project area is secured by agreements with the buyers; and
- d. Atleast 10% of the sale consideration of each sold unit has been received at the reporting date in respect of such contracts with the buyers.

Further, revenue recognized in the aforesaid manner and related costs are both restricted to 90% until the construction activity and related formalities are substantially completed. Recognition of revenue relating to agreements entered into with the buyers, which are subject to fulfillment of obligations / conditions imposed on the Company by statutory authorities is postponed till such obligations are substantially discharged.

Estimated costs relating to construction / development are charged to the statement of profit and loss in proportion with the revenue recognized during the year. The balance costs are carried as part of 'Incomplete Projects' under inventories under current assets. Amounts receivable / payable are reflected as Trade Receivables / Unbilled Receivables or Advances from Customers, respectively, after considering income recognized in the aforesaid manner.



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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2017

iv. Losses expected to be incurred on projects under construction, are charged in the statement of profit and loss in the period in which the losses are known.

**B. Others**

Revenues / Income and Costs/ Expenditure are generally accounted on accrual, as they are earned or incurred.

**3.2 PROPERTY PLANT AND EQUIPMENT AND DEPRECIATION / AMMORTISATION**

A. Tangible Fixed Assets are stated at cost of acquisition or construction less accumulated depreciation and accumulated impairment losses, if any.

B. Depreciation is provided on the straight line method on the basis of estimated useful life of the asset in the manner specified in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (in Years)
Plant and Machinery	3
Furniture and Fixture	10

**3.3 TAXATION**

**i. Current Tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

In case the Company is liable to pay income tax u/s 115(B) of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognized as an asset (MAT Credit entitlement) only if there is convincing evidence for realization of such asset during the specified period. MAT credit entitlement is reviewed at each Balance Sheet date.

**ii. Deferred Tax**

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset 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 asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

**iii. Current and deferred tax for the year**

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

**3.4 INVENTORIES**

All inventories are stated at Cost or Net Realizable Value, whichever is lower.

Stock of material at Site' includes cost of purchase, other costs incurred in bringing them to their respective present location and condition. Cost formula used is average cost.

Incomplete Projects' include cost of incomplete properties for which the Company has not entered into sale agreements and in other cases where the revenue recognition is postponed. 'Incomplete Projects' also include initial project costs that relate directly to a (prospective) project, incurred for the purpose of securing the project. These costs are recognized as expenditure for the year in which they are incurred unless they are separately identifiable and it is probable that the respective project will be obtained.

Inventory value includes costs incurred upto the completion of the project viz. cost of land / rights, value of floor space index (FSI), materials, services and other expenses (including borrowing costs) attributable to the projects. Cost formula used is average cost.

**3.5 BORROWINGS AND BORROWING COSTS**

Borrowings are initially recognised at the net transaction costs incurred and measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the statement of profit and loss over the period of the borrowings using the effective interest method.

Interests and other borrowing costs calculated as per effective interest rate attributable to qualifying assets are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

**3.6 CASH FLOW STATEMENT**

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item 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.



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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2017

**3.7 PROVISIONS, CONTINGENT ASSETS AND CONTINGENT LIABILITIES**

Provisions are recognized only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

Possible obligations which will be confirmed only by future events not wholly within the control of the Company or

Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

**3.8 USE OF ESTIMATES**

The preparation of the financial statements in conformity with IndAS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Application of accounting policies that require critical accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed in note 3.8.1 Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

**3.8.1 Critical accounting judgements and estimates**

**a. Revenue recognition**

The Company uses the percentage-of-completion method in accounting for its revenue. Costs of the project are based on the management's estimate of the cost to be incurred upto the completion of the projects and include cost of land, Floor Space Index (FSI), materials, services and other expenses attributable to the projects. Estimates of project income, as well as project costs, are reviewed periodically. Costs expended have been used to measure progress towards completion of work. Provisions for estimated losses, if any, on uncompleted contracts are recorded in the period in which such losses become probable based on the expected contract estimates at the reporting date.

**b. Property, plant and equipment and depreciation**

The charge in respect of periodic depreciation is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life. The useful lives and residual values of Company's assets are determined by management at the time the asset is acquired and reviewed periodically, including at each financial year end. The lives are based on historical experience with similar assets as well as anticipation of future events, which may impact their life, such as changes in technology.

**c. Fair value measurements and valuation processes**

Some of the company's assets are measured at fair value for financial reporting purposes. In estimating the fair value of an asset or liability, the Company uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Company engages third party qualified valuers to perform the valuation. The Company works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model.



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**URVI BUILD TECH LIMITED****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2017****4. Property, plant and equipment**

	<b>Plant and machinery</b>	<b>Furniture and Fixtures</b>	<b>Total</b>
<b>Cost or deemed cost</b>			
Balance at 1st April, 2015	1,57,044	1,26,569	2,83,613
Additions	-	-	-
Disposals	-	-	-
Transfers	-	-	-
<b>Balance at 31st March, 2016</b>	<b>1,57,044</b>	<b>1,26,569</b>	<b>2,83,613</b>
<b>Accumulated depreciation</b>			
Balance at 1st April, 2015	94,765	90,112	1,84,877
Eliminated on disposal of assets	-	-	-
Depreciation expense	13,182	12,535	25,716
<b>Balance at 31st March, 2016</b>	<b>1,07,947</b>	<b>1,02,646</b>	<b>2,10,593</b>
<b>Carrying amount as on 31st March 2016</b>	<b>49,097</b>	<b>23,923</b>	<b>73,020</b>
<b>Cost or deemed cost</b>			
Balance at 31st March, 2016	1,57,044	1,26,569	2,83,613
Additions	-	-	-
Disposals	-	-	-
<b>Balance at 31st March, 2017</b>	<b>1,57,044</b>	<b>1,26,569</b>	<b>2,83,613</b>
<b>Accumulated depreciation</b>			
Balance at 31st March, 2016	1,07,947	1,02,647	2,10,593
Eliminated on disposal of assets	-	-	-
Depreciation expense	15,015	14,278	29,294
<b>Balance at 31st March, 2017</b>	<b>1,22,962</b>	<b>1,16,925</b>	<b>2,39,887</b>
<b>Carrying amount as at 31st March 2017</b>	<b>34,082</b>	<b>9,644</b>	<b>43,727</b>



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**URVI BUILD TECH LIMITED****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>5. Current Tax assets and liabilities</b>			
Advance Tax paid	5,82,999	5,80,129	4,80,129
Less: Provision for Tax	4,60,177	4,60,177	4,60,177
<b>Current Tax Asset</b>	<b>1,22,822</b>	<b>1,19,952</b>	<b>19,952</b>

**Footnote:****Reconciliation of tax expense and the accounting profit multiplied by India's tax rate**

Since the taxable income is negative, there is no current tax payable; hence reconciliation has not been provided.

**6. Inventories**

Inventories (lower of cost or net realisable value)

- Finished Property	1,20,66,146	2,44,29,000	2,44,29,000
<b>Total</b>	<b>1,20,66,146</b>	<b>2,44,29,000</b>	<b>2,44,29,000</b>

**7. Trade Receivables****Current**

Trade Receivables

Unsecured, considered good

Outstanding for a period exceeding six months from the date they are due for payment

	1,32,50,657	18,04,053	78,04,882
<b>Total</b>	<b>1,32,50,657</b>	<b>18,04,053</b>	<b>78,04,882</b>

**8. Cash and cash equivalents**

Balances with banks:

- in current accounts

17,68,204

8,44,679

21,69,398

Cash on hand

-

11,263

10,539

**Cash and cash equivalents**

**17,68,204**

**8,55,942**

**21,79,937**

**9. Other financial assets****Current**

Security deposits

25,006

2,25,006

25,000

Other Advances and Receivables

Advances recoverable from others

- Related parties

29,94,428

29,94,428

19,03,961

- Others

-

13,550

13,550

Interest accrued on Loan

-

-

1,72,467

<b>Total</b>	<b>30,19,434</b>	<b>32,32,984</b>	<b>21,14,978</b>
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**10. Other assets****Current**

Service tax-cenvat credit

4,040

1,060

-

<b>Total</b>	<b>4,040</b>	<b>1,060</b>	<b>-</b>
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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>11. Equity share capital</b>			
<b>Authorised Share Capital:</b>			
50,000 (As at March 31, 2016: 50,000; As at April 1, 2015: 50,000) Equity Shares of ₹ 10/- each	5,00,000	5,00,000	5,00,000
50,000 (As at March 31, 2016: 50,000; As at April 1, 2015: 50,000) Preference Shares of ₹ 10/- each	5,00,000	5,00,000	5,00,000
<b>Issued and subscribed capital comprises:</b>			
50,000 (As at March 31, 2016: 50,000; As at April 1, 2015: 50,000) Equity Shares of ₹ 10/- each fully paid up	5,00,000	5,00,000	5,00,000
	<u>5,00,000</u>	<u>5,00,000</u>	<u>5,00,000</u>

Footnotes:

(i) Reconciliation of the number of Equity shares outstanding at the beginning and at the end of the year.

	Number of shares	Share Capital ₹
Balance at 1st April, 2015	50,000	5,00,000
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
Balance at 31st March, 2016	50,000	5,00,000
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
<b>Balance at 31st March, 2017</b>	<u>50,000</u>	<u>5,00,000</u>

(ii) Equity Shares held by its holding company or its ultimate holding company.

Hubtown Limited with its beneficiary owners

Total

	As at 31st March, 2017 (No.)	As at 31st March, 2016 (No.)	As at 1st April, 2015 (No.)
	50000	50000	50000
<b>Total</b>	<u>50000</u>	<u>50000</u>	<u>50000</u>

(iii) Details of shares held by each shareholders holding more than 5% shares

	31st March, 2017		31st March, 2016		1st April, 2015	
	No of shares held	% holding	No of shares held	% holding	No of shares held	% holding
Fully paid equity shares						
Hubtown Limited	50,000	100%	50,000	100%	50,000	100%
<b>Total</b>	<u>50,000</u>	<u>100%</u>	<u>50,000</u>	<u>100%</u>	<u>50,000</u>	<u>100%</u>

(iv) Terms / rights attached to Equity Shares :

The company has a single class of equity shares having a face value of ₹ 10/- per share. Each holder of equity share is entitled to one vote per share. In the event of liquidation of company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.



2



## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>12. Other Equity</b>			
<b>(i) General reserve</b>			
Balance at the beginning of the year	9,25,00,000	9,25,00,000	9,25,00,000
Add / (Less) :			
Amount transferred from Debenture redemption reserve	-	-	-
<b>Balance at the end of the year</b>	<b>9,25,00,000</b>	<b>9,25,00,000</b>	<b>9,25,00,000</b>
<b>(ii) Retained Earnings</b>			
Balance at the beginning of the year	(17,99,00,904)	(19,66,70,789)	(19,66,70,789)
Profit attributable to the owners of the company	1,71,735	1,67,69,885	-
<b>Balance at the end of the year</b>	<b>(17,97,29,169)</b>	<b>(17,99,00,904)</b>	<b>(19,66,70,789)</b>
<b>Total Other Equity</b>	<b>(8,72,29,169)</b>	<b>(8,74,00,904)</b>	<b>(10,41,70,789)</b>



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**URVI BUILD TECH LIMITED****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>13. Borrowings</b>			
<b>Current</b>			
(i) Loans repayable on demand (Unsecured):			
- From Companies (Refer footnote a)	2,500	2,500	-
- From Related Party(Refer footnote b)	11,46,00,511	11,57,00,511	12,13,75,511
	<u>11,46,00,511</u>	<u>11,57,00,511</u>	<u>12,13,75,511</u>
<b>TOTAL</b>	<b>11,46,03,011</b>	<b>11,57,03,011</b>	<b>12,13,75,511</b>

**Footnote:**

- a. Loans from Companies are interest free and repayable on demand.
- b. The Company has received interest free Loan from it's Parent Company, considering the nature of business in which the Company operate, the amounts so received are considered to be repayable on call / demand as the repayment period of such amounts so received is not measureable precisely.

**14. Trade payables**

MSME	-	-	-
Trade Payables(Refer Footnote)	6,96,383	289370	267555
<b>TOTAL</b>	<b>6,96,383</b>	<b>2,89,370</b>	<b>2,67,555</b>

**Footnote:** As per information available with the Company regarding dues to Micro, Small and Medium Enterprises as defined under the Micro Small Medium Enterprises Development, Act 2006 (MSMED Act), none of the suppliers of the Company are registered under MSMED Act, and the same has been relied upon by the auditors.

**15. Other financial liabilities****Current**

Interest accrued and due on borrowings	-	-	1,52,99,189
Security deposits (Refundable)	84,763	84,763	84,763
Other payables	21,863	18,088	16,082
<b>TOTAL</b>	<b>1,06,626</b>	<b>1,02,851</b>	<b>1,54,00,034</b>

**16. Other current liabilities****Current**

Advance from customers	4,29,167	4,14,084	4,14,084
Other payables :			
- Statutory dues	11,69,011	9,07,599	28,61,090
<b>TOTAL</b>	<b>15,98,178</b>	<b>13,21,683</b>	<b>32,75,174</b>



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**URVI BUILD TECH LIMITED****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹
<b>17. Revenue from operations</b>		
Sale from operations :		
Sale of properties / rights (Net)	1,40,00,000	-
	<b>1,40,00,000</b>	-
Other operating revenue :		
Liabilities written back to the extent no longer required	2,34,872	1,69,99,100
	<b>2,34,872</b>	<b>1,69,99,100</b>
<b>Total</b>	<b>1,42,34,872</b>	<b>1,69,99,100</b>
<b>EXPENSES</b>		
<b>18 Changes in Inventories of Finished Property</b>		
Opening Inventory :		
Finished Property	2,44,29,000	2,44,29,000
Closing Inventory :		
Finished Property	1,20,66,146	2,44,29,000
<b>Total</b>	<b>1,23,62,854</b>	-
<b>19. Finance Costs</b>		
Delayed/penal interest on loans and statutory dues	76,987	79,773
<b>Total</b>	<b>76,987</b>	<b>79,773</b>
<b>20. Depreciation and Amortisation Expenses</b>		
Depreciation of property, plant and equipment	29,294	25,716
<b>Total</b>	<b>29,294</b>	<b>25,716</b>
<b>21. Other Expenses</b>		
Legal and professional fees	20,500	40,319
Debit Balance Written off	9,12,575	-
Auditors Remuneration (Refer footnote)	34,500	17,176
Other expenses	6,26,427	66,231
<b>Total</b>	<b>15,94,002</b>	<b>1,23,726</b>
<b>Footnote:</b>		
<b>Auditor's Remuneration</b>		
Audit fees	15,000	15,000
Tax Audit Fees	15,000	-
Service Tax on above	2,250	2,715
<b>Total</b>	<b>32,250</b>	<b>17,715</b>



NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017

	Year Ended 31st March, 2017 ₹	Year Ended 31st March, 2016 ₹
<b>22. EARNINGS PER SHARE (EPS)</b>		
Basic and Diluted Earning Per Share	3.43	335.40

**(i) Basic and Diluted EPS**

The earnings and weighted average number of equity shares used in the calculation of basic and diluted earnings per share are as follows

	Year Ended 31 March, 2017	Year Ended 31 March, 2016
Profit for the year attributable to the owners of the Company	1,71,735	1,67,69,885
<b>Earnings used in the calculation of basic and diluted earnings per share</b>	1,71,735	1,67,69,885
	As at 31 March, 2017	As at 31 March, 2016
(ii) Weighted average number of equity shares for the purposes of basic and diluted earnings per share	50,000	50,000



NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017

23. RELATED PARTY TRANSACTIONS

A. List Of Related Parties:

- i) **Holding Company**  
Hubtown Limited
- ii) **Fellow Subsidiary**  
Devkrupa Build Tech Limited

**Footnote:**

Related parties are identified by the Company and relied upon by the auditors.

B. Transactions with Related Parties:

Sr. No.	Particulars	Holding Company	Fellow Subsidiary
1	<b>Loans and advances received /recovered:</b> Hubtown limited	- (2,25,000)	- -
2	<b>Loans and advances Repaid/Given:</b> Hubtown limited	11,00,000 (59,00,000)	- -
	Devkrupa Build Tech Limited	- -	- (10,90,467)

**Footnote:**

Figures in bracket pertains to previous year.

Balance outstanding payables / receivables:				
	Nature of Transactions	Amount (₹)		
		31st March, 2017	31st March, 2016	1st April, 2015
1	<b>Holding Company</b> Hubtown limited	11,46,00,511	11,57,00,511	12,13,75,511
2	<b>Fellow Subsidiary</b> Devkrupa Build Tech Limited	29,94,428	29,94,428	19,03,961

21. DISCLOSURE ON SPECIFIED BANK NOTES (SBNs)

During the year, the Company had specified bank notes or other denomination note as defined in the MCA notification G.S.R.

Particulars	SBNs	Other Denomination Notes	Total
	Closing Cash in hand as on November 8, 2016	-	-
(+) Permitted Receipts	-	-	-
(-) Permitted Payments	-	-	-
(-) Amount Deposited in Bank	-	-	-
<b>Closing Cash in hand as on December 30, 2016</b>	-	-	-

**Footnote:**

Specified Bank Notes is defined as Bank Notes of denominations of the existing series of the value of five hundred rupees and one thousand rupees.

The disclosures with respects to 'Permitted Receipts', 'Permitted Payments', 'Amount Deposited in Banks' and 'Closing Cash in Hand as on 30.12.2016' is understood to be applicable in case of SBNs only.



2





**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

**24. FINANCIAL RISK MANAGEMENT OBJECTIVES**

The company is exposed to market risk, credit risk and liquidity risk. The company's management oversees the management of these risks. The company's board of directors review and agrees policies for managing each of these risks summarized below:

**1) Market Risk**

Interest rate risk

Company has received interest free loan and it receives interest funds for operating cash flow from its holding company as and when required [Refer note 13], hence the Company is not exposed to interest risk.

**2) Credit Risk**

The company is not exposed to credit risk from its operating activities. Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy.

**3) Liquidity risk**

The company's cashflow requirements are met by funds received from its holding company.

**25.** In the opinion of the Board of Directors of the Company, all items of Current Assets, Current Liabilities and Loans and Advances continues to have a realizable value of at least the amounts at which they are stated in the Balance Sheet.

**26. CONTINGENT LIABILITIES**

The Company does not have any contingent liability as at balance sheet date, as certified by management and relied upon by the auditors.

**27.** Previous year's figures have been regrouped / recast wherever necessary.

**28. CAPITAL MANAGEMENT**

The primary objective of company's capital management is to ensure that it maintains strong capital ratios in order to support its business and maximise shareholders value. The company's board of directors reviews the capital structure on an annual basis.



NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017  
 Note 29 : FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS

(₹)

	31st March 2017			31st March 2016			31st March 2015		
	FVPL	FVOCI	Amortised Cost	FVPL	FVOCI	Amortised Cost	FVPL	FVOCI	Amortised Cost
<b>Financial Assets</b>									
Trade receivables	-	-	1,32,50,657			18,04,053			78,04,882
Cash and cash equivalent	-	-	17,68,204	-	-	8,55,942	-	-	21,79,937
Other financial assets	-	-	30,19,434	-	-	32,32,984	-	-	21,14,978
<b>Total of Financial Assets</b>	-	-	<b>1,80,38,295</b>	-	-	<b>58,92,979</b>	-	-	<b>1,20,99,797</b>
<b>Financial Liabilities</b>									
Borrowings	-	-	11,46,03,011	-	-	11,57,03,011	-	-	12,13,75,511
Trade payables	-	-	6,96,383	-	-	2,89,370	-	-	2,67,555
Other Financial liabilities	-	-	1,06,626	-	-	1,02,851	-	-	1,54,00,034
<b>Total of Financial Liabilities</b>	-	-	<b>11,54,06,020</b>	-	-	<b>11,60,95,232</b>	-	-	<b>13,70,43,100</b>



## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017

## 30. FIRST TIME IND AS ADOPTION RECONCILIATIONS

## (I) Reconciliations of Balance Sheet as at 31st March, 2016 and 1st April, 2015

(₹)

Particulars	As at March 31, 2016 (End of last period presented under previous GAAP)			As at April 1, 2015 (Date of Transition)		
	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet
<b>Non-Current Assets</b>						
(a) Property, plant and equipment	73,020	-	73,020	98,736	-	98,736
<b>Total Non-Current Assets</b>	<b>73,020</b>	<b>-</b>	<b>73,020</b>	<b>98,736</b>	<b>-</b>	<b>98,736</b>
<b>Current assets</b>						
(a) Inventories	2,44,29,000	-	2,44,29,000	2,44,29,000	-	2,44,29,000
(b) Financial assets						
(i) Current investments	-	-	-	-	-	-
(ii) Trade receivables	18,04,053	-	18,04,053	78,04,882	-	78,04,882
(iii) Cash and cash equivalents	8,55,942	-	8,55,942	21,79,937	-	21,79,937
(iv) Other financial assets	32,32,984	-	32,32,984	21,14,978	-	21,14,978
(c) Current tax assets (Net)	1,19,952	-	1,19,952	19,952	-	19,952
(d) Other current assets	1,061	-	1,061	-	-	-
<b>Total Current Assets</b>	<b>3,04,42,992</b>	<b>-</b>	<b>3,04,42,992</b>	<b>3,65,48,749</b>	<b>-</b>	<b>3,65,48,749</b>
<b>Total Assets</b>	<b>3,05,16,012</b>	<b>-</b>	<b>3,05,16,012</b>	<b>3,66,47,485</b>	<b>-</b>	<b>3,66,47,485</b>
<b>Equity</b>						
(a) Equity share capital	5,00,000	-	5,00,000	5,00,000	-	5,00,000
(b) Other equity	(8,74,00,903)	-	(8,74,00,904)	(10,41,70,789)	-	(10,41,70,789)
<b>Total Equity</b>	<b>(8,69,00,903)</b>	<b>-</b>	<b>(8,69,00,904)</b>	<b>(10,36,70,789)</b>	<b>-</b>	<b>(10,36,70,789)</b>
<b>Current Liabilities</b>						
(a) Financial Liabilities						
(i) Borrowings	11,57,03,011	-	11,57,03,011	12,13,75,511	-	12,13,75,511
(ii) Trade payables	2,89,370	-	2,89,370	2,67,555	-	2,67,555
(iii) Other financial liabilities	1,02,851	-	1,02,851	1,54,00,034	-	1,54,00,034
(b) Provisions	-	-	-	-	-	-
(c) Other current liabilities	13,21,683	-	13,21,683	32,75,174	-	32,75,174
<b>Total Current Liabilities</b>	<b>11,74,16,915</b>	<b>-</b>	<b>11,74,16,915</b>	<b>14,03,18,274</b>	<b>-</b>	<b>14,03,18,274</b>
<b>Total Liabilities</b>	<b>11,74,16,915</b>	<b>-</b>	<b>11,74,16,915</b>	<b>14,03,18,274</b>	<b>-</b>	<b>14,03,18,274</b>
<b>Total Equity and Liabilities</b>	<b>3,05,16,012</b>	<b>-</b>	<b>3,05,16,011</b>	<b>3,66,47,485</b>	<b>-</b>	<b>3,66,47,485</b>

The previous GAAP figures have been reclassified to conform to Ind AS presentation requirements for the purposes of this note



2



**URVI BUILD TECH LIMITED**

**(ii) NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

(₹)

Particulars	Year ended March 31st, 2016		
	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet
<b>Income</b>			
Other Income	1,69,99,100		1,69,99,100
<b>Total Income</b>	<b>1,69,99,100</b>	<b>-</b>	<b>1,69,99,100</b>
<b>Expenses</b>			
Finance Costs	79,773		79,773
Depreciation and Amortisation Expenses	25,716	-	25,716
Other Expenses	1,23,726	-	1,23,726
<b>Total Expenses</b>	<b>2,29,215</b>	<b>-</b>	<b>2,29,215</b>
<b>Profit Before Tax</b>	<b>1,67,69,885</b>	<b>-</b>	<b>1,67,69,885</b>
Tax Expense			
(1) Current Tax	-	-	-
<b>Profit for the Year</b>	<b>1,67,69,885</b>	<b>-</b>	<b>1,67,69,885</b>

The previous GAAP figures have been reclassified to conform to Ind AS presentation requirements for the purposes of this note.

**(iii) Effect of Ind AS adoption on the statement of cash flows for the year ended 31st March, 2016**

(₹)

Particulars	Year ended March 31st, 2016		
	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet
Net cash flows from Operating activities	1,95,54,999	-	1,95,54,999
Net cash flows from Investing activities	1,72,467	-	1,72,467
Net cash flows from Financing activities	(2,10,51,462)	-	(2,10,51,462)
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>(13,23,996)</b>		<b>(13,23,996)</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>21,79,937</b>		<b>21,79,937</b>
<b>Cash and cash equivalents at the end of the period</b>	<b>8,55,941</b>		<b>8,55,941</b>

As per our report of even date  
**For M. K. GOHEL & ASSOCIATES**  
 CHARTERED ACCOUNTANTS  
 FIRM REG. NO.:103256W

For and on behalf of the Board of Directors

*MKGoהל*  
**MUKESH K GOHEL**  
 PROPRIETOR  
 Membership No. 038823



*Jasmin*  
**JASMIN RAT HOD**  
 DIRECTOR  
 DIN : 002147669

*Kamal*  
**KAMAL MATALIA**  
 DIRECTOR  
 DIN : 00009695

Mumbai  
 Date: 24th, May 2017



**Pankaj Pande**

B. Com., F.C.A

# *P M Pande And Co*

## **Chartered Accountants**

Bldg. No. 3, 4th Floor, Office No. 4R, Navjivan Society,  
Lamington Road, Mumbai - 400 008. Tel. : 2309 2250  
Email : pankajpande@hotmail.com

### **INDEPENDENT AUDITORS' REPORT**

TO THE MEMBERS OF VEGA DEVELOPERS PRIVATE LIMITED

#### **Report on the Financial Statements**

We have audited the accompanying financial statements VEGA DEVELOPERS PRIVATE LIMITED.(the "Company"), which comprises of the Balance Sheet as of March 31, 2017 and Statement of Profit and Loss account and the Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

#### **Management's Responsibility for the Financial Statements**

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

#### **Auditors' Responsibility**

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

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the



operating effectiveness of such controls. 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 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 financial statements.

### **Opinion**

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2017 and its profit and loss account and cash flow for the year ended on that date.

### **Report on Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure "A" 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 and the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
  - (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
  - (e) On the basis of the written representations received from the directors as on 31st March, 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2017 from being appointed as a director in terms of Section 164 (2) of the Act.
  - (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 Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
    - i. The Company does not have any pending litigations which would impact its financial position.
    - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.



iii. There were no amounts that were required to be transferred to the Investor Education and Protection Fund by the Company during the year.

iv. The Company has provided requisite disclosures in its financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8 November, 2016 to 30 December, 2016 and these are in accordance with the books of accounts maintained by the Company which is NIL.

For P M PANDE AND CO  
Chartered Accountants  
FRN No. 107289W

*Pankaj Pande*

PANKAAJ PANDE  
Proprietor

M. No. 040694

Place : Mumbai

Dated: *5/08/2017*



## ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

Referred to in paragraph 1 on Report on Other Legal and Regulatory Requirements in our report of even date to the members VEGA DEVELOPERS PVT LTD on the financial statement for the year ended on March 31, 2017, we report that:

- (i) a) The company is maintaining proper records showing full particulars including quantitative details and situation of fixed assets.
- b) The management at reasonable intervals has verified the fixed assets . We Have been informed that no material discrepancies on such verification have been noticed.
- (ii) a) As per the records maintained, the management has conducted verification of inventory at reasonable intervals.
- b) In our view the procedures of physical verification of inventory followed by the management are reasonable and adequate in relation to the size of the company and nature of business.
- c) In our view , the company has maintained proper records of inventory. No discrepancy has been noticed on physical verification of stocks as compared to the books record
- (iii) The Company has not granted any loan, secured or unsecured to companies, firms or other parties covered in the register maintained under Section 189 of the Act. Accordingly, the provisions of clauses 3(iii) (a) and 3(iii) (b) of the Order are not applicable
- (iv) In our opinion and according to the information and explanation give to us, the company has complied with section 185 and section 186 of the companies Act 2013 in respect of corporate guarantee given in connection with the loan taken by the others from bank or financial institutions and investment in other related party.
- (v) The Company has not accepted any deposits from public in terms of the directives issued by the Reserve Bank of India and the provisions of section 73 to 76 or any other relevant provisions of the Companies Act, 2013. We are informed that no order has been passed by Company Law Board or National Company Law Tribunal or Reserve Bank of India or Court or any other tribunal. Accordingly, the Company has complied with the provisions of section 73 to 76 of the Companies Act, 2013.
- (vi) Central Government has not prescribed/specified the maintenance of cost records under sub-section (l) of section 148 of the Companies Act, 2013, hence clause (vi) of Paragraph 3is not applicable to the company.
- (vii) (a) According to the information and explanations given to us,the Company is generally regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, service tax and any other statutory dues with the appropriate authorities.



