



**N. N. Agarwal & Associates**

CHARTERED ACCOUNTANTS

115, Cotton Street, 1st Floor.

Kolkata - 700 007

Telefax : +91 33 4601 0711

Mob. : +91 90518 49111, 70034 10080

E-mail : canirajagarwal24@gmail.com

**INDEPENDENT AUDITOR'S' REPORT**  
**ON CONSOLIDATED FINANCIAL STATEMENTS**

**TO THE MEMBERS OF REGENT HIRISE PRIVATE LIMITED**

**Report on the Financial Statements**

We have audited the accompanying consolidated financial statements of REGENT HIRISE PRIVATE LIMITED, (the HOLDING COMPANY) its subsidiaries and its associates (collectively referred to as 'the Group') which comprises the Consolidated Balance Sheet as at 31st March, 2017, the Consolidated Statement of Profit and Loss, the Consolidated Cash Flow Statement a summary of the significant accounting policies and other explanatory information for the year then ended (hereinafter referred to as 'the consolidated financial statements').

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

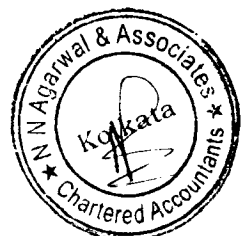
The Holding Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 with respect to the preparation of these Consolidated financial statements that give a true and fair view of the consolidated financial position and consolidated financial performance and Consolidated Cash Flow of the Group in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the act for safeguarding the assets of the Group 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 consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

**Auditor's' Responsibility**

Our responsibility is to express an opinion on these consolidated financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

We conducted our audit in accordance with the Standards on Auditing specified under section 143 (10) of the Act. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.





{2}

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risk of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Holding Company's preparation of the consolidated financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Holding Company's Director's , as well as evaluating the overall presentation the consolidated financial statements.

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

### **Opinion**

In our opinion and to the best of our information and according to the explanations given to us, the consolidated 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:

- a) in the case of the Consolidated Balance Sheet, of the state of affairs of the Group as at March 31, 2017 and
- b) in the case of the Consolidated Statement of Profit and Loss, of the profit for the year ended on that date.
- c) in the case of the Consolidated Cash Flow Statement for the year ended on that date.

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

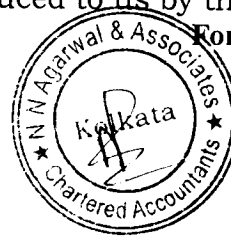
- 1) As required by Section 143(3) of the Act, we report that:
  - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements.
  - b. In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept by the Company so far as it appears from our examination of those books.





{3}

- c. The Consolidated Balance Sheet and the consolidated Statement of Profit and Loss and Consolidated Cash Flow Statement dealt with by this report are in agreement with the books of account maintained for the purpose of preparation of the consolidated financial statements.
- d. In our opinion, the aforesaid consolidated 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 of the respective companies as on 31st March, 2017 taken on record by the Board of Directors of the respective companies, none of the directors of the Group is disqualified as on 31st March, 2017 from being appointed as a director in terms of Section 164 (2) of the Act.
- f. With respect to the 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:
- The Group does not have any pending litigations which would impact its consolidated financial position.
  - The Group did not have any long-term contracts including derivatives contracts for which there were any material foreseeable losses.
  - There were no amounts which required to be transferred to the Investor Education and Protection Fund by the Group.
  - The Holding Company has provided requisite disclosures in Note No. 11 to these financial statements as to the holding of Specified Bank Notes on November 8, 2016 and December 30, 2016 as well as dealing in Specified Bank Notes during the period from November 8, 2016 to December 30, 2016. Based on our audit procedures and relying on the management representations regarding the holding and nature of cash transactions, including Specified Bank Notes, We report that these disclosures are in accordance with the books of accounts maintained by the Company and as produced to us by the management.



For N.N.Agarwal & Associates  
Chartered Accountants

FRN. : 329802E

*Niraj Agarwal*  
(NIRAJ AGARWAL)

Partner

M. No. 301680

Place : Kolkata.

Date : 25.08.2017

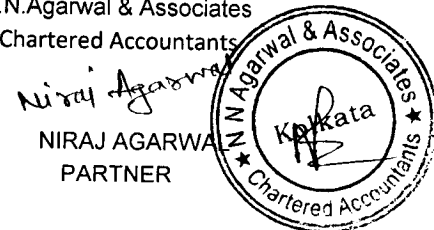
**REGENT HIRISE PRIVATE LTD**

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

	NOTE NO	AS AT 31ST MARCH 2017 (RUPEES)	AS AT 31ST MARCH 2016 (RUPEES)
<b><u>EQUITY AND LIABILITIES</u></b>			
<b><u>Shareholder's Funds</u></b>			
Share Capital	1	3,52,28,400	3,52,28,400
Reserves and Surplus	2	60,48,15,529	59,85,28,701
<b><u>Non - Current Liabilities</u></b>			
Long - Term Borrowings	3	13,71,38,035	13,70,565
<b><u>Current Liabilities</u></b>			
Short-term Borrowings	4	83,14,49,051	82,74,51,821
Trade Payables	5	9,39,23,560	8,53,80,815
Other Current Liabilities	6	77,63,11,305	60,03,87,838
<b>TOTAL</b>		<b>2,47,88,65,880</b>	<b>2,14,83,48,140</b>
<b><u>ASSETS</u></b>			
<b><u>Non Current Assets</u></b>			
Property, Plant and Equipment	7	22,60,69,661	22,41,18,562
Non Current Investments	8	34,39,65,257	34,82,66,266
Derrered Tax Assets (Net)	9	12,42,398	11,60,467
Long Term Loan and Advances	10	2,49,42,234	2,31,52,272
<b><u>Current Assets</u></b>			
Inventories	11	1,15,63,94,899	94,96,57,278
Trade Receivables	12	1,70,81,022	63,80,687
Cash and Cash Balances	13	1,47,18,286	1,22,05,797
Short Term Loans & Advances	14	53,07,96,656	44,52,83,724
Other current assets	15	16,36,55,467	13,81,23,087
<b>TOTAL</b>		<b>2,47,88,65,880</b>	<b>2,14,83,48,140</b>
SIGNIFICANT ACCOUNTING POLICIES	23		
ADDITIONAL INFORMATION AND DISCLOSURES	24-25		

115, Cotton Street, Kolkata - 700007  
Dated the 25th day of August, 2017

In terms of our report of even date  
For N.N.Agarwal & Associates  
Chartered Accountants



NIRAJ AGARWA  
PARTNER

REGENT HIRISE PRIVATE LTD

*[Handwritten Signature]*

Director

*[Handwritten Signature]*  
Director

REGENT HIRISE PRIVATE LTD

*[Handwritten Signature]*

Director

**REGENT HIRISE PRIVATE LTD**

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

	NOTE NO	YEAR ENDED 31ST MARCH 2017		YEAR ENDED 31ST MARCH 2016	
		(RUPEES)		(RUPEES)	
<b>INCOME :</b>					
REVENUE FROM OPERATIONS	16		9,63,83,472		15,48,734
INCOME FROM ASSOCIATES			15,78,704		6,09,850
OTHER INCOME	17		4,51,28,148		1,94,90,831
<b>TOTAL REVENUE</b>			<b>14,30,90,324</b>		<b>2,16,49,415</b>
<b>EXPENDITURE :</b>					
CONSTRUCTION & SITE EXPENSES	18		19,95,61,481		16,86,10,732
(INCREASE) / DECREASE IN INVENTORY	19		(18,82,34,857)		(26,27,27,422)
EMPLOYEE BENEFIT EXPENSES	20		1,44,46,426		1,31,71,824
FINANCE COST	21		8,71,15,549		8,07,38,142
DEPRECIATION	7		21,09,035		29,80,772
ADMINISTRATIVE EXPENSES	22		1,97,94,666		1,40,64,367
<b>TOTAL EXPENSES</b>			<b>13,47,92,300</b>		<b>1,68,38,414</b>
Profit/(Loss) Before Exceptional and Extraordinary Items and Tax			82,98,024		48,11,002
Income Declared under IDS			16,00,000		-
<b>PROFIT BEFORE TAX</b>			<b>98,98,024</b>		<b>48,11,002</b>
LESS : TAX EXPENSE					
CURRENT		21,57,000		14,44,733	
Earlier Year Tax		12,60,000		-	
MAT Credit		2,76,127		(29,733)	
DEFERRED TAX		(81,931)		(12,53,528)	
<b>PROFIT / (LOSS) AFTER TAX FOR THE YEAR</b>			<b>36,11,196</b>		<b>1,61,472</b>
			<b>62,86,828</b>		<b>46,49,530</b>
SIGNIFICANT ACCOUNTING POLICIES	23				
ADDITIONAL INFORMATION AND DISCLOSURES	24-25				
<b>EARNING PER SHARE - BASIC &amp; DILUTED (IN Rs.)</b>			<b>1.78</b>		<b>1.32</b>

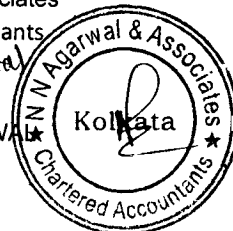
In terms of our report of even date

For N.N.Agarwal & Associates

Chartered Accountants

*Niraj Agarwal*

NIRAJ AGARWAL  
PARTNER



115, Cotton Street, Kolkata - 700007

Dated the 25th day of August, 2017

REGENT HIRISE PRIVATE LTD

*L. K. Saha*

Director

Harsh Vardhan Saha

Director

REGENT HIRISE PRIVATE LTD

*L. K. Saha*

Director

Harsh Vardhan Saha

Director

**REGENT HIRISE PRIVATE LTD**

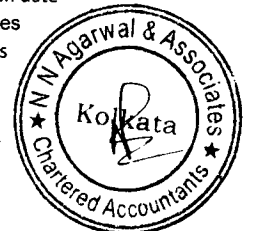
**CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2017**

	YEAR ENDED 31ST MARCH 2017		YEAR ENDED 31ST MARCH 2016	
	(Rs.)	(Rs.)	(Rs.)	(Rs.)
<b>A. Cash Flows from Operating Activities</b>				
Net Profit before Tax		98,98,024		48,11,001
Adjustments for:				
Depreciation	21,09,035		29,80,772	
Interest on Loans given	(1,80,96,606)		(1,23,14,535)	
Interest on Capital in Partnership Firm	(5,85,963)		(6,83,615)	
(Profit)/Loss from Partnership Firms	(23,95,876)		(10,33,245)	
Interest & other costs	8,71,15,549		8,07,38,142	
		6,81,46,139		6,96,87,519
Operating Profit before Working Capital Changes		7,80,44,163		7,44,98,519
Adjustments for:				
Long Term Provisions	-		(36,058)	
Trade Receivables	(1,07,00,335)		(60,54,387)	
Inventories	(20,67,37,621)		(28,67,02,332)	
Other Advances	(11,91,67,007)		1,72,42,988	
Advances Received from Customers	14,96,91,631		19,72,09,180	
Trade Payables	85,42,745		2,36,58,438	
Other Liabilities	2,45,57,437		(4,65,28,578)	
		(15,38,13,150)		(10,12,10,750)
Cash Generated from Operations		(7,57,68,987)		(2,67,12,231)
Direct Taxes Paid		(57,72,000)		(28,06,173)
Net Cash from Operating Activities		(8,15,40,987)		(2,95,18,404)
<b>B. Cash Flows from Investing Activities</b>				
Purchase/(Sale) & Addition of Fixed Assets	(40,60,134)		(33,62,974)	
Investment in Partnership Firms/LLP	43,01,009		(4,01,39,247)	
Profit/Loss from Partnership Firms/LLP	23,95,876		10,33,245	
Interest on Capital in Partnership Firm	5,85,963		6,83,615	
Net Cash used in Investing Activities		32,22,714		(4,17,85,361)
<b>C. Cash Flows from Financing Activities</b>				
Secured Loan Recd	13,74,41,870		(12,81,439)	
Unsecured Loan Recd	39,97,230		21,38,95,723	
Unsecured Loan Given	84,10,605		(7,69,52,183)	
Interest recd on Loans given	1,80,96,606		1,23,14,535	
Interest paid & other costs	(8,71,15,549)		(8,07,38,142)	
Net Cash from / (used in) Financing Activities		8,08,30,762		6,72,38,494
Net Increase/(Decrease) in Cash and Cash Equivalents (A+B+C)		25,12,489		(40,65,271)
Cash and Cash Equivalents at the beginning of period		1,22,05,797		1,62,71,068
Cash and Cash Equivalents at the end of period		1,47,18,286		1,22,05,797
		25,12,489		(40,65,271)

115, Cotton Street, Kolkata - 700007  
Dated the 25th day of August, 2017

In terms of our report of even date  
For N.N. Agarwal & Associates  
Chartered Accountants

*Niraj Agarwal*  
NIRAJ AGARWAL  
PARTNER



REGENT HIRISE PRIVATE LTD

*L. Curran*

Director

115, Cotton Street, Kolkata - 700007

REGENT HIRISE PRIVATE LTD

*L. Curran*

Director

115, Cotton Street, Kolkata - 700007

**REGENT HIRISE PRIVATE LTD**

**Notes annexed to & forming part of the Consolidated Financial Statements as at 31 st March, 2017**

	AS AT 31.3.2017		AS AT 31.3.2016	
<b>NOTE 1 : SHARE CAPITAL</b>	<b>No. of Shares</b>	<b>Amount</b>	<b>No. of Shares</b>	<b>Amount</b>
<b>AUTHORISED :</b>				
Equity Shares of Rs.10/- each	50,00,000	5,00,00,000	50,00,000	5,00,00,000
<b>ISSUED, SUBSCRIBED &amp; PAID UP :</b>				
Equity shares of Rs. 10/- each fully paid up in cash	35,22,840	3,52,28,400	35,22,840	3,52,28,400
Reconciliation of Share Capital				
	<b>No. of Shares</b>	<b>Amount</b>	<b>No. of Shares</b>	<b>Amount</b>
<b>ISSUED, SUBSCRIBED &amp; PAID UP :</b>				
Outstanding at the beginning of the year	35,22,840	3,52,28,400	35,22,840	3,52,28,400
Allotment during the year	-	-	-	-
Outstanding at the end of the year	35,22,840	3,52,28,400	35,22,840	3,52,28,400
Shareholders holding more than 5% shares	<b>No. of Shares</b>	<b>% held</b>	<b>No. of Shares</b>	<b>% held</b>
Harsh Vardhan Patodia	3,45,244	9.80%	3,45,237	9.80%
Indu Patodia	3,45,238	9.80%	3,45,238	9.80%
Jasmine Vunimay Pvt Ltd	2,08,000	5.90%	2,08,000	5.90%
Drishti Auto Part Accessories Sales Pvt Ltd	9,26,150	26.29%	9,26,150	26.29%
Kamma Autopart Sales Pvt Ltd	8,56,900	24.32%	7,89,700	22.42%
Shyam Media Services Pvt Ltd	6,26,190	17.78%	6,93,390	19.68%

The Company has only one class of shares i.e. Equity Shares and each share is entitled to one vote per share and in the event of liquidation, the equity shareholders are entitled to receive the remaining assets after payment of all liabilities, in proportion to their shareholding.

