

SAHANA DWELLERS PRIVATE LIMITED

AUDIT REPORT

AND

FINANCIAL STATEMENT

FOR THE YEAR ENDED 31 MARCH 2018

*Bothra & Co*

CHARTERED ACCOUNTANTS

*103, Vidya Chambers*

*305, Tardeo Road,*

*Near Nana Chowk*

*Mumbai - 400 007*

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**INDEPENDENT AUDITOR'S REPORT**  
**TO THE MEMBERS OF**  
**SAHANA DWELLERS PRIVATE LIMITED**

**Report on the Standalone Financial Statements**

- We have audited the accompanying standalone financial statements of **SAHANA DWELLERS PRIVATE LIMITED** ("the Company") which comprise the Balance Sheet as at 31<sup>st</sup> March, 2018 and the Profit and Loss Statement 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 Accounting Standards specified under section 133 of the Act.
- This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 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 standalone 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 and the Order under section 143(11) of the Act.
- We conducted our audit of the Standalone financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the standalone financial statements are free from material misstatement.



- An audit involves performing procedures to obtain audit evidence about the amounts and 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 standalone financial statement 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 Board of Directors, as well as evaluating the overall presentation of the standalone financial statements.
- We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

#### **Basis for qualified opinion**

*Note No.20 regarding preparation of the financial statements of the Company on a going concern basis notwithstanding the fact that the Company has incurred cash losses and its net worth has been fully eroded as on 31<sup>st</sup> March, 2018. Further the Company's current liabilities exceeds its current assets as at the date of the Balance Sheet. Considering the conditions indicate the existence of a material uncertainty that may cast significant doubt over the Company's ability to continue as a going concern. However, the financial statement of the Company have been prepared on a going concern basis for the reasons stated in the said notes. The appropriateness of assumption of going concern is dependent upon the Company's ability to generate adequate cash flows in future to meet its obligations.*

**Our opinion is qualified on the above point.**

#### **Qualified Opinion**

- In our opinion and to the best of our information and according to the explanations given to us, except the qualified opinion mentioned herein above, the aforesaid standalone 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 March 31, 2018 and its loss and its cash flows for the year ended on that date.



**Report on Other Legal and Regulatory Requirements**

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

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
- (b) In our opinion, proper, books of accounts 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, Profit and Loss Statement, 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.
- (e) On the basis of the written representations received from the directors as on March 31, 2018 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2018 from being appointed as a director in terms of section 164(2) of the Act.
- (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A".
- (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 explanation given to us :
  - (i) The Company has no pending litigation which have any impact on its financial positions.



- (ii) The Company has made provision, as required under the applicable law or accounting standards for material foreseeable losses, if any, and as required on long-term contracts.
- (iii) There were no amounts that were required to be transferred to the Investor Education and Protection Fund by the Company during the year.
2. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraph 3 and 4 of the Order.

PLACE : MUMBAI

DATED: 4th September 2018

FOR BOTHRA & CO.  
CHARTERED ACCOUNTANTS  
FIRM REGN. NO. 101578W

*Uttam Chand Bothra*

(UTTAM CHAND BOTHRA)  
PROPRIETOR  
MEMBERSHIP NO. 12180



'ANNEXURE 'A'

to the Independent Auditors' Report on the Standalone Financial Statement Of Sahana Dwellers Private Limited.

(Referred to in paragraph 1 (f) under "Report on Other legal and Regulatory Requirements of our report of even date)

**REPORT ON THE INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING UNDER CLAUSE (i) OF SUB-SECTION 3 OF SECTION 143 OF THE COMPANIES ACT, 2013 ("THE ACT")**

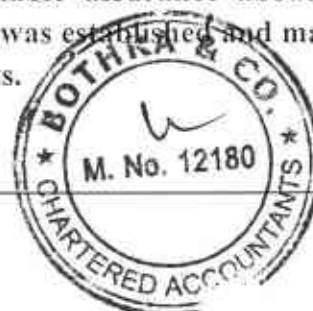
We have audited the internal financial controls over financial reporting of Sahana Dwellers Private Limited ("the Company") as of March, 31, 2018 in conjunction with our audit of the standalone financial statement of the Company for the year ended on that date.

**MANAGEMENT'S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS :**

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the 'Guidance Notes') 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 the 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 requested 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 and the Standards of Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operation effectively in all material respects.



