

Suvarat Real Estate Developers Pvt Ltd

**ANNUAL ACCOUNTS FOR  
THE YEAR ~~2015 - 2016~~**

2016 - 2017

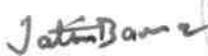
## Suvarat Real Estate Developers Pvt Ltd

Balance Sheet as at 31st March, 2017

Particulars	Note No.	As at March 31, 2017		As at March 31, 2016	
		Rupees	Rupees	Rupees	Rupees
<b>I. EQUITY AND LIABILITIES</b>					
<b>Shareholders' Funds</b>					
Share capital	2.1	100,000		100,000	
Reserves and surplus	2.2	(5,633)	94,367	(378)	99,622
<b>Non-current liabilities</b>					
Long Term Borrowings	2.3	4,703,347,766	4,703,347,766		
<b>Current liabilities</b>					
Short Term Borrowings	2.4	32,119,000			
Other Current liabilities	2.5	34,267,899	66,386,899	30,000	30,000
<b>Total</b>			<b>4,769,829,032</b>		<b>129,622</b>
<b>II. ASSETS</b>					
<b>Current Assets</b>					
Inventories	2.6	334,541,493		-	
Cash and cash equivalents	2.7	143,539		84,622	
Short-term Loans and Advances	2.8	4,435,024,000		-	
Other current assets	2.9	120,000	4,769,829,032	45,000	129,622
<b>Total</b>			<b>4,769,829,032</b>		<b>129,622</b>
Significant Accounting Policies and Notes on Accounts	1 & 2				

This is the Balance Sheet referred to in our report of even date.

For Bansal Bansal & Co.  
Chartered Accountants  
Firm Regn. No.100986W

  
Jatin Bansal  
Partner  
Membership No.: 135399  
Place: Mumbai  
Date: 1st September 2017



For and on behalf of the Board

  
Sukhbir Singh  
Director  
DIN : 01852654  
Place: Mumbai  
Date: 1st September 2017

  
Arun Vashishtha  
Director  
DIN : 02071638



# Suvarat Real Estate Developers Pvt Ltd

## Statement for Profit and Loss for the period ended March 31, 2017

Particulars	Note No.	Year ended March 31, 2017	Year ended March 31, 2016
		Rupees	Rupees
Other income		-	-
<b>Total Revenue</b>		-	-
<b>EXPENSES:</b>			
Other expenses	2.10	5,255	378
<b>Total Expenses</b>		<b>5,255</b>	<b>378</b>
<b>Profit before Tax</b>		<b>(5,255)</b>	<b>(378)</b>
<b>Tax Expenses</b>	2.11		
Current Tax		-	-
Deferred Tax		-	-
<b>Profit (Loss) after Tax</b>		<b>(5,255)</b>	<b>(378)</b>
<b>Earnings Per equity share (Face Value Rs. 10) :</b>	2.15		
Basic & Diluted		(0.53)	(0.04)
Significant Accounting Policies and Notes on Accounts	1 & 2		

This is the Statement of Profit and Loss referred to in our report of even date.

**For Bansal Bansal & Co.**  
Chartered Accountants  
Firm Regn. No.100986W

*Jatin Bansal*  
Jatin Bansal  
Partner  
Membership No.: 135399  
Place: Mumbai  
Date: 1st September 2017

**For and on behalf of the Board**

*Sukhbir Singh*  
Sukhbir Singh  
Director  
DIN : 01852654  
Place: Mumbai  
Date: 1st September 2017

*Arun Vashishtha*  
Arun Vashishtha  
Director  
DIN : 02071638



Suvarat Real Estate Developers Pvt Ltd

Notes to Accounts for the year ended March 31, 2017

	31-Mar-17 Rs.	31-Mar-16 Rs.
<b>Note 2.1 Share Capital</b>		
<b>Authorized</b>		
<b>Equity Shares Rs. 10 par value</b>		
10000 (10000) equity shares	100,000	100,000
	<u>100,000</u>	<u>100,000</u>
<b>Issued, Subscribed and Fully Paidup</b>		
<b>Equity Shares Rs. 10 par value</b>		
10000 (10000) equity shares	100,000	100,000
	<u>100,000</u>	<u>100,000</u>
<b>Reconciliation of shares</b>		
No. of shares at the beginning of the year	10,000	-
<b>Add :</b> No. of Shares Issued during the year	-	10,000
<b>No. of Shares at the end of the year</b>	<u>10,000</u>	<u>10,000</u>

Rights, Preferences and Restrictions -

The Company has only one class of shares referred to as Equity Shares having a Par Value of Rs. 10. In the event of liquidation of the 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. The shareholders are eligible for dividends declared, if any, on proportionate basis.