**NOTE 2 : RESERVE & SURPLUS**

**Share Premium**

As per last Account	46,62,88,600	46,62,88,600
---------------------	--------------	--------------

**Surplus/(Deficit) in Statement of Profit & Loss**

As per last Account	13,22,40,101	12,75,88,091
Add : Net Profit / (Loss) for the current year	62,86,828	46,49,529
Excess Provision for Tax W/Off	-	2,481
	13,85,26,929	13,22,40,101
	<u>60,48,15,529</u>	<u>59,85,28,701</u>

REGENT HIRISE PVT. LTD

*L. Agarwal*

Director

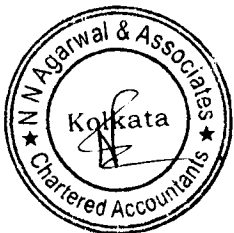
Harsh Vardhan Patodia  
Director

REGENT HIRISE PVT. LTD

*M. K. Singh*

Director

Kamma Autopart Sales Pvt Ltd  
Director



**REGENT HIRISE PRIVATE LTD**

**Notes annexed to & forming part of the Consolidated Financial Statements as at 31 st March, 2017**

	AS AT 31.3.2017	AS AT 31.3.2016
<b>NOTE 3 : LONG TERM BORROWINGS</b>		
Secured Loan from ICICI Bank Ltd (Secured by way of Equitable Mortgage on the developers allocation and hypothecation of receivable and escrow account) (Repayable in 24 monthly instalments commencing from 15th February, 2018. Last instalment due on 15th February, 2020 & Rate of interest is 13.60% p.a. as at year end.)	13,65,90,669	-
Secured Loan from ICICI Bank Ltd (Secured against Hypothecation of Motor Car) (Repayable in 48 monthly instalments commencing from 1st February, 2015. Last instalment due on 1st January, 2019 & Rate of interest is 10.25% p.a. as at year end.)	5,47,366	13,70,565
	<u>13,71,38,035</u>	<u>13,70,565</u>
<b>NOTE 4: SHORT TERM BORROWINGS</b>		
Unsecured Loans received (including Interest) from Directors	1,22,24,336	83,00,000
From Related Parties	42,46,136	27,26,837
From Others	81,49,78,579	81,64,24,984
	<u>83,14,49,051</u>	<u>82,74,51,821</u>
<b>NOTE 5: TRADE PAYABLES</b>		
For Construction Materials	2,61,10,138	3,60,38,289
For Services Received	3,13,25,240	1,98,83,924
For Retention Money	3,33,91,728	2,55,41,140
Others	30,96,454	39,17,463
	<u>9,39,23,560</u>	<u>8,53,80,815</u>
<b>NOTE 6: OTHER CURRENT LIABILITIES</b>		
Current Maturity of Long Term Debt	24,89,201	8,14,801
Other Liability Others	4,61,86,180	90,90,480
Advances Received from Customers	63,68,45,687	48,71,54,056
Deposit Received from Customers	7,36,970	-
Liability For Expenses	71,73,526	55,60,612
Liability For Statutory Payment	1,86,57,389	1,56,57,590
Provision for Taxation including IDS	11,22,000	-
Payable to Associates	3,20,60,512	5,10,70,460
Due to Co-Promoters	37,90,035	37,90,035
Security & Other Deposits	2,72,49,805	2,72,49,805
	<u>77,63,11,305</u>	<u>60,03,87,838</u>

REGENT HIRISE PRIVATE LTD

*[Handwritten Signature]*

Director

Harish Maheshwari  
Director

REGENT HIRISE PRIVATE LTD

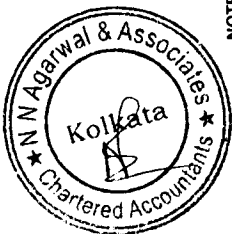
*[Handwritten Signature]*

Director

Kiran Maheshwari  
Director







**REGENT HIRISE PRIVATE LIMITED.**

Notes annexed to & forming part of the Consolidated Financial Statements as at 31 st March, 2017

**NOTE 7: PROPERTY, PLANT AND EQUIPMENT**

DESCRIPTION	GROSS BLOCK				DEPRECIATION				NET BLOCK	
	AS ON 01.04.2016	ADDITION	DEDUCTION	TOTAL	AS ON 01.04.2016	ADJUSTMENT FOR EARLIER YEARS	FOR THE YEAR	TOTAL	AS ON 31.03.2017	AS ON 31.03.2016
	INTANGIBLE ASSETS Computer Software	21,38,383	4,84,785	-	26,23,168	12,08,266	-	4,46,516	16,54,782	9,68,386
TANGIBLE ASSETS Computer	13,02,437	41,001	-	13,43,438	12,04,970	-	58,885	12,63,855	79,583	97,467
Office Equipments	3,05,414	-	-	3,05,414	2,68,069	-	19,039	2,87,108	18,306	37,345
Furniture & Fixtures	9,52,483	-	-	9,52,483	6,49,761	-	84,817	7,34,578	2,17,905	3,02,722
Motor Car	1,09,98,094	-	-	1,09,98,094	71,12,386	-	12,48,501	83,60,887	26,37,207	38,85,708
Generator	1,56,316	-	-	1,56,316	1,41,503	-	7,047	1,48,550	7,766	14,813
Fax Machine	11,322	-	-	11,322	10,756	-	-	10,756	566	566
Aircondition Machines	11,24,871	-	-	11,24,871	6,15,636	-	2,25,577	8,41,213	2,83,658	5,09,235
Neon Sign Board	70,312	-	-	70,312	66,796	-	-	66,796	3,516	3,516
Plant & Machinery	1,79,248	-	-	1,79,248	77,889	-	18,653	96,542	82,706	1,01,359
Land	21,52,13,856	-	-	21,52,13,856	-	-	-	-	21,52,13,856	21,52,13,856
Capital WIP	23,24,52,736	5,25,786	-	23,29,78,522	1,13,56,032	-	21,09,035	1,34,65,067	21,95,13,455	22,10,96,704
TOTAL	23,54,74,594	40,60,134	-	23,95,34,728	1,13,56,032	-	21,09,035	1,34,65,067	22,60,69,661	22,41,18,562
Previous Year's Figures	23,21,11,620	33,62,974	-	23,54,74,594	83,75,260	-	29,80,772	1,13,56,032	22,41,18,562	22,37,36,360

REGENT HIRISE PVT. LTD.

*Handwritten signature*

Director  
Kolkata  
DIN: 00000000

REGENT HIRISE PVT. LTD.

*Handwritten signature*

Director  
Kolkata  
DIN: 00000000

**REGENT HIRISE PRIVATE LTD**

**Notes annexed to & forming part of the Consolidated Financial Statements as at 31 st March, 2017**

**AS AT 31.3.2017**

**AS AT 31.3.2016**

**NOTE 8: NON CURRENT INVESTMENTS**

**(Long Term, For Trade)**

**(i) In Associates**

**In Limited Liability Partnership**

AHW Unimark Consortium LLP	22,41,37,211	21,09,24,748
[Fixed Capital - Rs.3500000;(Previous Year Rs.3500000)]		
Kelvindeck Properties LLP	2,49,77,225	2,57,13,991
[Fixed Capital - Rs.50000;(Previous Year Rs.50000)]		
Aakil Nirman LLP (Goodwill Rs. 18066/-)	3,12,99,730	3,12,99,825
[Fixed Capital - Rs.20000;(Previous Year Rs.20000)]		
Chaitanya Unimark Cityscape LLP	30,756	74,656
[Fixed Capital - Rs.125000;(Previous Year Rs.125000)]		
Unimark Mirania Projects LLP	1,24,51,165	3,45,01,000
[Fixed Capital - Rs.150000 (Previous Year - Rs. 150000)]		
Unimark Arya Real Estates LLP	25,44,000	25,44,000
[Fixed Capital - Rs.33334 (Previous Year - Rs. 33334)]		
Sherwood Realty LLP	12,00,000	2,00,000
[Fixed Capital - Rs.200000 (Previous Year - 200000 )]		
HPSD Enclave LLP	5,000	-
[Fixed Capital - Rs.50000 (Previous Year - NIL )]		
<b>In Equity Shares-Unquoted,fully paid up</b>		
2500(P.Y. 2,500) E.Shares of Rimjihim Vanijya Pvt. Ltd. (Goodwill Rs.11,882/-)	28,33,432	17,70,726
5000(P.Y. 5,000) E.Shares of Panchkoti Realtors (P) Ltd.	3,22,41,582	2,93,66,810
<b>In Partnership Firm</b>		
Suyog Nirman	4,04,338	2,79,692
[Fixed Capital - Rs.225000;(Previous Year Rs.225000)]		
TOTAL-A	<u>33,21,24,439</u>	<u>33,66,75,448</u>

**(ii) In Subsidiaries**

**In Equity Shares-Unquoted,fully paid up**

10,000 (P.Y. 10,000) E. Shares of Doyen Vinimay Pvt Ltd	-	-
10,000 (P.Y. 10,000) E. Shares of Imagine Plaza Pvt Ltd	-	-
10,000 (P.Y. 10,000) E. Shares of Miracle Devcon Pvt Ltd	-	-
10,000 (P.Y. 10,000) E. Shares of Outlook Promoters Pvt Ltd	-	-
10,000 (P.Y. 10,000) E. Shares of Parasmani Projects Pvt Ltd	-	-
10,000 (P.Y. 10,000) E. Shares of Realtime Enclave Pvt Ltd	-	-
10,000 (P.Y. 10,000) E. Shares of Sigma Plaza Pvt Ltd	-	-
10,000 (P.Y. 10,000) E. Shares of Starlink Properties Pvt Ltd	-	-
10,000 (P.Y. 10,000) E. Shares of Starwin Properties Pvt Ltd	-	-
10,000 (P.Y. 10,000) E. Shares of Yashoda Infraproperties Pvt Ltd	-	-
TOTAL-B	<u>-</u>	<u>-</u>

**(iii) In Capital of Partnership firms**

Srijan Heritage Developers	1,00,00,000	1,00,00,000
Sylvan Estate Developers	1,50,000	1,50,000
Sherwood Estate Developers	75,000	75,000
TOTAL-C	<u>1,02,25,000</u>	<u>1,02,25,000</u>

**(iv) In Capital of AOP**

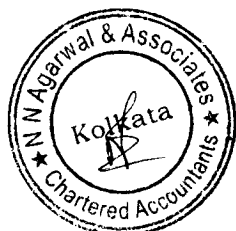
HPVD Commotrade	2,50,000	-
TOTAL-D	<u>2,50,000</u>	<u>-</u>

**(v) Other Non- Current Investment**

Investment in Land	13,18,818	13,18,818
Investment in Equity Shares of Rs. 10/- each -Unquoted Fully Paid Up		
Alishan Promoters Pvt. Ltd. (900 Shares)	9,000	9,000
Ayushman Highrise Pvt. Ltd. (900 Shares)	9,000	9,000
Greenfield Highrise Pvt. Ltd. (900 Shares)	9,000	9,000
HVRV Housing Pvt. Ltd. (100 Shares)	1,000	1,000
Kay Vee Projects Pvt. Ltd. (1000 Shares)	10,000	10,000
Konark Enclave Pvt. Ltd. (900 Shares)	9,000	47,000
TOTAL-E	<u>13,65,818</u>	<u>13,65,818</u>
TOTAL - (A+B+C+D+E)	<u>34,39,65,257</u>	<u>34,82,66,266</u>

REGENT HIRISE PVT. LTD.

REGENT HIRISE PVT. LTD.



*L. K. ...*  
Director

*L. K. ...*  
Director

**REGENT HIRISE PRIVATE LTD**

**Notes annexed to & forming part of the Consolidated Financial Statements as at 31 st March, 2017**

	AS AT 31.3.2017	AS AT 31.3.2016
<b>NOTE 9: DEFERRED TAX ASSETS/LIABILITIES</b>		
DEFFERED TAX ASSETS	12,42,398	11,60,467
	<u>12,42,398</u>	<u>11,60,467</u>
<b>NOTE 10: LONG TERM LOANS &amp; ADVANCES</b>		
Security Deposit Given	1,72,28,120	1,75,70,130
Income Tax Refundable	19,730	19,730
Excess Payment of TDS	-	7,589
Income Tax Payments	61,81,170	38,18,582
MAT Credit	3,61,712	6,37,839
Prepaid Expenses	11,51,502	10,98,402
	<u>2,49,42,234</u>	<u>2,31,52,272</u>
<b>NOTE 11: INVENTORIES</b>		
Constructed space	1,92,76,860	2,24,49,350
Land & Construction Work in Progress	1,08,68,91,279	89,54,83,932
Raw Material in Hand	5,02,26,760	3,17,23,996
	<u>1,15,63,94,899</u>	<u>94,96,57,278</u>
<b>NOTE 12 : TRADE RECEIVABLES</b>		
(Unsecured, considered good)		
Outstanding for a period more than six months		
from related parties	14,400	14,400
others	3,11,900	3,11,900
Less than six months*	1,67,54,722	60,54,387
	<u>1,70,81,022</u>	<u>63,80,687</u>
<b>NOTE 13: CASH &amp; BANK BALANCES</b>		
Cash in Hand	11,77,567	34,42,542
Balances with Banks: In Current Account	80,62,022	85,52,143
In Fixed Deposit	54,78,697	2,11,112
	<u>1,47,18,286</u>	<u>1,22,05,797</u>

REGENT HIRISE PVT. LTD

*L. Rawat*

Director

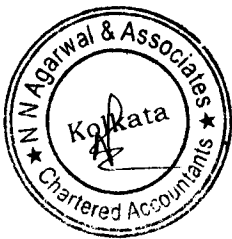
10/04/2017

REGENT HIRISE PVT. LTD

*K. V. S. D. S.*

Director

10/04/2017



**REGENT HIRISE PRIVATE LTD**

**Notes annexed to & forming part of the Consolidated Financial Statements as at 31 st March, 2017**

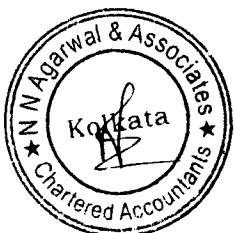
	AS AT 31.3.2017		AS AT 31.3.2016	
<b>NOTE 14: SHORT TERM LOANS &amp; ADVANCES</b>				
Unsecured Loans given (Considered Good)				
to Related Parties				
Private Companies in which Directors of the Company are interested as director or member	87,03,308		10,63,89,936	
to Other Parties	13,10,09,447	13,97,12,755	4,17,33,424	14,81,23,360
Advances given against Land (Unsecured, Considered Good)				
to Related Parties				
to Other Private Companies in which Directors of the Company are interested as director or member	16,49,68,090		16,51,69,090	
to Other Parties	2,57,46,000	19,07,14,090	2,57,46,000	19,09,15,090
Other Advances (Recoverable in Cash or in kind)				
to Related Parties				
to Private Companies in which a director of the Company is interested as director or member	9,38,52,042		4,91,33,966	
to Others	3,91,79,297	13,30,31,339	3,47,75,829	8,39,09,795
Service Tax Credit Receivable		77,92,145		1,35,13,699
Due from Co-Developers		5,95,46,327		88,21,780
		53,07,96,656		44,52,83,724
<b>NOTE 15: OTHER CURRENT ASSETS</b>				
On current account from Partnership firms/LLP in which company is partner		4,95,03,265		1,90,84,620
Deposit Against Development rights		11,41,36,816		11,86,36,816
Share of Profit receivable from Partnership Firms/LLP		15,386		15,386
Prepaid Expenses		-		3,86,265
		16,36,55,467		13,81,23,087
<b>NOTE 16: REVENUE FROM OPERATIONS</b>				
Sales of Constructed Space		9,63,83,472		14,76,862
Revenue from Jt. Projects		-		71,872
		9,63,83,472		15,48,734
<b>NOTE 17: OTHER INCOME</b>				
Share of Profit/ (Loss) from Partnership (NET)		8,17,172		4,23,395
Interest Received				
On Loans	1,80,96,606		1,23,14,535	
On FD	2,00,095		-	
On IT Refund	1,62,119		-	
On Capital in Partnership Firms	5,85,963		6,83,615	
		1,90,44,783		1,29,98,150
Project Management Consultancy Income		1,52,40,105		57,93,672
Cancellation Charges Received		26,088		2,05,174
Compensation Received		1,00,00,000		-
Prior period Incomes		-		65,240
Miscellaneous Incomes		-		5,200
		4,51,28,148		1,94,90,831

REGENT HIRISE PVT. LTD.