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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 CONTROL 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 statement for external purpose 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 receipt and payments of the company are being made only in accordance with authorization of management and directors of the company; and
- (3) provide reasonable assurance regarding prevention of timely direction 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 limitation 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 further 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 control system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2018, based on the internal controls over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Notes on Audit of Internal Financial Control over Financial Reporting issued by the Institute of Chartered Accountants of India.

PLACE : MUMBAI

DATED: *6th September 2018*

FOR BOTHRA & CO.  
CHARTERED ACCOUNTANTS  
FIRM REGN. NO. 101578W

*Uttam Chand Bothra*

(UTTAM CHAND BOTHRA)  
PROPRIETOR  
MEMBERSHIP NO. 12180



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**'ANNEXURE "B"'**

**to the Independent Auditors' Report on the Standalone Financial Statement of SAHANA DWELLERS PRIVATE LIMITED**

**(Referred to in paragraph 2, under "Report on Other Legal and Regulatory Requirements" section of our Report of even date)**

1. In respect of the fixed assets:

- (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- (b) During the year, fixed assets of the Company have been physically verified by the management and as informed, no material discrepancies were noticed on such verification. In our opinion, the frequency of verification is reasonable having regard to the size of the Company and nature of its assets.
- (c) The Company does not have any immovable property under the head fixed assets and therefore, clause 1(c) of the Order is not applicable to the Company.

2. Inventory comprising of constructed residential units including expenditure incurred on development rights and other expenditure on construction and development thereof has been physically verified by the management during the year. In our opinion, the frequency of verification is reasonable. As informed, no material discrepancies were noticed on physical verification carried out during the year.

- 3. (a) The company has not granted unsecured loans to companies, firms, Limited Liability Partnership or other parties covered in the register maintained under Section 189 of the Act.
- (b) According to the information and explanation given to us and based on the audit procedures conducted by us, we are of the opinion that the terms and conditions of the aforesaid loans granted by the Company are not prejudicial to the interest of the Company.
- (c) The schedule of repayment of principal and payment of interest in respect of such loans shows that the repayment or receipt are regular and there are no overdue amounts for more than ninety days.



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4. Based on the information and explanation given to us in respect of loans, investments, securities, the Company has complied with the provisions of Section 185 and 186 of the Act.

Further, the provision of Section 186 of the Act are not applicable to the Company as it is engaged in the business of Real Estate & Construction.

5. The Company has not accepted any deposits from the public within the meaning of Sections 73 to 76 of the Act and the Rules framed there under to the extent notified.
6. The provision relating to maintenance of cost records as prescribed under section 148 of the Act are not applicable in the case of the company.
7. a) According to information and explanations given to us, the company is regular in depositing with appropriate authorities undisputed statutory dues including income tax, and other statutory dues to the extent applicable to it. Further, as explained to us, the provisions regarding provident fund, employees state insurance, sales tax, service tax, custom duty, excise duty, value added tax and cess are presently not applicable to the Company.

According to the information and explanations given to us, no undisputed amounts payable in respect of the aforesaid dues were outstanding as at 31st March, 2018 for a period of more than six months from the date of its becoming payable.

- b) There is no dues on account of Sales Tax, Income Tax, Excise Duty, Service tax, wealth tax, custom duty, value added tax and cess which is disputed by the company and not being paid.
8. The Company does not have any loans or borrowings from any financial institutions, banks, government or debenture holders during the year. Accordingly, paragraph 3(viii) of the Order is not applicable.
9. The Company has neither raised any money by way of issue nor has obtained any term loans. Therefore, paragraph 3 (ix) of the Order is not applicable.
10. 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 fraud by the Company or any fraud on the Company by the officers or employees, noticed or reported during the year, nor have been informed of any such instances by the management.



