

# VATSIN REAL ESTATE PRIVATE LIMITED

3RD FLOOR, ASMI KUNJ, JATIN DAS SARANI, ASHRAMPARA, N/R JEWEL ATHLETIC CLUB  
SILIGURI -734001, WEST BENGAL

Contact No. +91 9832056275, Email Id: vatsinrealestate@gmail.com

U70100WB2016PTC218298

## DIRECTORS REPORT

Dear Members,

Vatsin Real Estate Private Limited

The Board of Directors have pleasure in presenting Annual Report of Vatsin Real Estate Private Limited together with the Audited financial statement for the period ended March 31, 2020.

### 1. FINANCIAL SUMMARY OR HIGHLIGHTS:

The Company's financial performance, for the year ended March 31, 2020:

Particulars	For the year ended 31st March, 2020	For the year ended 31st March, 2019
Sale of products	-	-
Other operational income	-	-
Total Revenue	-	-
Operating Costs	12,602.75	12,767.25
Profit Before Tax (PBT)	(12,602.75)	(12,767.25)
Taxation	-	-
Profit for the year	(12,602.75)	(12,767.25)
Basic EPS	-	-

### 2. RESERVE & SURPLUS:

**BRIEF DESCRIPTION OF THE COMPANY'S WORKING DURING THE YEAR/STATE OF COMPANY'S AFFAIR:**

Your Directors regrets to inform that the company has incurred loss during the year under report. Efforts will be made for better prospects and over all developments of the company in the ensuing year.

**CHANGE IN THE NATURE OF BUSINESS:**

There is no Change in the nature of the business of the Company done during the year.

**EVENTS SUBSEQUENT TO THE DATE OF FINANCIAL STATEMENTS:**

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

**DIVIDEND:**

No Dividend has been paid on the date of this report.

**MEETINGS:**

Board Meetings were held during the Financial Year ended March 31, 2020.

<i>S.L NO.</i>	<i>Date of Meeting</i>	<i>Names of Directors attended</i>	<i>Name of special invitee, if any</i>
BM-01/18-19	24/04/2019	MRS. MEENAKSHI AGARWAL MR. RAJESH KUMAR DEY	NA
BM-02/18-19	31/08/2019	MRS. MEENAKSHI AGARWAL MR. RAJESH KUMAR DEY	NA
BM-03/18-19	16/12/2020	MRS. MEENAKSHI AGARWAL MR. RAJESH KUMAR DEY	NA

**DIRECTORS:**

Mr Sujit Kumar Agarwal has been retired on 08-04-2019 and Mr. Rajesh Kumar Dey has been appointed on 08-04-2019 during the year.

**COMPANY'S POLICY RELATING TO DIRECTORS APPOINTMENT, PAYMENT OF REMUNERATION AND DISCHARGE OF THEIR DUTIES:**

The provisions of Section 178(1) relating to constitution of Nomination and Remuneration

**DETAILS OF POLICY DEVELOPED AND IMPLEMENTED BY THE COMPANY ON ITS CORPORATE SOCIAL RESPONSIBILITY INITIATIVES :**

The provisions Corporate Social Responsibility is not applicable to the company .

**RISK MANAGEMENT POLICY :**

The Company has developed and implemented a risk management policy which identifies major risks which may threaten the existence of the Company. The same has also been adopted by our Board and is also subject to its review from time to time. Risk mitigation process and measures have been also formulated and clearly spelled out in the said policy.

**SUBSIDIARY, JOINT VENTURE AND ASSOCIATE COMPANY :**

The Company has no Subsidiary, Joint Venture and Associate

**DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS, COURTS AND TRIBUNALS:**

No significant and material order has been passed by the regulators, courts, tribunals impacting the going concern status and Company's operations in future.

**14. CHANGES IN SHARES CAPITAL :**

The Company has not issued any Equity Shares during the year under review.