*L. ranjan*

Director

Chartered Accountants  
Kolkata



REGENT HIRISE PVT. LTD.

*Kirti*

Director

Kirti Vardan  
Director

**REGENT HIRISE PRIVATE LTD**

**Notes annexed to & forming part of the Consolidated Financial Statements as at 31 st March, 2017**

	AS AT 31.3.2017	AS AT 31.3.2016
<b>NOTE 18: CONSTRUCTION &amp; SITE EXPENSES</b>	19,95,61,481	16,86,10,732
	<u>19,95,61,481</u>	<u>16,86,10,732</u>
<b>NOTE 19: (INCREASE) / DECREASE IN WIP &amp; COSTRUCTED SPACE</b>		
Inventory at beginning of year	91,79,33,282	65,52,05,859
Inventory at close of year	<u>1,10,61,68,139</u>	<u>91,79,33,282</u>
	<u>(18,82,34,857)</u>	<u>(26,27,27,422)</u>
<b>NOTE 20: EMPLOYEE BENEFIT EXPENSE</b>		
Salaries, Bonus & Allowances	97,94,020	86,98,036
Contribution to Provident Fund & ESI	4,24,345	2,22,004
Gratuity	22,500	36,634
Staff Welfare Expenses	5,561	15,150
Directors Remuneration	<u>42,00,000</u>	<u>42,00,000</u>
	<u>1,44,46,426</u>	<u>1,31,71,824</u>

REGENT HIRISE PRIVATE LTD

*Handwritten signature*

Director

Harish Kumar  
Director

REGENT HIRISE PRIVATE LTD

*Handwritten signature*

Director

Kirti Yadav  
Director



**REGENT HIRISE PRIVATE LTD**

**Notes annexed to & forming part of the Consolidated Financial Statements as at 31 st March, 2017**

	<b>AS AT 31.3.2017</b>		<b>AS AT 31.3.2016</b>	
<b>NOTE 21: FINANCE COST</b>				
Interest Paid				
On Unsecured Loans			1,86,986	
to a Director	14,96,111		8,24,714	
to other related parties	-		8,00,35,955	
to Others	8,54,18,400		8,10,47,655	
	<u>8,69,14,511</u>		<u>(21,01,502)</u>	7,89,46,153
Less : Transfer to Capital Work in Progress	(32,30,557)	8,36,83,954		
		15,46,956		1,37,527
On Late Payment of Taxes		2,25,337		2,75,133
Asset Finance Charges		16,59,302		13,79,329
Brokerage		<u>8,71,15,549</u>		<u>8,07,38,142</u>

**NOTE 22: ADMINISTRATIVE EXPENSES**

Telephone Expenses		4,55,519		4,08,269
Electricity Charges		7,04,240		7,49,110
Rent		29,82,691		33,05,404
Rates & Taxes		13,81,328		2,21,255
Penalties & Fines		20,000		15,483
Bank Charges		65,710		45,105
Printing & Stationery		1,30,986		2,52,687
Travelling & Conveyance		35,65,923		30,51,325
Vehicle Running & Maintenance Expenses		4,89,673		5,37,508
Security Charges		95,184		40,530
Manpower Charges		-		41,129
Legal & Professional Charges		25,01,244		14,81,464
Insurance		2,15,703		2,24,267
Server Rent		2,94,264		2,93,288
Repair & Maintenance		3,44,577		3,11,313
Computer Running & Maintenance		-		1,80,256
Car Hire Charges		1,58,347		3,79,181
Subscription & Membership		26,15,816		4,20,382
Miscellaneous Expenses		96,443		25,085
Other Maintenance Expenses		2,57,805		2,81,542
Payment to Auditors				
Audit Fees	1,99,882		3,26,508	
For Tax Audit	<u>17,250</u>		<u>15,000</u>	3,41,508
Advertisement & Sales Promotion Expenses		34,66,092		14,50,178
Seminar, Conference & Training Expenses		33,000		1,17,000
Sundry Balance written off (Net)		6,782		8,207
Donations		-		2,55,000
		<u>2,00,98,459</u>		<u>1,44,36,475</u>
Less : Transfer to Capital Work in Progress		<u>(3,03,793)</u>		<u>(3,72,108)</u>
		<u>1,97,94,666</u>		<u>1,40,64,367</u>

**REGENT HIRISE PVT. LTD.**

*L. Agarwal*

Director

Regent Hirise Pvt. Ltd.

100, Park Road, Kolkata

**REGENT HIRISE PVT. LTD.**

*K. Agarwal*

Director

Regent Hirise Pvt. Ltd.

100, Park Road, Kolkata



## REGENT HIRISE PRIVATE LIMITED

### Notes annexed to & forming part of the Consolidated Financial Statements as at 31 st March, 2017

#### NOTE 23 : SIGNIFICANT ACCOUNTING POLICIES

i) BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS

These consolidated financial statements have been prepared to comply with the Generally Accepted Accounting Principles in India (Indian GAAP), including the Accounting Standards notified under the relevant provisions of the Companies Act, 2013.

ii) PRINCIPLES OF CONSOLIDATION

The consolidated financial statements consist of Regent Hirise Private Limited ('the Company') and its subsidiary companies, associates and joint ventures (collectively referred to as ('the Group')). The consolidated financial statements have been prepared on the following basis :-

- a) The financial statements of the Company and its subsidiary companies are combined on a line-by-line basis by adding together the book values of like items of assets, liabilities, income and expenses, after fully eliminating intra-group balances and intra-group transactions in accordance with Accounting Standard (AS) 21. "Consolidated Financial Statements"
- b) Interest in Joint Ventures have been accounted by using the proportionate consolidation method as per Accounting Standard (AS) 27. "Financial Reporting of Interest in Joint Ventures".
- c) Investment in Associate Companies has been accounted under the equity method as per Accounting Standard (AS) 23. "Accounting for Investments in Associates in Consolidated Financial Statements".
- d) The difference between the cost of investment in subsidiaries, joint ventures and associates and the Group's share of net assets at the time of acquisition of shares in the subsidiaries, joint ventures and associates is recognised in the financial statement as Goodwill or Capital Reserve, as the case may be.
- e) The difference between the proceeds from disposal of investment in subsidiaries and the carrying amount of its assets less liabilities as of the date of disposal is recognised in the consolidated Profit and Loss Statement being the profit or loss on disposal of investment in subsidiary.
- f) Minority interest's share of net profit of consolidated subsidiaries for the year is identified and adjusted against the income of the group in order to arrive at the net income attributable to shareholders of the Company.
- g) Minority interest's share of net assets of consolidated subsidiaries is identified and presented in the consolidated balance sheet separate from liabilities and the equity of the Company's shareholders.
- h) The Company accounts for its share of post acquisition changes in net assets of associates, after eliminating unrealised profits and losses resulting from transactions between the Company and its associates to the extent of its share, through its Consolidated Profit and Loss Statements, to the extent such change is attributable to the associates Profit and Loss Statement and through its reserves for the balance based on available information.
- i) As far as possible, the consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances and are presented in the same manner as the Company's separate financial statements.
- j) Unaudited Financial Statement of Unimark Arya Real Estates LLP, Aakil Nirman LLP, Chaitanya Unimark Cityscape LLP, Kelvindeck Properties LLP, Sherwood Realty LLP, HPSD Enclave LLP being associates have been considered for consolidation.

- iii) Investments other than in subsidiaries and associates have been accounted as per Accounting Standard (AS) 13 on "Accounting for Investments"

REGENT HIRISE PRIVATE LIMITED

*L. Anand*

Director

Harishankar Choudhary  
Chartered Accountant

REGENT HIRISE PRIVATE LIMITED

*Kirti Verma*

Director

Kirti Verma  
Chartered Accountant



**REGENT HIRISE PRIVATE LIMITED**

NOTE 23 : SIGNIFICANT ACCOUNTING POLICIES....Contd.

- iv) The Accounts are prepared on historical cost convention basis following accrual basis of accounting and in accordance with the requirements of Companies Act, 2013.
- v) **FIXED ASSETS AND DEPRECIATION**  
Fixed Assets are stated at their original cost including all expenses attributable to bring the assets for their intended use less cenvat credit availed on acquisition and depreciation thereon.  
  
Depreciation on Fixed Assets is being provided on written down value method over the useful life of the asset in the manner prescribed in schedule II to the Companies Act, 2013
- vi) **INVESTMENTS**  
Investments are classified into current and long term investments. Current investments are stated at lower of cost and fair value on individual basis. Long term investments are stated at cost. A provision for diminution is made to recognize decline, other than temporary, in the value of Long Term Investments.
- vii) **INVENTORIES**  
Inventory consists of Land, Construction Work in Progress and Stock of materials purchased for construction. Inventories have been valued at lower of cost or Net Reliazable Value. Cost includes cost of purchases, cost of services, cost of conversion and other cost incurred in bringing the inventories to their present condition and location.
- viii) **PROFIT/LOSS FROM PARTNERSHIP FIRMS**  
Share of Profit/Loss from Partnership firm is accounted for in respect of financial year of the firm ending on or before the Balance Sheet date on the basis of their audited/unaudited accounts as the case may be.
- ix) **REVENUE RECOGNITION**  
a) Company follows the completed contract/project method of accounting for revenues and costs for Multistoried Buildings under construction.  
b) Revenue on Sales is recognised at the point of issue of notice of possession or handing over the possession of the apartments/space, whichever is earlier.
- x) **BENEFITS TO EMPLOYEES**  
a) Short term Fringe benefits to employees like Bonus and Leave Pay etc. are accounted for on payment basis.  
b) Liability of accrued gratuity is recognized when the employee completes 5 years of service.
- xi) **BORROWING COST**  
Interest and other borrowing cost attributable to qualifying assets (including projects undertaken for sale) are allocated as part of the cost of construction/development of such assets. Other borrowing cost are proportionately capitalised on the basis of qualifying assets to total assets. The borrowing cost incurred as during the period in which activities, necessary to prepare the assets for their intended use or sale, are in progress, are allocated as aforesaid. No cost are allocated once all such activities are substantially complete.
- xii) **TAXES ON INCOME**  
Current Tax in respect of taxable income is provided for the year based on applicable tax rates and laws. Deferred tax is recognized for all timing differences subject to the consideration of prudence using tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.
- xiii) **JOINT PROJETCS**  
Expenditures & revenues on the projects executed jointly with other parties are shared in the proportion of respective shares. Company's share in revenue expenditures and income is charged to Profit & Loss Account under relevant heads. Assets, Advances & Liabilities related to project are accounted for at gross value, till the account is fully settled among the co-developers.
- xiv) **Profit/Loss from Partnership Firms & LLP**  
Share of Profit/Loss from Partnership firms and Limited Liability Partnership are accounted for, in respect of financial year of the entity ending on or before the Balance Sheet date on the basis of their audited/unaudited accounts as the case may be.

REGENT HIRISE PVT. LTD.

*L. Chauhan*

Director

Kolkata  
Bhubaneswar

REGENT HIRISE PVT. LTD.

*W. S.*

Director

Kolkata  
Bhubaneswar





**REGENT HIRISE PRIVATE LIMITED**

**NOTE 24 : ADDITIONAL INFORMATIONS & DISCLOSURES**

- i) Due to/from Co-Developers (NOTE 6 & 14) represents the amounts receivable or due as contribution /reimbursement towards the cost incurred but does not include the Company's share of difference between project liabilities & projects assets.
- ii) There are no Micro and Small Enterprises, to whom the Company owes dues, which are outstanding for more than 45 days as on 31st March, 2016. The information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the company.
- iii) Earning per share:
- |   | <b>31.03.2017</b> | <b>31.03.2016</b> |
|---|-------------------|-------------------|
| a) Net profit / (loss) after Tax (In Rs.)         | 62,86,828         | 46,49,530         |
| b) Weighted Average no of Equity Shares           | 35,22,840         | 35,22,840         |
| c) Earning Per Shares<br>Basic & Diluted (In Rs.) | 1.78              | 1.32              |
- iv) Expenditure incurred in Foreign Currency
- |                     | <b>31.03.2017</b> | <b>31.03.2016</b> |
|---------------------|-------------------|-------------------|
| Travelling Expenses | -                 | 3,98,405          |
- v) The figures have been rounded off to the nearest rupee and the previous year's figures have been rearranged and regrouped whenever it was necessary to make them comparable.

REGENT HIRISE PVT. LTD.

*L. Agarwal*

Director

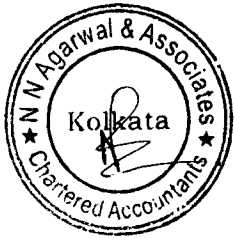
Kirti Chandra  
Agarwal

REGENT HIRISE PVT. LTD.

*Kirti Chandra Agarwal*

Director

Kirti Chandra Agarwal



**REGENT HIRISE PRIVATE LIMITED**

vi) Enterprises consolidated as subsidiary ,associate & Joint Venture in accordance with Accounting Standard 21,23,& 27 -Consolidated Financial Statements

Name Of the Companies	Relationship	Country Of Incorporation	Proportion of Ownership/Interest	
			2016-17	2015-16
Doyen Vinimay Pvt Ltd	Subsidiary	India	100.00%	100.00%
Imagine Plaza Pvt Ltd	Subsidiary	India	100.00%	100.00%
Miracle Devcon Pvt Ltd	Subsidiary	India	100.00%	100.00%
Outlook Promoters Pvt Ltd	Subsidiary	India	100.00%	100.00%
Parasmani Projects Pvt Ltd	Subsidiary	India	100.00%	100.00%
Realtime Enclave Pvt Ltd	Subsidiary	India	100.00%	100.00%
Sigma Plaza Pvt Ltd	Subsidiary	India	100.00%	100.00%
Starlink Properties Pvt Ltd	Subsidiary	India	100.00%	100.00%
Starwin Properties Pvt Ltd	Subsidiary	India	100.00%	100.00%
Yashoda Infraproperties Pvt Ltd	Subsidiary	India	100.00%	100.00%
AHW Unimark Consortium LLP	Associate	India	35.00%	35.00%
HBR Projects LLP	Associate	India	40.00%	40.00%
Kelvindeck Properties LLP	Associate	India	50.00%	50.00%
Aakil Nirman LLP	Associate	India	20.00%	20.00%
Gokul Dham Nirman LLP	Associate	India	50.00%	50.00%
Chaitanya Unimark Cityscape LLP	Associate	India	25.00%	25.00%
Unimark Mirania Projects LLP	Associate	India	30.00%	30.00%
Unimark Arya Real Estates LLP	Associate	India	33.34%	33.34%
Sherwood Realty LLP	Associate	India	33.33%	33.33%
Autumn Textiles LLP	Associate	India	10.00%	0.00%
HPSD Enclave LLP	Associate	India	50.00%	0.00%
HPVD Commotrade AOP	Associate	India	50.00%	0.00%
Rimjhim Vanijya Pvt. Ltd.	Associate	India	25.00%	25.00%
Panchkoti Realtors (P) Ltd.	Associate	India	50.00%	50.00%
Suyog Nirman	Associate	India	45.00%	45.00%

REGENT HIRISE PVT. LTD.