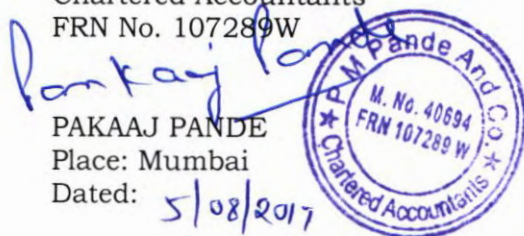


- (b) According to the information and explanations given to us, there are no dues of income-tax, service tax, wealth tax, which have not been deposited on account of any dispute.
- (viii) Based on our audit procedures and on the information and explanation give to us by the management, the company has not borrowed any amount from financial institutions or bank or Government issued debentures till 31<sup>st</sup> March 2017. Hence clause (viii) of Paragraph 3 is not applicable to the company.
- (ix) In our opinion and according to the information and explanation give to us, the company has not raised money by way of public issue/ follow-on offer (including debt instruments). The company has not obtained housing loan during the year .
- (x) To the best of our knowledge and belief, and according to the information and explanations given to us, no fraud by the company or any fraud on the Company by its officers/ employees was noticed or reported during the course of our audit
- (xi) To the best of our knowledge and belief, and according to the information and explanations given to us the company has paid/provided managerial remuneration in accordance with the requisite approvals mandated by the provisions of section 197 read with schedule V to the Companies Act.
- (xii) According to the record of the Company and the information and explanations given to us the company, the company is not the Nidhi Company, hence the clause (xii) of Paragraph 3 is not applicable to the company.
- (xiii) To the best of our knowledge and belief, and according to the information and explanations given to us, the company has complied with Section 188 and 177 of Companies Act, 2013 where applicable in respect of all transactions with the related parties and the details have been disclosed in the Financial Statements etc. as required by the accounting standards and Companies Act, 2013.
- (xiv) According to the record of the Company and the information and explanations given to us the company, the company has not made preferential allotment / private placement of shares during the year under review and the requirement of Section 42 of the Companies Act, 2013. Hence the clause (xiv) of Paragraph 3 is not applicable to the company.
- (xv) According to the record of the Company and the information and explanations given to us the company, the company has not entered into any non-cash transactions with directors or persons connected with him hence the clause (xv) of Paragraph 3 is not applicable to the company.
- (xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

For P M PANDE AND CO  
Chartered Accountants  
FRN No. 107289W

PAKAAJ PANDE  
Place: Mumbai

Dated: 5/08/2017





**Pankaj Pande**

B. Com., F.C.A.

**P M Pande And Co**  
**Chartered Accountants**

Bldg. No. 3, 4th Floor, Office No. 4R, Navjivan Society,  
Lamington Road, Mumbai - 400 008. Tel. : 2309 2250  
Email : pankajpande@hotmail.com

**ANNEXURE - B TO THE INDEPENDENT AUDITORS' REPORT**  
**Report on the Internal Financial Controls under Clause (f) 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 M/s. VEGA DEVELPOERS PRIVATE LIMITED. ("the Company") as of March 31, 2017 in conjunction with our audit of the standalone 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. 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 Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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, 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, 2017, 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 P M PANDE AND CO  
Chartered Accountants  
FRN No. 107289W

*Pankaj Pande*  
PANKAAJ PANDE  
Proprietor  
M. No. 40694  
Place: Mumbai

Dated: 05/08/2017



**VEGA DEVELOPERS PRIVATE LIMITED**

**BALANCE SHEET AS AT 31ST MARCH, 2017**

Particulars	Note No.	As at	As at	As at
		31 <sup>st</sup> March 2017	31 <sup>st</sup> March 2016	1 <sup>st</sup> April, 2015
		₹	₹	₹
<b>ASSETS</b>				
<b>Non-Current Assets</b>				
Financial assets				
Investments	4	10,000	10,000	10,000
<b>Total Non-Current assets</b>		<b>10,000</b>	<b>10,000</b>	<b>10,000</b>
<b>Current assets</b>				
(a) Inventories	5	16,50,26,830	16,47,52,190	16,45,22,584
(b) Financial assets				
(i) Cash and cash equivalents	6	4,72,887	6,04,091	4,37,099
(ii) Other financial assets	7	720	720	-
(c) Other current assets	8	2,81,50,000	2,81,54,212	2,81,50,000
<b>Total Current Assets</b>		<b>19,36,50,437</b>	<b>19,35,11,213</b>	<b>19,31,09,683</b>
<b>Total assets</b>		<b>19,36,60,437</b>	<b>19,35,21,213</b>	<b>19,31,19,683</b>
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
(a) Equity share capital	9	3,00,00,000	3,00,00,000	3,00,00,000
(b) Other equity	10	(10,92,391)	(9,82,411)	(9,24,357)
<b>Total Equity</b>		<b>2,89,07,609</b>	<b>2,90,17,589</b>	<b>2,90,75,643</b>
<b>Current Liabilities</b>				
(a) Financial Liabilities				
(i) Borrowings	11	-	2,32,496	2,32,496
(ii) Trade payables	12	5,24,88,460	5,24,35,951	5,25,36,463
(iii) Other financial liabilities	13	11,21,20,789	11,16,93,139	11,11,23,698
(b) Other current liabilities	14	1,43,579	1,42,038	1,51,383
<b>Total Liabilities</b>		<b>16,47,52,828</b>	<b>16,45,03,624</b>	<b>16,40,44,040</b>
<b>Total Equity and Liabilities</b>		<b>19,36,60,437</b>	<b>19,35,21,213</b>	<b>19,31,19,683</b>

The accompanying notes are an integral part of financial statements

As per our report of even date

For and on behalf of the Board of Directors

FOR P. M. PANDE AND CO

FIRM REGISTRATION NO. 107289 W

CHARTERED ACCOUNTANTS

PANKAJ PANDE

PROPRIETOR

Membership No. 40694

Place: Mumbai

Date: 5th August, 2017



*Ketan Shah*

**KETAN SHAH**

DIRECTOR

DIN: 00546842

*Khilen Shah*

**KHILEN SHAH**

DIRECTOR

DIN: 03134932

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**VEGA DEVELOPERS PRIVATE LIMITED**

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH 2017**

Particulars	Note No.	Year ended 31 <sup>st</sup> March 2017 ₹	Year ended 31 <sup>st</sup> March 2016 ₹
<b>I INCOME</b>			
Revenue from Operations		-	-
<b>Total Income</b>		-	-
<b>II Expenses</b>			
Costs Of Construction / Development	15	73,640	1,41,606
Changes in inventories of work-in-progress	16	(2,74,640)	(2,29,606)
Employee Benefits Expense	17	2,01,000	88,000
Finance Costs	18	44,971	-
Other Expenses	19	65,009	58,054
<b>Total Expenses</b>		<b>1,09,980</b>	<b>58,054</b>
<b>Profit before Tax</b>		<b>(1,09,980)</b>	<b>(58,054)</b>
Tax Expense			
Current Tax		-	-
<b>Profit for the Year</b>		<b>(1,09,980)</b>	<b>(58,054)</b>
<b>Other Comprehensive Income</b>		-	-
<b>Total Comprehensive Income</b>		<b>(1,09,980)</b>	<b>(58,054)</b>
<b>Earning per equity share of nominal value of ₹ 100/- each</b>	<b>20</b>		
Basic and Diluted		(0.37)	(0.19)

The accompanying notes are an integral part of financial statements

As per our report of even date

For and on behalf of the Board of Directors

FOR P. M. PANDE AND CO  
FIRM REGISTRATION NO. 107289 W  
CHARTERED ACCOUNTANTS

*Pankaj Pandey*  
PANKAJ PANDE  
PROPRIETOR  
Membership No. 40694

Place: Mumbai  
Date: 5th August, 2017



*Ketan Shah*

KETAN SHAH  
DIRECTOR  
DIN: 03134932

*Khilen Shah*

KHILEN SHAH  
DIRECTOR  
DIN: 03134932

## CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2017

Particulars	As at		As at	
	31 <sup>st</sup> March 2017		31 <sup>st</sup> March, 2016	
	₹		₹	
<b>I. Cash flows arising from operating activities</b>				
Net Profit before tax as per Statement of Profit and Loss Account		(1,09,980)		(58,054)
<b>Add / (Less) :</b>				
Finance Charges		44,971		-
Operating Profit Before Working Capital Changes		(65,009)		(58,054)
<b>Add / (Less) :</b>				
(Increase) / Decrease in Inventories	(2,74,640)		(2,29,606)	
(Increase) / Decrease in Trade and Other Receivables	4,212		(4,932)	
Increase / (Decrease) in Trade Payables & Other Payables	52,509		(1,00,512)	
Increase / (Decrease) in Other Liabilities	4,29,191		5,60,096	
Direct Taxes Paid	-		-	
<b>Net Cash flow in the course of Operating Activities</b>		2,11,272		2,25,046
		<b>1,46,263</b>		<b>1,66,992</b>
<b>II. Cash flows arising from Investing activities</b>				
<b>Inflow / (Outflow) on account of :</b>				
<b>Net Cash flow in the course of Investing Activities</b>		-		-
<b>III. Cash flows arising from Financing activities</b>				
<b>Inflow / (Outflow) on account of :</b>				
Increase in Unsecured Loans	(2,32,496)		-	
Interest and Finance Charges Paid	(44,971)		-	
<b>Net Cash flow in the course of Financing Activities</b>		(2,77,467)		-
<b>Net Increase in cash and cash Equivalents ( I + II + III )</b>		(1,31,204)		1,66,992
<b>Add: Balance at the beginning of the year</b>		6,04,091		4,37,099
<b>Cash and Cash Equivalents at the end of the year</b>		<b>4,72,887</b>		<b>6,04,091</b>
<b>Reconciliation of Cash and Bank Balances given in Note -6 is as follows :-</b>				
Cash on hand		4,39,114		4,19,114
Bank balance in Current Account		33,773		1,84,977
<b>Cash and Cash Equivalents at the end of the year</b>		<b>4,72,887</b>		<b>6,04,091</b>

The cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard (Ind AS 7) statement of cash flows.

As per our report of even date

FOR P. M. PANDE & Co.

FIRM REGISTRATION NO. 107289 W

CHARTERED ACCOUNTANTS

*Pankaj Pande*  
PANKAJ PANDE

PROPRIETOR

Membership No. 40694

Place: Mumbai

Date: 5th August, 2017



For and on behalf of the board

*Khilen Shah*  
KHILEN SHAH

DIRECTOR

DIN: 03134932

*Ketan Shah*  
KETAN SHAH

DIRECTOR

DIN: 00546842

**VEGA DEVELOPERS PRIVATE LIMITED****STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2017**

(₹)

Particulars	Equity Share Capital	Retained Earnings	Total
Balance at 1st April, 2015	3,00,00,000	(9,24,357)	2,90,75,643
Total Comprehensive Income for the year		(58,054)	(58,054)
Balance as at 31st March, 2016	3,00,00,000	(9,82,411)	2,90,17,589
Total Comprehensive Income for the year		(1,09,980)	(1,09,980)
Balance as at 31st March, 2017	3,00,00,000	(10,92,391)	2,89,07,609

FOR P. M. PANDE AND CO  
FIRM REGISTRATION NO. 107289 W  
CHARTERED ACCOUNTANTS

*Pankaj Pande*  
PANKAAJ PANDE  
PROPRIETOR  
Membership No. 40694  
Date: 5th August, 2017



*Khilan Shah*  
KHILEN SHAH  
DIRECTOR  
DIN: 03134932  
*Ketan Shah*  
KETAN SHAH  
DIRECTOR  
DIN: 00546842

**1 COMPANY OVERVIEW AND SIGNIFICANT ACCOUNTING POLICIES****1.1 Company Overview**

Vega Developers Private Limited is a Private Limited Company domiciled in India, incorporated under the Companies Act, 1956. The Company is engaged in the real estate business of construction and development of residential and commercial premises.

1.2 The financial statements are approved for issue by the Company's Board of Directors on 5<sup>th</sup> August, 2017.

**2 STANDARDS, NOT YET EFFECTIVE AND HAVE NOT BEEN ADOPTED EARLY BY THE COMPANY**

Information on new standards, amendments and interpretations that are expected to be relevant to the financial statements is provided below.

Ind AS 115 'Revenue from Contracts with Customers' (Ind AS 115)

There is one new standard issued by MCA (not yet effective) for revenue recognition which overhauls the existing revenue recognition standards including Ind AS 18 - Revenue and Ind AS 11 - Construction contracts. The new standard provides a control-based revenue recognition model and provides a five step application principle to be followed for revenue recognition:

- i) Identification of the contracts with the customer
- ii) Identification of the performance obligations in the contract
- iii) Determination of the transaction price
- iv) Allocation of transaction price to the performance obligations in the contract (as identified in step ii)
- v) Recognition of revenue when performance obligation is satisfied.

The effective date of the new standard has not yet been notified by the MCA. The management is yet to assess the impact of this new standard on the Company's financial statements.

**3 BASIS OF PREPARATION OF FINANCIAL STATEMENTS**

These financial statements have been prepared in accordance with the Indian Accounting Standards (Ind AS) as notified by the Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') (to the extent notified) read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The Company has adopted all the IndAS standards and the adoption was carried out in accordance with IndAS 101 First time adoption of Indian Accounting Standards. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP. Reconciliations and descriptions of the effect of the transition has been summarized in Note 28.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

**a) Historical Cost Convention**

The financial statements have been prepared on historical cost basis, except for the following:

- i. certain financial assets and liabilities that have been measured at fair value
- ii. assets held for sale - measured at lower of carrying amount or fair value less cost to sell.
- iii. defined benefit plans - plan assets measured at fair value.

**b) Current and Non-Current Classification**

The Company presents assets and liabilities in the balance sheet based on current/non current classification.

**An asset is classified as current when:**

- i. It is expected to be realised or intended to sold or consumed in normal operating cycle
- ii. It is held primarily for the purpose of trading
- iii. It is expected to be realised within twelve months after the reporting period, or
- iv. It is cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

**A liability is classified as current when:**

- i. It is expected to be settled in normal operating cycle
- ii. It is held primarily for the purpose of trading
- iii. It is due to be settled within twelve months after the reporting period, or
- iv. There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

Operating cycle for the business activities of the company covers the duration of the specific project / contract / service and extends upto the realisation of receivables within the agreed credit period normally applicable to the respective project.

**c) Foreign currency translation**

**Functional and presentation currency**

The financial statements are presented in Indian Rupee ('INR') which is also the functional and presentation currency of the Company.

**3.1 REVENUE RECOGNITION****A. Revenue from Construction Activity**

- i. The company has adopted the principles of revenue recognition on the basis of "Guidance note on Accounting for Real Estate Transactions" issued by the Institute of Chartered Accountants of India, for the entities to whom IndAS is applicable.
- ii. Revenue from sale of 'finished properties / buildings / rights' is recognised on transfer of all significant risks and rewards of ownership of such properties / building / rights, as per the terms of the contracts entered into with buyer/(s), which generally coincides with the firming of the sales contracts/ agreements, except for contracts where the Company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards.



- iii. Revenue from sale of incomplete properties / projects is recognized on the basis of percentage of completion method only if the following thresholds have been met;
  - a. All critical approvals necessary for the commencement of the project have been obtained;
  - b. The expenditure incurred on construction and development costs, excluding land costs, is not less than 25% of the total estimated construction and development costs of the project;
  - c. At least 25% of the saleable project area is secured by agreements with the buyers; and
  - d. At least 10% of the sale consideration of each sold unit has been received at the reporting date in respect of such contracts with the buyers.

Further, revenue recognized in the aforesaid manner and related costs are both restricted to 90% until the construction activity and related formalities are substantially completed. Recognition of revenue relating to agreements entered into with the buyers, which are subject to fulfillment of obligations / conditions imposed on the Company by statutory authorities is postponed till such obligations are substantially discharged.

Estimated costs relating to construction / development are charged to the statement of profit and loss in proportion with the revenue recognized during the year. The balance costs are carried as part of 'Incomplete Projects' under inventories under current assets. Amounts receivable / payable are reflected as Trade Receivables / Unbilled Receivables or Advances from Customers, respectively, after considering income recognized in the aforesaid manner.

- iv. Losses expected to be incurred on projects under construction, are charged in the statement of profit and loss in the period in which the losses are known.

**B. Profit / loss from partnership firms / association of persons:**

Share of profit / loss from partnership firms / association of persons (AOP) is accounted in respect of the financial year of the Firm / AOP, during the reporting period, on the basis of their audited/ management reviewed accounts, which is considered as a part of other operating activity.

**C. Others**

Revenues / Income and Costs/ Expenditure are generally accounted on accrual, as they are earned or incurred.

**3.2 INVESTMENTS**

Investments are classified into Current and Non-Current Investments. Current Investments are stated at fair value. Non-current investments are stated at amortised cost.

**3.3 FINANCIAL INSTRUMENTS**

**3.3.1 Initial recognition**

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through profit or loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

**3.3.2 Subsequent measurement**

**a. Non-derivative financial instruments**

**(i) Financial assets carried at amortised cost**

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

**(ii) Financial assets at fair value through other comprehensive income**

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

**(iii) Financial assets at fair value through profit or loss**

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

**(iv) Financial liabilities**

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit and loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

**(v) Fair value of financial instruments**

In determining the fair value of its financial instruments, the Company uses a variety of methods and assumptions that are based on market conditions and risks existing at each reporting date. The methods used to determine fair value include discounted cash flow analysis, available quoted market prices and dealer quotes. All methods of assessing fair value result in general approximation of value, and such value may never actually be realized.

**3.3.3 Derecognition of financial instruments**

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under IndAS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires.

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**3.3.4 Impairment****a. Financial assets**

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to life time ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in the statement of profit or loss.

**b. Non-financial assets****Intangible assets and property, plant and equipment**

Intangible assets and property, plant and equipment are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the CGU to which the asset belongs.

**3.4 TAXATION****i. Current Tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the financial statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognized as an asset (MAT Credit entitlement) only if there is convincing evidence for realization of such asset during the specified period. MAT credit entitlement is reviewed at each Balance Sheet date.

**ii. Deferred Tax**

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset 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 asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

**iii. Current and deferred tax for the year**

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

**3.5 INVENTORIES**

All inventories are stated at Cost or Net Realizable Value, whichever is lower.

Stock of material at Site' includes cost of purchase, other costs incurred in bringing them to their respective present location and condition. Cost formula used is average cost.

Incomplete Projects' include cost of incomplete properties for which the Company has not entered into sale agreements and in other cases where the revenue recognition is postponed. 'Incomplete Projects' also include initial project costs that relate directly to a (prospective) project, incurred for the purpose of securing the project. These costs are recognized as expenditure for the year in which they are incurred unless they are separately identifiable and it is probable that the respective project will be obtained.

Inventory value includes costs incurred upto the completion of the project viz. cost of land / rights, value of floor space index (FSI), materials, services and other expenses (including borrowing costs) attributable to the projects. Cost formula used is average cost.

**3.6 BORROWINGS AND BORROWING COSTS**

Borrowings are initially recognised at the net transaction costs incurred and measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the statement of profit and loss over the period of the borrowings using the effective interest method.

Interests and other borrowing costs calculated as per effective interest rate attributable to qualifying assets are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

**3.7 CASH FLOW STATEMENT**

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item 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.

**3.8 SEGMENT REPORTING**

The Company is engaged in the business of Real Estate Development, which as per Ind AS - 108 'Operating Segments' is considered to be the only reportable business segment. The Company is also operating within the same geographical segment. Hence, disclosures under Ind AS - 108 are not applicable.

**3.9 PROVISIONS, CONTINGENT ASSETS AND CONTINGENT LIABILITIES**

Provisions are recognized only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

Possible obligations which will be confirmed only by future events not wholly within the control of the Company or

Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

**3.10 USE OF ESTIMATES**

The preparation of the financial statements in conformity with IndAS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Application of accounting policies that require critical accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed in note 3.10.1 Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

**3.10.1 Critical accounting judgements and estimates**

**Revenue recognition**

The Company uses the percentage-of-completion method in accounting for its revenue. Costs of the project are based on the management's estimate of the cost to be incurred upto the completion of the projects and include cost of land, Floor Space Index (FSI), materials, services and other expenses attributable to the projects. Estimates of project income, as well as project costs, are reviewed periodically. Costs expended have been used to measure progress towards completion of work. Provisions for estimated losses, if any, on uncompleted contracts are recorded in the period in which such losses become probable based on the expected contract estimates at the reporting date.

**VEGA DEVELOPERS PRIVATE LIMITED**
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

	As at 31 <sup>st</sup> March 2017 ₹	As at 31 <sup>st</sup> March 2016 ₹	As at 1st April, 2015 ₹
<b>4. Investments</b>			
<b>Non Current Investments</b>			
<b>(Trade, unless otherwise specified)</b>			
<b>Capital Investment in Partnership Firms (Refer footnote)</b>			
M/s Rising Glory Developers	10,000	10,000	10,000
<b>Total</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>

**Footnote:**

Details of Investments made in capital of partnership firm:

Sr No	Name of Partners	31st March, 2017	31st March, 2016	31st March, 2015
		Profit Sharing Ratio	Profit Sharing Ratio	Profit Sharing Ratio
1	Hubtown Limited	20.00%	20.00%	4.78%
2	Ackruti Safeguard System Private Limited	5.34%	5.34%	4.76%
3	Citygold Education Research Limited	5.34%	5.34%	4.76%
4	Citygold Farming Private Limited	5.34%	5.34%	4.76%
5	Diviniti Projects Private Limited	5.34%	5.34%	4.76%
6	Halitious Developers Limited	5.34%	5.34%	4.76%
7	Headland Farming Private Limited	5.33%	5.33%	4.76%
8	Heddle Knowledge Private Limited	5.33%	5.33%	4.76%
9	Heet Builders Private Limited	5.33%	5.33%	4.77%
10	Hoary Realty Limited	-	-	4.76%
11	Hubtown Bus Terminal (Adajan) Private Limited	-	-	4.76%
12	Hubtown Bus Terminal (Ahemdabad) Private Limited	-	-	4.76%
13	Hubtown Bus Terminal (Mehsana) Private Limited	-	-	4.76%
14	Hubtown Bus Terminal (Surat) Private Limited	-	-	4.76%
15	Hubtown Bus Terminal (Vadodara) Private Limited	-	-	4.76%
16	Subhsiddhi Builders Private Limited	5.33%	5.33%	4.76%
18	Sunstream City Private Limited	10.66%	10.66%	4.76%
19	Upvan lake Resort Private Limited	5.33%	5.33%	4.76%
20	Vega Developers Private Limited	5.33%	5.33%	4.76%
21	Whitebud Developers Limited	5.33%	5.33%	4.76%
22	Yantti Buildcon Private Limited	5.33%	5.33%	4.76%
	<b>TOTAL</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
	<b>Toatal Share Capital in Firm (₹)</b>	<b>1,50,000</b>	<b>1,50,000</b>	<b>2,10,000</b>

**5. Inventories**

Inventories (lower of cost or net realisable value)

Incomplete projects

Work in Progress (Kalina)	11,75,44,526	11,75,44,526	11,74,29,769
Work in Progress (Santacruz)	2,96,17,135	2,95,92,135	2,95,87,501
Work in Progress (Vile Parle)	1,78,65,168	1,76,15,528	1,75,05,313
<b>Total</b>	<b>16,50,26,830</b>	<b>16,47,52,190</b>	<b>16,45,22,584</b>

**6. Cash and cash equivalents**

Balances with banks:

- in current accounts

Cash on hand	33,773	1,84,977	26,996
Cash and cash equivalents	4,39,114	4,19,114	4,10,103
	<b>4,72,887</b>	<b>6,04,091</b>	<b>4,37,099</b>

**7. Other financial assets**
**Current**

Security deposits

	720	720	-
<b>Total</b>	<b>720</b>	<b>720</b>	<b>-</b>

**8. Other current assets**
**Current**

Advances / Deposits recoverable in cash or in kind or for value to be received

	2,81,50,000	2,81,54,212	2,81,50,000
<b>Total</b>	<b>2,81,50,000</b>	<b>2,81,54,212</b>	<b>2,81,50,000</b>



	As at 31 <sup>st</sup> March 2017 ₹	As at 31 <sup>st</sup> March 2016 ₹	As at 1st April, 2015 ₹
<b>9. Equity share capital</b>			
Equity share capital	3,00,00,000	3,00,00,000	3,00,00,000
<b>TOTAL</b>	<b>3,00,00,000</b>	<b>3,00,00,000</b>	<b>3,00,00,000</b>

**Authorised Share Capital:**

300,000 (As at 31st March, 2016: 300,000; As at 1st April, 2015: 300,000) Equity Shares of ₹ 100/- each fully paid up

3,00,00,000	3,00,00,000	3,00,00,000
-------------	-------------	-------------

**Issued and subscribed capital comprises:**

300,000 (As at 31st March, 2016: 300,000; As at April 1, 2015: 300,000) Equity Shares of ₹ 100/- each fully paid up

3,00,00,000	3,00,00,000	3,00,00,000
-------------	-------------	-------------

**Footnotes:****(i) Reconciliation of the number of Equity shares outstanding at the beginning and at the end of the year.**

	Number of shares	Share Capital ₹
Balance at 1st April, 2015	3,00,000	3,00,00,000
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
Balance at 31st March, 2016	3,00,000	3,00,00,000
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
<b>Balance at 31st March, 2017</b>	<b>3,00,000</b>	<b>3,00,00,000</b>

**(ii) Equity Shares held by its holding company or its ultimate holding company.**

Hubtown Limited with its beneficiary owners

	As at 31st March, 2017 (No.)	As at 31st March, 2016 (No.)	As at 1st April, 2015 (No.)
Hubtown Limited with its beneficiary owners	300000	300000	300000
<b>Total</b>	<b>300000</b>	<b>300000</b>	<b>300000</b>

**(iii) Details of shares held by each shareholders holding more than 5% shares**

	31st March, 2017		31st March, 2016		1st April, 2015	
	No of shares held	% of holding	No of shares held	% of holding	No of shares held	% of holding
<b>Fully paid equity shares</b>						
Hubtown Limited with Beneficiary Owners	3,00,000	100%	3,00,000	100%	3,00,000	100%
<b>Total</b>	<b>3,00,000</b>	<b>100%</b>	<b>3,00,000</b>	<b>100%</b>	<b>3,00,000</b>	<b>100%</b>

**(iv) Terms / rights attached to Equity Shares :**

The company has a single class of equity shares having a face value of ₹ 100/- per share. Each holder of equity share is entitled to one vote per share. In the event of liquidation of company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

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**VEGA DEVELOPERS PRIVATE LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

	Year ended 31 <sup>st</sup> March 2017 ₹	Year ended 31 <sup>st</sup> March 2016 ₹	Year ended 1st April, 2015 ₹
<b>10. Other Equity</b>			
<b>Retained Earnings</b>			
Balance at the beginning of the year	(9,82,411)	(9,24,357)	(9,24,357)
Profit attributable to the owners of the company	(1,09,980)	(58,054)	-
<b>Balance at the end of the year</b>	<b>(10,92,391)</b>	<b>(9,82,411)</b>	<b>(9,24,357)</b>

**11. Borrowings**

**Current**

Loans repayable on demand (Unsecured):  
-From Others (Refer Footnote)

	-	2,32,496	2,32,496
<b>Total</b>	<b>-</b>	<b>2,32,496</b>	<b>2,32,496</b>

**Footnote:**

In Previous Year Loan from others was at an interest rate of 19.5% and were repayable on demand.

**12. Trade payables**

Trade Payables(Refer footnote)

	5,24,88,460	5,24,35,951	5,25,36,463
<b>Total</b>	<b>5,24,88,460</b>	<b>5,24,35,951</b>	<b>5,25,36,463</b>

**Footnote:**

As per information available with the Company regarding dues to Micro, Small and Medium Enterprises as defined under the Micro Small Medium Enterprises Development, Act 2006 (MSMED Act), none of the suppliers of the Company are registered under MSMED Act, and the same has been relied upon by the auditors.

**13. Other financial liabilities**

**Current**

Business Advances for project from related party(Refer Footnote)  
Other payables

	10,59,99,198	10,56,23,698	10,50,23,698
	61,21,591	60,69,441	61,00,000
<b>Total</b>	<b>11,21,20,789</b>	<b>11,16,93,139</b>	<b>11,11,23,698</b>

**Foot note :**

The Company has received interest free Advances from it's Parent Company, considering the nature of business in which the Company operate, the amounts so received are considered to be repayable on call / demand as the repayment period of such amounts so received is not measurable precisely.