**15. STATUTORY AUDITORS:**

The Auditors, M/s Agarwal Mittal & Company, Chartered Accountants, (Firm Registration No. 0327328E), hold office until the conclusion of the ensuing Annual General Meeting. The Directors recommended that M/s Agarwal Mittal & Company, Chartered Accountants, be ratified as the Statutory Auditors of the Company at the forthcoming Annual General Meeting of the Company and they have confirmed their eligibility and willingness to hold office for the next term from the conclusion of ensuing annual general meeting to the conclusion of next annual general meeting.

**16. AUDITORS' REPORT :**

The Auditors' Report does not contain any qualification. Notes to Accounts and Auditors' remarks in their report are self-explanatory and do not call for any further comments.

**17. EXTRACT OF ANNUAL RETURN:**

As required pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014 an extract of annual return in MGT 9

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

### Details of Loans:

No Loans has given, investment made or guarantee given or security provided as per the provisions of Section 186 of the Companies Act, 2013.

### 19. DEPOSIT :

The Company has neither accepted nor renewed any deposits during the year under review.

### 20. CONTRACTS AND ARRANGEMENTS WITH RELATED PARTIES:

No agreement was entered with related parties by the Company during the current year. All related party transactions that were entered into during the financial year ended 31st March, 2020 were on an arm's length basis and were in the ordinary course of business. Therefore, the provisions of Section 188 of the Companies Act, 2013 were not attracted.

Further, there are no materially significant related party transactions during the year under review made by the Company with Promoters, Directors, or other designated persons which may have a potential conflict with the interest of the Company at large. Thus, disclosure in Form AOC-2 is not required.

### 21. DISCLOSURE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013:

The Company did not receive any complain during the year 2019-20.

### 22. TRANSFER OF AMOUNTS TO INVESTOR EDUCATION AND PROTECTION FUND:

Your Company did not have any funds lying unpaid or unclaimed for a period of seven years. Therefore there were no funds which were required to be transferred to Investor Education and Protection Fund (IEPF).

### 23. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNING AND OUTGO :

The details of conservation of energy, technology absorption, foreign exchange earnings and outgo are as follows:

#### (a) Conservation of energy

(i)	the steps taken or impact on conservation of energy	Company's operation does not consume significant amount of energy.
(ii)	the steps taken by the company for utilizing alternate sources of energy.	Not applicable, in view of comments in clause (i)

(i)	technology absorption	
(ii)	the effort made towards technology absorption	Nil
(iii)	the benefits derived like product improvement cost reduction product development or import substitution	Nil
(iv)	in case of imported technology (important during the last three years reckoned from the beginning of the financial year)	Nil
	(a) the details of technology imported	
	(b) the year of import;	
	(c) whether the technology been fully absorbed	
	(d) if not fully absorbed, areas where absorption has not taken place, and the reasons thereof	
(iv)	the expenditure incurred on Research and Development	Nil

**Foreign exchange earnings and outgo**

During the year, the total foreign exchange used was Rs. Nil and the total foreign exchange earned was Rs. Nil

**DIRECTOR'S RESPONSIBILITY STATEMENT:**

Pursuant to Section 134(5) of the Companies Act, 2013 the Board of Directors of the Company confirms that-

- In the preparation of the annual accounts for the year ended March 31, 2020, the applicable accounting standards read with requirements set out under Schedule III to the Act, have been followed and there are no material departures from the same.
- The Directors 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 as at March 31, 2020 and of the profit of the Company for the year ended on that date.
- The Directors have taken proper and sufficient care for the 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 fraud and other irregularities.
- The Directors have prepared the annual accounts on a 'going concern' basis.
- The Company being unlisted, sub clause (e) of section 134(3) of the Companies Act, 2013 pertaining to laying down internal financial controls is not applicable to the Company.
- The Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and regulations and these systems are adequate and operating effectively.

**25. ACKNOWLEDGEMENTS:**

We take this opportunity to place on record our sincere thanks to Bank of Maharashtra and other state and Central Government, agencies for their timely support, co-operation and valuable guidance.

We place on record our appreciation of valuable services rendered by employees of the company at all levels.