*L. Chauhan*

Director

Harshvardhan Chandra

Chartered Accountant

REGENT HIRISE PVT. LTD.

*[Signature]*

Director

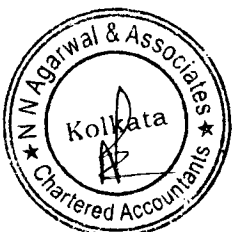
Kishor Kumar Chandra

Chartered Accountant



vii) Additional Information as required under schedule-III to the Companies Act,2013 of enterprises consolidated as Subsidiary:-

Name of Enterprises	Net Assets i.e.total assets minus total liabilities		Share in Profit or (Loss)	
	As % of Consolidated net Assets	Amount( Rs. In thousnads)	As % of Consolidated net profit or loss	Amount( Rs. In thousnads)
<b>Parent Company</b>				
Regent Hirise Pvt Ltd	3.90%	24,901.45	44.19%	2,778.33
<b>Subsidiary Company</b>				
Doyen Vinimay Pvt Ltd	1.43%	9,142.09	30.70%	1,929.79
Imagine Plaza Pvt Ltd	5.89%	37,602.50	0.00%	-
Miracle Devcon Pvt Ltd	2.40%	15,311.50	0.00%	-
Outlook Promoters Pvt Ltd	9.93%	63,460.52	0.00%	-
Parasmani Projects Pvt Ltd	6.78%	43,295.75	0.00%	-
Realtime Enclave Pvt Ltd	6.28%	40,099.80	0.00%	-
Sigma Plaza Pvt Ltd	3.88%	24,755.50	0.00%	-
Starlink Properties Pvt Ltd	3.62%	23,120.50	0.00%	-
Starwin Properties Pvt Ltd	3.60%	22,991.50	0.00%	-
Yashoda Infraproperties Pvt Ltd	5.29%	33,806.50	0.00%	-
<b>Associates</b>				
AHW Unimark Consortium LLP	35.09%	2,24,137.21	0.00%	-
HBR Projects LLP	-2.86%	(18,285.51)	0.14%	8.95
Kelvindeck Properties LLP	3.91%	24,977.22	7.37%	463.23
Aakil Nirman LLP	4.90%	31,299.73	0.00%	(0.09)
Gokul Dham Nirman LLP	-0.39%	(2,475.00)	0.00%	-
Chaitanya Unimark Cityscape LLP	0.00%	30.76	-0.70%	(43.90)
Unimark Mirania Projects LLP	1.95%	12,451.16	1.40%	88.16
Unimark Arya Real Estates LLP	0.40%	2,544.00	0.00%	-
Sherwood Realty LLP	0.19%	1,200.00	0.00%	-
Rimjhim Vanijya Pvt. Ltd.	0.44%	2,833.43	16.90%	1,062.71
Panchkoti Realtors (P) Ltd.	5.05%	32,241.58	0.00%	-
Autumn Textiles LLP	-1.77%	(11,300.00)	-	-
HPSD Enclave LLP	0.00%	5.00	-	-
HPVD Commotrade	0.04%	250.00	-	-
Suyog Nirman	0.06%	404.34	-0.01%	(0.35)
	100.00%	6,38,801.53	100.00%	6,286.83



REGENT HIRISE PVT LTD  
L. w. en

Director  
Name: [Signature]  
Date: [Signature]

REGENT HIRISE PVT LTD  
[Signature]  
Director

[Signature]  
Date: [Signature]

**REGENT HIRISE PRIVATE LIMITED**

ix)

**NAMES OF RELATED PARTIES & DESCRIPTION OF RELATIONSHIP**

i) **Directors**

Sri Harsh Vardhan Patodia  
Sri Kirti Vardhan Patodia  
Smt Indu Patodia

ii) **Subsidiary Companies**

Doyen Vinimay Private Limited  
Imagine Plaza Pvt Ltd  
Miracle Devcon Pvt Ltd  
Outlook Promoters Pvt Ltd  
Parasmani Projects Pvt Ltd  
Realtime Enclave Pvt Ltd  
Sigma Plaza Pvt Ltd  
Starlink Properties Pvt Ltd  
Starwin Properties Pvt Ltd  
Yashoda Infra Properties Pvt Ltd

iii) **Relatives of Directors**

Sri Harsh Vardhan Patodia (HUF)

iv) **Partnership firms in which company and/or Key Managerial personel are partners**

Sherwood Estate Developers  
Srijan Heritage Developers  
Suyog Nirman  
Sylvan Estate Developers  
Chaitanya Unimark Cityscape LLP  
AHW Unimark Consortium LLP  
HBR Projects LLP  
Gokul Dham Nirman LLP  
Aakil Nirman LLP  
Kelvindeck Properties LLP  
Unimark Mirania Projects LLP  
Unimark Arya Real Estates LLP  
Autumn Textiles LLP  
HPSD Enclave LLP

REGENT HIRISE PVT. LTD

*L. r. w. s. p.*

Director

Harsh Vardhan Patodia  
Director

REGENT HIRISE PVT. LTD

*L. r. w. s. p.*

Director

Harsh Vardhan Patodia  
Director



NOTE NO.25

DISCLOSURE ON SPECIFIED BANK NOTES (SBNS)

PARTICULARS	SBNS*	OTHER DENOMINATION NOTES	TOTAL
Closing cash in hand as on 08.11. 2016	18,00,000.00	2,89,833.39	20,89,833.39
(+) Permitted receipts	-	3,60,000.00	3,60,000.00
(-) Permitted payments	-	82,949.00	82,949.00
(-) Amount deposited in Banks	18,00,000.00	-	18,00,000.00
Closing cash in hand as on 30.12. 2016	-	5,66,884.39	5,66,884.39

For the purposes of this clause, the term 'Specified Bank Notes' shall have the same meaning provided in the notification of the Government of India, in the Ministry of Finance, Department of Economic Affairs number S.O. 3407(E), dated the 8th November, 2016

REGENT HIRAKA

*Harsh*

Director

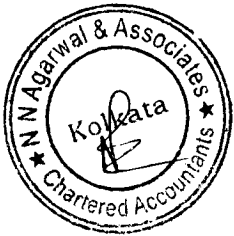
Harsh V. ...  
Director

REGENT HIRAKA

*Kirti*

Director

Kirti V. ...  
Director



**REGENT HIRISE PRIVATE LTD****Details For Consolidated Financial Statements for FY 2016-17**

	<b>AS AT 31.3.2017</b>
<b>1) Due to Co-Promoters</b>	
Sodpur - Patcorp Construction P Ltd(Reim)	33,29,749.58
Madurdaha - Ps Inns (P) Ltd. (Reim)	2,84,478.25
Rajarhat (New) - Bihariji Barter Pvt Ltd. (Reim)	1,75,807.00
	<u>37,90,034.83</u>
<b>2) Due from Co-Developers</b>	
Karaya Road -Patcorp Construction P Ltd(Reim)	25,06,941.36
Uttarpara-Riya Enclave Pvt. Ltd. (Reimbursement)	5,70,39,385.19
	<u>5,95,46,326.55</u>
<b>3) On current account from Partnership firms/LLP in which company is partner</b>	
Bantala - Srijan Heritage Develop. (Current A/C.)	99,69,117.00
Belgharia-Sylvan Estate Developers (Current A/C.)	43,11,955.98
Narendrapur - Sherwood Estate Dev.. (Current A/C.)	37,42,192.00
HPVD COMMOTRADE	3,14,80,000
	<u>4,95,03,264.98</u>
<b>4) Share of Profit/ (Loss) from Partnership (NET)</b>	
Narendrapur - Sherwood Estate Dev..	(8,821.00)
Bantala - Srijan Heritage Developers	-
Belgharia-Sylvan Estate Developers	8,25,993.00
	<u>8,17,172.00</u>
<b>5) Income from Associates</b>	
Rimjhim Vanijya Pvt Ltd (25% of current profit/(Loss))	10,62,705.29
Suyog Nirman (45% of current loss)	(353.00)
HBR Projects LLP (40% of current year)	8,948.00
Akil Nirman LLP (20% of Current Profits)	(94.89)
Kelvindeck Properties LLP (50% of current profits)	4,63,234.00
Unimark Mirania (30% of current profit)	88,164.64
Chaitanya Unimark Cityscape LLP (25% of Current profits)	(43,900.00)
	<u>15,78,704.04</u>

REGENT HIRISE PVT. LTD.

*L. Rawan*

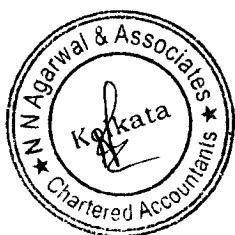
Director

Harsh Mehta, C.A. India  
10/11/17

REGENT HIRISE PVT. LTD.

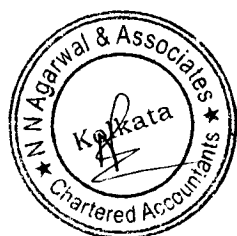
*11/11/17*

Director

Kishan Mehta, C.A. India  
10/11/17

**REGENT HIRISE PVT LTD**  
**ASSOCIATE CONSOLIDATION FOR FY 2016-17**

	<u>Amount</u>
<b>1 Rimjhim Vaniya (p) Ltd - 25%</b>	
Cost of Investment (2500 shares)	25,000
Add: Share in Profit upto 31.03.15 from the date of investment i.e. 31.03.2007	18,12,505
Total Profits for the period	72,50,020
Add: Share in current year profit/(loss)	
Total Current year profit 15-16	(2,67,114)
Total Current year profit 16-17	42,50,821
Total Investment	<u>28,33,432</u>
<b>2 Panchkoti Realtors Pvt. Ltd - 50%</b>	
Cost of Investment (5000 shares)	50,000
Add: Share in Profit upto 31.03.15 from the date of investment i.e. 31.03.2012	
Total Profits for the period	
Add: Share in current year profit/(loss)	
Total Current year profit	
Add: Unsecured Loan Given(Short term Loans & Advance)	3,21,91,582
Total Investment	<u>3,22,41,582</u>
<b>3 Suvog Nirman - 45%</b>	
Partner Capital account (Non- Current Investment)	2,25,000
Partner Current account (Other Current Assets)	1,79,338
	<u>4,04,338</u>
<b>4 Unimark Arya Real Estates LLP - 33.33%</b>	
Partner Capital account (Non- Current Investment)	33,334
Partner Current account (Other Current Assets)	25,10,666
	<u>25,44,000</u>
<b>5 Aakil Nirman LLP - 20%</b>	
Partner Capital account (Non- Current Investment)	20,000
Partner Current account (Other Current Assets)	3,12,83,522
Add: Share in Profit/(Loss) upto 31.03.15 (Payable to Associates)	(111)
Add: Share in Profit /Loss for 31.03.16(Payable to associates)	(3,586)
Add: Share in Profit /Loss for 31.03.17(Payable to associates)	(95)
	<u>3,12,99,730</u>
<b>6 Gokul DhaM Nirman LLP - 50%</b>	
Partner Capital account (Non- Current Investment)	34,95,000
Partner Current account (Other Current Assets)	(59,70,000)
Add: Share in Profit	-
	<u>(24,75,000)</u>
<b>7 HBR Projects LLP -40%</b>	
Partner Capital account (Non- Current Investment)	4,00,000
Partner Current account (Other Current Assets)	(1,86,94,460)
Add: Share in Profit for fy 1617	8,948
	<u>(1,82,85,512)</u>
<b>8 Chaitanya Unimarl Cityscape LLP -25%</b>	
Partner Capital account (Non- Current Investment)	1,25,000
Add: Share in Profit (Other Current Liabilities) upto 31.3.2015	(44,094)
Add: Share in Profit (Other Current Liabilities) FY 15-16	old (6,250)
Add: Share in Profit (Other Current Liabilities) FY 15-16	further (9,725)
Add: Share in Profit (Other Current Liabilities) FY 16-17	(34,175)
	<u>30,756</u>
<b>9 AHW Unimark Consortium LLP -35%</b>	
Partner Capital account (Non- Current Investment)	35,00,000
Partner Current account (Other Current Assets)	22,06,37,211
Add: Share in Profit (Other Current Liabilities)	-
	<u>22,41,37,211</u>
<b>10 UnimarkMirania Projects LLP - 30%</b>	



REGENT HIRISE PVT. LTD

*L. Anand*

Member  
Audit, Management & Finance  
Committee

REGENT HIRISE PVT. LTD.

*[Signature]*

Director

REGENT HIRISE PVT. LTD.  
B-1, Sector-1, Salt Lake, Kolkata

Partner Capital account (Non- Current Investment)	1,50,000
Partner Current account (Other Current Assets)	1,22,13,000
Add: Share in Profit (Other Current Liabilities) fy 1617	88,165
	<u>1,24,51,165</u>
<b>11 Kelvindeck Properties LLP - 50%</b>	
Partner Capital account (Non- Current Investment)	50,000
Partner Current account (Other Current Assets)	2,48,29,340
Add: Share in Profit (Opening Reserve & Surplus)	97,885
	<u>2,49,77,225</u>
<b>12 Sherwood Realty LLP - 33.33%</b>	
Partner Capital account (Non- Current Investment)	2,00,000
Partner Current account	10,00,000
Add: Share in Profit	-
	<u>12,00,000</u>
<b>13 HPSD Enclave LLP - 50%</b>	
Partner Capital account (Non- Current Investment)	50,000
Partner Current account (Other Current Assets)	(45,000)
	<u>5,000</u>
<b>15 Autumn Textiles LLP - 10%</b>	
Partner Capital account (Non- Current Investment)	10,100
Partner Current account (Other Current Assets)	(1,13,10,100)
	<u>(1,13,00,000)</u>
<b>16 HPVD Commotrade AOP - 50%</b>	
Partner Capital account (Non- Current Investment)	2,50,000
Partner Current account (Other Current Assets)	3,14,80,000
	<u>3,17,30,000</u>

REGENT HIRISE PVT. LTD.

*Harsh*

Director

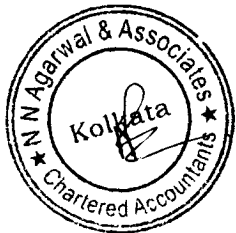
Harsh Vardhan Patodia  
DIN: 00347100

REGENT HIRISE PVT. LTD.

*Karn*

Director

Karn Vardhan Patodia  
DIN: 00347100





# REGENT HIRISE PRIVATE LIMITED

207, A.J.C. BOSE ROAD, KOLKATA - 700 017

CIN: U34102WB1991PTC053013

## DIRECTORS' REPORT

### DIRECTORS' REPORT TO THE MEMBERS

Your Directors take pleasure in presenting the 26<sup>th</sup> Annual Report of M/s REGENT HIRISE PRIVATE LIMITED along with the Audited Statements of Accounts of the Company and Consolidated summarized financial statement for the financial year ended 31st March, 2017.