**14. Other Liabilities**

**Current**

Other payables :  
- Statutory dues

	1,43,579	1,42,038	1,51,383
<b>Total</b>	<b>1,43,579</b>	<b>1,42,038</b>	<b>1,51,383</b>

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**VEGA DEVELOPERS PRIVATE LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

	Year ended 31 <sup>st</sup> March 2017 ₹	Year ended 31 <sup>st</sup> March 2016 ₹
<b>15. Costs Of Construction / Development</b>		
Construction costs incurred during the year:		
Approval and consultation expenses	73,640	1,41,606
<b>Total</b>	<b>73,640</b>	<b>1,41,606</b>
<b>16. Changes in Inventories of Work-in-progress</b>		
Opening Inventory :		
Work-in-progress	16,47,52,190	16,45,22,584
	<b>16,47,52,190</b>	<b>16,45,22,584</b>
Closing Inventory :		
Work-in-progress	16,50,26,830	16,47,52,190
	16,50,26,830	16,47,52,190
<b>Total</b>	<b>(2,74,640)</b>	<b>(2,29,606)</b>
<b>17. Employee Benefits Expense</b>		
Salaries, bonus, etc.	2,01,000	88,000
<b>Total</b>	<b>2,01,000</b>	<b>88,000</b>
<b>18. Finance Costs</b>		
Interest costs:-		
Interest on Fixed loans	44,971	-
<b>Total</b>	<b>44,971</b>	<b>-</b>
<b>19. Other Expenses</b>		
Legal and professional fees	-	7,550
Filing Fee	30,152	139
Other expenses (Refer Footnote)	34,857	50,365
<b>Total</b>	<b>65,009</b>	<b>58,054</b>
<b>Footnote :</b>		
Auditors Remuneration		
- Audit Fees	28,750	25,000
- Limited Review	-	7,500
<b>Total</b>	<b>28,750</b>	<b>32,500</b>

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**VEGA DEVELOPERS PRIVATE LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

**20. EARNINGS PER SHARE (EPS)**

	Year Ended	Year Ended
	31st March, 2017	31st March, 2016
	₹	₹
Basic and Diluted Earning Per Share	(0.37)	(0.19)

**Basic and Diluted EPS**

The earnings and weighted average number of equity shares used in the calculation of basic and diluted earnings per share are as follows:

Profit for the year attributable to the owners of the Company	(1,09,980)	(58,054)
<b>Earnings used in the calculation of basic earnings per share</b>	<b>(1,09,980)</b>	<b>(58,054)</b>

Weighted average number of equity shares for the purposes of basic and diluted earnings per share	3,00,000	3,00,000
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**21. CONTINGENT LIABILITY**

The company does not have any contingent liability as on the balance sheet date, as certified by the management and relied upon by the auditor.

**22. DISCLOSURE ON SPECIFIED BANK NOTES (SBNs)**

Particulars	SBNs*	Denomination	Total
Closing Cash in hand as on November 8, 2016	-	4,29,114	4,29,114
(+) Permitted Receipts	-	10,000	10,000
(-) Permitted Payments	-	-	-
(-) Amount Deposited in Bank	-	-	-
<b>Closing Cash in hand as on December 30, 2016</b>	<b>-</b>	<b>4,39,114</b>	<b>4,39,114</b>

23. In the opinion of the Board of Directors of the Company, all the items of current assets, current liabilities & loans and advances continue to have a realisable value of at least the amount at which they are stated in the balance sheet.

**24. CAPITAL MANAGEMENT**

The primary objective of company's capital management is to ensure that it maintains strong capital ratios in order to support its business and maximise shareholders value. The company's board of directors reviews the capital structure on an annual basis.

The capital structure of the company consists of net debt (borrowings and offset by cash and bank balances) and total equity of the company.

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## 25. RELATED PARTY TRANSACTIONS

## A. List Of Related Parties:

- i) **Holding Company**  
Hubtown limited
- ii) **Firm with whom Company is Partner**  
Rising Glory Developers

## Footnote:

- (i) Related party relationship are identified by the Company and relied upon by the Auditors.  
(ii) Previous Year figures are given in brackets.

## B. Transaction with Related Parties -

(₹)

Particulars	HOLDING COMPANY
Loans and advances received /recovered: Hubtown limited	3,75,500 (6,00,000)

## Balance outstanding payables / receivables:

	Nature of Transactions	Amount(₹)		
		31st March, 2017	31st March, 2016	1st April, 2015
1	Hubtown limited	10,59,99,198	10,56,23,698	10,50,23,698
2	Rising Glory Developers	10,000	10,000	10,000

**VEGA DEVELOPERS PRIVATE LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

**26 : Fair Value measurement of Financial Instruments**

	31st March 2017(₹)			31st March 2016(₹)			31st March 2015(₹)		
	FVPL	FVOCI	Amortised Cost	FVPL	FVOCI	Amortised Cost	FVPL	FVOCI	Amortised Cost
<b>Financial Assets</b>									
Cash and cash equivalent	-	-	4,72,887	-	-	6,04,091	-	-	4,37,099
Other financial assets	-	-	720	-	-	720	-	-	-
<b>Total of Financial Assets</b>	-	-	<b>4,73,607</b>	-	-	<b>6,04,811</b>	-	-	<b>4,37,099</b>
<b>Financial Liabilities</b>									
Borrowings	-	-	-	-	-	2,32,496	-	-	2,32,496
Trade payables	-	-	5,24,88,460	-	-	5,24,35,951	-	-	5,25,36,463
Other Financial liabilities	-	-	11,21,20,789	-	-	11,16,93,139	-	-	11,11,23,698
<b>Total of Financial Liabilities</b>	-	-	<b>16,46,09,249</b>	-	-	<b>16,43,61,586</b>	-	-	<b>16,38,92,657</b>

**27. Financial Risk Management Objectives**

The company is exposed to market risk, credit risk and liquidity risk. The company's management oversees the management of these risks. The company's board of directors review and agrees policies for managing each of these risks summarized below:

**1) Market Risk**

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The company's exposure to the risk of changes in market interest rates relates primarily to company's long term debt obligations with floating interest rates.

There is no cash outflow on account of interest on Loans and Business Advance from shareholders are to be repaid only on realisation of sale component.

**2) Credit Risk**

The Company is not exposed to credit risk form its operating activities. Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy.

**3) Liquidity risk**

The Company's cashflow requiremnet are met by funds received from its holding company.

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## VEGA DEVELOPERS PRIVATE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017

## 28. FIRST TIME IND AS ADOPTION RECONCILIATIONS

## (I) Effect of Ind AS adoption on the Balance Sheet as at 31st March, 2016 and 1st April, 2015

(₹)

Particulars	As at 31st March, 2016 (End of last period presented under previous GAAP)			As at 1st April, 2015 (Date of Transition)		
	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet
<b>Non-Current Assets</b>						
Investments	10,000	-	10,000	10,000	-	10,000
<b>Total Non-Current Assets</b>	<b>10,000</b>	<b>-</b>	<b>10,000</b>	<b>10,000</b>	<b>-</b>	<b>10,000</b>
<b>Current assets</b>						
(a) Inventories	16,47,52,190	-	16,47,52,190	16,45,22,584	-	16,45,22,584
(b) Financial assets						
(i) Cash and cash equivalents	6,04,091	-	6,04,091	4,37,099	-	4,37,099
(ii) Other financial assets	720	-	720	-	-	-
(c) Current tax assets (Net)	-	-	-	-	-	-
(d) Other current assets	2,81,54,212	-	2,81,54,212	2,81,50,000	-	2,81,50,000
<b>Total Current Assets</b>	<b>19,35,11,213</b>	<b>-</b>	<b>19,35,11,213</b>	<b>19,31,09,683</b>	<b>-</b>	<b>19,31,09,683</b>
<b>Total Assets</b>	<b>19,35,21,213</b>	<b>-</b>	<b>19,35,21,213</b>	<b>19,31,19,683</b>	<b>-</b>	<b>19,31,19,683</b>
<b>Equity</b>						
(a) Equity share capital	3,00,00,000	-	3,00,00,000	3,00,00,000	-	3,00,00,000
(b) Other equity	(9,82,411)	-	(9,82,411)	(9,24,357)	-	(9,24,357)
<b>Total Equity</b>	<b>2,90,17,589</b>	<b>-</b>	<b>2,90,17,589</b>	<b>2,90,75,643</b>	<b>-</b>	<b>2,90,75,643</b>
<b>Non-Current Liabilities</b>						
Financial Liabilities						
Borrowings	2,32,496	-	2,32,496	2,32,496	-	2,32,496
<b>Total Non-Current Liabilities</b>	<b>2,32,496</b>	<b>-</b>	<b>2,32,496</b>	<b>2,32,496</b>	<b>-</b>	<b>2,32,496</b>
<b>Current Liabilities</b>						
(a) Financial Liabilities						
(i) Trade payables	5,24,35,951	-	5,24,35,951	5,25,36,463	-	5,25,36,463
(ii) Other financial liabilities	11,16,93,139	-	11,16,93,139	11,11,23,698	-	11,11,23,698
(b) Current tax Liabilities (Net)	-	-	-	-	-	-
(c) Other current liabilities	1,42,038	-	1,42,038	1,51,383	-	1,51,383
<b>Total Current Liabilities</b>	<b>16,42,71,128</b>	<b>-</b>	<b>16,42,71,128</b>	<b>16,38,11,544</b>	<b>-</b>	<b>16,38,11,544</b>
<b>Total Liabilities</b>	<b>16,45,03,624</b>	<b>-</b>	<b>16,45,03,624</b>	<b>16,40,44,040</b>	<b>-</b>	<b>16,40,44,040</b>
<b>Total Equity and Liabilities</b>	<b>19,35,21,213</b>	<b>-</b>	<b>19,35,21,213</b>	<b>19,31,19,683</b>	<b>-</b>	<b>19,31,19,683</b>

The previous GAAP figures have been reclassified to confirm to Ind AS presentation requirements for the purposes of this note

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**VEGA DEVELOPERS PRIVATE LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

**(ii) Effect of Ind AS adoption on the Statement of Profit and Loss for the year ended 31st March, 2016**

(₹)

Particulars	As at 31st March, 2016		
	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet
<b>INCOME</b>			
Revenue from Operations	-	-	-
<b>Total Income</b>	-	-	-
<b>EXPENSES</b>			
Costs Of Construction / Development	1,41,606	-	1,41,606
Purchase of Stock-in-Trade	-	-	-
Changes in inventories of work-in-progress	(2,29,606)	-	(2,29,606)
Employee Benefits Expense	88,000	-	88,000
Other Expenses	58,054	-	58,054
<b>Total Expenses</b>	<b>58,054</b>	<b>-</b>	<b>58,054</b>
<b>Profit Before Tax</b>	<b>(58,054)</b>	<b>-</b>	<b>(58,054)</b>
Tax Expense			
Current Tax	-	-	-
<b>Profit for the Year</b>	<b>(58,054)</b>	<b>-</b>	<b>(58,054)</b>
<b>Other Comprehensive Income</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Comprehensive Income</b>	<b>(58,054)</b>	<b>-</b>	<b>(58,054)</b>

The previous GAAP figures have been reclassified to confirm to Ind AS presentation requirements for the purposes of this note.

**(iii) Effect of Ind AS adoption on the statement of cash flows for the year ended 31st March, 2016**

Particulars	As at March 31, 2016		
	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet
Net cash flows from Operating activities	1,66,992	-	1,66,992
Net cash flows from Investing activities	-	-	-
Net cash flows from Financing activities	-	-	-
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>1,66,992</b>	<b>-</b>	<b>1,66,992</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>4,37,099</b>	<b>-</b>	<b>4,37,099</b>
<b>Cash and cash equivalents at the end of the period</b>	<b>6,04,091</b>	<b>-</b>	<b>6,04,091</b>

As per our report of even date

**FOR P. M. PANDE AND CO**

FIRM REGISTRATION NO. 107289 W

CHARTERED ACCOUNTANTS

**PANKAJ PANDE**

PROPRIETOR

Membership No. 40694

Place: Mumbai

Date: 5th August, 2017



For and on behalf of the Board of Directors

**KETAN SHAH**

DIRECTOR

DIN: 03134932

**KHILEN SHAH**

DIRECTOR

DIN: 03134932

**DIRECTORS' REPORT**

The Directors hereby present the Twenty-Second Annual Report of the Company together with the Audited Financial Statements for the year ended March 31, 2017.

**FINANCIAL RESULTS :**

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standard) Rules, 2015 as amended. The financial statements for the Financial Year ended March 31, 2017 are the Company's first Ind AS compliant annual audited financial statements with comparative figures for the year ended March 31, 2016 also under Ind AS. The transition date is April 1, 2015.

During the year under review, the Company incurred a net loss of Rs. 608,736/- as against a net loss Rs. 528,042/- during the previous year.

**DIVIDEND :**

In view of the loss incurred, the Directors do not recommend the payment of dividend for the year ended March 31, 2017.

**TRANSFER TO RESERVES :**

In view of the loss incurred, the Directors have not transferred any amount to reserves.

**MATERIAL CHANGES AND COMMITMENTS :**

No material changes or commitments have occurred between the end of the financial year of the Company to which the financial statements relate and the date of the report, affecting the financial position of the Company.

**CHANGE IN THE NATURE OF BUSINESS :**

There has been no change in the nature of business of the Company during the year under review.

**SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES :**

During the year under review, the Company did not have any subsidiary, joint venture or an associate company.

**DEPOSITS :**

The Company has not accepted any deposits during the year under review.

**TRANSFER TO INVESTOR EDUCATION AND PROTECTION FUND :**

During the year under review, the Company was not required to transfer any amount to the Investor Education and Protection Fund.

**SHARE CAPITAL :**

The paid-up equity share capital of the Company as on March 31, 2017 was Rs.5,00,000/-. During the year under review, the Company has not issued any shares with differential voting rights or granted stock options or sweat equity.



#### **PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186 :**

The Company has not given any loan or made investment or provided any security or guarantee during the year under review, which require to be disclosed under Section 186 of the Companies Act, 2013.

#### **RELATED PARTY TRANSACTIONS :**

The particulars of transactions entered into by the Company with related parties during the year under review are disclosed in the relevant note to the Financial Statements. The said related party transactions are on an arms length basis and hence not required to be disclosed in Form Aoc-2.

#### **INTERNAL FINANCIAL CONTROLS :**

The Company has an Internal Control System, commensurate with the nature and size of its operations. Based on the framework of internal financial controls maintained by the Company and the work performed by the Statutory Auditors, the Board is of the opinion that the Company's internal financial controls were adequate and effective during the Financial Year 2016-2017.

#### **DIRECTORS :**

During the year under review, Mr. Khilen Shah (DIN: 03134932) resigned from the Board of Directors of the Company effective February 03, 2017. The Board places on record its appreciation of the valuable services provided by Mr. Khilen Shah during his tenure as Director of the Company.

Mr. Rajeevan Paramban was appointed as an Additional Director on the Board of Directors of the Company effective February 03, 2017 and in terms of Section 161 (1) of the Companies Act, 2013, hold office upto the date of the ensuing Annual General Meeting. The Company has received a notice under Section 160 of the said Act together with requisite deposit, from a member of the Company proposing the candidature of Mr. Rajeevan Paramban for the office of Director of the Company at the ensuing Annual General Meeting of the Company.

In accordance with the provisions of Section 152 (6) (e) of the said Act and the Articles of Association of the Company, Mr. Samirkumar Salot retires by rotation and being eligible, offers himself for reappointment.

The provisions of Section 149 of the Companies Act, 2013 relating to the appointment of Independent Directors do not apply to the Company.

#### **ANNUAL RETURN :**

The extracts of Annual Return pursuant to the provisions of Section 92 of the Companies Act, 2013 read with Rule 12 of the Companies (Management and Administration) Rules, 2014 is furnished in 'Annexure-A' to this Report.

#### **BOARD MEETINGS :**

The Company had convened and held Seven (7) Board meetings during the year under review. The said Board meetings were held on April 07, 2016, June 16, 2016, September, 22, 2016, December, 01, 2016, December, 07, 2016 February 03, 2017 and February 07, 2017. The gap between the meetings did not exceed the period prescribed under the Act.



## **DIRECTORS' RESPONSIBILITY STATEMENT :**

Pursuant to sub-section (3) (c) of Section 134 (5) of the Companies Act, 2013, in relation to the audited financial statements of the Company for the year ended March 31, 2016, the Directors of your Company, to the best of their knowledge and belief and on the basis of the information and explanations received by them, hereby state and confirm that :

- (i) in the preparation of the Annual Accounts for the year ended March 31, 2017, the applicable accounting standards read with the requirements under Schedule III to the said Act have been followed alongwith proper explanation relating to material departures, if any;
- (ii) they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year on 31st March, 2017, and of the loss of the Company for that period;
- (iii) they have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- (iv) the annual accounts have been prepared on a 'going concern' basis;
- (v) they have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively; and
- (vi) they have devised proper systems to ensure compliance with the provisions of all applicable laws and such systems were adequate and operating effectively.

## **DISCLOSURE OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY REGULATORS OR COURTS OR TRIBUNAL**

During the year under review, there were no significant or material orders passed by any regulatory / statutory authorities or courts / tribunals against the Company impacting its going concern status and operations in future.

## **CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO :**

The nature of operations of the Company does not require disclosure of particulars relating to conservation of energy and technology absorption, as prescribed under Section 134 (3) (m) of the Companies Act, 2013 read with Rule 8 (3) of the Companies (Accounts) Rules, 2014. During the year under review, the Company had Nil foreign exchange earnings and outgo.

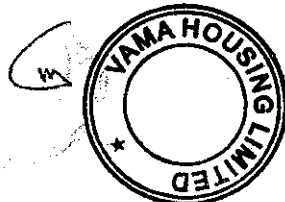
## **RISK MANAGEMENT POLICY :**

The Company has not adopted a Risk Management Policy as the elements of risks threatening the Company's existence are minimal.

## **AUDITORS :**

There are no qualification, reservation or adverse remark or disclaimer made by the Statutory Auditors in the Auditors' Report.

At the Nineteenth Annual General Meeting (AGM) of the Company held on September 18, 2014 M/s. Dalal Doshi & Associates, Chartered Accountants (Firm Reg. No. 121773W) were appointed as Statutory Auditors of the Company for five financial years commencing from April 01, 2014 to March 31, 2019, to hold office until the conclusion of the Twenty-Fourth AGM to be held for the year 2019, subject to ratification of their appointment at each AGM).



Accordingly, the members are requested to ratify the reappointment of M/s. Dalal Doshi & Associates, Chartered Accountants as the Statutory Auditors of the Company for the current financial year 2017-2018 and to authorise the Board of Directors to fix their remuneration.

M/s. Dalal Doshi & Associates, Chartered Accountants have offered themselves for reappointment and have confirmed their eligibility to be appointed as Auditors pursuant to the provisions of Section 141 of the Companies Act, 2013 and Rule 4 of the Companies (Audit and Auditors) Rules, 2014.

**GENERAL :**

The provisions relating to Secretarial Audit, appointment of Key Managerial Personnel, constitution of Audit Committee, Corporate Social Responsibility Committee, Nomination and Remuneration Committee and Vigil Mechanism are not applicable to the Company.

**DISCLOSURE UNDER 'THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013':**

The Company has adopted a Policy on Prevention, Prohibition and Redressal of sexual harassment at workplace in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules thereunder for prevention and redressal of complaints of sexual harassment at work place.

The Company has not received any complaint on sexual harassment during the year under review.

**PARTICULARS OF EMPLOYEES**

The Company does not have any employee on its roll and none of the Directors of the Company receive any remuneration under Section 197 of the Companies Act, 2013. Accordingly, no information is required to be disclosed in terms of Section 197(12) of the Companies Act, 2013 read with Rule 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

For and on behalf of the Board



  
Vikrant Jain  
Director  
DIN: 01912696

  
Rajeevan Paramban  
Director  
DIN: 03141200

Place: Mumbai  
Date: May 25, 2017



**FORM NO. MGT 9**  
**EXTRACT OF ANNUAL RETURN**

As on financial year ended on March 31, 2017  
[Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company (Management & Administration) Rules, 2014]

**I. REGISTRATION & OTHER DETAILS:**

1.	CIN	U45200MH1995PLC085167
2.	Registration Date	02/02/1995
3.	Name of the Company	Vama Housing Limited
4.	Category/Sub-category of the Company	Company Having Share Capital
5.	Address of the Registered office & contact details	Unit No. 116, First Floor, Rehab Building No. 4, Akruiti Annexe, Road No. 7, Marol MIDC, Andheri (E) Mumbai - 400093. Tel: 022 66830600; Fax: 022 67037403
6.	Whether listed company	No
7.	Name, Address & contact details of the Registrar & Transfer Agent, if any.	Not Applicable.

**II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY**

All the business activities contributing 10 % or more of the total turnover of the company shall be stated:

Sr. No.	Name and Description of main products / services	NIC Code of the Product/service	% to total turnover of the company
1	Real Estate business specializing in construction and development of infotech parks, cyber parks, business parks, SEZ, as well as sale and lease of commercial, industrial and residential properties and other similar works.	4100	Nil

**III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES-**

Sr. No.	Name And Address of the Company	CIN/GLN	Holding/Associate	% of Shares Held	Applicable Section
1	Hubtown Limited Ackruti Center Point, 6 <sup>th</sup> Floor, Central Road, Marol MIDC, Andheri (East), Mumbai- 400093	L45200MH1989PLC050688	Holding/Associate Holding	100.00%	2(46)



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

i) Category-wise Share Holding

SN.	Category of Shareholders	No. of Shares held at the beginning of the year [As on 31-March-2016]			No. of Shares held at the end of the year [As on 31-March-2017]			% Change during the year
		Demat	Physical	Total	Demat	Physical	Total	
<b>A. Promoters</b>								
<b>(1) Indian</b>								
(a)	Individual/ HUF	0	0	0	0	0	0	0
(b)	Central Govt.	0	0	0	0	0	0	0
(c)	State Govt(s)	0	0	0	0	0	0	0
(d)	Bodies Corp.	0	50000	50000	0	50000	50000	0
(e)	Banks / FI	0	0	0	0	0	0	0
(f)	Any other	0	0	0	0	0	0	0
	<b>Total share-holding of Promoter (A)(1)</b>	0	50000	50000	0	50000	50000	0
<b>(2) Foreign</b>								
(a)	NRIs – Individuals	0	0	0	0	0	0	0
(b)	Other – Individuals	0	0	0	0	0	0	0
(c)	Bodies Corp.	0	0	0	0	0	0	0
(d)	Banks / FI	0	0	0	0	0	0	0
(e)	Any Other	0	0	0	0	0	0	0
	<b>Sub-total (A) (2)</b>	0	0	0	0	0	0	0
	<b>Total shareholding of Promoter (A) = (A)(1)+(A)(2)</b>	0	50000	50000	0	50000	50000	0
<b>B. Public Shareholding</b>								
<b>1. Institutions</b>								
(a)	Mutual Funds	0	0	0	0	0	0	0
(b)	Banks / FI	0	0	0	0	0	0	0
(c)	Central Govt	0	0	0	0	0	0	0
(d)	State Govt(s)	0	0	0	0	0	0	0
(e)	Venture Capital Funds	0	0	0	0	0	0	0
(f)	Insurance Companies	0	0	0	0	0	0	0
(g)	FIIIs	0	0	0	0	0	0	0
(h)	Foreign Venture Capital Funds	0	0	0	0	0	0	0
(i)	Others (specify)	0	0	0	0	0	0	0
	<b>Sub-total (B)(1):-</b>	0	0	0	0	0	0	0
<b>2. Non-Institutions</b>								
(a)	Bodies Corp.	0	0	0	0	0	0	0
	(i) Indian	0	0	0	0	0	0	0
	(ii) Overseas	0	0	0	0	0	0	0



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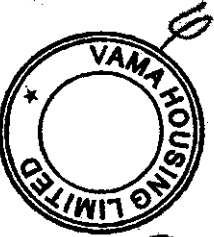


iv) Shareholding Pattern of top ten Shareholders:  
(Other than Directors, Promoters and Holders of GDRs and ADRs):

S N	For Each of the Top 10 Shareholders	Shareholding at the beginning of the year		Cumulative Shareholding during the year	% of total shares of the Company
		No. of shares	% of total shares of the company		
	Nil	-	-	-	-

v) Shareholding of Directors and Key Managerial Personnel:

SN	Shareholding of each Directors and each Key Managerial Personnel	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1)	<b>Mr. Vikrant Jain (Director)</b>				
	At the beginning of the year (April 01, 2016)	-	-	-	-
	Date wise Increase / Decrease in Promoters Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-
	At the end of the year(March 31, 2017)	-	-	-	-
2)	<b>Mr. Samirkumar Salot (Director)</b>				
	At the beginning of the year (April 01, 2016)	-	-	-	-
	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-
	At the end of the year(March 31, 2017)	-	-	-	-
3)	<b>Mr. Khilen Shah (Director) (upto February 03, 2017)</b>				
	At the beginning of the year (April 01, 2016)	-	-	-	-
	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-
	At the end of the year(March 31, 2017)	-	-	-	-
4)	<b>Mr. Rajeevan Paramban (Additional Director) (w.e.f. February 03, 2017)</b>				
	At the beginning of the year (April 01, 2016)	-	-	-	-
	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-
	At the end of the year(March 31, 2017)	-	-	-	-



**V) INDEBTEDNESS -**

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

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
<b>Indebtedness at the beginning of the financial year</b>				
i) Principal Amount	-	437770000	-	437770000
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	-	-	-	-
<b>Total (i+ii+iii)</b>	-	437770000	-	437770000
<b>Change in Indebtedness during the financial year</b>				
* Addition	-	-	-	-
* Reduction	-	100000	-	100000
<b>Net Change</b>	-	(100000)	-	(100000)
<b>Indebtedness at the end of the financial year</b>				
i) Principal Amount	-	43670000	-	43670000
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	-	-	-	-
<b>Total (i+ii+iii)</b>	-	43670000	-	43670000

**VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL-**

A. Remuneration to Managing Director, Whole-time Directors and/or Manager:

SN.	Particulars of Remuneration	Name of MD/WTD/ Manager	Total Amount
		N.A.	N.A.
1	Gross salary	-	-
	(a) Salary as per provisions contained in Section 17(1) of the Income-tax Act, 1961	-	-
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	-	-
	(c) Profits in lieu of salary under Section 17(3) Income- tax Act, 1961	-	-
2	Stock Option	-	-
3	Sweat Equity	-	-
4	Commission - as % of profit - others, specify...	-	-
5	Others, please specify	-	-
	<b>Total (A)</b>	-	-
	Ceiling as per the Act	-	-



B. Remuneration to other directors:

S. N.	Particulars of Remuneration	Name of Directors			Total Amount		
1	Independent Directors	Mr. Vikrant Jain	Mr. Samirkumar Salot	Mr. Khillen Shah (upto February 03, 2017)	Mr. Rajeevan Paramban (w.e.f. February 03, 2017)	0	
	Fee for attending Board/Committee meetings	0	0	0	0	0	
	Commission	0	0	0	0	0	
	Others, please specify	0	0	0	0	0	
	<b>Total (1)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	2	Other Non-Executive Directors	0	0	0	0	0
		Fee for attending Board/Committee meetings	0	0	0	0	0
		Commission	0	0	0	0	0
		Others, please specify	0	0	0	0	0
		<b>Total (2)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total (B)=(1+2)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Total Managerial Remuneration		0	0	0	0	0	
Overall Ceiling as per the Act					-		

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

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

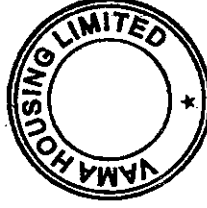


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**VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:**

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

For and on behalf of the Board



*Wikrant Jain*  
Wikrant Jain  
Director  
DIN: 01912696

*Rajeevan Paramban*  
Rajeevan Paramban  
Director  
DIN: 03141200

Place: Mumbai

Date: May 25, 2017

## **INDEPENDENT AUDITOR'S REPORT**

### **TO THE MEMBERS OF VAMA HOUSING LIMITED**

#### **Report on the Ind AS Financial Statements**

We have audited the accompanying Ind AS financial statements of **VAMA HOUSING LIMITED** ("the Company"), which comprise the Balance Sheet as at 31<sup>st</sup> March 2017, the statement of profit and loss (including other comprehensive income), the statement of cash flows and the statement of changes in equity for the year then ended and a summary of the significant accounting policies and other explanatory information (herein after referred to as "Ind AS financial statement").

#### **Management's Responsibility for the Financial Statements**

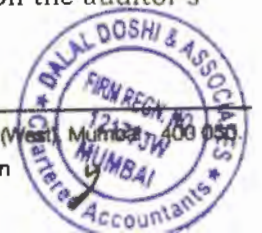
The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive 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 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**

Our responsibility is to express an opinion on these 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 there under.

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.

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.

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**

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 including the Ind AS, of the financial position of the Company as at 31<sup>st</sup> March 2017, and its financial loss for the year (including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

### **Other Matter**

The financial information of the Company for the year ended 31<sup>st</sup> March, 2016 and the transition date opening balance sheet as at 01<sup>st</sup> April, 2015 included in these financial statements, are based on the previously issued statutory financial statements for the years ended 31<sup>st</sup> March, 2016 and 31<sup>st</sup> March, 2015 prepared in accordance with the Companies (Accounting Standards) Rules, 2006 (as amended) which were audited by us, on which we expressed an unmodified opinion dated 16<sup>th</sup> June, 2016 and 19<sup>th</sup> May, 2015 respectively. The adjustments to those financial statements for the differences in accounting policies adopted by the Company on transition have been audited by us.