**ON BEHALF OF THE BOARD OF DIRECTOR**

WATSON REAL ESTATE PRIVATE LIMITED  
*Meenakshi Agarwal*

Meenakshi Agarwal  
(Director)

WATSON REAL ESTATE PRIVATE LTD  
*Ajit Kumar Agarwal*

Ajit Kumar Agarwal  
(Director)

Dated: 06/10/2020

Place: Siliguri

**Annexure -A to the Director's Report**

Extract of Annual Return

**Form No. MGT 9**

(As on financial year ended on 31st March, 2020)  
 [Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Companies  
 (Management & Administration) Rules, 2014]

**I. REGISTRATION & OTHER DETAILS:**

- 1 CIN : U70100WB2016PTC218298
- 2 Registration Date : 15/11/2016
- 3 Name of the Company : Vatsin Real Estate Private Limited
- 4 Category/Sub-category of the Company Private Limited Company/ Company Limited by Shares
- 5 Address of the Registered office & contact details  
 3rd floor, Asmi kunj, Jatin das sarani, Ashrampara, N/R jewel athletic club  
 Siliguri -734001, West Bengal  
 Contact No. : +91 9832056275,  
 Email Id: vatsinrealestate@gmail.com
- 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**

(Activities contributing 10 % or more of the total turnover)

SJ No.	Name and Description of products / services	NIC Code of the Product/service	% to total turnover of the company
1	Real estate activities with own or leased property	68100	100%

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

SJ No.	Name and address of the Company	CIN/GLN	Holding/ Subsidiary/ Associate	% of shares held	Applicable Section
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**SHARE HOLDING PATTERN (EQUITY SHARE CAPITAL BREAKUP AS PERCENTAGE OF TOTAL EQUITY)**

Category-wise Share Holding	No. of Shares held at the beginning of the year [As on 31-March-2019]				No. of Shares held at the end of the year [As on 31-March-2020]				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
<b>A Promoter Shareholding</b>									
Individual		100,000	100,000	100.00%		100,000	100,000	100.00%	0.00%
HUF				0.00%				0.00%	0.00%
Govt				0.00%				0.00%	0.00%
Govt(s)				0.00%				0.00%	0.00%
Corp				0.00%				0.00%	0.00%
FI				0.00%				0.00%	0.00%
Others				0.00%				0.00%	0.00%
<b>Sub-total (A) (1)</b>		100,000	100,000	100.00%		100,000	100,000	100.00%	0.00%
<b>B Public Shareholding</b>									
Individuals				0.00%				0.00%	0.00%
Individuals				0.00%				0.00%	0.00%
Corp				0.00%				0.00%	0.00%
Others				0.00%				0.00%	0.00%
<b>Sub-total (A) (2)</b>				0.00%				0.00%	0.00%
<b>Total Promoter Shareholdings (A)</b>		100,000	100,000	100.00%		100,000	100,000	100.00%	0.00%
<b>B Public Shareholding</b>									
Insurance Co's				0.00%				0.00%	0.00%
Funds				0.00%				0.00%	0.00%
FI				0.00%				0.00%	0.00%
Govt				0.00%				0.00%	0.00%
Govt(s)				0.00%				0.00%	0.00%
Venture Capital Funds				0.00%				0.00%	0.00%
Insurance Companies				0.00%				0.00%	0.00%
Others				0.00%				0.00%	0.00%
Foreign Venture Capital Funds				0.00%				0.00%	0.00%
Others (specify)				0.00%				0.00%	0.00%
<b>Sub-total (B)(1):-</b>				0.00%				0.00%	0.00%
<b>Non-Institutions</b>									
Govt Corp.				0.00%				0.00%	0.00%
Govt				0.00%				0.00%	0.00%
Overseas				0.00%				0.00%	0.00%
Individuals				0.00%				0.00%	0.00%
Individual shareholders holding nominal share capital upto Rs. 1 lakh				0.00%				0.00%	0.00%
Individual shareholders holding nominal share capital in excess of Rs 1 lakh				0.00%				0.00%	0.00%
Others (specify)				0.00%				0.00%	0.00%
Non Resident Indians				0.00%				0.00%	0.00%
Overseas Corporate Bodies				0.00%				0.00%	0.00%
Foreign Nationals				0.00%				0.00%	0.00%
Clearing Members				0.00%				0.00%	0.00%
Trusts				0.00%				0.00%	0.00%
Foreign Bodies - D R				0.00%				0.00%	0.00%
<b>Sub-total (B)(2):-</b>				0.00%				0.00%	0.00%
<b>Total Public (B)</b>				0.00%				0.00%	0.00%
<b>C Shares held by Custodian for</b>				0.00%				0.00%	0.00%
<b>Grand Total (A+B+C)</b>		100,000	100,000	100.00%		100,000	100,000	100.00%	0.00%