#### 1) FINANCIAL RESULTS

Standalone summarised financial statement of your company is as under:

PARTICULARS	2016-2017	2015-2016
	Rs .	Rs .
Profit before Taxation	47,62,867.00	47,21,741.00
Less: Provision for Taxation		
Current Tax	16,40,000	14,15,000.00
MAT Credit	00.00	00.00
Deferred Tax	(1,18,347.00)	(13,77,673.00)
Profit after Taxation	32,41,214.00	46,84,414.00
Add: Balance brought forward	12,67,49,903.00	12,20,65,489.00
Less: Depreciation for Earlier Year	00.00	00.00
Balance carried to Balance Sheet	129,991,117	12,67,49,903.00

Consolidated summarised financial statement of the group is as under:

PARTICULARS	2016-2017	2015-2016
	Rs .	Rs .
Profit before Taxation	98,98,024.00	48,11,001.00
Less: Provision for Taxation		
Current Tax	34,17,000.00	14,44,733.00
MAT Credit	276,127.00	(29,733.00)
Deferred Tax	(81,931.00)	(12,53,528.00)
Profit after Taxation	6,286,828.00	46,49,529.00
Add: Balance brought forward	13,22,40,101.00	12,75,88,091.00
Add: Excess Provision for Tax W/off	00.00	2481.00
Balance carried to Balance Sheet	1,38,526,929.00	13,22,40,101.00

#### 2) DIVIDEND

The Board of Directors do not recommend any dividend for the financial year ended 31<sup>st</sup> March, 2017.

#### 3) RESERVES

No amount was transferred to the reserves during the financial year ended 31<sup>st</sup> March, 2017

REGENT HIRISE  
L. S. Saha

REGENT HIRISE  
L. S. Saha

March 2017

2017

# REGENT HIRISE PRIVATE LIMITED

207, A.J.C. BOSE ROAD, KOLKATA - 700 017

CIN: U34102WB1991PTC053013

## 4) MEETINGS OF THE BOARD OF DIRECTORS

During the financial year ended 31st March, 2017 Six meetings of Board of Directors of the company were held.

## 5) STATE OF COMPANY'S AFFAIRS AND FUTURE OUTLOOK

The Company is engaged in the business of Real Estates. There has been no change in the business of the company during the financial year ended 31st March 2017.

## 6) MATERIAL CHANGES AND COMMITMENT

No material changes and commitments, affecting the financial position of the Company, occurred between the end of the financial year to which this financial statement relates and the date of this report.

## 7) LOANS, GUARANTEES AND INVESTMENTS

Section 186 of Companies Act, 2013 is not applicable in case of a Company providing infrastructural facilities.

## 8) EXTRACT OF ANNUAL RETURN

The extracts of Annual Return in form no. MGT-9 as required under sub section (3) of Section 92 of the Companies Act, 2013 for the financial year ending March 31, 2017 is annexed hereto as Annexure I.

## 9) RELATED PARTY TRANSACTIONS

As the Company has entered into Contracts or Arrangements with related parties during the financial year ended 31.03.2017 in the ordinary course of the business and at arm's length basis, hence the provisions of Section 188 of Companies Act, 2013 is not applicable to the company.

## 10) CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS & OUTGO

The particulars relating to conservation of energy, technology absorption, foreign exchange earnings and outgo are not applicable to the Company.

## 11) RISK MANAGEMENT

The Company does not have any Risk Management Policy as the elements of risk threatening the Company's existence are very minimal.

## 12) DIRECTORS AND KEY MANAGERIAL PERSONNEL (KMP)

Mr. Kumar Vardhan Patodia ceases to be the Director of the Company w.e.f. 30.03.2017.

In view of the applicable provisions of the Companies Act, 2013, the company is not mandatorily required to appoint any whole time KMP.

REGENT HIRISE PRIVATE LIMITED  
Director  
30.03.2017

REGENT HIRISE PRIVATE LIMITED  
Director  
30.03.2017

# REGENT HIRISE PRIVATE LIMITED

207, A.J.C. BOSE ROAD, KOLKATA - 700 017

CIN: U34102WB1991PTC053013

## 13) DETAILS IN RESPECT OF ADEQUACY OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE FINANCIAL STATEMENTS

Internal Financial controls are adequate and operating effectiveness of these controls has been ensured with reference to the Financial Statements.

## 14) DEPOSITS

The Company has not accepted, renewed or repaid any deposits during the year.

## 15) DETAILS OF SUBSIDIARY, JOINT VENTURES & ASSOCIATE COMPANIES AND OF THE COMPANIES WHICH HAVE BECOME OR CEASED TO BE ITS SUBSIDIARY, JOINT VENTURE OR ASSOCIATE COMPANIES DURING THE YEAR

The Company have Ten Subsidiary Companies and Twelve Associates as on 31st March, 2017. There were no companies that have become or ceased to be subsidiaries and associates. A statement containing the salient features of the financial statements of the Associates in the prescribed form AOC-1 is annexed to this report as Annexure-II

## 16) DETAILS OF SIGNIFICANT & 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.

## 17) CORPORATE SOCIAL RESPONSIBILITY (CSR)

The Company has not developed and implemented any Corporate Social Responsibility initiatives as the said provisions are not applicable.

## 18) DECLARATION BY INDEPENDENT DIRECTORS

The Company was not required to appoint Independent Directors under Section 149(4) and Rule 4 of the Companies (Appointment and Qualification of Directors) Rules, 2014 hence no declaration has been obtained.

## 19) COMPANYS' POLICY ON DIRECTORS' APPOINTMENT AND REMUNERATION INCLUDING CRITERIA FOR DETERMINING QUALIFICATIONS, POSITIVE ATTRIBUTES, INDEPENDENCE OF A DIRECTOR AND OTHER MATTERS PROVIDED UNDER SUB SECTION (3) OF SECTION 178

The Company, being a Private Limited Company was not required to constitute a Nomination and Remuneration Committee under Section 178(1) of the Companies Act, 2013 and Rule 6 of the Companies (Meetings of Board and its Powers) Rules, 2014 and Stakeholders Relationship Committee under Section 178(5) of the Companies Act, 2013.

## 20) BOARD'S COMMENT ON THE AUDITORS' REPORT

The observations of the Statutory Auditors in their Report, when read together with the relevant notes to the accounts and accounting policies are self explanatory and hence do not require any further explanation.

REGENT HIRISE PRIVATE LIMITED  
L. Roy  
Director

REGENT HIRISE PRIVATE LIMITED  
12/12  
Director

# REGENT HIRISE PRIVATE LIMITED

207, A.J.C. BOSE ROAD, KOLKATA - 700 017

CIN: U34102WB1991PTC053013

## 21) DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to the requirement under Section 134(5) of the Companies Act, 2013 with respect to Directors' Responsibility Statement, it is hereby confirmed:

- a. that in the preparation of the annual accounts for the year ended March 31, 2017, the Company has followed the applicable accounting standards and there are no material departures from the same;
- b. that the Directors had 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 31st March, 2017 and of the Profit and loss of the Company for that period;
- c. that the Directors had 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;
- d. that the Directors had prepared the annual accounts on a going concern basis;
- e. that 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;
- f. that the Directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

## 22) AUDITORS

The Auditors, M/s. N N Agarwal & Associates, Chartered Accountants, Kolkata be and are hereby appointed as Statutory Auditors of the Company to fill the casual vacancy caused due to resignation of M/s. M. M. Chopra & Co., Chartered Accountants (outgoing auditor), and they shall hold office until the conclusion of the next annual general meeting and are eligible for re-appointment. Members of the Company at the AGM held on 30<sup>th</sup> September 2017 had approved the reappointment of M/s. N N Agarwal & Associates, Chartered Accountants, as the Statutory Auditors of the Company till the conclusion of its ensuing five Annual General Meetings. As required by the provisions of the Companies Act, 2013, their reappointment should be ratified by members each year at the AGM.

The Company has received written consent of the Auditors to such reappointment in accordance with the provisions of the Companies Act, 2013 and rules made thereunder.

REGENT HIRISE PRIVATE LIMITED  
Lawyer

REGENT HIRISE PRIVATE LIMITED

Director

Director

# REGENT HIRISE PRIVATE LIMITED

207, A.J.C. BOSE ROAD, KOLKATA - 700 017

CIN: U34102WB1991PTC053013

## 23) ACKNOWLEDGMENTS

Your Directors take this opportunity to place on record their appreciation and sincere gratitude to the Government of India, Government of West Bengal, and the Bankers to the Company for their valuable support and look forward to their continued co-operation in the years to come.

Your Directors acknowledge the support and co-operation received from the employees and all those who have helped in the day to day management.

By Order of the Board

Place: Kolkata

Dated: 25/08/2017

REGENT HIRISE PRIVATE LIMITED

*[Handwritten signature]*

REGENT HIRISE PRIVATE LIMITED

*[Handwritten signature]*

**FORM NO. MGT 9**  
**EXTRACT OF ANNUAL RETURN**  
**as on financial year ended on 31.03.2017**  
**Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company (Management & Administration) Rules, 2014.**

**I REGISTRATION & OTHER DETAILS:**

i	CIN	U34102WB1991PTC053013
ii	Registration Date	10/09/1991
iii	Name of the Company	REGENT HIRISE PRIVATE LIMITED
iv	Category/Sub-category of the Company	COMPANY LIMITED BY SHARES/INDIAN NON-GOVERNMENT COMPANY
v	Address of the Registered office & contact details	207, A. J. C. BOSE ROAD, KOLKATA - 700 017, WEST BENGAL
vi	Whether listed company	NO
vii	Name, Address & contact details of the Registrar & Transfer Agent, if any.	N.A.

**II PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY**

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

Sl No	Name and Description of main products/services	NIC Code of the Product /service	% to total turnover of the company
1	REAL ESTATE ACTIVITIES	681	
2			

**III PARTICULARS OF HOLDING, SUBSIDIARY & ASSOCIATE COMPANIES**

Sl No	Name and address of the Company	CIN/GLN	HOLDING/SUBSIDIARY/ASSOCIATE	% OF SHARES HELD	APPLICABLE SECTION
1	IMAGINE PLAZA PRIVATE LIMITED	U70109WB2011PTC156471	SUBSIDIARY	100	2(87)(ii)
2	MIRACLE DEVCON PRIVATE LIMITED	U70109WB2011PTC156480	SUBSIDIARY	100	2(87)(ii)
3	OUTLOOK PROMOTERS PRIVATE LIMITED	U70109WB2011PTC156479	SUBSIDIARY	100	2(87)(ii)
4	PARASMANI PROJECTS PRIVATE LIMITED	U70109WB2011PTC156476	SUBSIDIARY	100	2(87)(ii)
5	REALTIME ENCLAVE PRIVATE LIMITED	U70109WB2011PTC156472	SUBSIDIARY	100	2(87)(ii)
6	SIGMA PLAZA PRIVATE LIMITED	U70109WB2011PTC156478	SUBSIDIARY	100	2(87)(ii)
7	STARLINK PROPERTIES PRIVATE LIMITED	U70109WB2011PTC156473	SUBSIDIARY	100	2(87)(ii)
8	STARWIN PROPERTIES PRIVATE LIMITED	U70109WB2011PTC156474	SUBSIDIARY	100	2(87)(ii)
9	YASHODA INFRAPROPERTIES PRIVATE LIMITED	U70109WB2011PTC156477	SUBSIDIARY	100	2(87)(ii)
10	DOYEN VINIMAY PRIVATE LIMITED	U51109WB2005PTC104957	SUBSIDIARY	100	2(87)(ii)
11	PANCHKOTI REALTORS PRIVATE LIMITED	U45400WB2012PTC172558	ASSOCIATE	50	2(6)
12	RIMJHIM VANIJYA PRIVATE LIMITED	U51109WB2005PTC104207	ASSOCIATE	25	2(6)
13	AHW UNIMARK CONSORTIUM LLP	AAB-0245	ASSOCIATE	35	2(6)
14	HBR PROJECTS LLP	AAB-2278	ASSOCIATE	40	2(6)
15	KELVINDECK PROPERTIES LLP	AAB-6876	ASSOCIATE	50	2(6)
16	AAKIL NIRMAN LLP	AAB-9850	ASSOCIATE	20	2(6)
17	GOKUL DHAM NIRMAN LLP	AAA-8747	ASSOCIATE	50	2(6)
18	CHAITANYA UNIMARK CITYSCAPE LLP	AAA-2239	ASSOCIATE	25	2(6)
19	UNIMARKMIRANIA PROJECTS LLP	AAB-7289	ASSOCIATE	30	2(6)
20	UNIMARK ARYA REAL ESTATES LLP	AAC-1761	ASSOCIATE	33.34	2(6)
21	SHERWOOD REALTY LLP	AAC-8799	ASSOCIATE	33.33	2(6)
22	SUYOG NIRMAN		ASSOCIATE	45	2(6)

REGENT HIRISE PRIVATE LTD.

*L. Ravani*

REGENT HIRISE PRIVATE LTD.

*12/11/17*

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% change during the year	
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares		
<b>A. Promoters</b>										
(1) Indian										
a) Individual/HUF	-	9,05,600.00	9,05,600.00	25.71	-	9,05,600.00	9,05,600.00	25.71	-	NIL
b) Central Govt.	-	-	-	-	-	-	-	-	-	-
c) State Govt(s)	-	-	-	-	-	-	-	-	-	-
d) Bodies Corp.	-	-	-	-	-	-	-	-	-	-
e) Banks/Fl	-	-	-	-	-	-	-	-	-	-
f) Any other	-	-	-	-	-	-	-	-	-	-
<b>SUB TOTAL:(A) (1)</b>		9,05,600.00	9,05,600.00	25.71		9,05,600.00	9,05,600.00	25.71		NIL
(2) Foreign										
a) NRI- Individuals	-	-	-	-	-	-	-	-	-	-
b) Other- Individuals	-	-	-	-	-	-	-	-	-	-
c) Bodies Corp.	-	-	-	-	-	-	-	-	-	-
d) Banks/Fl	-	-	-	-	-	-	-	-	-	-
e) Any other...	-	-	-	-	-	-	-	-	-	-
<b>SUB TOTAL (A) (2)</b>										
<b>Total Shareholding of Promoter</b>										
<b>(A)= (A)(1)+(A)(2)</b>	-	9,05,600.00	9,05,600.00	25.71		9,05,600.00	9,05,600.00	25.71	-	NIL
<b>B. PUBLIC SHAREHOLDING</b>										
(1) Institutions										
a) Mutual Funds	-	-	-	-	-	-	-	-	-	-
b) Banks/Fl	-	-	-	-	-	-	-	-	-	-
c) Central Govt.	-	-	-	-	-	-	-	-	-	-
d) State Govt(s)	-	-	-	-	-	-	-	-	-	-
e) Venture Capital Fund	-	-	-	-	-	-	-	-	-	-
f) Insurance Companies	-	-	-	-	-	-	-	-	-	-
g) FII/S	-	-	-	-	-	-	-	-	-	-
h) Foreign Venture Capital Funds	-	-	-	-	-	-	-	-	-	-
i) Others (specify)	-	-	-	-	-	-	-	-	-	-
<b>SUB TOTAL (B)(1):</b>	-	-	-	-	-	-	-	-	-	-
(2) Non Institutions										
a) Bodies corporates										
i) Indian	-	26,17,240.00	26,17,240.00	74.29	-	26,17,240.00	26,17,240.00	74.29	-	-
ii) Overseas	-	-	-	-	-	-	-	-	-	-
b) Individuals										
i) Individual shareholders holding nominal share capital upto Rs.1 lakhs	-	-	-	-	-	-	-	-	-	-
ii) Individuals shareholders holding nominal share capital in excess of Rs. 1 lakhs	-	-	-	-	-	-	-	-	-	-
c) Others (specify)	-	-	-	-	-	-	-	-	-	-
<b>SUB TOTAL (B)(2):</b>	-	26,17,240.00	26,17,240.00	74.29	-	26,17,240.00	26,17,240.00	74.29	-	-
<b>Total Public Shareholding (B)= (B)(1)+(B)(2)</b>	-	26,17,240.00	26,17,240.00	74.29	-	26,17,240.00	26,17,240.00	74.29	-	-
<b>C. Shares held by Custodian for GDRs &amp; ADRs</b>										
<b>Grand Total (A+B+C)</b>		35,22,840.00	35,22,840.00	100.00	-	35,22,840.00	35,22,840.00	100.00	-	NIL

REGENT HIRSA

REGENT HIRSA

L. K. ...

14/...