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11. As the Company has not paid any managerial remuneration, therefore, Paragraph 3 (xi) of the Order is not applicable.
  12. In our opinion and according to the explanation given to us, the Company is not a Nidhi Company. Therefore, paragraph 3 (xii) of the Order is not applicable.
  13. According to the information and explanation given to us, all transactions entered into by the Company with the related parties are in compliance with Section 177 and 188 of the Act, where applicable and the details have been disclosed in the Financial Statements etc. as required by the applicable accounting standards.
  14. The Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Therefore, paragraph 2 (xiv) of the Order is not applicable to the Company.
  15. As per the information and explanation given to us, the Company has not entered into any non-cash transactions with directors or persons connected with him during the year.
  16. According to the information and explanation given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

PLACE : MUMBAI

DATED: 4<sup>th</sup> September 2018



FOR BOTHRA & CO.  
CHARTERED ACCOUNTANTS  
FIRM REGN. NO. 101578W

*Bothra & Co.*

(UTTAM CHAND BOTHRA)  
PROPRIETOR  
MEMBERSHIP NO. 12180

**SAHANA DWELLERS PRIVATE LIMITED**  
**Balance Sheet as at 31st March 2018**

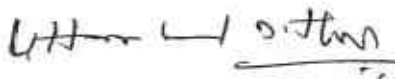
Particulars	Note	AS AT 31ST MARCH, 2018	As at 31ST MARCH, 2017
<b>I. EQUITY AND LIABILITIES</b>			
<b>Shareholder's Funds</b>			
Share Capital	1	100,000	100,000
Reserve and surplus	2	(233,965,443)	(171,386,924)
		<b>(233,865,443)</b>	<b>(171,286,924)</b>
<b>Non-current liabilities</b>			
Long Term Borrowings	3	1,025,000,000	1,048,761,354
		<b>1,025,000,000</b>	<b>1,048,761,354</b>
<b>Current Liabilities</b>			
Trade Payables	4	13,923,722	11,814,643
Other Current Liabilities	5	1,002,000,137	185,122,000
Short Term Provision	6	815,677	276,517
		<b>1,016,748,536</b>	<b>797,813,820</b>
<b>Total</b>		<b>1,807,883,092</b>	<b>1,675,288,250</b>
<b>II. ASSETS</b>			
<b>Non-Current Assets</b>			
<b>Fixed Assets</b>			
Tangible Assets	7	172	172
Non Current Investments	8	20,000	20,000
Long-Term Loans and Advances	9	738,144,996	769,834,996
		<b>738,165,168</b>	<b>769,855,168</b>
<b>Current Assets</b>			
Inventories	10	486,054,843	486,054,843
Trade Receivable	11	2,330,800	2,330,800
Cash and cash equivalents	12	1,345,520	598,519
Other Current Assets	13	579,986,761	416,448,920
		<b>1,069,717,924</b>	<b>905,433,082</b>
<b>Total</b>		<b>1,807,883,092</b>	<b>1,675,288,250</b>

The accompanying notes are forming part of standalone financial statement.

In terms of our Report attached

For BOTHRA & CO  
Chartered Accountant  
Firm Registration No. 101578W

For and on behalf of the Board  
SAHANA DWELLERS PRIVATE LIMITED



(UTTAM CHAND BOTHRA)  
Proprietor  
Membership No. 12180



(SUSHIL SHETTY)  
DIRECTOR  
DIN: 06589840



(DINESH NAIK)  
DIRECTOR  
DIN: 01417550

Place: Mumbai  
Date: 4/9/2018



**SAHANA DWELLERS PRIVATE LIMITED**  
**Statement of Profit and Loss for the year ended 31 March 2018**

Particulars	Note	For the year ended 31st March 2018	For the year ended 31st March 2017
<b>INCOME</b>			
Other Income	14	160,486,784	147,768,360
<b>Total Revenue</b>		<b>160,486,784</b>	<b>147,768,360</b>
<b>EXPENSES</b>			
Change in Inventories of Work in Progress	15	-	-
Finance cost	16	217,988,446	193,254,749
Depreciation		-	73
Other Expenses	17	5,076,857	5,659,341
<b>Total Expenses</b>		<b>223,065,303</b>	<b>198,914,163</b>
Loss before Tax		(62,578,519)	(51,145,803)
Tax Expenses and Deferred Tax		-	-
<b>Loss after Tax</b>		<b>(62,578,519)</b>	<b>(51,145,803)</b>

Earning Per Share  
 Basis and Diluted EPS (6,257.85) (5,114.58)

The accompanying notes are forming part of standalone financial statement.