**(ii) Shareholding of Promoter**

SN	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% of Shares Pledged / encumbered to total shares	% of Shares Pledged / encumbered to total shares during the year
		No. of Shares	% of total Shares of the company	Pledged/ encumbered to total	No. of Shares	% of total Shares of the company	Pledged / encumbered to total shares		
1	Sujit Kumar Agarwal	50,000	50.00%	-	50,000	50.00%	-	0.00%	
2	Meenakshi Agarwal	50,000	50.00%	-	50,000	50.00%	-	0.00%	
	<b>TOTAL</b>	<b>100,000</b>	<b>100.00%</b>	<b>-</b>	<b>100,000</b>	<b>100%</b>	<b>-</b>	<b>0%</b>	

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

There are no changes in the Promoter's shareholding during the Financial Year 2018-19.

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

S.I No.	Name of Shareholders	Date	Reason	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
				No. of shares	% of total shares	No. of shares	% of total shares
1	At the beginning of the year	01-04-2019	-	0.00%	-	0.00%	-
	Changes during the year		-	0.00%	-	0.00%	-
	At the end of the year	31-03-2020	-	0.00%	-	0.00%	-

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

SN	Shareholding of each Directors and each Key Managerial Personnel	Date	Reason	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
				No. of shares	% of total shares	No. of shares	% of total shares
1	<b>Rajesh Kumar Dey</b>						
	At the beginning of the year	01-04-2019	-	0.00%	-	0.00%	0.00%
	Changes during the year		-	0.00%	-	0.00%	0.00%
	At the end of the year	31-03-2020	-	0.00%	-	0.00%	0.00%
2	<b>Meenakshi Agarwal</b>						
	At the beginning of the year	01-04-2019	50,000	50.00%	50,000	50.00%	50.00%
	Changes during the year		-	0.00%	-	0.00%	0.00%
	At the end of the year	31-03-2020	50,000	50.00%	50,000	50.00%	50.00%

**V. INDEBTEDNESS**

The Company had no indebtedness with respect to secured or Unsecured Loans or Deposits during the financial year 2019-20

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. Remuneration to Managing Director, Whole-time Directors and Key Managerial Personnel:

SN.	Particulars of Remuneration	Name of MD/WTD/ KMP		Total Amount (Rs)
		Name	Designation	
		Executive Director	Executive Director	
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.	-	-	-
	(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	-	-	-
2	Stock Option	-	-	-
3	Sweat Equity	-	-	-
	Commission	-	-	-
4	- 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 (Rs)
		Name	Designation	
		Executive Director	Executive Director	
1	Independent Directors	-	-	-
	Fee for attending board committee	-	-	-
	Commission	-	-	-
	Others, please specify	-	-	-
	<b>Total (1)</b>	-	-	-
2	Other Non-Executive Directors	-	-	-
	Fee for attending board committee	-	-	-
	Commission	-	-	-
	Others, please specify	-	-	-
	<b>Total (2)</b>	-	-	-
	<b>Total (B) = (1+2)</b>	-	-	-
	<b>Total Managerial Remuneration</b>	-	-	-

Overall Ceiling as per the Act

**C. Remuneration to Key Managerial Personnel other than MD/Manager/WTD**

SN.	Particulars of Remuneration	Name of Key Managerial Personnel		Total Amount (Rs./Lac)
		CEO	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)			
	(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961			
2	Stock Option			
3	Sweat Equity Commission			
4	- as % of profit			
	- others, specify			
5	Others, please specify			
	Total			

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

There were no penalties / punishment / compounding of offences for breach of any section of Companies Act against the Company or its Directors or other officers in default, if any, during the year.