## (ii) SHAREHOLDING OF PROMOTERS

Sl No.	Shareholders Name	Shareholding at the beginning of the year			Shareholding at the end of the year		
		NO of shares	% of total shares of the company	% of shares pledged encumbered to total shares	NO of shares	% of total shares of the company	% of shares pledged encumbered to total shares
1	Harsh Vardhan Patodia	3,45,244	9.80%	0	3,45,244	9.80%	0
2	Indu Patodia	3,45,238	9.80%	0	3,45,238	9.80%	0
3	Kumar Vardhan Patodia	1,07,562	3.05%	0	1,07,562	3.05%	0
4	Kirti Vardhan Patodia	1,07,556	3.05%	0	1,07,556	3.05%	0
	Total	9,05,600.00	25.70%	0	9,05,600.00	25.70%	0

## (iii) Change In Promoters' Shareholding ( Please Specify, if there is no change)

Sl. No.		Share holding at the beginning of the Year		Cumulative Share holding during the year	
		No. of Shares	% of total shares of the company	No of shares	% of total shares of the company
1	Drishti Auto Part Accessories Sales Pvt Ltd				
	At the beginning of the year	926150	26.29	926150	26.29
	Date wise increase/decrease in Promoters Share holding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc)				
	At the end of the year	926150	26.29	926150	26.29
2	Kammna AutoPart Sales Pvt Ltd				
	At the beginning of the year	789700	22.42	789700	22.42
	Date wise increase/decrease in Promoters Share holding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc)			dt 19/09/2016 67200	1.9
	At the end of the year	789700	22.42	856900	24.32
3	Jasmine Vunimay Pvt Ltd				
	At the beginning of the year	208000	5.90	208000	5.90
	Date wise increase/decrease in Promoters Share holding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc)				
	At the end of the year	208000	5.90	208000	5.90
4	Shyam Media Services P Ltd				
	At the beginning of the year	693390	19.68	693390	19.68
	Date wise increase/decrease in Promoters Share holding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc)			dt 19/09/2016 (67200)	-1.91
	At the end of the year	693390	19.68	626190	17.77

REGENT HIRISE PVT LTD

L. Rawat

Director

Harsh Vardhan Patodia  
Director

REGENT HIRISE PVT LTD

Kirti Vardhan Patodia

Director

Kirti Vardhan Patodia



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

Sl. No	For Each of the Top 10 Shareholders	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	27,24,802.00	77.34	27,24,802.00	77.34
	Date wise increase/decrease in Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc):				
	At the end of the year (or on the date of separation, if separated during the year)	27,24,802.00	77.34	27,24,802.00	77.34

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

Sl. No	For Each of the Directors and KMP	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1	<b>Harsh Vardhan Patdia</b>				
	At the beginning of the year	3,45,237.00	25.71	3,45,237.00	25.71
	Date wise increase/decrease in Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc):				
	19.01.2016- Transfer	7.00	-	7.00	-
	At the end of the year	3,45,244.00	25.71	3,45,244.00	25.71
2	<b>Kirti Vardhan Patodia</b>				
	At the beginning of the year	1,07,556.00	3.05	1,07,556.00	3.05
	Date wise increase/decrease in Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc):				
	At the end of the year	1,07,556.00	3.05	1,07,556.00	3.05
3	<b>Indu Patodia</b>				
	At the beginning of the year	3,45,238.00	9.80	3,45,238.00	9.80
	Date wise increase/decrease in Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc):				
	At the end of the year	3,45,238.00	9.80	3,45,238.00	9.80

REGENT HIRISE PATIA

Harsh Vardhan Patdia

Director

Harsh Vardhan Patdia

Director

REGENT HIRISE PATIA

Kirti Vardhan Patodia

Director

Kirti Vardhan Patodia

Director

V INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment				
	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtness at the beginning of the financial year				
i) Principal Amount	13,70,565.00	82,74,51,821.00	-	82,88,22,386.00
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	-	-	-	-
<b>Total (i+ii+iii)</b>	<b>13,70,565.00</b>	<b>82,74,51,821.00</b>	<b>-</b>	<b>82,88,22,386.00</b>
Change in Indebtedness during the financial year				
Additions	13,57,67,470.00	39,97,230.00	-	13,97,64,700.00
Reduction	-	-	-	-
<b>Net Change</b>	<b>13,57,67,470.00</b>	<b>39,97,230.00</b>	<b>-</b>	<b>13,97,64,700.00</b>
Indebtedness at the end of the financial year				
i) Principal Amount	13,71,38,035.00	83,14,49,051.00	-	96,85,87,086.00
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	-	-	-	-
<b>Total (i+ii+iii)</b>	<b>13,71,38,035.00</b>	<b>83,14,49,051.00</b>	<b>-</b>	<b>96,85,87,086.00</b>

VI REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

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

Sl.No	Particulars of Remuneration		Name of the MD/WTD/Manager			Total Amount	
		(Rs.)	MD	WTD	Manager		
1	Gross salary						
	(a) Salary as per provisions contained in section 17(1) of the Income Tax, 1961.	2400000 600000	-	Harsh Vardhan Patodia Kirti Vardhan Patodia	-	-	-
	(b) Value of perquisites u/s 17(2) of the Income Tax Act, 1961	-	-	-	-	-	-
	(c) Profits in lieu of salary under section 17(3) of the Income Tax Act, 1961	-	-	-	-	-	-
2	Stock option	-	-	-	-	-	-
3	Sweat Equity	-	-	-	-	-	-
4	Commission	-	-	-	-	-	-
	as % of profit	-	-	-	-	-	-
	others (specify)	-	-	-	-	-	-
5	Others, please specify	-	-	-	-	-	-
	<b>Total (A)</b>	-	-	-	-	-	-
	<b>Ceiling as per the Act</b>	-	-	-	-	-	-

B. Remuneration to other directors:

Sl.No	Particulars of Remuneration	Name of the Directors			Total Amount	
1	Independent Directors					
	(a) Fee for attending board/ committee meetings	-	-	-	-	-
	(b) Commission	-	-	-	-	-
	(c) Others, please specify	-	-	-	-	-
	<b>Total (1)</b>	-	-	-	-	-
2	Other Non Executive Directors					
	(a) Fee for attending board/ committee meetings	-	-	-	-	-
	(b) Commission	-	-	-	-	-
	(c) Others, please specify.	-	-	-	-	-
	<b>Total (2)</b>	-	-	-	-	-
	<b>Total (B)=(1+2)</b>	-	-	-	-	-
	<b>Total Managerial Remuneration</b>	-	-	-	-	-
	<b>Overall Ceiling as per the Act.</b>	-	-	-	-	-

REGENT HIRISE PVT. LTD.

*Handwritten signature*

Director

Harsh Vardhan Patodia  
DIN: 00000000

REGENT HIRISE PVT. LTD.

*Handwritten signature*

Director

Kirti Vardhan Patodia  
DIN: 00000000

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

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

REGENT HIRISE PVT. LTD.

*Harsh*

Director

Harsh Vardhan S. India  
DIN: 0147355

REGENT HIRISE PVT. LTD.

*Kamlesh*

Director

Kamlesh S. India  
DIN: 0147355

VII PENALTIES/PUNISHMENT/COMPOUNDING OF OFFENCES

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

REGENT HIRISE PVT. LTD.

*h. rawat*

Director

19/08/2018  
19/08/2018

REGENT HIRISE PVT. LTD.

*h. rawat*

Director

19/08/2018  
19/08/2018

**REGENT HIRISE PRIVATE LIMITED****Form AOC-1**

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)  
Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures

**Part "A": Summary of Financial Information of Subsidiary Companies**

Sl. No.	Particulars	Details	Details	Details	Details	Details	Details	Details	Details	Details	Details
1.	Sl No.	1	2	3	4	5	6	7	8	9	10
2.	Name of the subsidiary	Doyen Vinimay Pvt Ltd	Imagine Plaza Pvt Ltd	Miracle Devcon Pvt Ltd	Outlook Promoters Pvt Ltd	Parasmani Projects Pvt Ltd	Realttime Enclave Pvt Ltd	Sigma Plaza Pvt Ltd	Starlink Properties Pvt Ltd	Starwin Properties Pvt Ltd	Yashoda Infraproperties Pvt Ltd
3.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
4.	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
5.	Share capital	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000
6.	Reserves & surplus	52,21,376	-	-	-	-	-	-	-	-	-
7.	Total assets	1,72,05,228	3,76,14,299	1,53,22,690	6,36,72,323	4,34,26,559	4,01,15,450	2,47,67,299	2,31,32,299	2,30,03,299	3,38,18,299
8.	Total Liabilities	1,18,83,852	3,75,14,299	1,52,22,690	6,35,72,323	4,33,26,559	4,00,15,450	2,46,67,299	2,30,32,299	2,29,03,299	3,37,18,299
9.	Investments	13,18,818	-	-	-	-	-	-	-	-	-
10.	Turnover	63,84,126	-	-	-	-	-	-	-	-	-
11.	Profit before taxation	40,19,333	-	-	-	-	-	-	-	-	-
12.	Provision for taxation	-	-	-	-	-	-	-	-	-	-
13.	Profit after taxation	19,29,790	-	-	-	-	-	-	-	-	-
14.	Proposed Dividend	-	-	-	-	-	-	-	-	-	-
15.	% of shareholding	100	100	100	100	100	100	100	100	100	100

1. Names of subsidiaries which are yet to commence operations

NIL

2. Names of subsidiaries which have been liquidated or sold

NIL

REGENT HIRISE PVT. LTD.

REGENT HIRISE PVT. LTD.

KIRAN

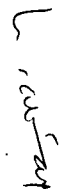
**Part "B": Associates and Joint Ventures**  
Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures

Name of associates/Joint Ventures	RIMJHIM VANIJYA PVT LTD	PANCHKOTI REALTORS PVT LTD	AHW UNIMARK CONSORTIUM LLP	HBR PROJECTS LLP	KELVINDECK PROPERTIES LLP	AAKIL NIRMAN LLP	GOKUL DHAM NIRMAN LLP	CHAITANYA UNIMARK CITYSCAPE LLP	UNIMARKMIRANIA PROJECTS LLP	UNIMARK ARYA REAL ESTATES LLP	SHERWOOD REALTY LLP	SUYOG NIRMAN
<b>1. Latest audited Balance Sheet Date</b>	31st March, 2017	31st March, 2017	31st March, 2017	31st March, 2017	31st March, 2017	31st March, 2017	31st March, 2017	31st March, 2017	31st March, 2017	31st March, 2017	31st March, 2017	31st March, 2017
<b>2. Shares of Associate/Joint Ventures held by the company on the year end</b>												
No.	2,500	5,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Amount of Investment in Associates/Joint Venture (in Rs.)	25,000	50,000	35,00,000	4,00,000	50,000	20,000	34,95,000	1,25,000	1,50,000	33,334	2,00,000	2,25,000
Extend of Holding%	25	50	35	40	50	20	50	25	30	33.34	33.34	45
<b>3. Description of how there is significant influence</b>	Controls more than 20% of the Total Share Capital.	Controls more than 20% of the Total Share Capital.	More than 20% holding	More than 20% holding	More than 20% holding	More than 20% holding	More than 20% holding	More than 20% holding	More than 20% holding	More than 20% holding	More than 20% holding	More than 20% holding
<b>4. Reason why the associate/joint venture is not consolidated</b>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>5. Net worth attributable to shareholding as per latest audited Balance Sheet (in Rs.)</b>	28,21,550	50,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>6. Profit/Loss for the year</b>												
i. Considered in Consolidation (in Rs.)	10,62,705	-	-	8,948	4,63,234	-94.89	-	-43,900	88,165	-	-	-353.0
ii. Not Considered in Consolidation (in Rs.)	-	-	-	-	-	-	-	-	-	-	-	-

1. Names of associates or joint ventures which are yet to commence operations. - NIL  
2. Names of associates or joint ventures which have been liquidated or sold during the year. - NIL

As per our report annexed

Place: Kolkata  
Dated: 25/8/17

  
**RECENT HIRISE PVT LTD**  
 Kirti Vardan  
 Director



**N. N. Agarwal & Associates**

CHARTERED ACCOUNTANTS

115, Cotton Street, 1st Floor

Kolkata - 700 007

Telefax : +91 33 4601 0711

Mob. : +91 90518 49111, 70034 10080

E-mail : canirajagarwal24@gmail.com

## **INDEPENDENT AUDITORS' REPORT**

**TO THE MEMBERS OF REGENT HIRISE PRIVATE LIMITED**

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

We have audited the accompanying financial statements of REGENT HIRISE PRIVATE LIMITED ("the company"), which comprise the Balance Sheet as at 31 March 2017, the Statement of Profit and Loss, and 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 and presentation 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, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding of the assets of the Company and for preventing and detecting the 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 control, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

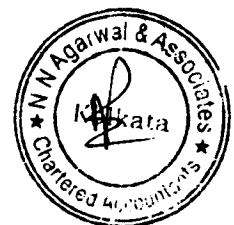
### **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give true and fair view, in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and operating effectiveness of such controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by Company's Directors, as well as evaluating the overall presentation of the financial statements.





## **N. N. Agarwal & Associates**

CHARTERED ACCOUNTANTS

115, Cotton Street, 1st Floor

Kolkata - 700 007

Telefax : +91 33 4601 0711

Mob. : +91 90518 49111, 70034 10080

E-mail : canirajagarwal24@gmail.com

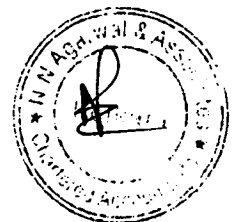
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

### **Opinion**

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

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

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A" a statement on the matters Specified in paragraphs 3 and 4 of the Order.
2. As required by section 143(3) of the Act, we report that:
  - i. 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.
  - ii. 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.
  - iii. The Balance Sheet, the Statement of Profit and Loss and cash flow statement dealt with by this Report are in agreement with the books of account.
  - iv. 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.
  - v. On the basis of written representations received from the directors as on 31st March, 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2017, from being appointed as a director in terms of Section 164(2) of the Act.
  - vi. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B"; and
  - vii. 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 derivatives contracts for which there were any material foreseeable losses.