In terms of our Report attached

For BOTHRA & CO  
 Chartered Accountant  
 Firm Registration No. 101578W



(UTTAM CHAND BOTHRA)  
 Proprietor  
 Membership No. 12180

For and on behalf of the Board  
 SAHANA DWELLERS PRIVATE LIMITED



(SUSHIL SHETTY)  
 DIRECTOR  
 DIN: 06589840



(DINESH NAIK)  
 DIRECTOR  
 DIN: 01417550

Place: Mumbai

Date: 4/9/2018



SAHANA DWELLERS PRIVATE LIMITED  
Cash Flow Statement For the year ended 31st March, 2018

A	CASH FLOW FROM OPERATING ACTIVITIES	FOR THE YEAR ENDED 31ST MARCH, 2018	FOR THE YEAR ENDED 31ST MARCH, 2017
	Net Loss before tax	(62,578,519)	(51,145,803)
	Adjustments for Non-Operating/Non-Cash Items:		
	<u>Additions</u>		
	Depreciation	-	73
	Interest & Finance Charges	217,988,446	193,254,749
	<u>Substraction</u>		
	Interest Income	(160,486,784)	(147,768,360)
	Operating Profit before Working Capital Changes	(5,076,857)	(5,659,341)
	Adjustments for:		
	<u>Current Assets</u>		
	Decrease/(Increase) in Long Term Loans and advances	31,690,000	(145,633,426)
	Decrease/(Increase) in Other Current Assets	(163,754,173)	30,844,525
	<u>Current Liabilities</u>		
	Increase/(Decrease) in Trade Payables	2,109,079	(63,120)
	Increase/(Decrease) in Provisions	539,160	276,517
	Increase/(Decrease) in Other Current Liabilities	216,286,477	175,677,007
	Cash generated from operations	81,793,685	55,442,162
	Income Tax paid during the Year	216,332	1,656,496
	Net Cash flow from Operating activities	82,010,017	57,098,658
B	CASH FLOW FROM INVESTING ACTIVITIES		
	Interest Received	160,486,784	147,768,360
	Net Cash used in Investing activities	160,486,784	147,768,360
C	CASH FLOW FROM FINANCING ACTIVITIES		
	Interest paid	(217,988,446)	(193,254,749)
	Proceeds from Long term borrowings	(23,761,354)	(11,938,646)
	Net Cash used in financing activities	(241,749,800)	(205,193,395)
D	Increase/ (Decrease) In Cash & Cash Equivalent	747,001	(326,377)
	Net Increase / (Decrease) In Cash & Cash Equivalent	747,001	(326,377)
	Cash and Cash equivalents as at the beginning	598,519	924,896
	Cash & cash equivalent as at the end	1,345,520	598,519
	Cash & cash equivalent as at the end		
	Cash in Hand	182,886	185,722
	Cash at Bank	1,162,634	412,797
	Cash & Cash equivalents as stated	1,345,520	598,519

The accompanying notes are forming part of standalone financial statement.

In terms of our Report attached

For BOTHRA & CO  
Chartered Accountant  
Firm Registration No. 101578W

*Uttam Chand Bothra*

(UTTAM CHAND BOTHRA)  
Proprietor  
Membership No. 12180

Place: Mumbai

Date: 4/9/2018



For and on behalf of the Board  
SAHANA DWELLERS PRIVATE LIMITED

*Sushil Shetty*  
(SUSHIL SHETTY)  
DIRECTOR  
DIN: 06589840

*Dinesh Naik*  
(DINESH NAIK)  
DIRECTOR  
DIN: 01417550



SAHANA DWELLERS PRIVATE LIMITED

**SIGNIFICANT ACCOUNTING POLICIES AND NOTES FORMING PART OF THE ACCOUNTS FOR THE YEAR  
ENDED 31 MARCH 2018**

**1 SIGNIFICANT ACCOUNTING POLICIES**

**A. BASIS**

The financial statements are prepared under the historical cost convention in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) under the Historical Cost Convention on an accrual basis of accounting. The Company has prepared Financial Statements to comply in all material respects with the Accounting Standards specified under section 133 of the Companies Act, 2013 read with rule 7 of the Companies (Accounts) Rules, 2014.

The Accounting Policies adopted in the preparation in Financial Statements are consistent with those of previous year.