### **Report on Other Legal and Regulatory Requirements**

- I. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms section 143(11) of the Act, we give in the "Annexure A" statement on the matters specified in paragraphs 3 and 4 of the Order;
- II. As required by Section 143 (3) of the Act, we report that:
  - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
  - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
  - (c) The balance sheet, the statement of profit and loss (including other comprehensive income), the statement of cash flows 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 read with relevant rule issued thereunder.
- (e) On the basis of the written representations received from the directors as on 31<sup>st</sup> March 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March 2017 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 Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us :
- i. The Company has disclosed the impact of pending litigations on its financial position in its Ind AS financial statements, if any;
  - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company; and
  - iv. The Company has provided requisite disclosures in its Ind AS financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8<sup>th</sup> November, 2016 to 30<sup>th</sup> December, 2016 on the basis of information on the basis of information available with the company. Based on audit procedures, and relying on management's representation, we report that disclosures are in accordance with the books of accounts maintained by the Company and as produced to us by the management -Refer note 20.

**FOR DALAL DOSHI & ASSOCIATES**

Firm Registration No.: 121773W

Chartered Accountants

*V.*

**VIRAL DOSHI**

Partner

Membership No.: 105330



Place : Mumbai

Date : 25<sup>th</sup> May, 2017

**ANNEXURE "A" REFERRED TO IN OUR REPORT TO THE MEMBERS OF VAMA HOUSING LIMITED ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2017;**

On the basis of such checks as we considered appropriate and in terms of the information and explanations given to us, we state that: -

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets (Investment Property);
- (b) The Fixed Assets have been physically verified by the management in a phased manner, designed to cover all the items over a period of three years, which in our opinion, is reasonable having regard to the size of the company and nature of its business. Pursuant to the program, a portion of the fixed asset has been physically verified by the management during the year and no material discrepancies between the books records and the physical fixed assets have been noticed;
- (c) The title deeds of immovable properties, as disclosed in Note [5] on Non-Current Investments to the financial statements, are held in the name of the Company;
- (ii) The Company does not have any Inventories during the year; Therefore, the provisions of clause 3(ii) of the said order are not applicable to the company;
- (iii) The Company has not granted any loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under Section 189 of the Act;
- (iv) The Company has not granted any loans or made any investments, or provided any guarantees or security to the parties covered under Section 185 and 186. Therefore, the provisions of Clause 3 (iv) of the said Order are not applicable to the Company;
- (v) The Company has not accepted any deposits during the year from the public within the meaning of Sections 73, 74, 75 and 76 of the Act and the Rules framed there under to the extent notified; Therefore, the provisions of Clause 3 (v) of the said Order are not applicable to the Company;
- (vi) In our opinion, and according to the information and explanation given to us, the Company has not crossed the threshold limit as prescribed by the Central government under sub-section (1) of section 148 of the Act for maintenance of cost records and hence the provision for maintenance of records are not applicable to the Company;



- (vii) (a) According to the records of the Company, it has been generally regular in depositing, wherever applicable, undisputed statutory dues including Investor Education and Protection Fund, Wealth Tax, Sales Tax, Custom Duty, Cess and other statutory dues with the appropriate authorities. There have been delays during certain months in depositing Income Tax Deducted at Source. The extent of arrears of statutory dues outstanding as at Balance Sheet date, for a period exceeding six months from the date they became payable are ` 97,500/-, relating to Wealth Tax.
- (b) According to the information and explanation given to us and records of the Company examined by us, there are no dues of Income Tax, Wealth Tax, Service Tax, Sales tax including value added tax, duty of customs and duty of excise which have not been deposited on account of any dispute;
- (viii) As the Company does not have any loans or borrowings from any financial institution or bank or Government as at the balance sheet date, Therefore, the provisions of Clause 3(viii) of the Order are not applicable to the Company;
- (ix) The Company has not raised any moneys by way of initial public offer, further public offer (including debt instruments) and term loans. Therefore, the provisions of Clause 3(ix) of the Order are not applicable to the Company;
- (x) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practice in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company by its officers or employees, noticed or reported during the year, nor have we been informed of any such case by the management;
- (xi) The Company has not paid / provided managerial Remuneration hence, the provisions of Section 197 read with Schedule V to the Act are not applicable. Accordingly, the provisions of Clause 3(xi) of the Order are not applicable to the Company.
- (xii) As the Company is not a Nidhi Company, the provisions of clause 3 (xii) of the Order are not applicable to the Company;
- (xiii) The Company has not entered into any related party transactions as covered by the section 188 of the Act. The details of related party transaction have been disclosed as per Ind AS 24 - Related Party Disclosures specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014-Refer Note 21. Further, the Company is not required to constitute an Audit Committee under Section 177 of the Act, and accordingly, to this extent, the provisions of Clause 3(xiii) of the Order are not applicable to the Company.
- (xiv) The Company has not made any preferential allotment or private placement of shares or fully or partly convertible debenture during the year under review. Therefore, the provisions of Clause 3(xiv) of the Order are not applicable to the Company;
- (xv) Based upon the audit procedures performed and 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, the provisions of clause 3 (xv) of the Order are not applicable to the Company;

- (xvi) The company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the Company;

**FOR DALAL DOSHI & ASSOCIATES**

Firm Registration No.: 121773W

Chartered Accountants



**VIRAL DOSHI**

Partner

Membership No.: 105330



Place : Mumbai

Date : 25<sup>th</sup> May, 2017

## **"ANNEXURE B" TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE IND AS FINANCIAL STATEMENTS OF VAMA HOUSING LIMITED**

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 **VAMA HOUSING LIMITED** ("the Company") as of 31<sup>st</sup> March 2017 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 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 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 Companies Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, 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 risks. 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;



- 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 unauthorized 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 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 31<sup>st</sup> March 2017, 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 DALAL DOSHI & ASSOCIATES**

Firm Registration No.:121773W

Chartered Accountants



**VIRAL DOSHI**

Partner

Membership No.: 105330



Place: Mumbai

Date: 25<sup>th</sup> May, 2017

VAMA HOUSING LIMITED

BALANCE SHEET AS AT 31ST MARCH, 2017

Particulars	Note No.	As at 31ST March, 2017 ₹	As at 31ST March, 2016 ₹	As at 1ST April, 2015 ₹
<b>ASSETS</b>				
<b>Non-Current Assets</b>				
(a) Property, plant and equipment	4	-	-	-
(b) Investment property	5	1,27,10,706	1,29,71,537	1,32,32,368
<b>Total Non-Current assets</b>		<b>1,27,10,706</b>	<b>1,29,71,537</b>	<b>1,32,32,368</b>
<b>Current assets</b>				
(a) Financial assets				
Cash and cash equivalents	6	20,345	3,31,794	3,57,972
(b) Current tax assets (Net)	7	10,83,169	10,83,169	12,23,281
<b>Total Current Assets</b>		<b>11,03,514</b>	<b>14,14,963</b>	<b>15,81,253</b>
<b>Total assets</b>		<b>1,38,14,220</b>	<b>1,43,86,500</b>	<b>1,48,13,621</b>
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
(a) Equity share capital	8	5,00,000	5,00,000	5,00,000
(b) Other equity	9	(3,06,77,906)	(3,00,69,170)	(2,95,41,128)
<b>Total Equity</b>		<b>(3,01,77,906)</b>	<b>(2,95,69,170)</b>	<b>(2,90,41,128)</b>
<b>Liabilities</b>				
<b>Current Liabilities</b>				
(a) Financial Liabilities				
(i) Borrowings	10	4,36,70,000	4,37,70,000	4,37,10,000
(ii) Trade payables	11	1,87,221	62,606	31,895
(iii) Other financial liabilities	12	17,250	18,775	15,354
(b) Other current liabilities	13	20,155	6,789	-
(c) Provisions	14	97,500	97,500	97,500
<b>Total Current Liabilities</b>		<b>4,39,92,126</b>	<b>4,39,55,670</b>	<b>4,38,54,749</b>
<b>Total Equity and Liabilities</b>		<b>1,38,14,220</b>	<b>1,43,86,500</b>	<b>1,48,13,621</b>

The accompanying notes are an integral part of Financial Statements.

As per our report of even date

For and on behalf of the Board of Directors

For DALAL DOSHI & ASSOCIATES  
Firm Registration No. 121773W  
CHARTERED ACCOUNTANTS



*V. Doshi*  
VIRAL DOSHI  
PARTNER  
Membership No.: 105330

Mumbai  
Date: 25th May, 2017



*S. Salot*  
SAMIRKUMAR SALOT  
DIRECTOR  
DIN: 07115916  
*V. Jain*  
VIKRANT JAIN  
DIRECTOR  
DIN: 01912696



**VAMA HOUSING LIMITED**

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2017**

Particulars	Note No.	Year ended 31ST March, 2017 ₹	Year ended 31ST March, 2016 ₹
<b>I INCOME</b>			
Other Income	15	-	13,000
<b>Total Income</b>		-	<b>13,000</b>
<b>II EXPENSES</b>			
Finance Costs	16	12,232	5,850
Depreciation and Amortisation Expenses	17	2,60,831	2,60,831
Other Expenses	18	3,35,673	2,73,751
<b>Total Expenses</b>		<b>6,08,736</b>	<b>5,40,432</b>
<b>Profit before Tax</b>		<b>(6,08,736)</b>	<b>(5,27,432)</b>
<b>Tax Expense</b>			
(1) Current Tax		-	-
(2) Excess / (Short) provision for taxation in respect of earlier years		-	(610)
		-	(610)
<b>Profit for the Period</b>		<b>(6,08,736)</b>	<b>(5,28,042)</b>
<b>Other Comprehensive Income</b>		-	-
<b>Total Comprehensive Income</b>		<b>(6,08,736)</b>	<b>(5,28,042)</b>
<b>Earning per equity share of nominal value of ₹ 10/- each Basic and Diluted</b>	19	<b>(12.17)</b>	<b>(10.56)</b>

The accompanying notes are an integral part of Financial Statements.  
As per our report of even date

For and on behalf of the Board of Directors

For **DALAL DOSHI & ASSOCIATES**  
Firm Registration No. 121773W  
CHARTERED ACCOUNTANTS



*VS*  
**VIRAL DOSHI**  
PARTNER  
Membership No.: 105330  
Mumbai  
Date: 25th May, 2017




*Samir Kumar Salot*  
**SAMIRKUMAR SALOT**  
DIRECTOR  
DIN: 07115916  
*Vikrant Jain*  
**VIKRANT JAIN**  
DIRECTOR  
DIN: 01912696

VAMA HOUSING LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2017

Particulars	31ST March, 2017		31ST March, 2016	
	Amount (₹)	Amount (₹)	Amount (₹)	Amount (₹)
<b>I. Cash flows arising from operating activities</b>				
Net Loss before tax as per Statement of Profit and Loss		(6,08,736)		(5,27,432)
<b>Add / (Less) :</b>				
Depreciation and Amortisation	2,60,831		2,60,831	
Finance Costs	12,232		5,850	
Interest Income	-		(13,000)	
		2,73,063		2,53,681
		(3,35,673)		(2,73,751)
<b>Operating Profit / (Loss) Before Working Capital Changes</b>				
<b>Add / (Less) :</b>				
Increase / (Decrease) in Other Liabilities	1,36,456		40,921	
Direct Taxes paid	-	1,36,456	1,39,502	1,80,423
<b>Net Cash flow in the course of Operating Activities</b>		(1,99,217)		(93,328)
<b>II. Cash flows arising from Investing activities</b>				
<b>Inflow / (Outflow) on account of :</b>				
Sale of Investments	-		-	
<b>Net Cash flow in the course of Investing Activities</b>		-		-
<b>III. Cash flows arising from Financing activities</b>				
<b>Inflow / (Outflow) on account of :</b>				
Finance Costs	(12,232)		(5,850)	
Interest Income	-		13,000	
Increase / (Decrease) in Unsecured Loans	(1,00,000)		60,000	
<b>Net Cash flow in the course of Financing Activities</b>		(1,12,232)		67,150
<b>Net Increase in cash and cash Equivalents ( I + II + III )</b>		(3,11,449)		(26,178)
<b>Add: Balance at the beginning of the year</b>		3,31,794		3,57,972
<b>Cash and Cash Equivalents at the end of the year</b>		20,345		3,31,794
<b>Reconciliation of Cash and Cash Equivalents (Refer Note 6)</b>				
Cash on Hand		330		21,330
Bank Balances in Current Accounts		20,015		3,10,464
<b>Cash and Cash Equivalents at the end of the year</b>		20,345		3,31,794


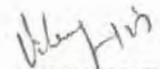
As per attached report of even date  
For **DALAL DOSHI & ASSOCIATES**  
FIRM REGISTRATION No.:121773W  
Chartered Accountants

  
**VIRAL DOSHI**  
PARTNER  
Membership No. 105330



Place: Mumbai  
Date: 25th May, 2017

For and on behalf of the board

  
**SAMIRKUMAR SALOT**  
DIRECTOR  
DIN: 07115916  
  
**VIKRANT JAIN**  
DIRECTOR  
DIN: 01912696



**VAMA HOUSING LIMITED****STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2017**

(₹)

	Equity Share Capital	Retained Earnings	Total
<b>Balance at April 1, 2015</b>	<b>5,00,000</b>	<b>(2,95,41,128)</b>	<b>(2,90,41,128)</b>
Total Comprehensive Income for the year	-	(5,28,042)	(5,28,042)
<b>Balance at March 31, 2016</b>	<b>5,00,000</b>	<b>(3,00,69,170)</b>	<b>(2,95,69,170)</b>
Total Comprehensive Income for the year	-	(6,08,736)	(6,08,736)
<b>Balance at March 31, 2017</b>	<b>5,00,000</b>	<b>(3,06,77,906)</b>	<b>(3,01,77,906)</b>

For **DALAL DOSHI & ASSOCIATES**

Firm Registration No. 121773W

CHARTERED ACCOUNTANTS

  
**VIRAL DOSHI**

PARTNER

Membership No.: 105330

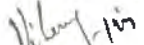
Place: Mumbai

Date: 25th May, 2017

  
**SAMIRKUMAR SALOT**

DIRECTOR

DIN: 07115916

  
**VIKRANT JAIN**

DIRECTOR

DIN: 01912696

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017

## COMPANY OVERVIEW AND SIGNIFICANT ACCOUNTING POLICIES

## 1. Company Overview

Vama Housing Limited is unlisted Public Limited Company domiciled in India, incorporated under the Companies Act, 1956. The Company is engaged into real estate business specializing in construction and development of Infotech Parks, Cyber Parks, Business Parks, SEZ as well as sale and lease of commercial, industrial and residential properties and other similar works.

The financial statements are approved for issue by the Company's Board of Directors on 25th May, 2017

## SIGNIFICANT ACCOUNTING POLICY

## 2. BASIS OF PREPARATION OF FINANCIAL STATEMENTS

These financial statements have been prepared in accordance with the Indian Accounting Standards (Ind AS) as notified by the Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') (to the extent notified) read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The Company has adopted all the IndAS standards and the adoption was carried out in accordance with IndAS 101 First time adoption of Indian Accounting Standards. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (iGAAP), which was the previous GAAP. Reconciliations and descriptions of the effect of the transition has been summarized in Note 28.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

## Current and Non-Current Classification

The Company presents assets and liabilities in the balance sheet based on current/non current classification.

## An asset is classified as current when it is:

- i. Expected to be realised or intended to sold or consumed in normal operating cycle
- ii. Held primarily for the purpose of trading
- iii. Expected to be realised within twelve months after the reporting period, or
- iv. Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

## A liability is classified as current when:

- i. It is expected to be settled in normal operating cycle
- ii. It is held primarily for the purpose of trading
- iii. It is due to be settled within twelve months after the reporting period, or
- iv. There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

Operating cycle for the business activities of the company covers the duration of the specific project / contract / service and extends upto the realisation of receivables within the agreed credit period normally applicable to the respective project.

## 3.1 REVENUE RECOGNITION

## A. Revenue from Construction Activity

Revenue from sale of 'finished properties / buildings / rights' is recognised on transfer of all significant risks and rewards of ownership of such properties / building / rights, as per the terms of the contracts entered into with buyer/(s), which generally coincides with the firming of the sales contracts/ agreements, except for contracts where the Company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards.

## B. Interest Income

Interest income from a financial asset is recognized when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

## 3.2 PROPERTY PLANT AND EQUIPMENT AND DEPRECIATION / AMORTISATION

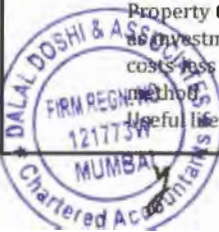
- A. Tangible Fixed Assets are stated at cost of acquisition or construction less accumulated depreciation and accumulated impairment losses, if any.
- B. Depreciation is provided on the straight line method on the basis of estimated useful life of the asset in the manner specified in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (in Years)
Office Equipments	5

## C. Investment properties

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Company, is classified as investment property. Investment property is measured at its cost, including related transaction costs and where applicable borrowing costs less depreciation and impairment if any. Depreciation on building is provided over its useful life using the written down value method.

Useful life considered for calculation of depreciation for assets class are as follows-



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## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017

Asset Category	Estimated useful life (in Years)
Non- Factory Building	60

## 3.3 TAXATION

## i. Current Tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the financial statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognized as an asset (MAT Credit entitlement) only if there is convincing evidence for realization of such asset during the specified period. MAT credit entitlement is reviewed at each Balance Sheet date.

## ii. Deferred Tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset 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 asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

## iii. Current and deferred tax for the year

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

## 3.4 CASH FLOW STATEMENT

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item 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.

## 3.5 PROVISIONS, CONTINGENT ASSETS AND CONTINGENT LIABILITIES

Provisions are recognized only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

Possible obligations which will be confirmed only by future events not wholly within the control of the Company or

Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

## 3.6 USE OF ESTIMATES

The preparation of the financial statements in conformity with IndAS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Application of accounting policies that require critical accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed in note 3.6.1. Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

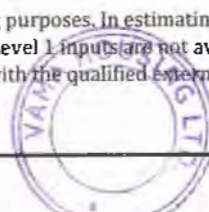
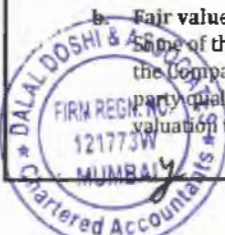
## 3.6.1 Critical accounting judgements and estimates

## a. Property, plant and equipment and depreciation

The charge in respect of periodic depreciation is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life. The useful lives and residual values of Company's assets are determined by management at the time the asset is acquired and reviewed periodically, including at each financial year end. The lives are based on historical experience with similar assets as well as anticipation of future events, which may impact their life, such as changes in technology.

## b. Fair value measurements and valuation processes

Some of the company's assets are measured at fair value for financial reporting purposes. In estimating the fair value of an asset or liability, the Company uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Company engages third party qualified valuers to perform the valuation. The Company works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model.



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**VAMA HOUSING LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

**4. Property, plant and equipment**

**Cost or deemed cost**

**Office Equipment**

Balance at 1st April, 2015	1,42,113
Additions	-
Disposals	-
<b>Balance at 31st March, 2016</b>	<b>1,42,113</b>

**Accumulated depreciation**

Balance at 1st April, 2015	1,42,113
Eliminated on disposal of assets	-
Depreciation expense	-
<b>Balance at 31st March, 2016</b>	<b>1,42,113</b>
<b>Carrying amount as on 31st March 2016</b>	<b>-</b>

**Office Equipment**

**Cost or deemed cost**

Balance at 31st March, 2016	1,42,113
Additions	-
Disposals	-
<b>Balance at 31st March, 2017</b>	<b>1,42,113</b>

**Accumulated depreciation**

Balance at 31st March, 2016	1,42,113
Eliminated on disposal of assets	-
Depreciation expense	-
<b>Balance at 31st March, 2017</b>	<b>1,42,113</b>
<b>Carrying amount as at 31st March 2017</b>	<b>-</b>



*Signature*

**VAMA HOUSING LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹
<b>5. Investment property</b>		
<b>Cost or deemed cost</b>		
Balance at the beginning of the year	1,95,57,675	1,95,57,675
Additions	-	-
<b>Balance at the end of the year</b>	<b>1,95,57,675</b>	<b>1,95,57,675</b>
<b>Accumulated depreciation and impairment</b>		
Balance at the beginning of the year	65,86,138	63,25,307
Depreciation expense	2,60,831	2,60,831
<b>Balance at the end of the year</b>	<b>68,46,969</b>	<b>65,86,138</b>
<b>Carrying amount</b>	<b>1,27,10,706</b>	<b>1,29,71,537</b>

**Note: Details of Income and Expense relating to Investment Property**

(₹)

Particulars	Year Ended 31st March, 2017	Year Ended 31st March, 2016
Rental income derived from investment properties	-	-
Direct operating expenses (including repairs and maintenance) generating rental income	2,82,284	2,20,826
<b>Expense relating to investment property before depreciation</b>	<b>2,82,284</b>	<b>2,20,826</b>
Depreciation	2,60,831	2,60,831
<b>Income from investment property (Net)</b>	<b>5,43,115</b>	<b>4,81,657</b>

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>6. Cash and cash equivalents</b>			
Balances with banks:			
- in current accounts	20,015	3,10,464	3,36,642
Cash on hand	330	21,330	21,330
<b>Total</b>	<b>20,345</b>	<b>3,31,794</b>	<b>3,57,972</b>

**7. Current Tax Assets**

Advance Tax paid	10,83,169	10,83,169	12,23,281
Less: Provision for Tax	-	-	-
<b>Current Tax Asset</b>	<b>10,83,169</b>	<b>10,83,169</b>	<b>12,23,281</b>

**Income Tax expense**

	31st March, 2017	31st March, 2016
(a) Income Tax expense		
Current Tax		
Current Tax on taxable income for the year	-	-
Tax in respect of earlier years	-	(610)
<b>Current tax expense</b>	<b>-</b>	<b>(610)</b>

**(b) Reconciliation of tax expense and the accounting profit multiplied by India's tax rate**

Since the taxable income is negative, there is no current tax payable; hence reconciliation has not been provided.



**VAMA HOUSING LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>8. Equity share capital</b>			
<b>Authorised Share Capital:</b>			
50,000 (As at 31st March, 2016: 50,000; As at April 1, 2015: 50,000) Equity Shares of ₹ 10/- each	5,00,000	5,00,000	5,00,000
<b>Issued and subscribed capital comprises:</b>			
50,000 (As at 31st March, 2016: 50,000; As at April 1, 2015: 50,000) Equity Shares of ₹ 10/- each fully paid up	5,00,000	5,00,000	5,00,000
<b>Total</b>	<b>5,00,000</b>	<b>5,00,000</b>	<b>5,00,000</b>

**Footnotes:**

**(i) Reconciliation of the number of Equity shares outstanding at the beginning and at the end of the year.**

	Number of shares	Share Capital ₹
Balance at 1st April, 2015	50,000	5,00,000
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
Balance at 31st March, 2016	50,000	5,00,000
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
<b>Balance at 31st March, 2017</b>	<b>50,000</b>	<b>5,00,000</b>

**(ii) Equity Shares held by its holding company or its ultimate**

	As at 31st March, 2017 (No.)	As at 31st March, 2016 (No.)
Hubtown Limited with its beneficiary owners	50000	50000
<b>Total</b>	<b>50000</b>	<b>50000</b>

**(iii) Details of shares held by each shareholders holding more than 5% shares**

	As at 31st March, 2017		As at 31st March, 2016		As at 1st April, 2015	
	No. of shares	% holding	No. of shares	% holding	No. of shares	% holding
<b>Fully paid equity shares</b>						
Hubtown Limited with Beneficiary Owners	50,000	100%	50,000	100%	50,000	100%

**(iv) Terms / rights attached to Equity Shares :**

The company has a single class of equity shares having a face value of ₹ 10/- per share. Each holder of equity share is entitled to one vote per share. In the event of liquidation of company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>9. Other Equity</b>			
<b>Retained Earnings</b>			
Balance at the beginning of the year	(3,00,69,170)	(2,95,41,128)	(2,95,41,128)
Profit attributable to the owners of the company	(6,08,736)	(5,28,042)	-
<b>Balance at the end of the year</b>	<b>(3,06,77,906)</b>	<b>(3,00,69,170)</b>	<b>(2,95,41,128)</b>

**10. Borrowings**

**Current**

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
Loans repayable on demand (Unsecured):			
- From Related Party(Refer Footnote)	4,36,70,000	4,37,70,000	4,37,10,000
	<b>4,36,70,000</b>	<b>4,37,70,000</b>	<b>4,37,10,000</b>

**Footnote:**

The Company has received interest free Loan from it's Parent Company, considering the nature of business in which the Company operate, the amounts so received are considered to be repayable on call / demand as the repayment period of such amounts so received is not measureable precisely.



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VAMA HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>11. Trade payables</b>			
Trade Payables(Refer Footnote)	1,87,221	62,606	31,895
<b>TOTAL</b>	<b>1,87,221</b>	<b>62,606</b>	<b>31,895</b>
<b>Footnote:</b> As per information available with the Company regarding dues to Micro, Small and Medium Enterprises as defined under the Micro Small Medium Enterprises Development, Act 2006 (MSMED Act), none of the suppliers of the Company are registered under MSMED Act, and the same has been relied upon by the auditors.			
<b>12. Other financial liabilities</b>			
Current			
Other payables	17,250	18,775	15,354
<b>TOTAL</b>	<b>17,250</b>	<b>18,775</b>	<b>15,354</b>
<b>13. Other liabilities</b>			
Current			
Other payables :			
- Statutory dues	17,700	6,789	-
- Others	2,455	-	-
<b>TOTAL</b>	<b>20,155</b>	<b>6,789</b>	<b>-</b>
<b>14. Provisions</b>			
Current			
Provision for Wealth Tax	97,500	97,500	97,500
<b>TOTAL</b>	<b>97,500</b>	<b>97,500</b>	<b>97,500</b>
		Year ended 31st March, 2017 ₹	Year ended 31st March, 2016 ₹
<b>15. Other income</b>			
Interest Others		-	13,000
<b>Total</b>		<b>-</b>	<b>13,000</b>
<b>16. Finance Costs</b>			
Delayed/penal interest on loans and statutory dues		12,232	5,850
<b>Total</b>		<b>12,232</b>	<b>5,850</b>
<b>17. Depreciation and Amortisation Expenses</b>			
Depreciation of investment property		2,60,831	2,60,831
<b>Total</b>		<b>2,60,831</b>	<b>2,60,831</b>
<b>18. Other Expenses</b>			
Repairs and society maintenance charges		2,82,284	2,20,826
Legal and professional fees		24,343	32,929
Other expenses		29,047	19,996
<b>Total</b>		<b>3,35,674</b>	<b>2,73,751</b>



**VAMA HOUSING LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

**19. EARNINGS PER SHARE (EPS)**

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹
Basic and Diluted Earning Per Share	(12.17)	(10.56)

**(i) Basic and Diluted EPS**

The earnings and weighted average number of equity shares used in the calculation of Basic and Diluted earnings per share are as follows:

	Year Ended 31st March, 2017 ₹	Year Ended 31st March, 2016 ₹
Profit for the year attributable to the owners of the Company	(6,08,736)	(5,28,042)
<b>Earnings used in the calculation of basic earnings per share</b>	<b>(6,08,736)</b>	<b>(5,28,042)</b>

	As at 31st March, 2017	As at 31st March, 2016
(ii) Weighted average number of equity shares for the purposes of basic earnings per share	50,000	50,000

**20. DISCLOSURE ON SPECIFIED BANK NOTES (SBNs)**

During the year, the Company had specified bank notes or other denomination note as defined in the MCA notification G.S.R. 308(E) dated March 31, 2017 on the details of Specified Bank Notes (SBN) held and transacted during the period from November 8, 2016 to December 30, 2016, the denomination wise SBNs and other notes as per the notification is given below:

Particulars	SBNs	Other Denomination Notes	Total
Closing Cash in hand as on November 8, 2016	-	330	330
(+) Permitted Receipts	-	-	-
(-) Permitted Payments	-	-	-
(-) Amount Deposited in Bank	-	-	-
<b>Closing Cash in hand as on December 30, 2016</b>	<b>-</b>	<b>330</b>	<b>330</b>

**Footnote:**

Specified Bank Notes is defined as Bank Notes of denominations of the existing series of the value of five hundred rupees and one thousand rupees.



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**VAMA HOUSING LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

**21. RELATED PARTY TRANSACTIONS**

**A. List Of Related Parties:**

**HOLDING COMPANY**  
Hubtown Limited

**B. Transactions with Related Parties:**

Sr. No.	Particulars	HOLDING COMPANY
1	Loans and advances received /recovered: Hubtown limited	3,00,000 (60,000)
2	Loans and advances Repaid/Given: Hubtown limited	2,00,000 (-)

**Footnote:**

Figures in bracket pertains to previous year

Balance outstanding payables / receivables:		Amount		
	Nature of Transactions	31st March, 2017	31st March, 2016	1st April, 2015
		1	HOLDING COMPANY Hubtown limited	4,36,70,000

**Footnotes:**

Related parties are identified by the Company and relied upon by the auditors

**22. Contingent Liabilities**

The Company does not have any contingent liability as at balance sheet date, as certified by management and relied upon by the auditors

23. In the opinion of the Board of Directors of the Company, all items of Current Assets, Current Liabilities and Loans and Advances continues to have a realizable value of at least the amounts at which they are stated in the Balance Sheet.