On Behalf of the Board  
Vatsin Real Estate Private Limited

*(Signature)*  
Ajit Kumar Agarwal  
Director  
DIN-06592079

*(Signature)*  
Meenakshi Agarwal  
Director  
DIN-07614300



**INDEPENDENT AUDITORS' REPORT**

To

The Members of Vatsin Real Estate Private Limited

**Report on the Audit of the financial statements**

**Opinion**

We have audited the accompanying Standalone financial statements of Vatsin Real Estate Private Limited ("the Company"), which comprise the balance sheet as at March 31, 2020, and the Statement of Profit and Loss for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone financial statements give the information required by the **Companies Act, 2013** ("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, 2020, its profit for the year ended on that date.

**Basis for opinion**

We conducted our audit of the standalone financial statements in accordance with the standards on auditing specified under section 143 (10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the code of ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules hereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the code of ethics.

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

**Key Audit Matters**

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

**Information other than the financial statements and auditors' report thereon**

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the Board Report and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent

If the standalone financial statements or our knowledge obtained during the course of our audit otherwise appears to be materially misstated.

Based on the work we have performed, we conclude that there is a material misstatement of this financial information; we are required to report that fact. We have nothing to report in this regard.

### **Management's responsibility for the financial statements**

The Company's board of directors are responsible for the matters stated in section 134 (5) of the Act with respect to the preparation of these 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. 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 financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The boards of directors are also responsible for overseeing the Company's financial reporting process.

### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls

Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

#### **Report on other legal and regulatory requirements**

The provisions of 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 Companies Act, 2013 is not applicable to the Company since

- (a) It is not a subsidiary or holding company of a public company;
- (b) Its paid-up capital and reserves and surplus are not more than Rs.1 Crores as at the balance sheet date;
- (c) Its total borrowings from banks and financial institutions are not more than Rs.1 Crores at any time during the year; and
- (d) Its turnover for the year is not more than Rs.10 Crores during the year.

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, and the cash flow statement dealt with by this report are in agreement with the books of account;
- (d) In our opinion, the aforesaid financial statements comply with the accounting standards specified under section 133 of the Act, read with rule 7 of the **Companies (Accounts) Rules, 2014**;


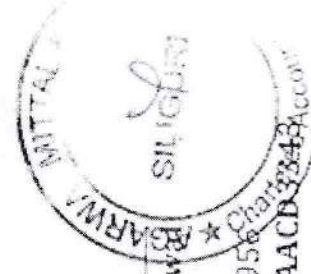
(e) On the basis of the written representations received from the directors, none of the directors is disqualified as on March 31, 2020 from being appointed as a director in terms of Section 164 (2) of the Act;

(f) Since the Company's turnover as per last audited financial statements is less than Rs.50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs.25 Crores, the Company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls vide notification dated June 13, 2017; 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;

- a. The Company does not have any pending litigations which would impact its financial position;
- b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
- c. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company

**For Agarwal Mittal & Company**  
Chartered Accountants  
Firm Registration No.327328E

  
  
C.A. Sudarshan Agarwal  
Partner  
Membership No. 067956  
UDIN: 20067956AAAACD3843

Place: Siliguri  
Date: 06-10-2020

# VATSIN REAL ESTATE PRIVATE LIMITED

3RD FLOOR, ASMI KUNJ, JATIN DAS SARANI  
 ASHRAMPARA, N/R JEWEL ATHLETIC CLUB  
 SILIGURI, DARJEELING, WEST BENGAL-734001  
 Contact No. +91 9832056275, Email Id: vatsinrealestate@gmail.com  
**U70100WB2016PTC218298**