**B. USE OF ESTIMATES AND JUDGMENTS**

In preparation of the Financial statements, in conformity with Indian GAAP the management is required to make judgements, estimates and assumptions that effect the reported amount of assets and liabilities and disclosures of Contingent liabilities on the date of financial statements and the reported amount of revenue and expenses for the year. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty of these assumption and estimates could result in outcomes different from the estimates. Estimates and underlying assumptions are reviewed on an on going basis from current year and material revision, including its impact on financial statement, is reported in notes to accounts in the year of revision.

**C. REVENUE**

(i) The Company is in the business of Real Estate Development. Revenue from sale of properties under construction is recognized on the basis of project completion basis when the significant risks and rewards have been transferred to the buyer.

(ii) Interest income is recognized on time basis determined by the amount outstanding and the rate applicable.

**D. INVESTMENTS**

Investments that are readily realisable and intended to be held for not more than a year are classified as Non-Current Investments are carried at cost except provision for diminution in value is made to recognize a decline other than temporary as specified in Accounting Standard (AS 13) on "Accounting for Investments".

**E. PRELIMINARY EXPENSES**

Preliminary Expenses incurred for formation of Company are spread for 5 years and hence 1/5th of the same are written off.



**SAHANA DWELLERS PRIVATE LIMITED**  
**SIGNIFICANT ACCOUNTING POLICIES AND NOTES FORMING PART OF THE ACCOUNTS FOR THE YEAR**

**F TAXES ON INCOME**

Tax on Income for the current period is determined on the basis of taxable income and tax credits computed in accordance with the provisions of the Income tax Act, 1961 and based on expected outcome of assessments/appeals.

Deferred tax is recognised on timing differences between the accounting income and the taxable income for the year, and quantified using the tax rates and laws enacted substantively as on the Balance Sheet date.

Deferred tax assets are recognised and carried forward to the extent that there is a reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized.

**G BORROWING COST**

Borrowing cost less any income on temporary investment of those borrowing funds that are attributable to qualifying assets are capitalised. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are chargeable to Statement of Profit and Loss.

**H I) Contingent Liabilities**

A Provision is recognized when:

- a) The Company has a present obligation as a result of past event;
  - b) It is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and
  - c) A reliable estimate can be made of amount of obligation.
- ii) A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably may not, require an outflow of resources.
- iii) Where there is a possible obligation or present obligation such that there is a likelihood of outflow of resources is remote, no provision or disclosure is made.



**SAHANA DWELLERS PRIVATE LIMITED**  
**Notes on Financial Statements for the year ended 31st March, 2018**

Note	AST AT 31ST MARCH,2018	AS AT 31ST MARCH,2017
<b>1 Share Capital</b>		
Authorized Capital		
Equity Shares Rs. 10 par value		
10000 equity shares of Rs 10 each (10000)	100,000	100,000
	<u>100,000</u>	<u>100,000</u>
Issued, Subscribed and Paidup Capital		
10000 Equity shares of Rs 10 each fully paid up (10000)	100,000	100,000
	<u>100,000</u>	<u>100,000</u>

**1.1 Reconciliation of shares outstanding at the beginning and end of the reporting period.**

Particulars	As at 31ST MARCH,2018		As at 31ST MARCH,2017	
	No. of Shares	Amount	No. of Shares	Amount
At the beginning of the year	10,000	100,000	10,000	100,000
Issued during the year	-	-	-	-
Outstanding at the end of the year	10,000	100,000	10,000	100,000

**1.2 The Details of Shareholders holding more than 5% of Equity shares**

Name of the Shareholder	31ST MARCH,2018		31ST MARCH,2017	
	No of Shares	% held	No of Shares	% held
Equity Shares				
Jayasheela M. Shetty	5000	50%	5000	50%
Ravindra M Shetty	5000	50%	5000	50%
<b>Total</b>	<b>10000</b>	<b>100%</b>	<b>10000</b>	<b>100%</b>

**1.3 Terms/rights attached to equity shares**

The Company has only one class of equity shares having par value of Rs.10 per share. Each holder of equity shares is entitled to one vote per share. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the company after distribution of all the preferential amounts, in proportion to their shareholding.