**24. FINANCIAL RISK MANAGEMENT OBJECTIVES**

The company is exposed to market risk, credit risk and liquidity risk. The company's management oversees the management of these risks. The company's board of directors review and agrees policies for managing each of these risks summarized below:

**1) Market Risk**

Interest rate risk

Company has received interest free loan and it receives interest free funds for its operating cash flow from its holding company as and when required (Refer note 10), hence the Company is not exposed to interest risk.

**2) Credit Risk**

The company is not exposed to credit risk from its operating activities. Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy.

**3) Liquidity risk**

The companies cashflow requirement are met by funds received from its holding company.

**25. Capital Management**

The primary objective of company's capital management is to ensure that it maintains strong capital ratios in order to support its business and maximise shareholders value. The company's board of directors reviews the capital structure on an annual basis.

26. Previous year's figures have been regrouped / recast wherever necessary.



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VAMA HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017

Note 27 :FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS

(₹)

	31st March 2017			31st March 2016			31st March 2015		
	FVPL	FVOCI	Amortised Cost	FVPL	FVOCI	Amortised Cost	FVPL	FVOCI	Amortised Cost
<b>Financial Assets</b>									
Cash and cash equivalent			20,345			3,31,794	-		3,57,972
<b>Total of Financial Assets</b>	-	-	<b>20,345</b>	-	-	<b>3,31,794</b>	-	-	<b>3,57,972</b>
<b>Financial Liabilities</b>									
Borrowings		-	4,36,70,000	-	-	4,37,70,000			4,37,10,000
Trade payables	-	-	1,87,221	-	-	62,606		-	31,895
Other Financial liabilities		-	17,250	-	-	18,775	-		15,354
<b>Total of Financial Liabilities</b>	-	-	<b>4,38,74,471</b>	-	-	<b>4,38,51,381</b>	-	-	<b>4,37,57,249</b>



## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017

## 28. FIRST TIME IND AS ADOPTION RECONCILIATIONS

## (i) Reconciliations Balance Sheet as at 31ST March, 2016 and 1ST April, 2015

(₹)

Particulars	As at 31st March, 2016 (End of last period presented under previous GAAP)			As at 1st April, 2015 (Date of Transition)		
	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet
<b>Non-Current Assets</b>						
Investment property	1,29,71,537	-	1,29,71,537	1,32,32,368	-	1,32,32,368
<b>Total Non-Current Assets</b>	<b>1,29,71,537</b>	<b>-</b>	<b>1,29,71,537</b>	<b>1,32,32,368</b>	<b>-</b>	<b>1,32,32,368</b>
<b>Current assets</b>						
(a) Financial assets	-	-	-	-	-	-
Cash and cash equivalents	3,31,794	-	3,31,794	3,57,972	-	3,57,972
(b) Current tax assets (Net)	10,83,169	-	10,83,169	12,23,281	-	12,23,281
<b>Total Current Assets</b>	<b>14,14,963</b>	<b>-</b>	<b>14,14,963</b>	<b>15,81,253</b>	<b>-</b>	<b>15,81,253</b>
<b>Total Assets</b>	<b>1,43,86,500</b>	<b>-</b>	<b>1,43,86,500</b>	<b>1,48,13,621</b>	<b>-</b>	<b>1,48,13,621</b>
<b>Equity</b>						
(a) Equity share capital	5,00,000	-	5,00,000	5,00,000	-	5,00,000
(b) Other equity	(3,00,69,170)	-	(3,00,69,170)	(2,95,41,128)	-	(2,95,41,128)
<b>Total Equity</b>	<b>(2,95,69,170)</b>	<b>-</b>	<b>(2,95,69,170)</b>	<b>(2,90,41,128)</b>	<b>-</b>	<b>(2,90,41,128)</b>
<b>Current Liabilities</b>						
(a) Financial Liabilities						
(i) Borrowings	4,37,70,000	-	4,37,70,000	4,37,10,000	-	4,37,10,000
(ii) Trade payables	62,606	-	62,606	31,895	-	31,895
(iii) Other financial liabilities	18,775	-	18,775	15,354	-	15,354
(b) Provisions	97,500	-	97,500	97,500	-	97,500
(c) Other current liabilities	6,789	-	6,789	-	-	-
<b>Total Liabilities</b>	<b>4,39,55,670</b>	<b>-</b>	<b>4,39,55,670</b>	<b>4,38,54,749</b>	<b>-</b>	<b>4,38,54,749</b>
<b>Total Equity and Liabilities</b>	<b>1,43,86,500</b>	<b>-</b>	<b>1,43,86,500</b>	<b>1,48,13,621</b>	<b>-</b>	<b>1,48,13,621</b>

The previous GAAP figures have been reclassified to conform to Ind AS presentation requirements for the purposes of this note.



VAMA HOUSING LIMITED

(ii) Effect of Ind AS adoption on the Statement of Profit and Loss for the year ended 31st March, 2016

(₹)

Particulars	As at 31st March, 2016		
	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet
<b>INCOME</b>			
Other Income	13,000		13,000
<b>Total Income</b>	<b>13,000</b>	-	<b>13,000</b>
<b>Expenses</b>			
Finance Costs	5,850		5,850
Depreciation and Amortisation Expenses	2,60,831	-	2,60,831
Other Expenses	2,73,751	-	2,73,751
<b>Total Expenses</b>	<b>5,40,432</b>	-	<b>5,40,432</b>
<b>Profit Before Tax</b>	<b>(5,27,432)</b>	-	<b>(5,27,432)</b>
Tax Expense			
(1) Current Tax	-	-	-
(2) Excess / (Short) provision for taxation in respect of earlier years	(610)	-	(610)
	<b>(610)</b>	-	<b>(610)</b>
<b>Profit for the Year</b>	<b>(5,28,042)</b>	-	<b>(5,28,042)</b>

The previous GAAP figures have been reclassified to conform to Ind AS presentation requirements for the purposes of this note.

(iii) Effect of Ind AS adoption on the statement of cash flows for the year ended 31st March, 2016

(₹)

Particulars	As at 31st March, 2016		
	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet
Net cash flows from Operating activities	(93,328)	-	(93,328)
Net cash flows from Investing activities	-	-	-
Net cash flows from Financing activities	67,150	-	67,150
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>(26,178)</b>	-	<b>(26,178)</b>
Cash and cash equivalents at the beginning of the period	3,57,972	-	3,57,972
Cash and cash equivalents at the end of the period	3,31,794	-	3,31,794

As per our report of even date

For DALAL DOSHI & ASSOCIATES

Firm Registration No. 121773W

CHARTERED ACCOUNTANTS



VIRAL DOSHI

PARTNER

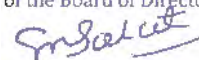
Membership No.: 105330

Mumbai

Date: 25th May, 2017



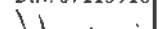
For and on behalf of the Board of Directors



SAMIRKUMAR SALOT

DIRECTOR

DIN: 07115916



VIKRANJAIN

DIRECTOR

DIN: 01912696

**VISHAL TECHNO COMMERCE LIMITED**

CIN: U45200MH1986PLC041348

**DIRECTORS' REPORT**

To  
**THE MEMBERS**  
**VISHAL TECHNO COMMERCE LIMITED**

The Directors hereby present the Thirty-First Annual Report of the Company together with the Audited Financial Statements for the year ended March 31, 2017.

**FINANCIAL RESULTS :**

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standard) Rules, 2015 as amended. The financial statements for the Financial Year ended March 31, 2017 are the Company's first Ind AS compliant annual audited financial statements with comparative figures for the year ended March 31, 2016 also under Ind AS. The transition date is April 1, 2015.

During the year under review, the Company incurred a net loss of Rs. 17,23,768/- as against a net loss of Rs. 12,87,562/- during the previous year.

**DIVIDEND :**

In view of the loss incurred, the Directors do not recommend the payment of dividend for the year ended March 31, 2017.

**TRANSFER TO RESERVES :**

In view of the loss incurred, the Directors have not transferred any amount to reserves.

**MATERIAL CHANGES AND COMMITMENTS :**

No material changes or commitments have occurred between the end of the financial year of the Company to which the financial statements relate and the date of the report, affecting the financial position of the Company.

**CHANGE IN THE NATURE OF BUSINESS :**

There has been no change in the nature of business of the Company during the year under review.

**SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES :**

During the year under review, the Company had 1 subsidiary company. However, as the financial statements of the said subsidiary are not available, the statement in Form- AOC -1 have not been attached to the financial statements of the Company pursuant to the provisions of Section 129 (1) of the Companies Act, 2013.

**DEPOSITS :**

The Company has not accepted any deposits during the year under review.

**TRANSFER TO INVESTOR EDUCATION AND PROTECTION FUND:**

During the year under review, the Company was not required to transfer any amount to the Investor Education and Protection Fund.

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**SHARE CAPITAL:**

The paid-up equity share capital of the Company as on March 31, 2017 was Rs. 500,000/-. During the year under review, the Company has not issued any shares with differential voting rights or granted stock options or sweat equity.

**PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186:**

The particulars of investments the Company during the year under review are disclosed in the relevant note to the Financial Statements.

**RELATED PARTY TRANSACTIONS:**

The particulars of transactions entered into by the Company with related parties during the year under review are disclosed in the relevant note to the Financial Statements. The said related party transactions are on an arms length basis and hence not required to be disclosed in Form AOC-2.

**INTERNAL FINANCIAL CONTROLS:**

The Company has an Internal Control System, commensurate with the nature and size of its operations. Based on the framework of internal financial controls maintained by the Company and the work performed by the Statutory Auditors, the Board is of the opinion that the Company's internal financial controls were adequate and effective during the Financial Year 2016-2017.

**DIRECTORS:**

During the year under review, Ms. Nancy Pereira resigned from the Board of Directors of the Company effective September 28, 2016. The Board places on record its appreciation of the valuable services provided by Ms. Nancy Pereira during his tenure as Director of the Company.

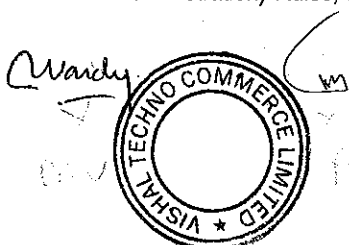
Mr. Samirkumar Salot (DIN: 07115916) was appointed as an Additional Director on the Board of Directors of the Company effective September 28, 2016 and in terms of Section 161 (1) of the Companies Act, 2013, holds office upto the date of the ensuing Annual General Meeting. The Company has received a notice under Section 160 of the said Act together with requisite deposit, from a member of the Company proposing the candidature of Mr. Samirkumar Salot for the office of Director of the Company at the ensuing Annual General Meeting of the Company.

In accordance with the provisions of Section 152 (6) (e) of the said Act and the Articles of Association of the Company, Ms. Maya Vaidya (DIN: 00028447), Director of the Company retires by rotation and being eligible, offers himself for reappointment.

The provisions of Section 149 of the Companies Act, 2013 relating to the appointment of Independent Directors do not apply to the Company.

**ANNUAL RETURN:**

The extracts of Annual Return pursuant to the provisions of Section 92 of the Companies Act, 2013 read with Rule 12 of the Companies (Management and Administration) Rules, 2014 is furnished in 'Annexure-A' to this Report.





#### **BOARD MEETINGS:**

The Company had convened and held Nine (9) Board meetings during the year under review. The said Board meetings were held on April 11, 2016, May 20, 2016, July 01, 2016, August 01, 2016, September 28, 2016, November 28, 2016, December 03, 2016, February 15, 2017 and March 15, 2017. The gap between the meetings did not exceed the period prescribed under the Act.

#### **DIRECTORS' RESPONSIBILITY STATEMENT:**

Pursuant to sub-section (3) (c) of Section 134 (5) of the Companies Act, 2013, in relation to the audited financial statements of the Company for the year ended March 31, 2016, the Directors of your Company, to the best of their knowledge and belief and on the basis of the information and explanations received by them, hereby state and confirm that:

- (i) in the preparation of the Annual Accounts for the year ended March 31, 2017, the applicable accounting standards read with the requirements under Schedule III to the said Act have been followed alongwith proper explanation relating to material departures, if any;
- (ii) they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year on 31st March, 2017, and of the loss of the Company for that period;
- (iii) they have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- (iv) the annual accounts have been prepared on a 'going concern' basis;
- (v) they have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively; and
- (vi) they have devised proper systems to ensure compliance with the provisions of all applicable laws and such systems were adequate and operating effectively.

#### **DISCLOSURE OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY REGULATORS OR COURTS OR TRIBUNAL**

During the year under review, there were no significant or material orders passed by any regulatory / statutory authorities or courts / tribunals against the Company impacting its going concern status and operations in future.

#### **CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO :**

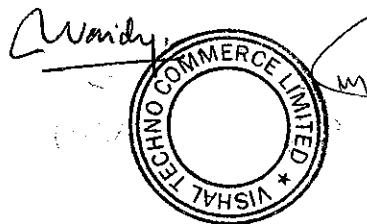
The nature of operations of the Company does not require disclosure of particulars relating to conservation of energy and technology absorption, as prescribed under Section 134 (3) (m) of the Companies Act, 2013 read with Rule 8 (3) of the Companies (Accounts) Rules, 2014. During the year under review, or the Company had Nil foreign exchange earnings and outgo.

#### **RISK MANAGEMENT POLICY:**

The Company has not adopted a Risk Management Policy as the elements of risks threatening the Company's existence are minimal.

#### **AUDITORS:**

M/s. Ajay C Pasi & Co., Chartered Accountants (Firm Registration No. : 141211W) were appointed as Statutory Auditors of the Company in the Extraordinary General Meeting of the Company held on September 30, 2016 to fill the casual vacancy caused by the resignation of M/s. Dalal Doshi & Associates, Chartered Accountants (Firm Registration No. : 121773W) and hold office until the conclusion of the ensuing Annual General Meeting (AGM).



It is proposed to appoint M/s. Anand A Yadav, Chartered Accountants (Firm Registration No. : 137527W) as Statutory Auditors of the Company for five financial years commencing from April 01, 2017 to March 31, 2022, to hold office till the conclusion of the Thirty-Sixth Annual General Meeting (AGM) of the Company (subject to ratification of their appointment at each AGM). Accordingly, the members are requested to appoint M/s. Anand A Yadav, Chartered Accountants (Firm Registration No. : 137527W) as Statutory Auditors of the Company and to authorise the Board of Directors to fix their remuneration.

M/s. Anand A Yadav, Chartered Accountants (Firm Registration No. : 137527W) have offered themselves for appointment and have confirmed their eligibility to be appointed as Auditors, in terms of the provisions of Section 141 of the Companies Act, 2013 read and Rule 4 of the Companies (Audit and Auditors) Rules, 2014.

#### AUDITORS' REPORT AND AUDIT OBSERVATIONS :

The Statutory Auditors have stated an 'Emphasis of Matter' in their Report on the Financial Statements for the year ended March 31, 2017 and the response of your Directors thereto is as follows

#### EMPHASIS OF MATTER :

In respect of clause 1- Note No. 27 and 2- Note No. 30 of the Auditors' Report on the Financial Statements, the relevant Notes to the Financial Statements and the Auditors' observations are self-explanatory and do not call for further clarifications/elaboration.

#### GENERAL :

The provisions relating to Secretarial Audit, appointment of Key Managerial Personnel, constitution of Audit Committee, Corporate Social Responsibility Committee, Nomination and Remuneration Committee and Vigil Mechanism are not applicable to the Company.

#### DISCLOSURE UNDER 'THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013':

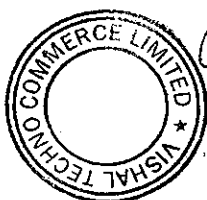
The Company has adopted a Policy on Prevention, Prohibition and Redressal of sexual harassment at workplace in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules thereunder for prevention and redressal of complaints of sexual harassment at work place.

The Company has not received any complaint on sexual harassment during the year under review.

#### PARTICULARS OF EMPLOYEES

The Company does not have any employee on its roll and none of the Directors of the Company receive any remuneration under Section 197 of the Companies Act, 2013. Accordingly, no information is required to be disclosed in terms of Section 197(12) of the Companies Act, 2013 read with Rule 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

For and behalf of the board



*Waidya*

Maya Vaidya  
Director  
DIN: 00028447

Rajeevan Paramban  
Director  
DIN: 03141200

Place: Mumbai  
Date: May 24, 2017

FORM NO. MGT 9  
EXTRACT OF ANNUAL RETURN

ANNEXURE A

As on financial year ended on March 31, 2017

[Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company (Management & Administration) Rules, 2014]

**I). REGISTRATION & OTHER DETAILS:**

1.	CIN	U45200MH1986PLC041348
2.	Registration Date	26/10/1986
3.	Name of the Company	Vishal Techno Commerce Limited
4.	Category/Sub-category of the Company	Company Having Share Capital
5.	Address of the Registered office & contact details	Unit No. 116, First Floor, Rehab Building No. 4, Akruti Annexe, Road No. 7, Marol MIDC, Andheri (E) Mumbai – 400093. Tel: 022 66040800; Fax: 022 67037403
6.	Whether listed company	No
7.	Name, Address & contact details of the Registrar & Transfer Agent, if any.	Link Intime India Private Limited C-13, Pannalal Silk Mills Compound, L.B.S. Marg, Bhandup (W), Mumbai-400078. Tel No.: 022 25963838; Fax: 022 25946969 E-mail: <a href="mailto:rent.helpdesk@linkintime.co.in">rent.helpdesk@linkintime.co.in</a>

**II). PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY**

All the business activities contributing 10 % or more of the total turnover of the company shall be stated:

Sr.	Name and Description of main products / services	NIC Code of the	% to total turnover of the
1	Real Estate business specializing in construction and development of infotech parks, cyber parks, business parks, SEZ, as well as sale and lease of commercial, industrial and residential properties and other similar works.	4100	100%

*M. Wadgaonkar*

*MS*



III). PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES-

Sr. No.	Name And Address of the Company	CIN/GLN	Holding/ Subsidiary/Associate	% of Shares Held	Applicable Section
1	<b>Hubtown Limited</b> Ackruti Center Point, 6 <sup>th</sup> Floor, Central Road, Marol MIDC, Andheri (East), Mumbai- 400093	L45200MH1989PLC050688	Holding	100.00%	2(46)
2	<b>A B Renewable Energy Private Limited</b> A/502, Kanakia Zillion, BKC Annexe LBS Marg, CST Road, Kurla West Mumbai -400070	U40300MH2011PTC225392	Subsidiary	51.02%	2(87)(ii)

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

i) Category-wise Share Holding

SN.	Category of Shareholders	No. of Shares held at the beginning of the year [As on 31-March-2016]		No. of Shares held at the end of the year [As on 31-March-2017]		% Change during the year
		Demat	Physical	Demat	Physical	
<b>A. Promoters</b>						
(1)	Indian					
(a)	Individual/ HUF	0	0	0	0	0
(b)	Central Govt	0	0	0	0	0
(c)	State Govt(s)	0	0	0	0	0
(d)	Bodies Corp.	50000	0	50000	0	100
(e)	Banks / FI	0	0	0	0	0
(f)	Any other	0	0	0	0	0
	<b>Total share-holding of Promoter (A)(1)</b>	<b>50000</b>	<b>0</b>	<b>50000</b>	<b>0</b>	<b>100</b>
<b>(2) Foreign</b>						
(a)	NRIs - Individuals	0	0	0	0	0
(b)	Other - Individuals	0	0	0	0	0



(c)	Bodies Corp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(d)	Banks / FI	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(e)	Any Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Sub-total (A) (2)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total shareholding of Promoter (A) = (A)(1)+(A)(2)	50000	0	50000	100	50000	0	50000	0	50000	0	50000	0	50000	0	50000	100	0	0
<b>B. Public Shareholding</b>																			
<b>1. Institutions</b>																			
(a)	Mutual Funds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(b)	Banks / FI	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(c)	Central Govt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(d)	State Govt(s)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(e)	Venture Capital Funds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(f)	Insurance Companies	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(g)	FIs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(h)	Foreign Venture Capital Funds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(i)	Others (specify)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Sub-total (B)(1):-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>2. Non-institutions</b>																			
<b>(a) Bodies Corp.</b>																			
	(i) Indian	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	(ii) Overseas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>(b) Individuals:</b>																			
	(i) Individual shareholders holding nominal share capital upto Rs. 1 lakh	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	(ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>(c) Others (specify)</b>																			
	(i) Trusts																		
	(ii) Non-Resident Indians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	(iii) Overseas Corporate Bodies	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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(iv) Clearing Members	0	0	0	0	0	0	0	0	0	0	0	0
Sub-total (B)(2)	0	0	0	0	0	0	0	0	0	0	0	0
Total Public Shareholding (B)=(B)(1)+(B)(2)	0	0	0	0	0	0	0	0	0	0	0	0
C. Shares held by Custodian for GDRs & ADRs	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total (A+B+C)	50000	0	50000	100	50000	0	50000	0	50000	100	50000	0

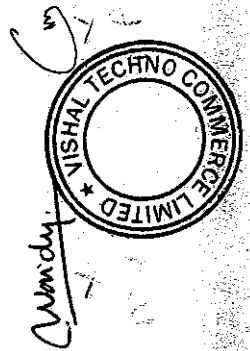
ii) Shareholding of Promoter-

S N	Shareholder's Name	Shareholding at the beginning of the year [As on 31-March-2016]				Shareholding at the end of the year [As on 31-March-2017]				% change in shareholding during the year
		No. of Shares	% of total Shares of the company	% of Shares Pledged / encumbered to total shares	No. of Shares	% of total Shares of the company	% of Shares Pledged / encumbered to total shares	% change in shareholding during the year		
1	Hubtown Limited along with beneficial owners	50000	100.00%	100%	50000	100.00%	100%	100%	0	
	Total	50000	100.00%	100%	50000	100.00%	100%	100%	0	

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

S N	Particulars	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1	Hubtown Limited along with beneficial owners (No changes in the shareholding during the year)	50000	100.00%	50000	100.00%
	At the beginning of the year (April 01, 2016)	50000	100.00%	50000	100.00%
	Date wise Increase / Decrease in Promoters Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-
	At the end of the year(March 31, 2017)	-	-	50000	100.00%

iv) Shareholding Pattern of top ten Shareholders:



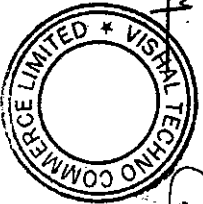
(Other than Directors, Promoters and Holders of GDRs and ADRs):

S N	For Each of the Top 10 Shareholders	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the Company
	Nil	-	-	-	-

v) Shareholding of Directors and Key Managerial Personnel:

SN	Shareholding of each Directors and each Key Managerial Personnel	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the Company
1)	<b>Ms. Maya Vaidya (Director)</b>				
	At the beginning of the year(April 01, 2016)	-	-	-	-
	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-
	At the end of the year(March 31, 2017)	-	-	-	-
2)	<b>Mr. Rajeevan Paramban (Director)</b>				
	At the beginning of the year(April 01, 2016)	-	-	-	-
	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-
	At the end of the year(March 31, 2017)	-	-	-	-
3)	<b>Ms. Nancy Pereira(Director) (upto September 28, 2016)</b>				
	At the beginning of the year(April 01, 2016)	-	-	-	-
	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-
	At the end of the year(March 31, 2017)	-	-	-	-

*M. Vaidya*



4)	<b>Ms. Samirkumar Salot (Additional Director) (w.e.f. September 28, 2016)</b>		
	At the beginning of the year (April 01, 2016)		
	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):		
	At the end of the year (March 31, 2017)		

**V) INDEBTEDNESS -**

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

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Incedbtedness
<b>Indebtedness at the beginning of the financial year</b>				
i) Principal Amount	1,500,000,000	306,411,767	-	1,806,411,767
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	776,712	106,511	-	883,223
<b>Total (i+ii+iii)</b>	<b>1,500,776,712</b>	<b>306,518,278</b>	<b>-</b>	<b>1,807,294,990</b>
<b>Change in Incedbtedness during the financial year</b>				
* Addition	691,300,000	82,682,790	-	773,982,790
* Addition - Interest accrued but not due	100,236,783	-	-	100,236,783
* Reduction	-	377,395,275	-	377,395,275
* Reduction- Interest accrued but not due	100,505,303	106,511	-	100,611,814
<b>Net Change</b>	<b>791,536,783</b>	<b>(294,818,996)</b>	<b>-</b>	<b>496,717,787</b>
<b>Indebtedness at the end of the financial year</b>				
i) Principal Amount	2,191,300,000	11,699,282	-	2,202,999,282
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	508,192	-	-	508,192
<b>Total (i+ii+iii)</b>	<b>2,191,808,192</b>	<b>11,699,282</b>	<b>-</b>	<b>2,203,507,474</b>

**VI). REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL-**

A. Remuneration to Managing Director, Whole-time Directors and/or Manager:



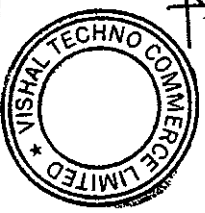


SN.	Particulars of Remuneration	Name of MD/WTD/ Manager	Total Amount
1	Gross salary	N.A.	-
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	-	-
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	-	-
	(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	-	-
2	Stock Option	-	-
3	Sweat Equity	-	-
4	Commission	-	-
	- as % of profit	-	-
	- others, specify...	-	-
5	Others, please specify	-	-
	<b>Total (A)</b>	-	-
	Ceiling as per the Act	-	-

B. Remuneration to other directors:

SN	Particulars of Remuneration	Name of Directors				Total Amount
1	Independent Directors	Ms. Maya Valdya	Mr. Rajeevan Paramban	Ms. Nancy Pereira (upto September 28, 2016)	Mr. Samirkumar Salot (w.e.f. September 28, 2016)	0
	Fee for attending Board/Committee meetings	0	0	0	0	
	Commission	0	0	0	0	
	Others, please specify	0	0	0	0	
	<b>Total (1)</b>	0	0	0	0	
2	Other Non-Executive Directors	0	0	0	0	
	Fee for attending Board/Committee meetings	0	0	0	0	
	Commission	0	0	0	0	
	Others, please specify	0	0	0	0	
	<b>Total (2)</b>	0	0	0	0	

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Total (B)=(1+2)	0	0	0	0	0
Total Managerial Remuneration	0	0	0	0	0
Overall Ceiling as per the Act	---				

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

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

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VII). PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:

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

For and on behalf of the Board



*[Signature]*  
Rajeevan Paramban  
Director  
DIN: 03141200

*[Signature]*  
Maya Vaidya  
Director  
DIN: 00028447

Place: Mumbai  
Date: May 24, 2017



# AJAY C PASI & Co.

## Chartered Accountant

Haware Centurion Mall, S-07/71, Sector-19A, Seawoods (E), Navi Mumbai – 400 706

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### Independent Auditor's Report To the Members of Vishal Techno Commerce Limited

#### 1) Report on the Standalone Ind AS Financial Statements:

We have audited the accompanying standalone Ind AS financial statements of Vishal Techno Commerce Limited ('the Company'), which comprise the balance sheet as at 31 March 2017, the statement of profit and loss (including other comprehensive income) and the statement of changes in equity for the year then ended and a summary of the significant accounting policies and other explanatory information (herein after referred to as "standalone Ind AS financial statements").

#### 2) Management's Responsibility for the Standalone Financial Statements:

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income and the statement of 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; 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 standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

#### 3) Auditor's 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 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.

**4) Opinion:**

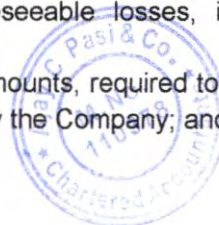
In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Ind AS, of the financial position of the Company as at 31 March, 2017, its financial performance including other comprehensive income and the statement of changes in equity for the year ended on that date.

**5) Emphasis of Matter:**

1. Attention is invited to Note No. 27 of the financial statements with regard to reliance placed by the auditors on certification received from the management with regard to the disclosure of contingent liabilities given by the Company.
2. Attention is invited to Note No. 30 of the financial statements with regards to balances that are subject to confirmations, reconciliation and adjustments if any.

**6) 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 the paragraph 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 statement of cash flows 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 Accounting Standards specified under Section 133 of the Act read with relevant rule issued thereunder;
  - e) on the basis of the written representations received from the directors as on 31 March 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2017 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 Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
    - i. the Company has no pending litigations on its financial position in its standalone Ind AS financial statements;
    - ii. the Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts;
    - iii. there has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company; and



- iv. the Company has provided requisite disclosures in its standalone Ind AS financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8 November, 2016 to 30 December, 2016 and these are in accordance with the books of accounts maintained by the Company: Refer Note No. 25 to the standalone Ind AS financial statements.