**Shareholders holding more than 5% of shares :**

Name	No. of Shares	% of Shares	No. of Shares	% of Shares
Aparna Sachin Bhatuse	5000	50	5000	50
Santosh Krishna Acharya	5000	50	5000	50

	31-Mar-16 Rs.	
<b>Note 2.2 Reserves and Surplus</b>		
Surplus		
Opening Balance	(378)	
Transferred from Statement of Profit and Loss	(5,255)	
Closing Balance	(5,633)	(378)
<b>TOTAL</b>	<u>(5,633)</u>	<u>(378)</u>

**Note 2.3 Long Term Borrowing**

**Term Loans from Others (Secured)**

Loan from Financial Institution	4,703,347,766	-
<b>TOTAL</b>	<u>4,703,347,766</u>	<u>-</u>

There is no case of continuing default as on the balance sheet date in repayment of above loans and interest thereon.

**Note 2.4 Short Term Borrowing**

Advance Received For Joint Venture Under Negotiation	32,119,000	-
<b>TOTAL</b>	<u>32,119,000</u>	<u>-</u>

**Note 2.5 Other current Liabilities**

Audit Fees Payable	97,500	30,000
Other Current Liabilities	830,000	-
Statutory Payment	33,340,399	-
<b>TOTAL</b>	<u>34,267,899</u>	<u>30,000</u>



Suvarat Real Estate Developers Pvt Ltd

Notes to Accounts for the year ended March 31, 2017

	31-Mar-17 Rs.	31-Mar-16 Rs.
<b>Note 2.6 Inventories</b>		
Expenses Pending for Appropriation	334,541,493	-
<b>TOTAL</b>	<b><u>334,541,493</u></b>	<b><u>-</u></b>
<b>Note 2.7 Cash and Cash Equivalents</b>		
Balances with banks in current accounts	63,539	(378)
Cash on hand	80,000	85,000
<b>TOTAL</b>	<b><u>143,539</u></b>	<b><u>84,622</u></b>
*None of the above balance is earmarked, or held as margin money or having any restriction		
<b>Note 2.8 Short Term Loans &amp; Advances</b>		
Advance Given For Joint Venture Under Negotiation	4,435,024,000	-
<b>TOTAL</b>	<b><u>4,435,024,000</u></b>	<b><u>-</u></b>
<b>Note 2.9 Other Current Assets</b>		
Preliminary Expenses	15,000	15,000
Pre operative Expenses	105,000	30,000
<b>TOTAL</b>	<b><u>120,000</u></b>	<b><u>45,000</u></b>
<b>Note 2.10 Other Expenses</b>		
Other Expenses	3,900	-
Bank Charges	1,355	378
<b>TOTAL</b>	<b><u>5,255</u></b>	<b><u>378</u></b>



**Suvarat Real Estate Developers Pvt Ltd**

**Notes to Accounts for the year ended March 31, 2017**

**2.11 TAX EXPENSES**

Particulars	Amt. in Rs.	
	For the year ended on	For the year ended on
	March 31, 2017	March 31, 2016
- Current Tax	-	-
- Deferred Tax	-	-
- Tax of earlier years	-	-
	-	-

**2.12 CONTINGENT LIABILITIES (TO THE EXTENT NOT PROVIDED FOR)**

The company does not anticipate any contingent liability.

**2.13 DISCLOSURES REQUIRED UNDER SECTION 22 OF THE MICRO, SMALL AND MEDIUM ENTERPRISES DEVELOPMENT ACT, 2006:**

No amount is due Under the Micro, Small and Medium Enterprises Development Act, 2006 as per information and explanation provided by the management.

**2.14 EMPLOYEES BENEFIT PLANS:**

The company does not have any employee; hence no provision has been made towards retirement obligations.