## BALANCE SHEET AS ON 31ST MARCH 2020

Particulars	Sch. No.	(Amount in Rs.)	
		As at 31st March, 2020	As at 31st March, 2019
<b>I. EQUITY AND LIABILITIES</b>			
<b>Shareholders' Funds</b>			
(a) Share Capital	1	10,00,000.00	10,00,000.00
(b) Reserves and Surplus	2	(73,889.00)	(61,286.25)
(c) Money Received Against Share Warrants			
Share Application money pending allotment			
<b>Non-Current Liabilities</b>			
(a) Long-Term Borrowings			
(b) Deferred Tax Liabilities (Net)			
(c) Other Long-Term Liabilities			
(d) Long-Term Provisions			
<b>Current Liabilities</b>			
(a) Short-Term Borrowings			
(b) Trade Payables			
(c) Other Current Liabilities			
(d) Short-Term Provisions			
<b>TOTAL</b>	<b>3</b>	<b>29,580.00</b>	<b>22,080.00</b>
<b>II. ASSETS</b>			
<b>Non-Current Assets</b>			
(a) Fixed Assets			
Tangible Assets			
Intangible Assets			
Capital Work-in-Progress			
Intangible Assets under Development			
(b) Non-Current Investments			
(c) Deferred Tax Assets (Net)			
(d) Long-Term Loans and Advances			
(e) Other Non-Current Assets			
<b>Current Assets</b>			
(a) Current Investments			
(b) Inventories			
(c) Trade Receivables			
(d) Cash and Cash Equivalents			
(e) Short-Term Loans and Advances	4	9,55,691.00	9,60,793.75
(f) Other Current Assets			
<b>NOTES TO ACCOUNTS</b>			
<b>TOTAL</b>	<b>5</b>	<b>9,55,691.00</b>	<b>9,60,793.75</b>

As per our report of even date attached

**FOR AGARWAL MITTAL & COMPANY**  
 Chartered Accountants  
 Firm Reg. No.: 327328E

**FOR VATSIN REAL ESTATE PRIVATE LIMITED**

*(Signature)*  
 (CA. Sudarshan Agarwal)  
 Partner  
 Membership No.: 062956  
 UDIN : 20067956AAAACD3343

*(Signature)*  
 Meenakshi Agarwal  
 (Director)

*(Signature)*  
 Ajit Kumar Agarwal  
 (Director)



**VATSIN REAL ESTATE PRIVATE LIMITED**

3RD FLOOR, ASMI KUNJ, JATIN DAS SARANI  
ASHRAMPARA, N/R, JEWEL ATHLETIC CLUB  
SILIGURI, DARJEELING, WEST BENGAL-734001

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**U70100WB2016PTC218298**


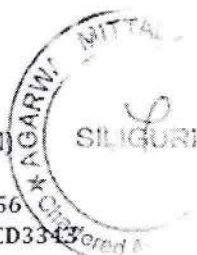
**STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH, 2020**

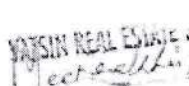

SN	Particulars	Note No.	As at 31st March, 2020	As at 31st March, 2019
I.	<b>INCOME</b>			
	Revenue from Operations		-	-
	Other Income		-	-
	<b>Total Revenue</b>		-	-
II.	<b>EXPENSES</b>			
	Cost of Materials Consumed		-	-
	Purchases of Stock-in-trade		-	-
	Changes in inventories of Finished Goods, Work in Progress & Stock-in-trade		-	-
	Administrative & Incorporation Expenses	6	3,890.00	3,750.00
	Employee Benefit Expenses		-	-
	Finance Costs		-	-
	Selling & Distribution Expenses		-	-
	Depreciation & Amortization Expenses		-	-
	Other Expenses	7	8,712.75	9,017.25
	<b>Total Expenses</b>		<b>12,602.75</b>	<b>12,767.25</b>
III.	<b>Profit Before Tax (I-II)</b>		<b>(12,602.75)</b>	<b>(12,767.25)</b>
IV.	<b>Tax Expense:</b>			
	Current Tax		-	-
	Deferred Tax		-	-
V.	<b>Profit (Loss) for the period (III-IV)</b>		<b>(12,602.75)</b>	<b>(12,767.25)</b>
VI.	<b>Earnings per Equity Share of Face Value of Rs. 10/- each:</b>			
	Basic		(0.13)	(0.13)
	Diluted		-	-
	<b>NOTES TO ACCOUNTS</b>	5		