**For Ajay C Pasi & Co.**  
**Chartered Accountants**  
**FRN: 141211W**



**Ajay Pasi**  
**Proprietor**  
**M. No.: 110378**



Place: Mumbai  
Date: 24<sup>th</sup> May, 2017

## Annexure - A to the Auditors' Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the standalone Ind AS financial statements for the year ended 31 March 2017, we report that:

- (i) The company does not have any Fixed Assets during the financial year and as at the balance sheet date.
- (ii) The Company does not have any Inventories during the year and as at the balance sheet date.
- (iii) In our opinion, and according to the information and explanations given to us, the Company has not granted any secured or unsecured loans to Companies, firms or other parties covered in the register maintained under Section 189 of the Companies Act, 2013;
- (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 Act, with respect to the loans and investments made.
- (v) The Company has not accepted any deposits from the public.
- (vi) The Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act, for any of the services rendered by the Company.
- (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, income-tax, sales tax, value added tax, duty of customs, service tax, cess and other material statutory dues have been regularly deposited during the year by the Company with the appropriate authorities. However, there were outstanding interest dues of statutory liability and the details of outstanding as follows:

Sr. No.	Particulars	Amount in INR
1.	Tax Deducted at Source (TDS) Liability	2,27,554/-
2.	Interest on above Statutory Liability	1,41,668/-
	<b>Total Statutory Liability</b>	<b>3,69,222/-</b>


- (b) On the basis of our examination of documents and records of the Company, and explanation provided to us, there were no disputed dues in respect of Income Tax, Sales Tax, Wealth Tax, Service Tax, Custom Duty, Excise Duty or Cess;
- (viii) The Company does not have any loans or borrowings from any financial institution, banks, government or debenture holders during the year. Accordingly, paragraph 3(viii) of the Order is not applicable.
- (ix) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3 (ix) of the Order is not applicable.
- (x) According to the information and explanations given to us, no material 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.
- (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 give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.
- (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 him. Accordingly, paragraph 3(xv) of the Order is not applicable.
- (xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

**For Ajay C Pasi & Co.**  
**Chartered Accountants**  
**FRN: 141211W**



  
Ajay Pasi  
Proprietor  
M. No.: 110378

Place: Mumbai  
Date: 24<sup>th</sup> May, 2017



## **Annexure - B to the Auditors' Report**

### **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 Vishal Techno Commerce Limited ("the Company") as of 31 March 2017 in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.

#### **1) 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.

#### **2) Auditor's 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 applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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.

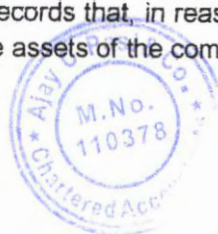
Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal 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.

#### **3) 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.

**4) 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.

**5) Opinion:**


In our opinion, 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 31 March 2017, 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 Ajay C Pasi & Co.**

**Chartered Accountants**

**FRN: 141211W**



  
Ajay Pasi

Proprietor

M. No.: 110378

Place: Mumbai

Date: 24<sup>th</sup> May, 2017

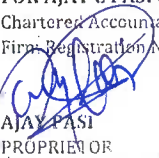
**VISHAL TECHNO COMMERCE LIMITED**  
**BALANCE SHEET AS AT 31st MARCH, 2017**

Particulars	Note No.	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>ASSETS</b>				
<b>Non-Current Assets</b>				
(a) Property, plant and equipment	3	2,195	29,780	58,628
(b) Investment property	4	33,69,197	54,35,563	35,01,929
<b>(c) Financial assets</b>				
(i) Investments	5	1,09,343	9,343	8,889
(ii) Loans	6	2,14,51,31,594	1,30,00,00,000	-
(d) Deferred tax assets (Net)	7	36,716	35,976	28,409
(e) Other non-current assets	8	-	25,01,50,000	25,01,50,000
(f) Current tax assets	9	2,61,50,852	2,61,72,524	2,67,93,413
<b>Total Non-Current assets</b>		<b>2,17,47,99,897</b>	<b>1,57,98,33,186</b>	<b>28,05,41,268</b>
<b>Current assets</b>				
<b>(a) Financial assets</b>				
(i) Cash and cash equivalents	10A	1,82,190	12,31,42,860	2,97,350
(ii) Bank balances other than (i) above	10B	29,98,771	-	-
(iii) Other financial assets	11	24,30,42,082	33,33,34,398	24,14,48,077
(b) Other current assets	8	-	1,13,385	-
<b>Total Current Assets</b>		<b>24,62,23,043</b>	<b>45,65,90,643</b>	<b>24,17,45,427</b>
<b>TOTAL ASSETS</b>		<b>2,42,10,22,940</b>	<b>2,03,64,23,829</b>	<b>52,22,86,695</b>
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
(a) Equity share capital	12	5,00,000	5,00,000	5,00,000
(b) Other equity	13	20,83,69,827	21,00,93,594	21,13,81,156
<b>Total Equity</b>		<b>20,88,69,827</b>	<b>21,05,93,594</b>	<b>21,18,81,156</b>
<b>Liabilities</b>				
<b>Non-Current Liabilities</b>				
<b>(a) Financial Liabilities</b>				
(i) Borrowings	14	2,19,13,00,000	1,50,00,00,000	-
(ii) Other Financial Liabilities	15	-	10,96,394	10,96,394
<b>Total Non-Current Liabilities</b>		<b>2,19,13,00,000</b>	<b>1,50,10,96,394</b>	<b>10,96,394</b>
<b>Current Liabilities</b>				
<b>(a) Financial Liabilities</b>				
(i) Borrowings	14	1,16,99,282	30,65,18,278	30,55,41,767
(ii) Trade payables	16	34,40,107	4,93,937	4,93,937
(iii) Other financial liabilities	15	34,96,786	91,73,275	28,95,157
(b) Other current liabilities	17	3,69,222	80,43,393	22,886
(c) Provisions	18	3,26,750	3,26,750	3,33,750
(d) Current tax Liabilities	9	15,20,966	1,78,208	31,648
<b>Total Current Liabilities</b>		<b>2,08,53,113</b>	<b>32,17,33,841</b>	<b>30,93,09,145</b>
<b>Total Liabilities</b>		<b>2,21,21,53,113</b>	<b>1,82,58,30,235</b>	<b>31,04,05,539</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>2,42,10,22,940</b>	<b>2,03,64,23,829</b>	<b>52,22,86,695</b>


The accompanying notes are an integral part of the financial statements


As per our report of even date

For and on behalf of the Board of Directors

FOR AJAY C PASTI & CO.  
 Chartered Accountants  
 Firm Registration No. 141211W  
  
 AJAY PASTI  
 PROPRIETOR  
 Membership No. 110378



  
 MAYA VAIDYA  
 DIRECTOR  
 DIN: 00028447

  
 RAJEEVAN PARAMBAN  
 DIRECTOR  
 DIN: 03141200

Mumbai  
 Date: 24th May, 2017

VISHAL TECHNO COMMERCE LIMITED  
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31st MARCH, 2017

Particulars	Note No.	Year ended	Year ended
		31st March, 2017	31st March, 2016
		₹	₹
<b>I INCOME</b>			
Revenue from Operations	19	9,548	9,30,497
Other Income	20	15,65,309	1,80,480
<b>Total Income</b>		<b>15,74,857</b>	<b>11,10,977</b>
<b>II EXPENSES</b>			
Finance Costs	21	15,37,331	9,72,672
Depreciation Expenses	22	93,951	95,214
Other Expenses	23	4,60,973	5,52,769
<b>Total Expenses</b>		<b>20,92,255</b>	<b>16,20,655</b>
<b>Profit before exceptional items and Tax (I - II)</b>		<b>(5,17,398)</b>	<b>(5,09,678)</b>
Exceptional Items		-	-
<b>Profit / (Loss) before Tax</b>		<b>(5,17,398)</b>	<b>(5,09,678)</b>
Tax Expense			
(1) Current Tax		-	-
(2) Deferred tax (charge) / credit		740	7,567
(3) Excess /(Short) provision for taxation in respect of earlier years		(12,07,110)	(7,85,451)
		<b>(12,06,370)</b>	<b>(7,77,884)</b>
<b>Profit / (Loss) for the Year</b>		<b>(17,23,768)</b>	<b>(12,87,562)</b>
Other Comprehensive Income		-	-
<b>Total Comprehensive Income</b>		<b>(17,23,768)</b>	<b>(12,87,562)</b>
<b>Earning per equity share of nominal value of ₹10/each</b>			
Basic and Diluted	24	(34.48)	(25.75)

The accompanying notes are an integral part of the financial statements

As per our report of even date

For and on behalf of the Board of Directors

FOR AJAY C PASI & CO.  
Chartered Accountants  
Firm Registration No. 141211W  
AJAY PASI  
PROPRIETOR  
Membership No.: 110378



*M. Vaidya*  
MAYA VAIDYA  
DIRECTOR  
DIN: 00028447

*R. Paramban*  
RAJEEVAN PARAMBAN  
DIRECTOR  
DIN: 03141200

Mumbai  
Date: 24th May, 2017

VISHAL TECHNO COMMERCE LIMITED  
CASH FLOW STATEMENT FOR THE YEAR ENDED 31st MARCH, 2017

Particulars	As at	As at
	31st March, 2017	31st March, 2016
	₹	₹
<b>I. CASH FLOWS ARISING FROM OPERATING ACTIVITIES</b>		
Net profit / (loss) before taxation and prior period items as per Statement of Profit and Loss	(5,17,398)	(5,09,678)
Add / (Less) :		
Finance costs	15,37,331	9,72,672
Depreciation and amortisation	93,951	95,214
Excess/ (Short) provision for expense	(9,548)	(7,000)
Interest income	(15,65,309)	(11,03,523)
Other gains and losses	-	(454)
	<u>56,425</u>	<u>(43,091)</u>
Operating profit before working capital changes	(4,60,973)	(5,52,769)
Add / (Less) :		
(Increase) / Decrease in trade and other receivables	33,94,90,871	(9,09,14,185)
Increase / (Decrease) in trade and other payables	(1,12,22,815)	1,36,38,424
Direct taxes paid	1,57,319	(18,002)
	<u>32,84,25,375</u>	<u>(7,72,93,763)</u>
Net cash flow from operating activities	32,79,64,402	(7,78,46,532)
<b>II. CASH FLOWS ARISING FROM INVESTING ACTIVITIES</b>		
Inflow / (Outflow) on account of :		
Interest income received	26,30,140	18,002
(Increase) / Decrease Loans and Advances	(84,51,31,594)	(1,30,00,00,000)
Increase in Investment	(1,00,000)	-
(Increase) / Decrease in Fixed Deposits having maturities more than three months	(29,98,771)	-
Net cash flow from investing activities	(84,56,00,225)	(1,29,99,81,998)
<b>III. CASH FLOWS ARISING FROM FINANCING ACTIVITIES</b>		
Inflow / (Outflow) on account of :		
Proceeds from Long term borrowings	39,64,81,004	1,50,09,76,511
Finance costs paid	(18,05,851)	(3,02,471)
Net cash flow from financing activities	<u>39,46,75,153</u>	<u>1,50,06,74,040</u>
Net increase in cash and cash equivalents ( I + II + III )	(12,29,60,670)	12,28,45,510
Add: Balance at the beginning of the year	12,31,42,860	2,97,350
Cash and cash equivalents at the end of the year	<u>1,82,190</u>	<u>12,31,42,860</u>
Components of cash and cash equivalents (Refer Note 11)		
Cash on hand	4,927	15,753
Balances with Banks		
- in Current accounts	1,77,263	12,31,27,107
	<u>1,82,190</u>	<u>12,31,42,860</u>

Footnote:

The Cash Flow Statement has been prepared under indirect method as set out in Indian Accounting Standard (Ind AS- 7) statement of Cash Flows

The accompanying notes are an integral part of the financial statements

As per our report of even date

FOR AJAY C PASI & CO.  
Chartered Accountants  
Firm Registration No. 141211W  
AJAY PASI  
PROPRIETOR  
Membership No.: 110378



Mumbai  
Date: 24th May, 2017

For and on behalf of the Board of Directors



*M. Vaidya*  
MAYA VAIDYA  
DIRECTOR  
DIN: 00028447  
*R. Paramban*  
RAJEEVAN PARAMBAN  
DIRECTOR  
DIN: 03141209

VISHAL TECHNO COMMERCE LIMITED  
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31st MARCH, 2017

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2017

	Notes	Amount ₹
<b>A. EQUITY SHARE CAPITAL</b>		
As at 1st April, 2015	12	5,00,000
Changes in equity share capital		
As at 31st March, 2016		5,00,000
Changes in equity share capital		
As at 31st March, 2017		5,00,000

(₹)

Particulars	Equity Share Capital	Retained Earnings	Total
Balance at April 1, 2015	5,00,000	21,13,81,156	21,18,81,156
Total Comprehensive Income for the year	-	(12,87,562)	(12,87,562)
Balance as at 31st March, 2016	5,00,000	21,00,93,594	21,05,93,594
Total Comprehensive Income for the year	-	(17,23,768)	(17,23,768)
Balance as at 31st March, 2017	5,00,000	20,83,69,826	20,88,69,826

The accompanying notes are an intergal part of the financial statements

As per our report of even date

For and on behalf of the Board of Directors

FOR AJAY C PASI & CO,  
Chartered Accountants  
Firm Registration No. 141211W  
AJAY PASI  
PROPRIETOR  
Membership No.: 110378



*M. Vaidya*

MAYA VAIDYA  
DIRECTOR  
DIN: 00028447

*R. Paramban*

RAJEEVAN PARAMBAN  
DIRECTOR  
DIN: 03141200

Mumbai  
Date: 24th May, 2017

**1. COMPANY OVERVIEW**

Vishal Techno Commerce Limited is an unlisted Public Limited Company domiciled in India, incorporated under the Companies Act, 1956. The Company is engaged into real estate business specializing in construction and development of Infotech Parks, Cyber Parks, Business Parks, SEZ, lease of commercial, industrial and residential properties, solar power energy generation and distribution and financing

The financial statements are approved for issue by the Company's Board of Directors on 24th May, 2017.

**2 SIGNIFICANT ACCOUNTING POLICIES****BASIS OF PREPARATION OF FINANCIAL STATEMENTS**

These financial statements have been prepared in accordance with the Indian Accounting Standards (Ind AS) as notified by the Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') (to the extent notified) read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The Company has adopted all the IndAS standards and the adoption was carried out in accordance with IndAS 101 First time adoption of Indian Accounting Standards. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP. Reconciliations and descriptions of the effect of the transition has been summarized in Note 32.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

**a) Historical Cost Convention**

The financial statements have been prepared on historical cost basis, except for the following:

- i. certain financial assets and liabilities that have been measured at fair value
- ii. assets held for sale - measured at lower of carrying amount or fair value less cost to sell.
- iii. defined benefit plans - plan assets measured at fair value.

**b) Current and Non-Current Classification**

The Company presents assets and liabilities in the balance sheet based on current/non current classification.

**An asset is classified as current when:**

- i. It is expected to be realised or intended to sold or consumed in normal operating cycle
- ii. It is held primarily for the purpose of trading
- iii. It is expected to be realised within twelve months after the reporting period, or
- iv. It is cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

**A liability is classified as current when:**

- i. It is expected to be settled in normal operating cycle
- ii. It is held primarily for the purpose of trading
- iii. It is due to be settled within twelve months after the reporting period, or
- iv. There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

Operating cycle for the business activities of the company covers the duration of the specific project / contract / service and extends upto the realisation of receivables within the agreed credit period normally applicable to the respective project.

**2.1 REVENUE RECOGNITION****A. Revenue from Construction Activity**

- i. Revenue from sale of 'finished properties/buildings/rights' is recognised on transfer of all significant risks and rewards of ownership of such properties/building/rights, as per the terms of the contracts entered into with buyer/(s), which generally coincides with the firming of the sales contracts/agreements, except for contracts where the Company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards.

**B. Interest and Dividend Income**

Interest income from a financial asset is recognized when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

Dividend income is recognized when the right to receive payment is established

**C. Others**

Revenues / Income and Costs/ Expenditure are generally accounted on accrual, as they are earned or incurred.

**2.2 PROPERTY PLANT AND EQUIPMENT AND DEPRECIATION / AMMORTISATION**

- A. Tangible Fixed Assets are stated at cost of acquisition or construction less accumulated depreciation and accumulated impairment losses, if any.

- B. Depreciation is provided on the straight line method on the basis of estimated useful life of the asset in the manner specified in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (in Years)
Furniture and Fixture	10
Office equipments	5



**2.3 INVESTMENTS**

Investments are classified into Current and Non Current / Long Term Investments. Current investments are stated at lower of cost and fair value. Long term investments are stated at cost. A provision for diminution is made to recognize decline, other than temporary, in the value of long term investments.

**2.4 FINANCIAL INSTRUMENTS****2.4.1 Initial recognition**

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through profit or loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

**2.4.2 Subsequent measurement****a. Non-derivative financial instruments****(i) Financial assets carried at amortised cost**

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

**(ii) Financial assets at fair value through other comprehensive income**

A financial asset is subsequently measured at fair value through other comprehensive income if it is held with in a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

**(iii) Financial assets at fair value through profit or loss**

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

**(iv) Financial liabilities**

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit and loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

**(v) Fair value of financial instruments**

In determining the fair value of its financial instruments, the Company uses a variety of methods and assumptions that are based on market conditions and risks existing at each reporting date. The methods used to determine fair value include discounted cash flow analysis, available quoted market prices and dealer quotes. All methods of assessing fair value result in general approximation of value, and such value may never actually be realized.

**2.4.3 Derecognition of financial instruments**

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under IndAS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires.

**2.4.4 Impairment****a. Financial assets**

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to life time ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in the statement of profit or loss.

**b. Non-financial assets****Property, plant and equipment**

Property, plant and equipment are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the CGU to which the asset belongs.

**2.5 TAXATION****i. Current Tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the financial statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.





In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognized as an asset (MAT Credit entitlement) only if there is convincing evidence for realization of such asset during the specified period. MAT credit entitlement is reviewed at each Balance Sheet date.

**ii. Deferred Tax**

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset 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 asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

**iii. Current and deferred tax for the year**

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

**2.6 BORROWINGS AND BORROWING COSTS**

Borrowings are initially recognised at the net transaction costs incurred and measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the statement of profit and loss over the period of the borrowings using the effective interest method.

Interests and other borrowing costs calculated as per effective interest rate attributable to qualifying assets are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

**2.7 CASH FLOW STATEMENT**

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item 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.

**2.8 PROVISIONS, CONTINGENT ASSETS AND CONTINGENT LIABILITIES**

Provisions are recognized only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

**2.9 USE OF ESTIMATES**

The preparation of the financial statements in conformity with IndAS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Application of accounting policies that require critical accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed in note 2.10. Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

**2.10 Critical accounting judgements and estimates**

**a. Property, plant and equipment and depreciation**

The charge in respect of periodic depreciation is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life. The useful lives and residual values of Company's assets are determined by management at the time the asset is acquired and reviewed periodically, including at each financial year end. The lives are based on historical experience with similar assets as well as anticipation of future events, which may impact their life, such as changes in technology.

**b. Fair value measurements and valuation processes**

Some of the company's assets are measured at fair value for financial reporting purposes. In estimating the fair value of an asset or liability, the Company uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Company engages third party qualified valuers to perform the valuation. The Company works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model.



VISHAL TECHNO COMMERCE LIMITED  
 NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2017

3. Property, plant and equipment

	in(₹)		
	Furniture and Fixtures	Office Equipment	Total
<b>Cost or deemed cost</b>			
Balance at 1st April, 2015	2,88,238	17,250	3,05,488
Additions	-	-	-
Disposals	-	-	-
Transfers	-	-	-
Balance at 31st March, 2016	2,88,238	17,250	3,05,488
<b>Accumulated depreciation</b>			
Balance at 1st April, 2015	2,29,610	17,250	2,46,860
Depreciation expense	28,848	-	28,848
Balance at 31st March, 2016	2,58,458	17,250	2,75,708
Carrying amount as on 31st March, 2016	29,780	-	29,780
	in(₹)		
	Furniture and Fixtures	Office Equipment	Total
<b>Cost or deemed cost</b>			
Balance at 31st March, 2016	2,88,238	17,250	3,05,488
Additions	-	-	-
Disposals	-	-	-
Balance at 31st March, 2017	2,88,238	17,250	3,05,488
<b>Accumulated depreciation</b>			
Balance at 31st March, 2016	2,58,458	17,250	2,75,708
Depreciation expense	27,585	-	27,585
Balance at 31st March, 2017	2,86,043	17,250	3,03,293
Carrying amount as at 31st March, 2017	2,195	-	2,195



VISHAL TECHNO COMMERCE LIMITED  
 NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2017

4. Investment property	As at	As at
	31st March, 2017	31st March, 2016
	₹	₹
Cost or deemed cost		
Balance at the beginning of the year	59,27,638	59,27,638
Additions	-	-
Balance at the end of the year	59,27,638	59,27,638
Accumulated depreciation and impairment		
Balance at the beginning of the year	24,92,075	24,25,709
Depreciation expense	66,366	66,366
Balance at the end of the year	25,58,441	24,92,075
Carrying amount	33,69,197	34,35,563

5. Investment	As at	As at	As at
	31st March, 2017	31st March, 2016	1st April, 2015
	₹	₹	₹
Non Current Investments			
(Trade, unless otherwise specified)			
Investment in equity instruments (Unquoted)			
I) Subsidiary Company (Fully paid up equity shares) (At cost)			
a) 10,000 (As at 31st March, 2016 : Nil, 1st April, 2015: Nil) Equity shares of ₹ 10/- each	1,00,000		
A B Renewable Energy Private Limited			
II) Others (At Fair Value)			
b) 25 (As at 31st March, 2016 : 25, 1st April, 2015 : 25) Equity shares of ₹ 29/- each	9,343	9,343	8,889
Shamrao Vithal Co-operative Bank Limited (Refer Footnote)			
Total	1,09,343	9,343	8,889

Footnote

Equity shares of Shamrao Vithal Co-operative Bank Limited are fair valued based on audited financial statement for the year ended F.Y. 2015-16 and F.Y. 2014-2015.

6. Loans	As at	As at	As at
	31st March, 2017	31st March, 2016	1st April, 2015
	₹	₹	₹
<u>Non-current</u>			
Loans to related parties			
- Unsecured, considered good (Refer Note No: 26)	2,14,51,31,594	1,30,00,00,000	
Less: Allowance for bad and doubtful loans			
Total	2,14,51,31,594	1,30,00,00,000	

7. Deferred Tax balances	As at	As at	As at
	31st March, 2017	31st March, 2016	1st April, 2015
	₹	₹	₹
Deferred Tax Asset	36,716	35,976	28,409
Deferred Tax Liability			
Total	36,716	35,976	28,409

2016-2017	Opening Balance	Recognised in profit or loss	Closing Balance
	Deferred tax (liabilities) / assets in relation to:		
Property, plant and equipment	35,976	740	36,716
	35,976	740	36,716

2015-2016	Opening Balance	Recognised in profit or loss	Closing Balance
	Deferred tax (liabilities) / assets in relation to:		
Property, plant and equipment	28,409	7,567	35,976
	28,409	7,567	35,976



VISHAL TECHNO COMMERCE LIMITED  
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2017

8. Other assets	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>Non-current</b>			
Security deposits	-	1,50,000	1,50,000
Capital Advances	-	25,00,00,000	25,00,00,000
<b>Total</b>	-	<b>25,01,50,000</b>	<b>25,01,50,000</b>
<b>Current</b>			
Advance to Suppliers	-	1,13,385	-
<b>Total</b>	-	<b>1,13,385</b>	-

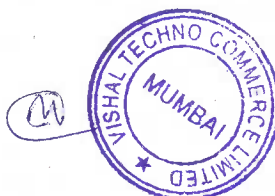
9. Current Tax Assets / (Liabilities)	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>(i) Current Tax Assets</b>			
Advance Tax paid	2,61,50,852	2,61,72,524	2,67,93,413
Less: Provision for Tax	-	-	-
<b>Current Tax Assets Total</b>	<b>2,61,50,852</b>	<b>2,61,72,524</b>	<b>2,67,93,413</b>
<b>(ii) Current Tax Liability</b>			
Provision for Tax	1,64,06,181	1,50,63,423	1,49,61,368
Less: Advance Tax Paid	1,48,85,215	1,48,85,215	1,49,29,720
<b>Current Tax Liability Total</b>	<b>15,20,966</b>	<b>1,78,208</b>	<b>31,648</b>

Reconciliation of tax expense and the accounting profit multiplied by India's tax rate  
Since the taxable income is negative, there is no current tax payable; hence reconciliation has not been provided.

10. Cash and Bank Balances	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>A. Cash and cash equivalents</b>			
Ealances with banks:			
- in current accounts	1,77,263	6,11,64,778	2,69,337
- in deposit with maturity of less than three months	-	6,19,62,329	-
Cash on hand	4,927	15,753	28,013
<b>Total</b>	<b>1,82,190</b>	<b>12,31,42,860</b>	<b>2,97,350</b>
<b>B. Bank balances other than above</b>			
Margin money deposits (Refer Footnote)	29,98,771	-	-
<b>Total</b>	<b>29,98,771</b>	-	-

Footnote:  
Balances with bank in margin money are kept as security for guarantees / other facilities.

11. Other financial assets	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>Current</b>			
Security deposits	1,50,000	-	-
Interest accrued on fixed deposits	20,591	10,85,521	-
Other receivables (Other than Trade Receivables)	24,28,71,391	33,22,48,877	24,14,48,077
<b>Total</b>	<b>24,30,42,082</b>	<b>33,33,34,398</b>	<b>24,14,48,077</b>



VISHAL TECHNO COMMERCE LIMITED  
 NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2017

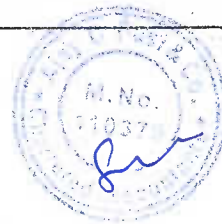
12. Equity share capital	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>Authorised Share Capital:</b> 1,000,000 (As at 31st March, 2016: 10,00,000, As at 1st April, 2015: 10,00,000) Equity Shares of ₹ 10/- each	1,00,00,000	1,00,00,000	1,00,00,000
<b>Issued and subscribed capital comprises:</b> 50,000 (As at 31st March, 2016: 50,000; As at 1st April, 2015: 50,000) Equity Shares of ₹ 10/- each fully paid up	5,00,000 5,00,000	5,00,000 5,00,000	5,00,000 5,00,000

12.1 Reconciliation of the number of Equity shares outstanding at the beginning and at the end of reporting year	Number of shares	Share Capital ₹
Balance at 1st April, 2015	50,000	5,00,000
Add: Issued during the year	-	-
Less: Bought back during the year	-	-
Balance at 31st March, 2016	50,000	5,00,000
Add: Issued during the year	-	-
Less: Bought back during the year	-	-
Balance at 31st March, 2017	50,000	5,00,000

12.2 Shares held by its holding company or its ultimate holding company, subsidiaries or associates of the holding:	No. of equity shares	
	As at 31st March, 2017	As at 31st March, 2016
Holding Company Hubtown Limited with Beneficiary Owners Total	50,000 50,000	50,000 50,000

12.3 Details of shares held by each shareholders holding more than 5% shares:	As at 31st March 2017		As at 31st March, 2016		As at 1st April, 2015	
	No of shares	% holding	No of shares	% holding	No of shares held	% holding
Fully paid equity shares Hubtown Limited with Beneficiary Owners	50,000	100%	50,000	100%	50,000	100%

12.4 Terms/Right attached to Ordinary Equity Shares  
 The company has a single class of equity shares having a par value of ₹ 10/- per share. Each holder of equity share is entitled to one vote per share. The company declares and pays dividend in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of shareholders in the ensuing annual general meeting.



VISHAL TECHNO COMMERCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2017.

13. Other Equity

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>Retained Earnings</b>			
Balance at the beginning of the year	21,00,93,594	21,13,81,156	21,13,81,156
Profit attributable to the owners of the company	(17,23,768)	(12,87,562)	-
<b>Balance at the end of the year</b>	<b>20,83,69,827</b>	<b>21,00,93,594</b>	<b>21,13,81,156</b>

14. Borrowings

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>Non-current</b>			
<b>Secured</b>			
- From financial institutions (Refer Footnotes)	2,19,13,00,000	1,50,00,00,000	-
<b>Total</b>	<b>2,19,13,00,000</b>	<b>1,50,00,00,000</b>	<b>-</b>

Footnotes:

- (i) Repayable in quarterly installment starting from 30th September 2019. Mortgage of land and structures on project located in Andheri (East), Matunga, Kelavali, Ghodivali, Raigad, Mulund, Khalapur and Majiwade; first charge by way of over the receivable and escrow account collection from above project. Irrevocable and unconditional Personal Guarantee(s) of Mr. Hemant Shah and Mr. Vyomesh Shah. Corporate guarantee of Heet Builder Private Limited and Citygold Education Research Limited. Pledge of shares of Heet Builder Private Limited, Citygold Education Research Limited held by Hubtown Limited. Pledge of 70,00,000 equity shares of Hubtown Limited.
- (ii) The Company has borrowed funds from ECL Finance Limited for the project under execution in a fellow subsidiary, Heet Builders Private Limited. The proportionate cost of borrowings, upfront fees and interest cost are borne by Heet Builders Private Limited to the extent of loans advanced to Heet Builders Private Limited out of total amount of borrowed from ECL Finance Limited.