## **N. N. Agarwal & Associates**

CHARTERED ACCOUNTANTS

115, Cotton Street, 1st Floor

Kolkata - 700 007

Telefax : +91 33 4601 0711

Mob. : +91 90518 49111, 70034 10080

E-mail : canirajagarwal24@gmail.com

- c) There were no amounts which required to be transferred by the Company to the Investor Education and Protection Fund.
- d) The Company has provided requisite disclosure in the financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8<sup>th</sup> November, 2016 to 30<sup>th</sup> December, 2016. Based on audit procedures and relying on the management representation we report that the disclosures are in accordance with the books of accounts maintained by the Company and as produced to us by the Management. Refer Note No. 25.



For N.N.Agarwal & Associates

Chartered Accountants

FRN. : 329802E

*Niraj Agarwal*

(NIRAJ AGARWAL)

Partner

M. No. 301680

Place : Kolkata.

Date : 25.08.2017



## **N. N. Agarwal & Associates**

CHARTERED ACCOUNTANTS

115, Cotton Street, 1st Floor  
Kolkata - 700 007  
Telefax : +91 33 4601 0711  
Mob. : +91 90518 49111, 70034 10080  
E-mail : canirajagarwal24@gmail.com

**“Annexure A” to Independent Auditor’s Report referred to in Paragraph 2 under the heading of “Report on Other Legal and Regulatory Requirements” of our report of even date.**

- (i)
- a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- b) The Fixed assets have been physically verified by the management in a phased manner, during the period which in our opinion is reasonable having regard to the size of the Company and nature of its business. No material discrepancies were noticed on such verification.
- (ii) Physical verification of inventories has been conducted at reasonable intervals by the management. No material discrepancies were noticed on physical verification as compared to book records.
- (iii) The Company has granted unsecured loans & advances to companies, firms, limited liability partnership firms or other parties covered in the register maintained under section 189 of the Companies Act, 2013 and with respect to the same :-
- (a) in our opinion, the terms & conditions of such loans & advances are not, prima facie, prejudicial to the Company’s interest.
- (b) The aforesaid loans & advances are repayable on demand.
- (c) There is no overdue amount in respect of loans & advances granted as aforesaid.
- (iv) In our opinion, Company has complied with the provisions of Section 185 & 186 of the Act in respect of loans, investments, guarantees & security.
- (v) On the basis of our examination of books and records of the Company, in our opinion and according to the information and explanations given to us, the company has not accepted deposits during the period and therefore the directives issued by the Reserve Bank of India and the provisions of Section 73 to 76 or any other relevant provisions of the Act and the rules framed there under are not applicable to the Company.
- (vi) In our opinion, the Company is not required to maintain Cost records under section 148(1) of the Act.
- (vii)
- a) The Company is generally regular in depositing undisputed statutory dues including income tax, service tax, value added tax and other statutory dues as applicable to it with the appropriate authorities. There are no undisputed amounts payable in respect of applicable statutory dues which are in arrears as at 31st March, 2017 for a period of more than 6 months from the date they became payable.
- b) According to the information & explanation given to us, there are no dues of sales tax, income tax, service tax and other applicable statutory dues which have not been deposited on account of any dispute.
- (viii) Based on our examination of books and records and according to the information and explanations given to us, the company has not defaulted in repayment of loans or borrowings to financial institutions or Banks or Government. The Company has not issued any debentures.





## **N. N. Agarwal & Associates**

CHARTERED ACCOUNTANTS

115, Cotton Street, 1st Floor,  
Kolkata - 700 007  
Telefax : +91 33 4601 0711  
Mob. : +91 90518 49111, 70034 10080  
E-mail : canirajagarwal24@gmail.com

- (ix) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) and term loans during the period. Accordingly, paragraph 3(ix) of the Order is not applicable.
- (x) On the basis of our examination of books and records of the Company and according to the information and explanation provided to us, no fraud by the company or on the Company by its officers or employees has been noticed or reported during the period.
- (xi) The Company being a private company, provisions of Section 197 of the Act is not applicable to the Company. Accordingly paragraph 3(xi) of the Order is not applicable.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.
- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, provisions of Section 177 of the Companies Act, 2013 are not applicable to the Company. However transactions with related parties are in compliance with Section 188 of the Act, where applicable, and the details of such transaction have been disclosed in the financial statements as required by the applicable accounting standards.
- (xiv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the period and therefore para 3(xiv) of the Order is not applicable.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non cash transaction with directors or persons connected with him and therefore para 3(xv) of the Order is not applicable.
- (xvi) According to the information and explanations given to us and based on our examination of the records of the Company, it is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

Place : Kolkata.  
Date : 25.08.2017



**For N.N.Agarwal & Associates**  
**Chartered Accountants**

FRN. : 329802E

*Niraj Agarwal*

**(NIRAJ AGARWAL)**

**Partner**

**M. No. 301680**



**N. N. Agarwal & Associates**

CHARTERED ACCOUNTANTS

115, Cotton Street, 1st Floor,

Kolkata - 700 007

Telefax : +91 33 4601 0711

Mob. : +91 90518 49111, 70034 10080

E-mail : canirajagarwal24@gmail.com

## ANNEXURE "B" AUDITORS' REPORT

**Report on the Internal Financial Controls under Clause (i) of sub section 3 of section 143 of the Companies Act, 2013 ("The Act").**

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

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

The Company's Management is responsible for establishing and maintaining Internal Financial Controls based on the Internal Financial Control over Financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

### **Auditor's Responsibility**

Our responsibility is to express an opinion on the Company's Internal Financial Controls over Financial Reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over financial reporting (The Guidance Note) and the Standards on Auditing, issued by ICAI and deemed to be prescribed under Section 143(10) of the Companies Act 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness.

Our audit of internal financial control 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 auditors judgment, including the assessment of the risk 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.





**N. N. Agarwal & Associates**

CHARTERED ACCOUNTANTS

115, Cotton Street, 1st Floor.

Kolkata - 700 007

Telefax : +91 33 4601 0711

Mob. : +91 90518 49111, 70034 10080

E-mail : canirajagarwal24@gmail.com

### **Meaning of Internal Financial Controls Over Financial Reporting**

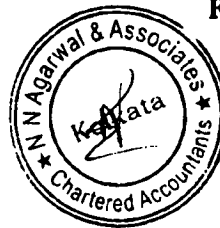
A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial controls over financial reporting includes those policies and procedures that (1) pertain to maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorization of the management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

### **Inherent Limitations of Internal Financial Controls over Financial Reporting**

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not to be detected. Also, projections of any evaluation of internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of the changes in conditions or that the degree of compliance with the policies or procedures may deteriorate.

### **Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial Controls system over financial reporting and such internal financial Controls system over financial reporting were operating effectively as at 31st March, 2017, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of internal financial controls over financial reporting issued by the Institute of Chartered Accountants of India.



**For N.N.Agarwal & Associates**

**Chartered Accountants**

**FRN. : 329802E**

*Niraj Agarwal*

**(NIRAJ AGARWAL)**

**Partner**

**M. No. 301680**

**Place : Kolkata.**

**Date : 25.08.2017**

**REGENT HIRISE PRIVATE LTD**

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

	NOTE NO	AS AT 31.03.2017 (RUPEES)	AS AT 31.03.2016 (RUPEES)
<b><u>EQUITY AND LIABILITIES</u></b>			
<b><u>Shareholder's Funds</u></b>			
Share Capital	1	3,52,28,400	3,52,28,400
Reserves and Surplus	2	59,62,79,718	59,30,38,503
<b><u>Non - Current Liabilities</u></b>			
Long - Term Borrowings	3	13,71,38,035	13,70,565
<b><u>Current Liabilities</u></b>			
Short-term Borrowings	4	77,64,87,344	78,66,80,536
Trade Payables	5	9,39,23,559	8,53,80,815
Other Current Liabilities	6	77,76,64,849	59,94,33,200
<b>TOTAL</b>		<b>2,41,67,21,905</b>	<b>2,10,11,32,019</b>

**ASSETS**

**Non Current Assets**

Property, Plant and Equipment	7	42,99,599	58,82,848
Non Current Investments	8	1,95,00,434	1,91,90,334
Deferred Tax Assets (Net)	9	12,41,110	11,22,763
Long Term Loan and Advances	10	2,44,23,523	2,24,80,324

**Current Assets**

Inventories	11	1,14,14,18,121	93,15,08,009
Trade Receivables	12	1,70,81,022	63,80,687
Cash and Cash Balances	13	1,39,13,322	1,08,50,080
Short Term Loans & Advances	14	73,85,51,615	68,29,08,539
Other current assets	15	45,62,93,159	44,08,08,435

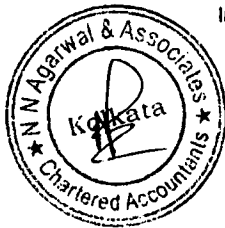
**TOTAL**

**2,41,67,21,905**

**2,10,11,32,019**

SIGNIFICANT ACCOUNTING POLICIES 23  
ADDITIONAL INFORMATION AND DISCLOSURES 24-25

115, Cotton Street, Kolkata - 700007  
Dated the 25th day of August; 2017



In terms of our report of even date  
For N.N. Agarwal & Associates  
Chartered Accountants

*Niraj Agarwal*  
NIRAJ AGARWAL  
PARTNER

**REGENT HIRISE PVT LTD**

*L. Vardhan*  
Director / Authorised Signatory  
(DIRECTOR)

**Harsh Vardhan Patodia**  
DIN - 01565464

(DIRECTOR)

**REGENT HIRISE PVT LTD**

*Kirti Vardhan Patodia*  
Director / Authorised Signatory

**Kirti Vardhan Patodia**  
DIN - 03143356

## REGENT HIRISE PRIVATE LTD

### PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2017

	NOTE NO	YEAR ENDED 31.03.2017 (RUPEES)	YEAR ENDED 31.03.2016 (RUPEES)
<b>INCOME :</b>			
REVENUE FROM OPERATIONS	16	8,99,99,346	-
OTHER INCOME	17	4,55,89,838	2,01,67,460
<b>TOTAL REVENUE</b>		<b>13,55,89,184</b>	<b>2,01,67,460</b>
<b>EXPENDITURE :</b>			
CONSTRUCTION & SITE EXPENSES	18	19,95,61,481	16,85,12,191
(INCREASE) / DECREASE IN INVENTORY	19	(19,14,07,347)	(26,34,66,043)
EMPLOYEE BENEFIT EXPENSES	20	1,44,46,426	1,31,71,824
FINANCE COST	21	8,71,15,549	8,07,38,142
DEPRECIATION	7	21,09,035	29,80,772
ADMINISTRATIVE EXPENSES	22	1,90,01,173	1,35,08,833
<b>TOTAL EXPENSES</b>		<b>13,08,26,317</b>	<b>1,54,45,719</b>
Profit/(Loss) Before Exceptional and Extraordinary Items and Tax		47,62,867	47,21,741
Exceptional & Extra Ordinary Items		-	-
<b>PROFIT BEFORE TAX</b>		<b>47,62,867</b>	<b>47,21,741</b>
<b>LESS : TAX EXPENSE</b>			
CURRENT		16,40,000	14,15,000
DEFERRED TAX		(1,18,347)	(13,77,873)
		15,21,653	37,327
<b>PROFIT / (LOSS) AFTER TAX FOR THE YEAR</b>		<b>32,41,214</b>	<b>46,84,414</b>
SIGNIFICANT ACCOUNTING POLICIES	23		
ADDITIONAL INFORMATION AND DISCLOSURES	24-25		
<b>EARNING PER SHARE - BASIC &amp; DILUTED (IN Rs.)</b>		<b>0.92</b>	<b>1.33</b>

115, Cotton Street, Kolkata - 700007  
Dated the 25th day of August, 2017



In terms of our report of even date

N.N. Agarwal & Associates  
Chartered Accountants

*Niraj Agarwal*

NIRAJ AGARWAL  
PARTNER

(DIRECTOR)

(DIRECTOR)

**REGENT HIRISE PVT LTD**

*Harsh Vardhan Patodia*  
**DIRECTOR / AUTHORISED SIGNATORY**

Harsh Vardhan Patodia  
DIN - 01565464

**REGENT HIRISE PVT LTD**

*Kirti Vardhan Patodia*  
**DIRECTOR / AUTHORISED SIGNATORY**

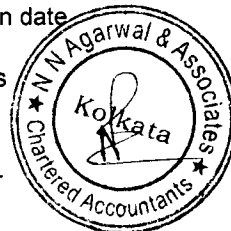
Kirti Vardhan Patodia  
DIN - 03143356

# REGENT HIRISE PRIVATE LIMITED

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

	Year ended 31/03/2017		Year ended 31/03/2016	
	(Rs.)	(Rs.)	(Rs.)	(Rs.)
<b>A. Cash Flows from Operating Activities</b>				
Net Profit before Tax		47,62,867		47,21,741
Adjustments for:				
Depreciation	21,09,035		29,80,772	
Interest on Loans given	(1,80,96,606)		(1,23,14,535)	
Interest on Capital in Partnership Firm	(5,85,963)		(6,83,615)	
(Profit)/Loss from Partnership Firms	(12,80,053)		(11,00,024)	
Interest & other costs	8,71,15,549		8,07,38,142	
		6,92,61,961		6,96,20,740
Operating Profit before Working Capital Changes		7,40,24,829		7,43,42,481
Adjustments for:				
Long Term Provisions	-		(36,058)	
Trade Receivables	(1,07,00,335)		(60,54,387)	
Inventories	(20,99,10,112)		(28,74,40,953)	
Other Advances	(9,63,76,670)		(35,06,683)	
Advances from Customers	15,60,75,756		19,38,97,949	
Trade Payables	85,42,744		2,36,58,437	
Other Liabilities	2,04,81,491		(4,67,96,035)	
		(13,18,87,125)		(12,62,77,730)
Cash Generated from Operations		(5,78,62,296)		(5,19,35,249)
Direct Taxes Paid		(38,72,108)		(26,64,452)
Net Cash from Operating Activities		(6,17,34,404)		(5,45,99,701)
<b>B. Cash Flows from Investing Activities</b>				
Purchase/(Sale) of Fixed Assets	(5,25,786)		(8,89,364)	
Investment in Partnership Firms/LLP	(3,10,100)		(1,00,000)	
Profit/Loss from Partnership Firms/LLP	12,80,053		11,00,024	
Interest on Capital in Partnership Firm	5,85,963		6,83,615	
Net Cash used in Investing Activities		10,30,130		7,94,275
<b>C. Cash Flows from Financing Activities</b>				
Secured Loan Recd	13,74,41,870		(12,81,439)	
Unsecured Loan Recd	(1,01,93,192)		19,95,04,372	
Unsecured Loan Given	55,37,780		(8,03,41,793)	
Interest recd on Loans given	1,80,96,606		1,23,14,535	
Interest paid & other costs	(8,71,15,549)		(8,07,38,142)	
Net Cash from / (used in) Financing Activities		6,37,67,515		4,94,57,533
Net Increase/(Decrease) in Cash and Cash Equivalents (A+B+C)		30,63,241		(43,47,893)
Cash and Cash Equivalents at the beginning of period		1,08,50,080		1,51,97,973
Cash and Cash Equivalents at the end of period		1,39,13,322		1,08,50,080
		30,63,241		(43,47,893)