As per our report of even date attached

FOR AGARWAL MITTAL & COMPANY  
Chartered Accountants  
Firm Reg. No.: 327328E

FOR VATSIN REAL ESTATE PRIVATE LIMITED

  
(CA. Sudarshan Agarwal)  
Partner  
Membership No. : 067956  
UDIN : 20067956AAAACD3343  


  
Meenakshi Agarwal  
(Director)  
  
Ajit Kumar Agarwal  
(Director) DIRECTOR

Place: Siliguri  
Date: 06/10/2020

## VATSIN REAL ESTATE PRIVATE LIMITED

3RD FLOOR, ASMI KUNJ, JATIN DAS SARANI  
ASHRAMPARA, N/R JEWEL ATHLETIC CLUB  
SILIGURI, DARJEELING, WEST BENGAL-734001  
Contact No. +91 9832056275, Email Id: vatsinrealestate@gmail.com

**U70100WB2016PTC218298**

### SCHEDULE

Annexed to and forming Part of the Balance Sheet as at 31st March, 2020

#### Schedule : 1 Share Capital

##### (a) Particulars of Shares

Class of Shares	As at 31st March, 2020		As at 31st March, 2019	
	Number	Rs.	Number	Rs.
<b>a) Authorised, Issued, Subscribed and Paid-up Share Capital</b>				
<u>Authorised</u> Equity Shares of Rs.10/-each	1,00,000	10,00,000	1,00,000	10,00,000
<u>Issued, Subscribed &amp; Paid-up Share Capital</u> Equity Shares of Rs.10/-each fully paid up	1,00,000	10,00,000	1,00,000	10,00,000
<b>Total</b>	<b>1,00,000</b>	<b>10,00,000</b>	<b>1,00,000</b>	<b>10,00,000</b>

##### b) Reconciliation of the number of shares outstanding:

Particulars	As at 31st March, 2020		As at 31st March, 2019	
	Number	Rs.	Number	Rs.
Equity Shares outstanding at the beginning of the year	1,00,000	10,00,000	1,00,000	10,00,000
Add: Number of Shares Issued	-	-	-	-
Shares Issued during the year	-	-	-	-
Equity Shares outstanding at the end of the year	1,00,000	10,00,000	1,00,000	10,00,000

##### c) Shareholders holding more than 5% shares of the Company

Name of Shareholder	As at 31st March, 2020		As at 31st March, 2019	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Meenakshi Agarwal	50,000	50.00	50,000	50.00
Sujit Kumar Agarwal	50,000	50.00	50,000	50.00

## VATSIN REAL ESTATE PRIVATE LIMITED

3RD FLOOR, ASMI KUNJ, JATIN DAS SARANI  
ASHRAMPARA, N/R JEWEL ATHLETIC CLUB  
SILIGURI, DARJEELING, WEST BENGAL-734001

Contact No. +91 9832056275, Email Id: vatsinrealestate@gmail.com

**U70100WB2016PTC218298**

### SCHEDULE

Annexed to and forming Part of the Balance Sheet as at 31st March, 2020

#### *Schedule : 2 Reserves & Surplus*

SN	Particulars	31st March, 2020	31st March, 2019
1	Surplus (Profit & Loss Account)		
	Opening Balance	(61,286.25)	(48,519.00)
	Add : Addition during the year	(12,602.75)	(12,767.25)
	Closing Balance	(73,889.00)	(61,286.25)
	<b>Total</b>	<b>(73,889.00)</b>	<b>(61,286.25)</b>

#### *Schedule : 3 Short Term Provisions*

SN	Particulars	31st March, 2020	31st March, 2019
1	Audit Fees Payable	29,580.00	22,080.00
	<b>Total</b>	<b>29,580.00</b>	<b>22,080.00</b>

#### *Schedule : 4 Cash and Bank balances*

SN	Particulars	31st March, 2020	31st March, 2019
1	Cash in Hand	9,55,691.00	9,60,792.00
2	Cash at Bank	-	1.75
	<b>Total</b>	<b>9,55,691.00</b>	<b>9,60,793.75</b>