**Current**

**Unsecured**

(i) Loans repayable on demand:			
- From Related Party (Refer Footnote)	1,16,99,282	30,57,49,282	30,48,79,282
- From Companies	-	7,68,996	6,62,485
<b>Total</b>	<b>1,16,99,282</b>	<b>30,65,18,278</b>	<b>30,55,41,767</b>

Footnote:

The Company has received interest free loan from it's Parent Company, considering the nature of business in which the Company operate, the amounts so received are considered to be repayable on call / demand as the repayment period of such amounts so received is not measureable precisely.

15. Other financial liabilities

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<b>Non-current</b>			
Retention money payable	-	10,96,394	10,96,394
<b>Total</b>	<b>-</b>	<b>10,96,394</b>	<b>10,96,394</b>
<b>Current</b>			
Interest accrued but not due on borrowings	5,08,192	7,76,712	1,06,511
Refundable deposits	29,60,000	29,60,000	-
Other payables	28,594	54,36,563	27,78,646
<b>Total</b>	<b>34,96,786</b>	<b>91,73,275</b>	<b>28,85,157</b>



VISHAL TECHNO COMMERCE LIMITED  
 NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2017

16. Trade payables	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
Dues to MSME (Refer Footnote)			
Dues to others	34,40,107	4,93,937	4,93,937
<b>Total</b>	<b>34,40,107</b>	<b>4,93,937</b>	<b>4,93,937</b>

**Footnote:**

As per information available with the Company regarding dues to Micro, Small and Medium Enterprises as defined under the Micro Small Medium Enterprises Development, Act 2006 (MSMED Act), none of the suppliers of the Company are registered under MSMED Act, and the same has been relied upon by the auditors.

17. Other Current liabilities	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
Other payables:			
- Statutory dues	3,69,222	80,43,393	22,886
<b>Total</b>	<b>3,69,222</b>	<b>80,43,393</b>	<b>22,886</b>

18. Provisions	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹	As at 1st April, 2015 ₹
<u>Current</u>			
Provision for Rates and Taxes	3,26,750	3,26,750	3,33,750
<b>Total</b>	<b>3,26,750</b>	<b>3,26,750</b>	<b>3,33,750</b>



**VISHAL TECHNO COMMERCE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2017**

19. Revenue from operations	Year ended 31st March, 2017 ₹	Year ended 31st March, 2016 ₹
<b>Other operating revenue :</b>		
Income on investments in subsidiaries, joint ventures, etc.	-	9,23,497
developing real estate projects	9,548	7,000
Excess provision for expenses	-	-
<b>Total</b>	<b>9,548</b>	<b>9,30,497</b>
<b>20. Other income</b>		
	Year ended 31st March, 2017 ₹	Year ended 31st March, 2016 ₹
a) Interest Income:		
- Bank fixed deposits	15,65,309	1,80,026
	<b>15,65,309</b>	<b>1,80,026</b>
b) Other gains and losses		
Gain on fair valuation of investments	-	454
	-	454
<b>Total (a+b)</b>	<b>15,65,309</b>	<b>1,80,480</b>
<b>21. Finance Costs</b>		
	Year ended 31st March, 2017 ₹	Year ended 31st March, 2016 ₹
Interest on Fixed loans	-	-
Other interest expense (Refer Footnote)	11,30,167	9,34,636
Delayed/penal interest on loans and statutory dues	4,07,164	38,036
<b>Total</b>	<b>15,37,331</b>	<b>9,72,672</b>
<b>Footnote:</b>		
Interest expense for loan taken from ECL Finance Limited is recoverable from Heet Builders Private Limited and therefore finance cost for the loan is not recognized for the year to the extent of loan advanced to Heet Builders Private Limited.		
<b>22. Depreciation and Amortisation Expenses</b>		
	Year ended 31st March, 2017 ₹	Year ended 31st March, 2016 ₹
Depreciation of property, plant and equipment	27,585	28,848
Depreciation of investment property	66,366	65,366
<b>Total</b>	<b>93,951</b>	<b>95,214</b>
<b>23. Other Expenses</b>		
	Year ended 31st March, 2017 ₹	Year ended 31st March, 2016 ₹
Rates and taxes	-	2,500
Repairs and society maintenance charges	2,82,285	2,75,827
Legal and professional fees	50,211	34,042
Other expenses	1,28,477	2,10,400
<b>Total</b>	<b>4,60,973</b>	<b>5,52,769</b>
<b>Footnote:</b>		
Audit Fees	20,000	15,000
Service Tax on above	3,000	2,250
	<b>23,000</b>	<b>17,250</b>





VISHAL TECHNO COMMERCE LIMITED  
 NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2017

24. Earnings Per Share (EPS)

	As at 31st March, 2017 ₹	As at 31st March, 2016 ₹
Basic and Diluted Earning Per Share	(34.48)	(25.75)

Basic EPS

The earnings and weighted average number of equity shares used in the calculation of basic and diluted earnings per share are as follows:

	Year Ended 31st March, 2017	Year Ended 31st March, 2016
Profit for the year attributable to the owners of the Company	(17,23,768)	(12,87,562)
Earnings used in the calculation of basic and diluted earnings per share	(17,23,768)	(12,87,562)
Weighted average number of equity shares for the purposes of basic and diluted earnings per share	50,000	50,000
	50,000	50,000

25. DISCLOSURE ON SPECIFIED BANK NOTES (SBNs)

Particulars	SBNs*	Other Denomination Notes	Total
Closing Cash in hand as on 8th November, 2016	15,000	357	15,357
(+) Permitted Receipts	-	-	-
(-) Permitted Payments	-	-	-
(-) Amount Deposited in Bank	15,000	-	15,000
Closing Cash in hand as on 30th December, 2016	-	357	357

Specified Bank Notes is defined as Bank Notes of denominations of the existing series of the value of five hundred rupees and one thousand rupees.



VISHAL TECHNO COMMERCE LIMITED  
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2017

26 Related Party Disclosures (As per IND AS - 24)

A. Name of the related parties and related parties relationship

I Holding Company	: Hubtown Limited
II Fellow Subsidiary	: Heet Builders Private Limited
III Others Significant Influence	: Citygold Management Services Private Limited

Footnote:

Related party relationship are identified by the Company and relied upon by the Auditors

B. Transaction with Related Parties -

Sr. No	Nature of Transaction	Holding Company	Fellow Subsidiary	Others Significant Influence
i	<b>Loans and advances received /recovered</b>			
	Hubtown Limited	6,62,50,000 (16,70,000)	(-)	(-)
	Heet Builders Private Limited	-	10,29,42,535	(-)
		(-)	(-)	(-)
ii	<b>Interest expense borne on our behalf</b>			
	Heet Builders Private Limited (Refer note 21)	-	17,00,24,040	-
		(-)	(9,23,497)	(-)
iii	<b>Loan Repaid /given / Adjusted</b>			
	Hubtown Limited	36,00,00,000 (8,00,000)	(-)	(-)
	Heet Builders Private Limited	-	78,55,35,165	-
		(-)	(1,30,00,00,000)	(-)
iv	<b>Payment made on our Behalf</b>			
	Heet Builders Private Limited	-	52,49,401	-
		(-)	(10,30,500)	(-)
	Citygold Management Services Private Limited			(-)
				3,000
v	<b>On Behalf Payment made</b>			
	Citygold Management Services Private Limited	-	-	19,050
		(-)	(-)	(6,840)
vi	<b>Corporate gurantee availed during the year for loan taken</b>			
	Hubtown Limited, Heet Builders Private Limited and Citygold Education Research Limited	2,38,18,11,491	(-)	(-)
		(-)	(-)	(-)

Footnote

Previous Year figures are given in brackets.

Balances outstanding

	As at		
	31st March, 2017	31st March, 2016	1st April, 2015
	₹	₹	₹
i	<b>Balance Payables</b>		
	<b>Holding Company</b>		
	Hubtown Limited	1,16,99,282	30,54,49,282
	<b>Others - Fellow Subsidiaries</b>		
	Heet Builders Private Limited	-	13,56,908
	<b>Other Significant Influence</b>		
	Citygold Management Services Private Limited	11,24,864	11,05,814
ii	<b>Balance Receivables</b>		
	<b>Others - Fellow Subsidiaries</b>		
	Heet Builders Private Limited	2,14,51,31,594	1,30,09,23,497
	<b>Other Significant Influence</b>		
	Citygold Management Services Private Limited	3,000	3,000
iii	<b>Balance of corporate gurantee for loan taken</b>		
	<b>Holding Company and Fellow Subsidiary</b>		
	Hubtown Limited, Heet Builders Private Limited, Citygold Education Research Limited	2,38,18,11,491	-

Note:-

The loan of ₹ 23,818.11 lakhs taken by Vishal Techno Commerce Limited has been jointly and severally guaranteed by Heet Builders Private Limited and Hubtown Limited. There is no contract determining the ratio of individual gurantees by each party, in such cases the amount shall be divided equally between each party.



VISHAL TECHNO COMMERCE LIMITED  
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2017

27. Contingent Liability	As at	As at
	31st March, 2017	31st March, 2016
	₹	₹
Contingent liability with regards disputed dues with statutory authorities :		
A. Claims against company not acknowledge as debt on account of:-		
Income tax matter under appeals with the Commissioner of Income Tax		
Financial year 2010-2011 Under Section 221 of Income Tax Act, 1961	99,00,370	99,00,370
Financial year 2011-2012 Under Section 143(3) of Income Tax, 1961	84,95,590	84,95,590
Total	1,83,95,960	1,83,95,960

Further interest / penalty that may accrue on original demands are not ascertainable, at present. The Company has taken necessary steps to protect its position with respect to the above referred claims, which in its opinion, based on professional / legal advice, are not sustainable.

The Company does not have any contingent liability as at balance sheet date, other then stated above, as certified by management & relied upon by the auditors.

B. On account of Corporate guarantees issued by the Company to ECL Finance Limited on behalf of Heet Builders Private Limited : Outstanding Loan amount	As at
	31st March, 2017
	₹
	10,00,00,000
	10,00,00,000

28. Capital Management

The entity manages its capital to ensure that the entity will be able to continue as a going concern while maximising the return to stakeholders through optimisation of debt equity ratio.

The capital structure of the entity consists of net debt ( Borrowings offset by cash and bank balances) and total equity of the company.

Gearing Ratio

The gearing ratio at the reporting period was as follows

	As at	As at
	31st March, 2017	31st March, 2016
	₹	₹
Secured Loan	2,19,13,00,000	1,50,00,00,000
Unsecured Loan	1,16,99,282	30,65,18,278
Interest accrued and due/and but not due	5,08,192	7,76,712
<b>Total Debt</b>	<b>2,20,35,07,474</b>	<b>1,80,72,94,990</b>
Cash and Cash Equivalents	1,82,190	12,31,42,860
<b>Net Debt (A)</b>	<b>2,20,33,25,284</b>	<b>1,68,41,52,130</b>
Equity Share Capital	5,00,000	5,00,000
Other equity	20,83,69,827	21,00,93,594
<b>Total Equity (B)</b>	<b>20,88,69,827</b>	<b>21,05,93,594</b>
<b>Debt Equity Ratio A/B</b>	<b>1055%</b>	<b>800%</b>

29. Financial Risk Management Objectives

The company is exposed to market risk, credit risk and liquidity risk. The company's management oversees the management of these risks. The company's board of directors review and agrees policies for managing each of these risks summarized below:

i) Market Risk

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company has borrowed funds for execution of project by a fellow subsidiary Heet Builders Private Limited. Interest and other Borrowings cost are born by Heet Builders Private Limited refer Note No. 14

ii) Credit Risk

The company is not exposed to credit risk from its operating activities. Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy.

iii) Liquidity risk

The companies cashflow requirement are met by funds received from its holding company.

30. In the opinion of the Board of Directors of the Company, all items of Current Assets, Non Current Assets, Non current Liabilities, Current Liabilities and Loans and Advances continues to have a realizable value of at least the amounts at which they are stated in the Balance Sheet.

As per our report of even date  
FOR AJAY C PASI & CO.  
Chartered Accountants  
Firm Registration No. 141211W  
AJAY PASI  
PROPRIETOR  
Membership No.: 110378  
Mumbai  
Date: 24th May, 2017



For and on behalf of the Board of Directors

*Wardy*  
MAYA VAIDYA  
DIRECTOR  
DIN: 00028447

*G.P.*  
RAJEEVAN PARAMBAN  
DIRECTOR  
DIN: 03141200

**INDEPENDENT AUDITOR'S REPORT**

TO,

**THE MEMBERS OF,  
YANTTI BUILDCON PRIVATE LIMITED**

**Report on the Standalone Ind AS Financial Statements**

We have audited the accompanying Ind AS financial Statements of **YANTTI BUILDCON PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March, 2017, 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 (herein after referred to as "standalone Ind AS financial statements").

**Management's Responsibility for the 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 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) specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the 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**

Our responsibility is to express an opinion on these 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 there under.

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.



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.

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**

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 including the Ind AS, of the state of affairs of the Company as at 31st March, 2017, and its loss (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**

- I. 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 (hereinafter referred to as the "Order"), and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, we give in the **Annexure A** statement on the matters specified in paragraphs 3 and 4 of the Order.
- II. 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 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 Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
  - (e) On the basis of the written representations received from the directors as on 31st March, 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2017 from being appointed as a director in terms of Section 164 (2) of the Act.
  - (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**".



(g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- i. The Company does not have any material pending litigations which would impact its financial position.
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- iv. The Company has provided requisite disclosures in its Ind AS financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8th November, 2016 to 30th December, 2016 on the basis of information available with the company. Based on audit procedures, and relying on management's representation, we report that disclosures are in accordance with the books of accounts maintained by the Company and as produced to us by the management.

**FOR M. K. GOHEL & ASSOCIATES**  
CHARTERED ACCOUNTANTS  
FIRM REGISTRATION No 103256W

*M.K. Gohel*

**MUKESH K. GOHEL**  
PROPRIETOR  
Membership No. 03B823  
Place : Mumbai  
Date : 25/05/2017



**"ANNEXURE-A" REFERRED TO IN PARAGRAPH I OF OUR REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS OUR AUDITORS' REPORT OF EVEN DATE ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2017 OF YANTTI BUILDCON PRIVATE LIMITED**

On the basis of such checks as we considered appropriate and in terms of the information and explanations given to us, we state that: -

- (i) a) The company has maintained proper records showing full particulars of its quantitative details and situation of fixed assets;
  - b) The company has physically verified its fixed assets at reasonable interval and no material discrepancies were noticed on such verification;
  - c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the company does not have any immovable property.
- (ii) Physical verification of inventory has been conducted at reasonable intervals by the management. No material discrepancies were noticed on such verification.
  - (iii) In our opinion, and according to the information and explanations given to us, the Company has not granted any secured or unsecured loans to Companies, firms or other parties covered in the register maintained under Section 189 of the Companies Act, 2013;
  - (iv) As per the information received there are no loan, investment, guarantees and security to director by company;
  - (v) In our opinion, and according to the information and explanations given to us, the Company has not accepted deposits as per the directives issued by the Reserve Bank of India under 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) In our opinion, and according to the information and explanation given to us, the Company has not crossed the threshold limit as prescribed by the Central government under sub-section (1) of section 148 of the Act for maintenance of cost records and hence such the provision for maintenance of records are not applicable to the company;
  - (vii) a. According to the records of the Company, it has been generally regular in depositing, wherever applicable Custom Duty, Cess and other statutory dues with the appropriate authorities. There have been delays during certain months in depositing Income Tax Deducted at Source and Service Tax. There were Tax Deducted at Source ₹ 81,41,312/- , TDS on Interest ₹ 29,74,559/- and WCT ₹ 87,765/-outstanding at the last day of the financial year for a period exceeding six months from the date they became payable. There were no dues during the year towards Employees State Insurance;



- b. On the basis of our examination of documents and records of the Company, and explanation provided to us, there are no disputed dues in respect of Income Tax, Sales Tax, Service Tax, Custom Duty, Excise Duty or Cess other than mentioned below:

Statute and nature of dues	Section	Financial Year	Disputed Dues	Forum where dispute is pending
Income Tax	143(3)	2011-12	40,69,952	Commissioner of Income Tax (Appeals)
Income Tax	271(1)(C)	2011-12	Amount not ascertainable	Income Tax Officer

- (viii) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of loans or borrowings to financial institutions or banks. The Company did not have any loans or borrowing from any Government or dues to debenture holder.
- (ix) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not raised any money by way of initial public offer or further public offer (including debt instruments) and has not obtained any term loans during the year. Accordingly, paragraph 3(ix) of the Order is not applicable to the Company.
- (x) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of the material fraud on or by the Company, has been noticed or reported by the Company during the year, nor have we been informed any such case by the Company;
- (xi) Managerial remuneration has been paid or provided in accordance with the requisite approvals mandated by the provision of Section 197 read with schedule 5 to the Companies Act, 2013.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, paragraph 3(xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with the provisions of Sections 177 and 188 of the Act where applicable and the details of such related party transactions have been disclosed in the Ind AS financial statements as required by Accounting Standard (AS) 18, Related Party Disclosures prescribed under Section 133 of the Act, read with the relevant rules.
- (xiv) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, paragraph 3(xiv) of the Order is not applicable to the Company
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with him/ her. Accordingly, paragraph 3(xv) of the Order is not applicable.





(xvi) In our opinion and 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 M. K. GOHEL & ASSOCIATES**  
CHARTERED ACCOUNTANTS  
FIRM REGISTRATION No.: 103256W

*M.K. Gohel*

**MUKESH K. GOHEL**  
PROPRIETOR  
Membership No. 038823



Place : Mumbai  
Date : 25/05/2017

**"ANNEXURE-B" REFERRED TO IN PARAGRAPH II OF OUR REPORT ON THE INTERNAL FINANCIAL CONTROLS UNDER CLAUSE (i) OF SUB-SECTION 3 OF SECTION 143 OF THE COMPANIES ACT, 2013 ("THE ACT") OUR AUDITORS' REPORT OF EVEN DATE ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2017 OF YANTTI BUILDCON PRIVATE LIMITED**

We have audited the internal financial controls over financial reporting of **YANTTI BUILDCON PRIVATE LIMITED** ("the Company") as of March 31, 2017 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

**Management's Responsibility for Internal Financial Controls**

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. 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 Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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 judgement, including the assessment of the risks of material misstatement of the 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 Ind AS 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 Ind AS financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely



detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the Ind AS 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 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, 2017, 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 ICAI.

**FOR M. K. GOHEL & ASSOCIATES**  
CHARTERED ACCOUNTANTS  
FIRM REGISTRATION No.: 103256W

*M.K. Gohel*  
**MUKESH K. GOHEL**  
PROPRIETOR  
Membership No. 038823



Place : Mumbai  
Date : 25/05/2017

**YANTTI BUILDCON PRIVATE LIMITED**  
**BALANCE SHEET AS AT 31ST MARCH, 2017**

Particulars	Note No.	As at 31 March, 2017 ₹	As at 31 March, 2016 ₹	As at 1 April, 2015 ₹
<b>ASSETS</b>				
<b>Non-Current Assets</b>				
(a) Property, plant and equipment	4	2,92,000	2,92,000	3,27,649
(b) Financial assets				
Investments	5	10,000	10,000	10,000
(c) Current tax assets (Net)	6	1,10,901	1,29,275	1,29,275
<b>Total Non-Current assets</b>		<b>4,12,901</b>	<b>4,31,275</b>	<b>4,66,924</b>
<b>Current assets</b>				
(a) Inventories	7	57,04,56,237	56,69,55,869	56,08,59,063
(b) Financial assets				
(i) Cash and cash equivalents	8	2,37,963	4,15,130	3,85,745
(ii) Loans	9	15,000	16,500	16,500
(iii) Other financial assets	10	-	21,924	20,000
(c) Other current assets	11	1,89,488	1,54,488	3,14,913
<b>Total Current Assets</b>		<b>57,08,98,688</b>	<b>56,75,63,911</b>	<b>56,15,96,271</b>
<b>Total assets</b>		<b>57,13,11,589</b>	<b>56,79,95,186</b>	<b>56,20,63,145</b>
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
(a) Equity share capital	12	5,00,000	5,00,000	5,00,000
(b) Other equity	13	(53,82,726)	(37,75,845)	(32,73,451)
<b>Total Equity</b>		<b>(48,82,726)</b>	<b>(32,75,845)</b>	<b>(27,73,451)</b>
<b>Liabilities</b>				
<b>Non-Current Liabilities</b>				
<b>Financial Liabilities</b>				
Other Financial Liabilities	14	34,235	34,235	34,235
<b>Total Non-Current Liabilities</b>		<b>34,235</b>	<b>34,235</b>	<b>34,235</b>
<b>Current Liabilities</b>				
(a) Financial Liabilities				
(i) Borrowings	15	88,92,587	65,67,291	62,67,291
(ii) Trade payables	16	17,20,65,314	14,55,48,011	14,56,88,888
(iii) Other financial liabilities	14	38,39,57,920	40,95,12,898	40,33,42,464
(b) Other current liabilities	17	1,12,44,259	96,08,597	95,03,718
<b>Total Current Liabilities</b>		<b>57,61,60,080</b>	<b>57,12,36,797</b>	<b>56,48,02,361</b>
<b>Total Liabilities</b>		<b>57,61,94,315</b>	<b>57,12,71,032</b>	<b>56,48,36,596</b>
<b>Total Equity and Liabilities</b>		<b>57,13,11,589</b>	<b>56,79,95,187</b>	<b>56,20,63,145</b>

The accompanying notes are an integral part of the financial statements.

As per attached report of even date

For and on behalf of the Board of Directors

For M. K. GOHEL & ASSOCIATES  
 CHARTERED ACCOUNTANTS  
 FRN: 103256W

*MKGohel*

MUKESH K. GOHEL  
 PROPRIETOR  
 M.No.: 038823



Place: Mumbai  
 Date: 25th May, 2017

*R. S. Malik*  
 COL. R. S. MALIK (RETD.)  
 DIRECTOR  
 DIN: 00031167

*Hemant Gulati*  
 HEMANT GULATI  
 DIRECTOR  
 DIN: 00408734

**YANTTI BUILDCON PRIVATE LIMITED**  
**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2017**

Particulars	Note No.	Year ended 31 March, 2017 ₹	Year ended 31 March, 2016 ₹
<b>INCOME</b>			
Revenue from Operations	18	1,147	-
Share of profit / (loss) from partnership firm		-	(691)
<b>Total Income</b>		<b>1,147</b>	<b>(691)</b>
<b>EXPENSES</b>			
Costs Of Construction / Development	19	13,65,104	39,10,468
Changes in Inventories of Incomplete Projects	20	(35,00,368)	(60,96,806)
Employee Benefits Expense	21	23,547	6,02,861
Finance Costs	22	29,58,561	18,307
Depreciation and Amortisation Expenses	23	-	35,649
Other Expenses	24	7,27,093	20,31,224
<b>Total Expenses</b>		<b>15,73,937</b>	<b>5,01,703</b>
<b>Profit/(Loss) before Tax</b>		<b>(15,72,790)</b>	<b>(5,02,394)</b>
<b>Tax Expense</b>			
(1) Current Tax		-	-
(4) Excess / (Short) provision for taxation in respect of earlier years		(34,091)	-
<b>Total</b>		<b>(34,091)</b>	<b>-</b>
<b>Profit for the Year</b>		<b>(16,06,880)</b>	<b>(5,02,394)</b>
<b>Earning per equity share of nominal value of ₹ 10/- each (in Rupees)</b>	25		
Basic and Diluted		(32.14)	(10.05)

The accompanying notes are an integral part of the financial statements.

As per attached report of even date

For and on behalf of the Board of Directors

For M. K. GOHEL & ASSOCIATES  
 CHARTERED ACCOUNTANTS

FRN: 103256W

*MKGohel*  
 MUKESH K. GOHEL  
 PROPRIETOR  
 M.No.: 038823



Place: Mumbai  
 Date: 25th May, 2017

*[Signature]*  
 LOL R. S. MALIK (RETD.)  
 DIRECTOR

DIN: 00031167

*[Signature]*

HEMANT GULATI  
 DIRECTOR  
 DIN:00408734

**YANTTI BUILDCON PRIVATE LIMITED**  
**CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2017**

Particulars	2016 - 2017		2015 - 2016	
	₹		₹	
<b>Cash Flow arising from Operating Activities:</b>				
I Net Profit before taxes as per profit and loss account		(15,72,790)		(5,02,394)
Add / (Deduct) :				
Interest Expenses	29,58,561		18,307	
Depreciation	-		35,649	
Share of Profit	-		(691)	
		29,58,561		53,265
Operating Profit / (Loss) before Working Capital Changes		13,85,771		(4,49,129)
Add / (Deduct) :				
(Increase) / Decrease in Inventories	(35,00,368)		(60,96,806)	
(Increase) / Decrease in Loans and Advances	(11,576)		1,58,501	
Increase / (Decrease) in Trade Payables and other liabilities	36,55,951		61,34,436	
Income tax paid	(15,717)		-	
		1,28,290		1,96,131
<b>Net Cash Flow in the course of operating activities</b>		<b>15,14,061</b>		<b>(2,52,998)</b>
<b>Cash Flow from Investing Activities:</b>				
II Inflow / (Outflow) on account of:				
Share of Profit	-		691	
Proceeds from Long Term Investments	-		-	
<b>Net Cash Flow in the course of Investing activities</b>		<b>-</b>		<b>691</b>
<b>Cash Flow from Financing Activities:</b>				
III Inflow / (Outflow) on account of:				
Unsecured Loans Borrowed (net)	23,25,296		3,00,000	
Interest Paid	(40,16,525)		(18,308)	
<b>Net Cash Flow in the course of Financing activities</b>		<b>(16,91,229)</b>		<b>2,81,692</b>
Net Increase / (Decrease) in Cash and Cash Equivalents (I + II + III)		(1,77,168)		29,385
Add: Cash and Cash Equivalents at the Beginning of the Year		4,15,130		3,85,745
Cash and Cash Equivalents at the end of the Year		2,37,962		4,15,130
<b>Reconciliation of cash and cash equivalent (Refer note 8)</b>				
Cash on hand	2,743		1,71,722	
Balances with banks in current account	2,35,220	2,37,963	2,43,408	4,15,130

The accompanying notes are an integral part of the financial statements.

As per attached report of even date

For and on behalf of the Board of Directors

For M. K. GOHEL & ASSOCIATES  
 CHARTERED ACCOUNTANTS  
 FRN: 103256W

MUKESH K. GOHEL  
 PROPRIETOR  
 M.No.: 038823



*[Signature]*  
 COL. R. S. MALIK (RETD.)  
 DIRECTOR  
 DIN: 00031167

*[Signature]*  
 HEMANT GULATI  
 DIRECTOR  
 DIN:00408734

Place: Mumbai  
 Date: 25th May, 2017

YANTTI BUILDCON PRIVATE LIMITED  
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2017

(₹)			
	Equity Share Capital	Reserves and Surplus	
	Equity Share Capital	Retained Earnings	Total
Balance at April 1, 2015	5,00,000	(32,73,451)	(27,73,451)
Total Comprehensive Income for the year	-	(5,02,394)	(5,02,394)
Balance at March 31, 2016	5,00,000	(37,75,845)	(32,75,845)
Total Comprehensive Income for the year	-	(16,06,880)	(16,06,880)
Balance at March 31, 2017	5,00,000	(53,82,726)	(48,82,726)

The accompanying notes are an integral part of the financial statements.

As per attached report of even date

For and on behalf of the Board of Directors

For M. K. GOHEL & ASSOCIATES  
CHARTERED ACCOUNTANTS  
FRN: 103256W



*MKGohel*  
MUKESH K. GOHEL  
PROPRIETOR

Place: Mumbai  
Date: 25th May, 2017

*R. S. Malik*  
COL. R. S. MALIK (RETD.)  
DIRECTOR  
DIN: 00031167

*Hemant Gulati*  
HEMANT GULATI  
DIRECTOR

## 1. Company Overview and Significant Accounting Policies

## 1.1 COMPANY OVERVIEW

Yantti Buildcon Private Limited is an Private Limited Company domiciled in India, incorporated under the Companies Act, 1956. The Company is engaged into real estate business specializing in construction and development of Infotech Parks, Cyber Parks, Business Parks, SEZ as well as sale and lease of commercial, industrial properties and other similar works.

The financial statements are approved for issue by the Company's Board of Directors on 25th, May 2017

## 2. BASIS OF PREPARATION OF FINANCIAL STATEMENTS

These financial statements are prepared in accordance with Indian Accounting Standards (IndAS) under the historical cost convention on the accrual basis except for certain financial instruments which are measured at fair values, the provisions of the Companies Act, 2013 ('Act') (to the extent notified). The Ind AS are prescribed under Section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The Company has adopted all the IndAS standards and the adoption was carried out in accordance with IndAS 101 First time adoption of Indian Accounting Standards. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP. Reconciliations and descriptions of the effect of the transition has been summarized in Note 36.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

## a) Historical Cost Convention

The financial statements have been prepared on historical cost basis, except for the following:

- i. certain financial assets and liabilities that have been measured at fair value
- ii. assets held for sale - measured at lower of carrying amount or fair value less cost to sell.
- iii. defined benefit plans - plan assets measured at fair value.