	AST AT 31ST MARCH,2018	AS AT 31ST MARCH,2017
<b>2 Reserves and Surplus</b>		
Profit & Loss Account		
Loss As per Last Balance Sheet	(171,386,924)	(120,241,121)
Add : Loss for the year	(62,578,519)	(51,145,803)
	<u>(233,965,443)</u>	<u>(171,386,924)</u>
<b>3 Long Term Borrowings</b>		
Secured		
Dewan Housing Finance Corporation Limited	1,020,000,000	1,020,000,000
Unsecured		
Loan from Related Parties	-	3,913,279
Inter Corporate Loans	5,000,000	24,848,075
	<u>1,025,000,000</u>	<u>1,048,761,354</u>



SAHANA DWELLERS PRIVATE LIMITED  
Notes on Financial Statements for the year ended 31st March, 2018

Note

3.1 Maturity Profile of Secured Term Loans

Maturity Profile of secured loans from Deewan Housing Finance Corporation Limited will commence after full disbursement of loan.

3.2 Details of Security

Rupee Term Loan

Loans are Secured against Equitable mortgage of Property at Piwali Chawl, New Prabhadevi Road, Mumbai

3.3 Gurantee

Term Loans is guranteed by all the directors of the Company in their personal capacity.

3.4 The Rate of Interest from Deewan Housing Finance Corporation Limited is 12% p.a. The Company has made default in making the payment of interest amounting to Rs. 97,84,77,871/- (including of earlier years). (Previous Year Rs. 78,36,83,607/- Including of earlier years) till 31st March 2018.

3.5 The terms of loans from related parties are as under:-

Rate of Interest	AS AT 31ST MARCH, 2018	AS AT 31ST MARCH, 2017
Related parties		
16.25%	-	3,913,279
15.00%	-	519,402
<b>Total</b>	<b>-</b>	<b>4,432,681</b>
Inter Corporate Companies		
12.45%	-	316,673
Free of Interest	5,000,000	24,012,000
<b>Total</b>	<b>5,000,000</b>	<b>24,328,673</b>

3.6 The maturity period of loans are for more than 5 years but subject to condition that the same are payable on demand.

	AST AT 31ST MARCH, 2018	AS AT 31ST MARCH, 2017
<b>4 Trade Payable</b>		
Other than Micro, Small and Medium Enterprises	13,923,722	11,814,642
	<u>13,923,722</u>	<u>11,814,643</u>
<b>4.1</b> As stated by the management, the Company does not have any dues towards Micro, Small and Medium Enterprises.		
<b>5 Other Current Liabilities</b>		
Interest accrued	978,477,871	783,683,607
Statutory Dues	21,646,704	109,719
Advance Against Sale	1,445,608	1,445,608
Other Payables	438,954	400,000
Bank Balance Overdrawn on account of excess cheque issued	-	83,726
	<u>1,002,009,137</u>	<u>785,722,660</u>
<b>6 Short Term Provision</b>		
Provision for Expenses	815,677	276,517
	<u>815,677</u>	<u>276,517</u>



**SAHANA DWELLERS PRIVATE LIMITED**  
Notes on Financial Statements for the year ended 31st March, 2018

7 Tangible Assets

Description	Gross block			Depreciation			Net block	
	Cost as at 1st Apr, 2017	Additions	Cost as at 31st Mar, 2018	Upto 1st April 2017	For the Year	Total	As at 31st Mar, 2018	As at 31st Mar, 2017
Office Equipments	3,450	-	3,450	3,278	-	3,278	172	172
<b>TOTAL</b>	<b>3,450</b>	<b>-</b>	<b>3,450</b>	<b>3,278</b>	<b>-</b>	<b>3,278</b>	<b>172</b>	<b>172</b>
Previous Year	3,450	-	3,450	3,205	73	3,278	172	245



SAHANA DWELLERS PRIVATE LIMITED  
Notes on Financial Statements for the year ended 31st March, 2018