## **VATSIN REAL ESTATE PRIVATE LIMITED**

3RD FLOOR, ASMI KUNJ, JATIN DAS SARANI  
ASHRAMPARA, N/R JEWEL ATHLETIC CLUB  
SILIGURI, DARJEELING, WEST BENGAL-734001

Contact No. +91 9832056275, Email Id: vatsinrealestate@gmail.com

**U70100WB2016PTC218298**

### **SCHEDULE**

Annexed to and forming Part of the Statement of Profit & Loss for the year ended 31st March, 2020

#### ***Schedule : 6 Administrative & Incorporation Expenses***

	Particulars	31st March, 2020	31st March, 2019
2	Roc E-Filing Expenses	1,400.00	800.00
2	Legal & Consultancy Expenses	2,122.00	2,650.00
3	Printing & Stationary Expenses	368.00	300.00
	<b>Total</b>	<b>3,890.00</b>	<b>3,750.00</b>

#### ***Schedule : 7 Other Expenses***

	Particulars	31st March, 2020	31st March, 2019
1	General Expenses	1,211.00	1,475.00
2	Bank Charges	1.75	42.25
3	Audit Fees	7,500.00	7,500.00
	<b>Total</b>	<b>8,712.75</b>	<b>9,017.25</b>

**VATSIN REAL ESTATE PRIVATE LIMITED**

3RD FLOOR ASMI KUNJAJATI DAS SARANI  
 ASHRAMPARAM/R JEWEL ATHLETIC CLUB  
 SILEIGURI-734001, DARJEELING, WEST BENGAL  
 Email Id: laadjaconstruction@gmail.com Contact No. +91-9832066275  
 CIN: U71000WB2016PTC10298  
**BALANCE SHEET AS AT 31ST MARCH, 2020**

ANNEXURE 1

DETAILS OF SHARES HELD AT DATE 31-03-2020

S. NO.	SHAREHOLDERS NAME	ADDRESS OF SHAREHOLDER	PAN	TYPE OF SHARE	NUMBER OF SHARES	AMOUNT PER SHARE (IN RS.)	TOTAL AMOUNT OF SHARES (IN RS.)
1	SUJIT KUMAR AGARWAL	3rd Floor Asmi Kunjajatin Das Sarani By lane Near Jewel Athletic Club Purabi Para Siliguri-734001 West Bengal	ACIPAB145L	EQUITY	50,000.00	10.00	500,000.00
2	NEENAKSHI AGARWAL	3rd Floor Asmi Kunjajatin Das Sarani By lane Near Jewel Athletic Club Purabi Para Siliguri-734001 West Bengal	AGAFIC155ZF	EQUITY	50,000.00	10.00	500,000.00

*(Signature)*  
 SUJIT KUMAR AGARWAL  
 Director

*(Signature)*  
 NEENAKSHI AGARWAL  
 Director

<b>NAME:</b>	VATSIN REAL ESTATE PRIVATE LIMITED
<b>ADDRESS:</b>	3RD FLOOR ASMI KUNJ JATIN DAS SARANI ASHRAMPARA, N/R JEWEL ATHLETIC CLUB SILIGURI -734001, WEST BENGAL
<b>PAN</b>	AAFCV7324N
<b>STATUS</b>	COMPANY
<b>DATE OF INCORPORATION</b>	15-11-2016
<b>FINANCIAL YEAR</b>	2019-20
	<b>ASSESSMENT YEAR</b> 2020-21

**COMPUTATION OF TOTAL INCOME & TAX**

		<b>Amount (Rs.)</b>
<b>INCOME FROM BUSINESS OR PROFESSION:</b>		
Net Loss from business	(12,602.75)	
Add : Preliminary expense W/Off	-	
	(12,602.75)	
Less : Preliminary expenses allowed u/s 35D	-	(12,602.75)
		(12,602.75)
<b>Gross Total Income</b>		(12,602.75)
Less : Deduction under Chapter VI A		-
<b>Total Income</b>		(12,602.75)
		-
Tax Due		-
Health and Education Cess @4%		-
		-
Interest u/s 234A/B/C		-
		-
Paid u/s 140A		-
Tax Payable (Refundable)		-