**2.15 EARNING PER SHARE:**

Particulars	Amt. in Rs.	
	For the year ended on	For the year ended on
	March 31, 2017	March 31, 2016
<b>Earning Per Share:</b>		
- Profit/(Loss) Before Taxation	(5,255)	(378)
- Less: Provision for Taxation	-	-
<b>- Net Profit/(Loss) for EPS</b>	<b>(5,255)</b>	<b>(378)</b>
- Weighted avg number of Equity Shares outstanding (Incl. partly paid-up shares)	10,000	10,000
- Basic & Diluted EPS (₹)	(0.53)	(0.04)

Note: There is no potential equity shares outstanding during the year under review. Hence Basic EPS & Diluted EPS remains same.

**2.16 REMUNERATION TO AUDITORS:**

Particulars	Amt. in Rs.	
	For the year ended on	For the year ended on
	March 31, 2017	March 31, 2016
For Audit Fees	75,000	30,000
	75,000	30,000

**2.17 SEGMENT REPORTING**

The company has not started operations; hence the requirements of Segment Reporting pursuant to AS 17 issued by the Institute of Chartered Accountants of India are not applicable.

**2.18 DISCLOSURE UNDER SECTION 186 OF COMPANIES ACT, 2013**

Loan Given; The company has claimed interest as required us 186 of the Companies Act , 2013 on the fresh/New loan (if any) given after 1st April 2014 except on transaction during the year to honour commitments prior to 31.3.2014.



**Suvarat Real Estate Developers Pvt Ltd**

**Notes to Accounts for the year ended March 31, 2017**

**2.19 DISCLOSURE OF DETAILS OF SPECIFIED BANK NOTES ("SBN"):**

The details of Specified Bank Notes ("SBN") held and transacted during the period from 08th November 2016 to 30th December 2016 is given as under:

Particulars	SBNs	Other Notes	Total
Closing Cash in Hand as on 08-11-2016	-	80,000	80,000
Add: Permitted Receipt	-	-	-
Add: Withdrawals from Banks	-	-	-
Less: Permitted Payments/ Expenses	-	-	-
Less: Deposited in Banks	-	-	-
Closing Cash in Hand as on 30-12-2016	-	80,000	80,000

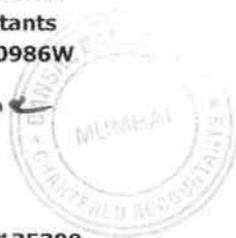
**2.20 OTHER INFORMATION**

Other information required under Part I & Part II of Schedule III to The Companies Act, 2013 are either NIL or NOT APPLICABLE.

As per report of even date attached.

**For Bansal Bansal & Co.**  
**Chartered Accountants**  
**Firm Regn. No.100986W**

  
**Jatin Bansal**  
**Partner**  
**Membership No.: 135399**  
**Place: Mumbai**  
**Date: 1st September 2017**



**For and on behalf of the Board**

  
**Sukhbir Singh**  
**Director**  
**DIN : 01852654**  
**Place : Mumbai**  
**Date : 1st September 2017**

  
**Arun Vashishtha**  
**Director**  
**DIN : 02071638**



**Significant Accounting Policies & Notes to Accounts for the year ended 31<sup>st</sup> March, 2017**

**1 Significant accounting policies**

**1.1 Basis of preparation of financial statements**

The financial statements are prepared under the historical cost convention on an accrual basis of accounting in accordance with the Generally Accepted Accounting Principles, Accounting Standards notified under Section 133 of the Companies Act, 2013 and the relevant provisions thereof.

**1.2 Use of Estimates**

The preparation of financial statements in conformity with Generally Accepted Accounting Principles (GAAP) in India requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and disclosure of contingent liabilities as on the date of the financial statements. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

**1.3 Fixed Assets and Depreciation**

a) Fixed assets are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

b) Depreciation is provided on a straight line basis over the useful lives of assets, which is as stated in Schedule II of Companies Act 2013.

**1.4 Investments**

a) Investments, which are readily realizable and intended to be held for not more than one year from the date on which investments are made, are classified as current investments. All other investments are classified as long-term investments

b) Current investments are carried in the financial statements at lower of cost and fair value determined on an individual investment basis.

c) Long-term investments are carried at cost. However, provision for diminution in value is made to recognize a decline other than temporary in the value of investments.