Note	AS AT 31ST MARCH, 2018	AS AT 31ST MARCH, 2017
<b>8 Non Current Investments</b> (Long term Investment) In Equity Shares of Associated Company <u>Unquoted Fully Paid up</u> 2000 Equity Share of Skylark Buildcon Private Limited of Rs. 10/- each fully paid up (2000)	20,000	20,000
	<u>40,000</u>	<u>70,000</u>
Aggregate Amount of Unquoted Investment	<u>20,000</u>	<u>20,000</u>
<b>9 Long Term Loans and Advances</b> (Unsecured and Considered Good)		
Security Deposit	290,003	290,003
Loans and Advances to Others	448,541,993	769,544,993
	<u>738,144,996</u>	<u>769,834,996</u>
<b>10 Inventories</b> (As certified by the Management) Closing Work In Progress (Refer Note No. 21)	486,054,843	486,054,843
	<u>486,054,843</u>	<u>486,054,843</u>
<b>11 Trade Receivables</b> (Unsecured Considered Good) Outstanding for more than six months	2,330,800	2,330,800
	<u>2,330,800</u>	<u>2,330,800</u>
<b>12 Cash and Bank Balances</b>		
Cash in hand	182,886	185,722
Balance with Banks	1,162,634	412,797
	<u>1,345,520</u>	<u>598,519</u>
<b>13 Other Current Assets</b>		
Prepaid Expenses	253,775	161,147
Interest accrued & due	482,301,640	321,814,856
Balance with Government Authorities	1,960,770	1,758,882
Income Tax Refundable (Net of Provisions)	468,981	685,313
Advances given to vendors	178,188	-
Advances against Purchases	92,000,000	92,028,722
Other Receivables from Related Parties	2,823,407	-
	<u>579,986,761</u>	<u>416,448,920</u>



SAHANA DWELLERS PRIVATE LIMITED  
Notes on Financial Statements for the year ended 31st March, 2018

Note	FOR THE YEAR ENDED 31ST MARCH, 2018	FOR THE YEAR ENDED 31ST MARCH, 2017
14 <u>Other Income</u>		
Interest Income	160,486,784	147,768,360
	<u>160,486,784</u>	<u>147,768,360</u>
15 <u>Increase in Inventory</u>		
<u>Closing Stock</u>		
Closing Work in progress	486,054,843	486,054,843
Less: Opening work in progress (Refer Note No. 21)	486,054,843	486,054,843
	<u>-</u>	<u>-</u>
16 <u>Finance Costs</u>		
Interest	217,988,446	193,254,749
	<u>217,988,446</u>	<u>193,254,749</u>
17 <u>OTHER EXPENSES</u>		
Prior Period Expenses	-	27,867
Auditors Remunerations		
Statutory Audit	275,000	275,000
Tax Audit	50,000	50,000
Taxation Matters	753,820	250,000
Miscellaneous Expenses	20,259	1,317,581
Rate & Taxes	3,120	9,420
Professional charges	519,000	11,500
Security Expenses	309,483	392,646
Water Charges	1,567,505	1,338,987
Electricity Expenses	508,626	527,247
Repairs & Maintenance others	1,070,044	1,459,093
	<u>5,076,857</u>	<u>5,659,341</u>



- 18 Contingent Liabilities:- Nil
- 19 a) Value of Imports of trading goods calculated on CIF basis (excluding imported items purchased locally) amounting to Rs. Nil. (Previous Year Rs. Nil)  
b) Earning in foreign exchange on account of export of goods on FOB basis Rs. Nil (Previous year Rs. Nil)
- 20 The company is in the business of construction and development activities. The Management is of the opinion that the Company has made Long Term Investments as well as projects in hand (which are accounted for on project completion basis) which may result in gains in the long run and at the time of completion of projects past losses will be set off against future profit.
- The Company for the reasons stated above continues to prepare its financial statements on a going concern basis though the net worth is fully eroded and has incurred cash losses.
- 21 The Company has mortgaged four flats together with saleable area of 8880 Sq. Ft., mortgage of land at Andheri, Mumbai with hypothecation of all the receivables of Plwall Chawl Projects of the Company to SICUM LIMITED for the loan taken by Sahana Construction Private Limited.
- 22 As per Accounting Standard 18 the disclosure of transaction with Related Parties are given below:

The List of related Party transaction is as follows

i.