## b) Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/non current classification. An asset is classified as current when it is:

- \* Expected to be realised or intended to sold or consumed in normal operating cycle
- \* Held primarily for the purpose of trading
- \* Expected to be realised within twelve months after the reporting period, or
- \* Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is classified as current when:

- \* It is expected to be settled in normal operating cycle
- \* It is held primarily for the purpose of trading
- \* It is due to be settled within twelve months after the reporting period, or
- \* There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

Operating cycle for the business activities of the company covers the duration of the specific project / contract / service and extends upto the realisation of receivables within the agreed credit period normally applicable to the respective project.

## A. Revenue from Construction Activity

- a. The company has adopted the principles of revenue recognition on the basis of " Guidance note on Accounting for Real Estate Transactions " issued by the Institute of Chartered Accountants of India, for the entities to whom IndAS is applicable.
- b. Revenue from sale of 'finished properties / buildings / rights' is recognised on transfer of all significant risks and rewards of ownership of such properties / building / rights, as per the terms of the contracts entered into with buyer/(s), which generally coincides with the firming of the sales contracts/ agreements, except for contracts where the Company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards.
- c. Losses expected to be incurred on projects under construction, are charged in the statement of profit and loss in the period in which the losses are known.





**B. Interest and Dividend Income**

Interest income from a financial asset is recognized when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

Dividend income is recognized when the right to receive payment is established.

**C. Others**

Revenues / Income and Costs/ Expenditure are generally accounted on accrual, as they are earned or incurred.

**D. Profit / loss from partnership firms / association of persons:**

Share of profit / loss from partnership firms / association of persons (AOP) is accounted in respect of the financial year of the firm / AOP, during the reporting period, on the basis of their audited/ management reviewed accounts, which is considered as a part of other operating activity.

**2.2 PROPERTY PLANT AND EQUIPMENT AND DEPRECIATION / AMMORTISATION**

A. Tangible Fixed Assets are stated at cost of acquisition or construction less accumulated depreciation and accumulated impairment losses, if any.

B. Depreciation is provided on the straight line method on the basis of estimated useful life of the asset in the manner specified in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (in Years)
Computer	3

**2.3 INVESTMENTS**

Investments are classified into Current and Non Current / Long Term Investments. Current investments are stated at lower of cost and fair value. Long term investments are stated at cost. A provision for diminution is made to recognize decline, other than temporary, in the value of long term investments.

**2.4 FINANCIAL INSTRUMENTS****2.4.1 Initial recognition**

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through profit or loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

**2.4.2 Subsequent measurement****a. Non-derivative financial instruments****(i) Financial assets carried at amortised cost**

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

**(ii) Financial assets at fair value through other comprehensive income**

A financial asset is subsequently measured at fair value through other comprehensive income if it is held with in a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

**(iii) Financial assets at fair value through profit or loss**

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.



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**(iv) Financial liabilities**

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit and loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

**(v) Fair value of financial instruments**

In determining the fair value of its financial instruments, the Company uses a variety of methods and assumptions that are based on market conditions and risks existing at each reporting date. The methods used to determine fair value include discounted cash flow analysis, available quoted market prices and dealer quotes. All methods of assessing fair value result in general approximation of value, and such value may never actually be realized.

**2.4.3 Derecognition of financial instruments**

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under IndAS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires.

**2.4.4 Impairment****a. Financial assets**

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to life time ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in the statement of profit or loss.

**b. Non-financial assets****i. Property, plant and equipment**

Property, plant and equipment are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the CGU to which the asset belongs.

**2.5 TAXATION****i. Current Tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognized as an asset (MAT Credit entitlement) only if there is convincing evidence for realization of such asset during the specified period. MAT credit entitlement is reviewed at each Balance Sheet date.

**ii. Deferred Tax**

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the Standalone financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset 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 asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.



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iii. **Current and deferred tax for the year**

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

**2.6 INVENTORIES**

All inventories are stated at Cost or Net Realizable Value, whichever is lower.

'Incomplete Projects' include cost of incomplete properties for which the Company has not entered into sale agreements and in other cases where the revenue recognition is postponed. 'Incomplete Projects' also include initial project costs that relate to a (prospective) project, incurred for the purpose of securing the project. These costs are recognized as expenditure for the year in which they are incurred unless they are separately identifiable and it is probable that the respective project will be obtained.

Inventory values includes costs incurred upto the completion of the project viz. cost of land / rights, value of FSI, materials, services and other expenses (including borrowing costs) attributable to the projects. Cost formula used is average cost.

**2.7 BORROWING COSTS**

Interests and other borrowing costs calculated as per effective interest rate attributable to qualifying assets are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

**2.8 CASH FLOW STATEMENT**

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item 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

**2.9 SEGMENT REPORTING**

The Company is engaged in the business of Real Estate Development, which as per Ind AS - 108 'Operating Segments' is considered to be the only reportable business segment. The Company is also operating within the same geographical segment. Hence, disclosures under Ind AS - 108 are not applicable.

**2.10 PROVISIONS, CONTINGENT ASSETS AND CONTINGENT LIABILITIES**

Provisions are recognized only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

- \* Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- \* Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

**2.11 USE OF ESTIMATES**

The preparation of the financial statements in conformity with IndAS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Application of accounting policies that require critical accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed in note 2.11.1 Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

**2.11.1 CRITICAL ACCOUNTING JUDGEMENTS AND ESTIMATES**

**a. Fair value measurements and valuation processes**

Some of the company's assets are measured at fair value for financial reporting purposes. In estimating the fair value of an asset or liability, the Company uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Company engages third party qualified valuers to perform the valuation. The Company works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model.

**b. Property, plant and equipment**

Property, plant and equipment represent a significant proportion of the asset base of the Company. The charge in respect of periodic depreciation is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life. The useful lives and residual values of Company's assets are determined by management at the time the asset is acquired and reviewed periodically, including at each financial year end. The lives are based on historical experience with similar assets as well as anticipation of future events, which may impact their life, such as changes in technology.



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## YANTTI BUILDCON PRIVATE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017

	As at	As at	As at
	31 March, 2017	31 March, 2016	1 April, 2015
	₹	₹	₹
<b>4. Property, plant and equipment</b>			
	<b>Freehold Land</b>	<b>Computers</b>	<b>Total</b>
<b>Cost or deemed cost</b>			
Balance at April 1, 2015	2,92,000	97,882	3,89,882
Additions	-	-	-
Disposals	-	-	-
Transfers	-	-	-
<b>Balance at March 31, 2016</b>	<b>2,92,000</b>	<b>97,882</b>	<b>3,89,882</b>
<b>Accumulated depreciation</b>			
Balance at April 1, 2015	-	62,233	62,233
Eliminated on disposal of assets	-	-	-
Depreciation expense	-	35,649	35,649
<b>Balance at March 31, 2016</b>	<b>-</b>	<b>97,882</b>	<b>97,882</b>
<b>Carrying amount as on 31st March 2016</b>	<b>2,92,000</b>	<b>-</b>	<b>2,92,000</b>
	<b>Freehold Land</b>	<b>Computers</b>	<b>Total</b>
<b>Cost or deemed cost</b>			
Balance at March 31, 2016	2,92,000	97,882	3,89,882
Additions	-	-	-
Disposals	-	-	-
<b>Balance at March 31, 2017</b>	<b>2,92,000</b>	<b>97,882</b>	<b>3,89,882</b>
<b>Accumulated depreciation</b>			
Balance at March 31, 2016	-	97,882	97,882
Eliminated on disposal of assets	-	-	-
Depreciation expense	-	-	-
<b>Balance at March 31, 2017</b>	<b>-</b>	<b>97,882</b>	<b>97,882</b>
<b>Carrying amount as at 31st March 2017</b>	<b>2,92,000</b>	<b>-</b>	<b>2,92,000</b>



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	As at 31 March, 2017 ₹	As at 31 March, 2016 ₹	As at 1 April, 2015 ₹
5 Investments			
Non Current Investments (Trade, unless otherwise specified)			
A) Capital Investment in Partnership Firms and Joint Ventures			
M/s Rising Glory Developers	10,000	10,000	10,000
Less: Provision for Diminution in the value of investments	-	-	-
<b>Total</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>

Sr No	Name of Partners	31 March, 2017 Profit Sharing Ratio	31 March, 2016 Profit Sharing Ratio	31 March, 2015 Profit Sharing Ratio
1	Hubtown Limited	20.00%	20.00%	4.78%
2	Ackruti Safeguard System Private Limited	5.33%	5.33%	4.76%
3	Citygold Education Research Limited	5.33%	5.33%	4.76%
4	Citygold Farming Private Limited	5.33%	5.33%	4.76%
5	Diviniti Projects Private Limited	5.33%	5.33%	4.76%
6	Haltious Developers Limited	5.33%	5.33%	4.76%
7	Headland Farming Private Limited	5.33%	5.33%	4.76%
8	Heddle Knowledge Private Limited	5.33%	5.33%	4.76%
9	Heet Builders Private Limited	5.33%	5.33%	4.77%
10	Twenty Five South Realty Limited	-	-	4.76%
11	Hubtown Bus Terminal (Adajan) Private Limited	-	-	4.76%
12	Hubtown Bus Terminal (Ahemdabad) Private Limited	-	-	4.76%
13	Hubtown Bus Terminal (Mehsana) Private Limited	-	-	4.76%
14	Hubtown Bus Terminal (Surat) Private Limited	-	-	4.76%
15	Hubtown Bus Terminal (Vadodara) Private Limited	-	-	4.76%
16	Subhsiddhi Builders Private Limited	5.33%	5.33%	-
17	Joynest Premises Private Limited	-	-	4.76%
18	Sunstream City Private Limited	10.66%	10.66%	4.77%
19	Upvan lake Resort Private Limited	5.33%	5.33%	4.76%
20	Vega Developers Private Limited	5.33%	5.33%	4.76%
21	Whitebud Developers Limited	5.33%	5.33%	4.76%
22	Yantti Buildcon Private Limited	5.33%	5.33%	4.76%
<b>Total Capital of the firm in ₹</b>	<b>1,50,000</b>	<b>1,50,000</b>	<b>2,10,000</b>	

	As at 31 March, 2017 ₹	As at 31 March, 2016 ₹	As at 1 April, 2015 ₹
6 Current Tax Assets (Net)			
Advance Tax paid	1,59,901	1,78,275	1,78,275
Less: Provision for Tax	(49,000)	(49,000)	(49,000)
<b>Total</b>	<b>1,10,901</b>	<b>1,29,275</b>	<b>1,29,275</b>

	31 March, 2017	31 March, 2016
Income Tax expense		
(a) Income Tax expense		
Current Tax		
Current Tax on taxable income for the year	-	-
Tax in respect of earlier years	(34,091)	-
<b>Current tax expense</b>	<b>(34,091)</b>	<b>-</b>

(b) Significant Estimates  
In calculating the tax expense for the current period, the group has treated certain expenditures as being deductible for tax purposes.

(c) Reconciliation of tax expense and the accounting profit multiplied by India's tax rate  
Since the taxable income is negative, there is no current tax payable; hence reconciliation has not been provided.

	31 March, 2017	31 March, 2016
7 Inventories		
Inventories (lower of cost or net realisable value)		
- Incomplete projects	57,04,56,237	56,69,55,869
<b>Total</b>	<b>57,04,56,237</b>	<b>56,69,55,869</b>

	31 March, 2017	31 March, 2016
8 Cash and cash equivalents		
Balances with banks:		
- in current accounts	2,35,220	2,43,408
Cash on hand	2,743	1,71,722
<b>Total</b>	<b>2,37,963</b>	<b>4,15,130</b>

	31 March, 2017	31 March, 2016
9 Loans		
Current		
Loans to Employees	15,000	16,500
<b>Total</b>	<b>15,000</b>	<b>16,500</b>



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	As at 31 March, 2017 ₹	As at 31 March, 2016 ₹	As at 1 April, 2015 ₹
10 Other financial assets			
Current			
Other Advances and Receivables			
Other receivables (Other than Trade Receivables)	-	21,924	20,000
Total	-	21,924	20,000
11 Other Current assets			
Current			
Advances Recoverable	1,89,488	1,54,488	1,54,488
Prepaid Expense	-	-	1,60,425
Total	1,89,488	1,54,488	3,14,913





	As at 31 March, 2017 ₹	As at 31 March, 2016 ₹	As at 1 April, 2015 ₹
<b>15 Borrowings</b>			
<b>Current</b>			
<b>Unsecured</b>			
(i) Loans repayable on demand:			
- From Related Party (Refer Footnote A)	-	20,000	20,000
- From Company (Refer Footnote B)	88,92,587	65,47,291	62,47,291
<b>Total</b>	<b>88,92,587</b>	<b>65,67,291</b>	<b>62,67,291</b>
 Footnote :			
A) Loan from director are interest free and are repayable on demand			
B) Unsecured loan from company are received at the rate of C.Y. 19.10%- (P.Y. 19.10%) and are repayable on demand.			
<b>16 Trade payables</b>			
Trade Payables	17,20,65,314	14,55,48,011	14,56,88,888
<b>Total</b>	<b>17,20,65,314</b>	<b>14,55,48,011</b>	<b>14,56,88,888</b>
 Footnote :			
As per information available with the Company regarding dues to Micro, Small and Medium Enterprises as defined under the Micro Small Medium Enterprises Development, Act 2006 (MSMED Act), none of the suppliers of the Company are registered under MSMED Act, and the same has been relied upon by the auditors.			
<b>17 Other Liabilities</b>			
<b>Current</b>			
Other payables :			
- Provision for Audit Fees	37,722	-	-
- Statutory dues	1,12,06,537	96,08,597	95,03,718
<b>Total</b>	<b>1,12,44,259</b>	<b>96,08,597</b>	<b>95,03,718</b>



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YANTTI BUILDCON PRIVATE LIMITED  
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017

	Year ended 31 March, 2017 ₹	Year ended 31 March, 2016 ₹
<b>18 Revenue from operations</b>		
Other operating revenue :		
- Sundry credit balances appropriated	1,147	-
Total	1,147	-
<b>19 Costs Of Construction / Development</b>		
Construction costs incurred during the year:		
Land / rights acquired	13,65,104	34,40,086
Other Direct Civil Cost	-	4,70,382
Total	13,65,104	39,10,468
<b>20 Changes In Inventories Of Incomplete Projects</b>		
Opening Inventory :		
incomplete projects	56,69,55,869	56,08,59,063
	56,69,55,869	56,08,59,063
Closing Inventory :		
incomplete projects	57,04,56,237	56,69,55,869
	57,04,56,237	56,69,55,869
Total	(35,00,368)	(60,96,806)
<b>21 Employee Benefits Expense</b>		
Salaries, bonus, etc.	-	5,26,263
Staff welfare expenses	23,547	76,598
Total	23,547	6,02,861
<b>22 Finance Costs</b>		
Interest on Fixed loans	14,30,270	-
Delayed/penal interest on loans and statutory dues	15,28,291	18,307
Total	29,58,561	18,307
<b>23 Depreciation and Amortisation Expenses</b>		
Depreciation of property, plant and equipment	-	35,649
Total	-	35,649
<b>24 Other Expenses</b>		
Rent	-	1,60,425
Rates and taxes	70,226	58,522
Bank Charges	5,248	724
Traveling and Conveyance Charges	-	75,024
Directors' fees and travelling expenses	1,07,951	-
Repairs and maintenance charges	-	53,724
Legal and professional fees	10,130	1,34,531
Other Expenses (Refer Footnote)	5,33,538	15,47,274
Total	7,27,093	20,31,224
<b>Footnote:</b>		
Audit Fees	15,000	20,000
Service Tax on above	2,250	2,900
Total	17,250	22,900



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**YANTTI BUILDCON PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

	Year ended 31 March, 2017 ₹	Year ended 31 March, 2016 ₹
25 Earnings per share (EPS)		
Basic and Diluted Earnings Per Share	(32.14)	(10.05)

**Basic and Diluted EPS**

The earnings and weighted average number of equity shares used in the calculation of basic and diluted earnings per share are as follows

	Year Ended 31 March, 2017 ₹	Year Ended 31 March, 2016 ₹
Profit for the year attributable to the owners of the Company	(16,06,880)	(5,02,394)
Earnings used in the calculation of basic and diluted earnings per share	(16,06,880)	(5,02,394)

	Year Ended 31 March, 2017	Year Ended 31 March, 2016
Weighted average number of equity shares for the purposes of basic earnings per share		
Ordinary	50,000	50,000
<b>Total</b>	<b>50,000</b>	<b>50,000</b>



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YANTTI BUILDCON PRIVATE LIMITED  
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017

26 Related Party Disclosures (As per IND AS - 24)

A. Name of the related parties and related parties relationship	
HOLDING COMPANY	: Hubtown Limited
I Firm in which Company is a partner	: M/s Rising Glory Developers
II Key Managerial Personnel	: Hemant Gulati
III Others Significant Influence	: Citygold Management Services Private Limited

Footnote:

Related party relationship are identified by the Company and relied upon by the Auditors

B. Transaction with Related Parties -

Sr. No.	Nature of Transaction	Holding Company	Others Significant Influence	Key Management Personnel of the Entity	Firm in which Company is a partner
I	Business advances taken/ recovered / adjusted				
	Hubtown Limited	43,10,000 (47,01,600)	- (-)	- (-)	- (-)
II	Business Advance given/repaid/adjusted				
	Hubtown Limited	21,80,000 (50,000)	- (-)	- (-)	- (-)
III	InterCompany payables				
	Citygold Management services Pvt Limited	- (-)	400 (1,600)	- (-)	- (-)
IV	Loan taken/ recovered/ adjusted				
	Hemant Gulati	- (-)	- (-)	2,03,588 (-)	- (-)
V	Loans given/ repaid/ adjusted				
	Hemant Gulati	- (-)	- (-)	1,93,088 (-)	- (-)
VI	Share of loss from Partnerships / Joint Ventures				
	M/s Rising Glory Developers (Joint Venturer)	- (-)	- (-)	- (-)	- (691)

Footnote:

Previous Year figures are given in brackets

Balance outstanding

	As at 31st March, 2017	As at 31st March, 2016	As at 31st March, 2015
I Balance Payables			
Hubtown Limited (Holding Company)	41,02,22,356	40,80,92,356	40,20,19,304
Citygold Management services Pvt Limited (Others Significant Influence)	2,000	1,600	-
Hemant Gulati (Key Management Personnel)	10,500	-	-
M/s Rising Glory Developers (Firm in which the Company is a Partner)	691	691	-
II Balance Receivables			
M/s Rising Glory Developers	10,000	10,000	10,000



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**YANTTI BUILDCON PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017**

**27 Contingent Liability**

The company does not have any contingent liability as at the balance sheet date as certified by the management and relied upon by the auditors, as otherwise mentioned below:

Statute and nature of dues	Section	Financial Year	Disputed Dues	Amount Paid	Balance disputed dues payable	Forum where dispute is pending
Income Tax	143(3)	2011-12	40,69,952	61,430	40,08,522	Commissioner of Income Tax (appeals)
Income Tax	271(1)(c)	2011-12	Amount not Ascertainable	-	-	Income Tax Officer
<b>Total</b>			<b>40,69,952</b>	<b>61,430</b>	<b>40,08,522</b>	

Further interest / penalty that may accrue on original demands are not ascertainable, at present. The Company has taken necessary steps to protect its position with respect to the above referred claims, which in its opinion, based on professional / legal advice, are not sustainable.

**28 Capital Management**

The entity manages its capital to ensure that the entity will be able to continue as a going concern while maximising the return to stakeholders through optimisation of debt equity ratio.

The capital structure of the entity consists of net debt ( Borrowings offset by cash and bank balances) and total equity of the company.

**29 Disclosure On Specified Bank Notes (SBNs)**

Particulars	SBNs*	Other Denomination Notes	Total
Closing Cash in hand as on November 8, 2016	38,000	12,756	50,756
(+) Permitted Receipts	-	10,000	10,000
(-) Permitted Payments	-	-	-
(-) Amount Deposited in Bank	38,000	-	38,000
Closing Cash in hand as on December 30, 2016	-	22,756	22,756

Specified Bank Notes is defined as Bank Notes of denominations of the existing series of the value of five hundred rupees and one thousand rupees

The disclosures with respects to 'Permitted Receipts', 'Permitted Payments', 'Amount Deposited in Banks' and 'Closing Cash in Hand as on 30.12.2016' is understood to be applicable in case of SBNs only.



**30 Financial Risk Management Objectives**

The company is exposed to market risk, credit risk and liquidity risk. The company's management oversees the management of these risks. The company's board of directors review and agrees policies for managing each of these risks summarized below:

**i) Market Risk**

Interest rate risk

Company has received interest free advances and it receives interest free funds for its operating cash flow from its holding company as and when required (Refer note 10), hence the Company is not exposed to interest risk.

**ii) Credit Risk**

The company is not exposed to credit risk from its operating activities. Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy.

**iii) Liquidity risk**

The companies cashflow requirement are met by funds received from its holding company.

**31** Trade payable & other current liability are subject to confirmation, reconciliation and adjustment if any.

**32** The accumulated losses of the company have resulted in complete erosion of the net worth of the company. The Company's management is however of the view that the same erosion is temporary in nature as the company has made certain investments in certain assets / projects, the proceeds of which would, when fructified, result in recovery of the eroded worth of the company. The company to that extent does not see the stated erosion of the net worth as an impediment to its status as a going concern.

**33** In the opinion of the Board of Directors of the Company, all items of Current Assets, Inventories and Loans and Advances continues to have a realizable value of at least the amounts at which they are stated in the Balance Sheet.

**34** Previous year's figures have been regrouped / recast wherever necessary.



## 35 Categories of Financial Instruments

(₹)

## Fair Value measurement

	31st March 2017			31st March 2016			31st March 2015		
	FVPL	FVOCI	Amortised Cost	FVPL	FVOCI	Amortised Cost	FVPL	FVOCI	Amortised Cost
<b>Financial Assets</b>									
Investment	-	-	10,000	-	-	10,000	-	-	10,000
Loans	-	-	15,000	-	-	16,500	-	-	16,500
Other financial assets	-	-	-	-	-	21,924	-	-	20,000
Cash and cash equivalent	-	-	2,37,963	-	-	4,15,130	-	-	3,85,745
<b>Total of Financial Assets</b>	-	-	<b>2,62,963</b>	-	-	<b>4,63,554</b>	-	-	<b>4,32,245</b>
<b>Financial Liabilities</b>									
Borrowings	-	-	88,92,587	-	-	65,67,291	-	-	62,67,291
Trade payables	-	-	17,20,65,314	-	-	14,55,48,011	-	-	14,56,88,888
Other Financial liabilities	-	-	38,39,92,155	-	-	40,95,47,133	-	-	40,33,76,699
<b>Total of Financial Liabilities</b>	-	-	<b>56,49,50,056</b>	-	-	<b>56,16,62,435</b>	-	-	<b>55,53,32,878</b>



Particulars	As at March 31, 2016		
	(End of last period presented under previous GAAP)		
	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet
(₹)			
Share of Profit of Associates	(691)	-	(691)
<b>Total Income</b>	<b>(691)</b>	<b>-</b>	<b>(691)</b>
<b>Expenses</b>			
Costs Of Construction / Development	39,10,468	-	39,10,468
Changes in inventories of Finished Goods, Stock-in-Trade and Work-in-Progress	(60,96,806)	-	(60,96,806)
Employee Benefits Expense	6,02,861	-	6,02,861
Finance Costs	18,307	-	18,307
Depreciation and Amortisation Expenses	35,649	-	35,649
Other Expenses	20,31,224	-	20,31,224
<b>Total Expenses</b>	<b>5,01,703</b>	<b>-</b>	<b>5,01,703</b>
Profit Before Tax	(5,02,394)	-	(5,02,394)
<b>Tax Expense</b>			
(1) Current Tax	-	-	-
(2) Deferred tax (charge) / credit	-	-	-
(3) Deferred tax (charge) (IND AS)	-	-	-
(4) Excess / (Short) provision for taxation in respect of earlier years	-	-	-
<b>Profit for the Year</b>	<b>(5,02,394)</b>	<b>-</b>	<b>(5,02,394)</b>
<b>Total Comprehensive Income for the period</b>	<b>(5,02,394)</b>	<b>-</b>	<b>(5,02,394)</b>

The previous GAAP figures have been reclassified to conform to Ind AS presentation requirements for the purposes of this note



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Particulars	Year ended March 31, 2016		
	(Latest period presented under previous GAAP)		
	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet
Net cash flows from Operating activities	(2,52,998)		(2,52,998)
Net cash flows from Investing activities	691	-	691
Net cash flows from Financing activities	2,81,692	-	2,81,692
Net increase (decrease) in cash and cash equivalents	29,385		29,385
Cash and cash equivalents at the beginning of the period	3,85,745		3,85,745
Cash and cash equivalents at the end of the period	4,15,130		4,15,130

The accompanying notes are an integral part of the financial statements.

As per attached report of even date

For M. K. GOHEL & ASSOCIATES  
CHARTERED ACCOUNTANTS  
FRN: 103256W

MUKESH K. GOHEL  
PROPRIETOR  
M.No.: 038823

Place: Mumbai  
Date: 25th May, 2017



for and on behalf of the Board of Directors

COL. R. S. MALIK (RETD.)  
DIRECTOR  
DIN: 00031167

HEMANT GULATI  
DIRECTOR  
DIN: 00408734



35 First Time Ind As Adoption Reconciliations

I Effect of Ind AS adoption on the Balance Sheet as at March 31, 2016 and April 1, 2015

(₹)

Particulars	As at March 31, 2016 (End of last period presented under previous GAAP)			As at April 1, 2015 (Date of Transaction)		
	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet	Regrouped Previous GAAP	Effect of Transition to Ind AS	As per Ind AS balance sheet
<b>Non-Current Assets</b>						
(a) Property, plant and equipment	2,92,000	-	2,92,000	3,27,649	-	3,27,649
(b) Financial assets						
Investments	10,000	-	10,000	10,000	-	10,000
(c) Deferred tax assets	1,29,275	-	1,29,275	1,29,275	-	1,29,275
<b>Total Non-Current Assets</b>	<b>4,31,275</b>	<b>-</b>	<b>4,31,275</b>	<b>4,66,924</b>	<b>-</b>	<b>4,66,924</b>
<b>Current assets</b>						
(a) Inventories	56,69,55,869	-	56,69,55,869	56,08,59,063	-	56,08,59,063
(b) Financial assets						
(i) Cash and cash equivalents	4,15,130	-	4,15,130	3,85,745	-	3,85,745
(ii) Loans	16,500	-	16,500	16,500	-	16,500
(iii) Other financial assets	21,924	-	21,924	20,000	-	20,000
(c) Other current assets	1,54,488	-	1,54,488	3,14,913	-	3,14,913
<b>Total Current Assets</b>	<b>56,75,63,911</b>	<b>-</b>	<b>56,75,63,911</b>	<b>56,15,96,221</b>	<b>-</b>	<b>56,15,96,221</b>
<b>Total Assets</b>	<b>56,79,95,186</b>	<b>-</b>	<b>56,79,95,186</b>	<b>56,20,63,145</b>	<b>-</b>	<b>56,20,63,145</b>
<b>Equity</b>						
(a) Equity share capital	5,00,000	-	5,00,000	5,00,000	-	5,00,000
(b) Other equity	(32,75,845)	-	(32,75,845)	(32,73,451)	-	(32,73,451)
<b>Total Equity</b>	<b>(32,75,845)</b>	<b>-</b>	<b>(32,75,845)</b>	<b>(27,73,451)</b>	<b>-</b>	<b>(27,73,451)</b>
<b>Non-Current Liabilities</b>						
Financial Liabilities						
Other Financial Liabilities	34,235	-	34,235	34,235	-	34,235
<b>Total Non-Current Liabilities</b>	<b>34,235</b>	<b>-</b>	<b>34,235</b>	<b>34,235</b>	<b>-</b>	<b>34,235</b>
<b>Current Liabilities</b>						
(a) Financial Liabilities						
(i) Borrowings	65,67,291	-	65,67,291	62,67,291	-	62,67,291
(ii) Trade payables	14,55,48,011	-	14,55,48,011	14,56,88,888	-	14,56,88,888
(iii) Other financial liabilities	40,95,12,898	-	40,95,12,898	40,33,42,464	-	40,33,42,464
(b) Other current liabilities	96,08,597	-	96,08,597	95,03,718	-	95,03,718
<b>Total Current Liabilities</b>	<b>57,12,36,797</b>	<b>-</b>	<b>57,12,36,797</b>	<b>56,48,02,361</b>	<b>-</b>	<b>56,48,02,361</b>
<b>Total Liabilities</b>	<b>57,12,71,032</b>	<b>-</b>	<b>57,12,71,032</b>	<b>56,48,36,596</b>	<b>-</b>	<b>56,48,36,596</b>
<b>Total Equity and Liabilities</b>	<b>56,79,95,187</b>	<b>-</b>	<b>56,79,95,187</b>	<b>56,20,63,145</b>	<b>-</b>	<b>56,20,63,145</b>

The previous GAAP figures have been reclassified to conform to Ind AS presentation requirements for the purposes of this note



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