**1.5 Inventories**

a) Raw materials, components, stores and spares are valued at lower of cost and net realizable value.

b) Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

**1.6 Revenue recognition**

**Real estate projects**

a) Revenue from real estate projects is recognized on the "Percentage of Completion" (POC) Method.

b) Revenue is recognized in relation to the sold areas on transfer of all significant risks and rewards of ownership to the buyer i.e. on issue of booking/allotment letter. Total sales consideration of sold areas is recognized as revenue on the basis of percentage of actual costs incurred to the estimated total project cost, including land, construction, borrowing cost, project management expenses and development cost of projects under execution, subject to actual cost being 25 percent or more of the total estimated cost of projects.

c) The stage of completion under the POC method is measured on the basis of percentage that actual costs incurred on real estate projects including land, construction and development cost bears to the total estimated cost of the project. The estimates of the projected revenues, projected profits, projected costs, cost to completion and the foreseeable loss are reviewed periodically by the management and any effect of changes in estimates is recognized in the period such changes are determined. However, when the total project cost is estimated to exceed total revenues from the project, loss is recognized immediately.

**Income from construction contracts**

Revenue from construction contracts is recognized on the Percentage of Completion method of accounting. Income from construction contracts is recognized by reference to the stage of completion of the contract activity as certified by the client. Revenue on account of contract variations, claims and incentives are recognized upon determination or settlement of the contract.

**Interest**

Income from Interest is recognized on time proportion basis wherever recovery of the same is reasonably certain.

**1.7 Foreign Exchange Transactions**

a) Transactions denominated in foreign currencies are recorded at the exchange rate prevailing at the time of transaction.

b) Monetary items denominated in foreign currencies are restated at the year end exchange rates.

c) Non monetary foreign currency items are carried at the exchange rate prevailing on the date of transaction.

d) Any income or expense on account of exchange difference either on settlement or on translation is recognized in the Profit and Loss account.

**1.8 Borrowing Costs**

Borrowing costs that are attributable to the acquisition and/or construction of qualifying assets are capitalized as part of the cost of such assets. A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. Capitalization of borrowing costs is suspended in the period during which the active development is delayed due to other than temporary intervention. All other borrowing costs are charged to the profit and loss account as incurred.



#### 1.9 **Impairment of Fixed Assets**

In accordance with AS 28 issued by the Institute of Chartered Accountants of India, the carrying amount of cash generating units / assets is reviewed at each balance sheet date to determine whether there is any indication of impairment. If such indication exists, the recoverable amount is estimated as the net selling price or value in use, whichever is the higher. Impairment loss, if any, is recognized whenever the carrying amount exceeds the recoverable amount.

#### 1.10 **Expense Recognition**

Indirect cost are treated as period costs and are charged to the Profit & Loss Account in the year incurred. Expenses incurred on repairs & maintenance of completed projects are charged to Profit & Loss Account. Preliminary expenses are charged to profit and loss account in the year in which they are incurred.

#### 1.11 **Leases**

Lease arrangements where the risk and rewards incident to ownership of assets substantially vest with the lessor are recognized as operating lease. Lease rent under operating lease are charged to profit and loss account on a straight line basis over the lease term.

#### 1.12 **Taxation**

Income tax expense comprises current tax expense and deferred tax expense/credit.

##### **Current tax**

Provision for current tax is calculated in accordance with the provisions of the Income-Tax Act, 1961 and is made annually based on the tax liability computed after considering benefits admissible under the provisions of the Income Tax Act, 1961.

##### **Deferred tax**

Deferred tax resulting from "timing differences" between book and taxable profit is accounted for using the tax rates and laws that have been enacted or substantively enacted as on the balance sheet date. The deferred tax asset is recognized and carried forward only to the extent that there is a reasonable certainty that the assets will be realized in future. However, in respect of unabsorbed depreciation or carry forward loss, the deferred tax asset is recognized and carried forward only to the extent that there is a virtual certainty that the assets will be realized in future. Deferred tax assets are reviewed as at each balance sheet date and written down or written-up to reflect the amount that is reasonably/virtually certain (as the case may be) to be realized.

#### 1.13 **Provisions and Contingencies**

The Company creates a provision when there is present obligation as a result of past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation that may, but probably will not, require an outflow of resources. When there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

Provisions are reviewed at each balance sheet date and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of resources would be required to settle the obligation, the provision is reversed.

Contingent assets are not recognized in the financial statements. However, contingent assets are assessed continually and if it is virtually certain that an inflow of economic benefits will arise, the asset and the related income are recognized in the period in which the change occurs.

#### 1.14 **Earnings per share ('EPS')**

Basic EPS is computed by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the year/period. Diluted EPS is computed using the weighted average number of equity and dilutive equity equivalent shares outstanding during the year except where the results would be anti dilutive.