Enterprises & Associate Concerns over which the key managerial personnel & their relatives have significant influence:

Alstone Realtors LLP  
Chop Chop Hospitality LLP  
Country Retreat Conference Private Limited  
Finstone Realtors Private Limited  
Goodlife Dwellers Private Limited  
Harmony Developers Private Limited  
Mythili Properties Private Limited  
Pawansur Dwellers Private Limited  
Pawansur Realtors Private Limited  
Pilot Constructions Private Limited  
Roshni Developers Private Limited  
Safal Developers Private Limited  
Sahana Builders & Developers Private Limited  
Sahana Bullions Private Limited  
Sahana Developers Private Limited  
Sahana Exim Private Limited  
Sahana Gems & Jewelers Private Limited  
Sahana Hotels Private Limited  
Sahana Infrastructures Private Limited  
Sahana Realty Private Limited  
Sahana Sugar & Distilleries Private Limited  
Skylark Build Infrastructures Private Limited  
Skylark Build Properties Private Limited  
Skylark Buildcon Private Limited  
Sulam Builders & Developers Private Limited  
Sultan Developers Private Limited  
Sultan Dwellers Private Limited  
Varija Constructions Private Limited  
Vita Nova Healthcare LLP

ii. Key Management Personnels

Dinesh Naik  
Sushil Shetty



**SAHANA DWELLERS PRIVATE LIMITED**  
Statement of Profit and Loss for the year ended 31st March 2018

IV. Transactions with related parties during the year

Nature of transaction	Name of the Company	Enterprises & Associate Concerns over which the key managerial personnel & their relatives have significant influence		Key Management Personnels		Relative of Key Management Personnels		Total	
		2017-18	2016-17	2017-18	2016-17	2017-18	2016-17	2017-18	2016-17
Interest Income	Sahana Builders & Developers Private Limited	-	51,184,670	-	-	-	-	-	51,184,670
	Total	-	51,184,670	-	-	-	-	-	51,184,670
Long Term Loans & advances recd back	Pawansut Dwellers Private Limited	-	358,936	-	-	-	-	-	358,936
	Pawansut Realtors Private Limited	-	535,000	-	-	-	-	-	535,000
	Sahana Builders & Developers Private Limited	-	252,425,336	-	-	-	-	-	252,425,336
	Total	-	253,319,272	-	-	-	-	-	253,319,272
Long Term Borrowing Received	Sahana Builders & Developers Private Limited	550,000	3,913,279	-	-	-	-	550,000	3,913,279
	Skylark Buildcon Private Limited	20,929,267	-	-	-	-	-	20,929,267	-
	Total	21,479,267	3,913,279	-	-	-	-	21,479,267	3,913,279
Long Term Borrowing Repaid	Sahana Builders & Developers Private Limited	4,463,279	-	-	-	-	-	4,463,279	-
	Skylark Buildcon Private Limited	20,929,267	-	-	-	-	-	20,929,267	-
	Total	25,392,546	-	-	-	-	-	25,392,546	-
Long Term Loans & Advances given	Pawansut Dwellers Private Limited	2,823,407	-	-	-	-	-	2,823,407	-
	Sahana Builders & Developers Private Ltd.	-	1,400,000	-	-	-	-	-	1,400,000
	Total	2,823,407	1,400,000	-	-	-	-	2,823,407	1,400,000
Outstanding Balance as at 31 March Investment In Associated Company	Skylark Buildcon Private Limited	20,000	20,000	-	-	-	-	20,000	20,000
	Total	20,000	20,000	-	-	-	-	20,000	20,000
Outstanding Balance as at 31 March Long Term Borrowings	Sahana Builders & Developers Private Limited	-	3,913,279	-	-	-	-	-	3,913,279
	Total	-	3,913,279	-	-	-	-	-	3,913,279
Advances To Associate Concerns	Sahana Builders & Developers Private Limited	-	252,425,336	-	-	-	-	-	252,425,336
	Total	-	252,425,336	-	-	-	-	-	252,425,336
Outstanding Balance as at 31 March Long Term loans & Advances	Pawansut Dwellers Private Limited	2,823,407	-	-	-	-	-	2,823,407	-
	Total	2,823,407	-	-	-	-	-	2,823,407	-

24 Previous year figures have been regrouped / reclassified wherever necessary.

The accompanying notes are forming part of standalone financial statement. In terms of our Report attached

For BOTHRA & CO  
CHARTERED ACCOUNTANTS  
Firm Registration No. 101578W



(UTTAM CHAND BOTHRA)  
Proprietor  
Membership No. 12180


Place: Mumbai

Date: 4/9/2018



For and on behalf of the Board  
SAHANA DWELLERS PRIVATE LIMITED

  
(SUSHIL SHETTY)  
DIRECTOR  
DIN: 06589840

  
(DINESH N. K.)  
DIRECTOR  
DIN: 0141756