In terms of our report of even date  
For N.N. Agarwal & Associates  
Chartered Accountants



115, Cotton Street, Kolkata - 700007  
Dated the 25th day of August, 2017

*Niraj Agarwal*  
NIRAJ AGARWAL  
PARTNER

DIRECTOR

DIRECTOR

REGENT HIRISE PVT. LTD

REGENT HIRISE PVT. LTD

*L. Gupta*

Director

*K. V. ...*

Director

Niraj Agarwal  
Partner

K. V. ...  
Director



## REGENT HIRISE PRIVATE LTD

Notes annexed to & forming part of the accounts as at 31 st March, 2017

	AS AT 31.3.2017		AS AT 31.3.2016	
<b>NOTE 1 : SHARE CAPITAL</b>				
	No. of Shares	Amount	No. of Shares	Amount
<b>AUTHORISED :</b>				
Equity Shares of Rs.10/- each	50,00,000	<u>5,00,00,000</u>	50,00,000	<u>5,00,00,000</u>
<b>ISSUED, SUBSCRIBED &amp; PAID UP :</b>				
Equity shares of Rs. 10/- each fully paid up in cash	35,22,840	<u>3,52,28,400</u>	35,22,840	<u>3,52,28,400</u>
		<u>3,52,28,400</u>		<u>3,52,28,400</u>
<b>Reconciliation of Share Capital</b>				
	No. of Shares	Amount	No. of Shares	Amount
<b>ISSUED, SUBSCRIBED &amp; PAID UP :</b>				
Outstanding at the beginning of the year	35,22,840	3,52,28,400	35,22,840	3,52,28,400
Allotment during the year	-	-	-	-
Outstanding at the end of the year	<u>35,22,840</u>	<u>3,52,28,400</u>	<u>35,22,840</u>	<u>3,52,28,400</u>

**Shareholders holding more than 5% shares**

	No. of Shares	% held	No. of Shares	% held
Harsh Vardhan Patodia	3,45,244	9.80%	3,45,244	9.80%
Indu Patodia	3,45,238	9.80%	3,45,238	9.80%
Jasmine Vunimay Pvt Ltd	2,08,000	5.90%	2,08,000	5.90%
Drishti Auto Part Accessories Sales Pvt Ltd	9,26,150	26.29%	9,26,150	26.29%
Kammna Autopart Sales Pvt Ltd	8,56,900	24.32%	7,89,700	22.42%
Shyam Media Services Pvt Ltd	6,26,190	17.78%	6,93,390	19.68%

The Company has only one class of shares i.e. Equity Shares and each share is entitled to one vote per share and in the event of liquidation, the equity shareholders are entitled to receive the remaining assets after payment of all liabilities, in proportion to their shareholding.

**NOTE 2 : RESERVE & SURPLUS**

Share Premium		46,62,88,600	46,62,88,600
As per last Account			
Surplus/(Deficit) in Statement of Profit & Loss		12,67,49,903	12,20,65,489
As per last Account		<u>32,41,214</u>	<u>46,84,414</u>
Add : Net Profit / (Loss) for the current year		12,99,91,118	12,67,49,903
		<u>59,62,79,718</u>	<u>59,30,38,503</u>

**REGENT HIRISE PVT LTD**

L. V. Patodia  
DIRECTOR / AUTHORISED SIGNATORY  
Harsh Vardhan Patodia  
DIN - 01565464

**REGENT HIRISE PVT LTD**

K. V. Patodia  
DIRECTOR / AUTHORISED SIGNATORY  
Kirti Vardhan Patodia  
DIN - 03143355



## REGENT HIRISE PRIVATE LTD

Notes annexed to & forming part of the accounts as at 31 st March, 2017

AS AT 31.3.2017

AS AT 31.3.2016

### NOTE 3 : LONG TERM BORROWINGS

Secured Loan from ICICI Bank Ltd	13,65,90,669	-
(Secured by way of Equitable Mortgage on the developers allocation and hypothecation of receivable and escrow account)		
(Repayable in 24 monthly instalments commencing from 15th February, 2018. Last instalment due on 15th February, 2020 & Rate of interest is 13.60% p.a. as at year end.)		
Secured Loan from ICICI Bank Ltd	5,47,366	13,70,565
(Secured against Hypothecation of Motor Car)		
(Repayable in 48 monthly instalments commencing from 1st February, 2015. Last instalment due on 1st January, 2019 & Rate of interest is 10.25% p.a. as at year end.)		
	13,71,38,035	13,70,565

### NOTE 4: SHORT TERM BORROWINGS

Unsecured Loans received (including Interest)		
From Related Parties		
from Directors	66,24,336	-
From Others	76,98,63,008	78,66,80,536
	77,64,87,344	78,66,80,536

### NOTE 5.: TRADE PAYABLES

For Construction Materials	2,61,10,138	3,60,38,289
For Services Received	3,13,25,240	1,98,83,924
For Retention Money	3,33,91,728	2,55,41,140
Others	30,96,454	39,17,463
	9,39,23,559	8,53,80,815

### NOTE 6: OTHER CURRENT LIABILITIES

Current Maturity of Long Term Debt (Refer Note No.3)	24,89,201	8,14,801
Other Liability		
Others	4,58,11,180	90,90,480
Advances Received from Customers	63,68,45,687	48,07,69,930
Deposit Received from Customers	7,36,970	-
Liability For Expenses	63,95,662	57,58,890
Liability For Statutory Payment	1,82,88,095	1,54,45,144
Share of Loss Payable to Partnership Firms/LLP	38,655	38,655
On current account from Partnership firms/ LLP in which company is partner	3,60,19,560	5,64,75,460
Due to Co-Promoters	37,90,035	37,90,035
Security & Other Deposits	2,72,49,805	2,72,49,805
	77,76,64,849	59,94,33,200

REGENT HIRISE PVT LTD

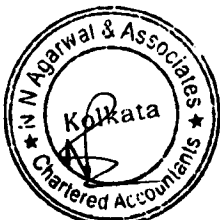
DIRECTOR / AUTHORISED SIGNATORY

Harsh Vardhan Patodia  
DIN - 01565464

REGENT HIRISE PVT LTD

DIRECTOR / AUTHORISED SIGNATORY

Kirti Vardhan Patodia  
DIN - 03143356



REGENT HIRISE PRIVATE LIMITED.

NOTE 7: PROPERTY, PLANT AND EQUIPMENT

DESCRIPTION	GROSS BLOCK				DEPRECIATION					NET BLOCK	
	AS ON 01.04.2016	ADDITION	DEDUCTION	TOTAL	AS ON 01.04.2016	ADJ. FOR EARLIER YEARS	FOR THE YEAR	ADJ. FOR FOR SALE	TOTAL	AS ON 31.03.2017	AS ON 31.03.2016
INTANGIBLE ASSETS											
Computer Software	21,38,383	4,84,785	-	26,23,168	12,08,286		4,46,516		16,54,782	9,68,386	9,30,117
TANGIBLE ASSETS											
Computer	13,02,437	41,001	-	13,43,438	12,04,970		58,885		12,63,855	79,583	97,467
Office Equipments	3,05,414		-	3,05,414	2,88,069		19,039		2,87,108	18,306	37,345
Furniture & Fixtures	9,52,483		-	9,52,483	6,49,761		84,817		7,34,578	2,17,905	3,02,722
Motor Car	1,09,98,094			1,09,98,094	71,12,386		12,48,501		83,60,887	28,37,207	38,85,708
Generator	1,56,316		-	1,56,316	1,41,503		7,047		1,48,550	7,766	14,813
Fax Machine	11,322		-	11,322	10,756				10,756	566	566
Aircondition Machines	11,24,871		-	11,24,871	6,15,636		2,25,577		8,41,213	2,83,658	5,09,235
Neon Sign Board	70,312		-	70,312	66,796				66,796	3,516	3,516
Plant & Machinery	1,79,248		-	1,79,248	77,889		18,653		96,542	82,706	1,01,359
<b>TOTAL</b>	<b>1,72,38,880</b>	<b>5,25,786</b>	<b>-</b>	<b>1,77,64,666</b>	<b>1,13,56,032</b>	<b>-</b>	<b>21,09,035</b>	<b>-</b>	<b>1,34,65,067</b>	<b>42,99,599</b>	<b>58,82,848</b>
Figures for the previous Yr.	1,63,49,516	8,89,364	-	1,72,38,880	83,75,260	-	29,80,772	-	1,13,56,032	58,82,848	79,74,256

Director / Authorised Signatory  
Harsh Vardhan Patodia  
DIN - 01565464

Director / Authorised Signatory  
Kirti Vardhan Patodia  
DIN - 03143395

REGENT HIRISE PVT. LTD

REGENT HIRISE PVT. LTD



# REGENT HIRISE PRIVATE LTD

Notes annexed to & forming part of the accounts as at 31 st March, 2017

	<u>AS AT 31.3.2017</u>	<u>AS AT 31.3.2016</u>
<b><u>NOTE 8: NON CURRENT INVESTMENTS</u></b>		
<b>(Long Term, For Trade)</b>		
<b>(i) In Equity instruments</b>		
As per Annexure 'A'	7,67,000	7,67,000
<b>(ii) In Capital of Partnership firms</b>		
Srijan Heritage Developers	1,00,00,000	1,00,00,000
Suyog Nirman	2,25,000	2,25,000
Sylvan Estate Developers	1,50,000	1,50,000
Sherwood Estate Developers	75,000	75,000
	1,04,50,000	1,04,50,000
<b>(iii) In Capital of Limited Liabilities Partnerships</b>		
AHW Unimark Consortium LLP	35,00,000	35,00,000
Autumn Textiles LLP	10,100	-
HPSD Enclave LLP	50,000	-
HBR Projects LLP	4,00,000	4,00,000
Kelvindeck Properties LLP	50,000	50,000
Aakil Nirman LLP	20,000	20,000
Gokul Dham Nirman LLP	34,95,000	34,95,000
Chaitanya Unimark Cityscape LLP	1,25,000	1,25,000
Sherwood Realty LLP	2,00,000	2,00,000
Unimark Mirania Projects LLP	1,50,000	1,50,000
Unimark Arya Real Estates LLP	33,334	33,334
<b>(iii) In Capital of AOP</b>		
HPVD Commotrade	2,50,000	-
	82,83,434	79,73,334
	1,95,00,434	1,91,90,334
<b><u>NOTE 9: DEFERRED TAX LIABILITIES / (ASSETS)</u></b>		
	12,41,110	11,22,763
	12,41,110	11,22,763
<b><u>NOTE 10: LONG TERM LOANS &amp; ADVANCES</u></b>		
Security Deposit Given	1,72,28,120	1,75,70,130
Income Tax Refundable	19,730	19,730
Excess Payment of TDS	-	7,589
Income Tax Payments	60,24,170	37,84,473
Prepaid Expenses	11,51,502	10,98,402
	2,44,23,523	2,24,80,324
<b><u>NOTE 11: INVENTORIES</u></b>		
• Constructed space	52,57,500	52,57,500
Land & Construction Work in Progress	1,08,59,33,860	89,45,26,513
Raw Material in Hand	5,02,26,760	3,17,23,996
	1,14,14,18,121	93,15,08,009
<b><u>NOTE 12 : TRADE RECEIVABLES</u></b>		
<b>(Unsecured, considered good)</b>		
Outstanding for a period more than six months		
from related parties	14,400	14,400
others	3,11,900	3,11,900
	3,26,300	3,26,300
Less than six months	1,67,54,722	60,54,387
	1,70,81,022	63,80,687

**REGENT HIRISE PVT LTD**

*Harsh Vardhan Patodia*  
Director / Authorised Signatory  
Harsh Vardhan Patodia  
DIN - 01565464

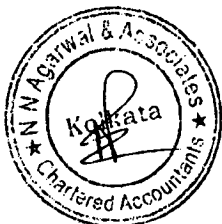
**REGENT HIRISE PVT LTD**

*Kirti Vardhan Patodia*  
Director / Authorised Signatory  
Kirti Vardhan Patodia  
DIN - 03143355

# REGENT HIRISE PRIVATE LTD

Notes annexed to & forming part of the accounts as at 31 st March, 2017

	AS AT 31.3.2017	AS AT 31.3.2016
<b>NOTE 13: CASH &amp; BANK BALANCES</b>		
<b>Cash &amp; Cash Equivalent</b>		
Cash in Hand	9,11,131	25,07,415
Balances with Banks: In Current Account	75,23,493	81,31,553
In Fixed Deposit	54,78,697	2,11,112
	1,39,13,322	1,08,50,080
<b>NOTE 14: SHORT TERM LOANS &amp; ADVANCES</b>		
<b>Unsecured Loans given (Considered Good)</b>		
to Related Parties		
Private Companies in which Directors of the Company are interested as director or member	4,08,94,890	13,57,06,746
to Other Parties	13,10,07,500	4,17,33,424
	17,19,02,390	17,74,40,170
<b>Advances given against Land (Unsecured, Considered Good)</b>		
to Related Parties		
to Subsidiaries	24,46,17,500	21,75,02,000
to other Private Companies in which Directors of the Company are interested as director or member	16,49,68,090	16,51,69,090
to Other Parties	2,57,46,000	2,57,46,000
	43,53,31,590	40,84,17,090
<b>Other Advances (Recoverable in Cash or in kind)</b>		
to Related Parties		
to Private Companies in which a director of the Company is interested as director or member	2,47,99,866	2,23,86,110
to Others	3,91,79,297	3,47,75,829
	6,39,79,163	5,71,61,939
Service Tax Credit Receivable	77,92,145	1,35,13,699
Due from Co-Developers	5,95,46,327	63,75,641
	73,85,51,615	66,29,08,539
<b>NOTE 15: OTHER CURRENT ASSETS</b>		
On current account from Partnership firms/LLP in which company is partner		
	34,21,56,343	32,17,85,354
Deposit Against Development rights	11,41,36,816	11,86,36,816
Prepaid Expenses	-	3,86,265
	45,62,93,159	44,08,08,435
<b>NOTE 16: REVENUE FROM OPERATIONS</b>		
Sales of Constructed Space	8,99,99,346	-
	8,99,99,346	-
<b>NOTE 17: OTHER INCOME</b>		
Share of Profit/ (Loss) from Partnership (NET)	8,16,819	4,23,297
Share of Profit/ (Loss) from Limited Liability Partnership (NET)	4,83,234	6,76,727
<b>Interest Received</b>		
On Loans	1,80,96,606	1,23,14,535
on FD	2,00,095	-
on I T Refund	1,60,928	-
On Capital in Partnership Firms	5,85,963	6,83,615
	1,90,43,592	1,29,98,150
Project Management Consultancy Income	1,52,40,105	57,93,672
Cancellation Charges Received	26,088	2,05,174
Compensation Received	1,00,00,000	-
Prior period Incomes	-	65,240
Miscellaneous Incomes	-	5,200
	4,55,89,838	2,01,67,460



**REGENT HIRISE PVT LTD**

*L. w. al*  
Director / Authorised Signatory  
**Harsh Vardhan Patodia**  
DIN - 01565464

**REGENT HIRISE PVT LTD**

*ILP*  
Director / Authorised Signatory  
**Kirti Vardhan Patodia**  
DIN - 03143356

# REGENT HIRISE PRIVATE LTD

Notes annexed to & forming part of the accounts as at 31 st March, 2017

	AS AT 31.3.2017	AS AT 31.3.2016
<b>NOTE 18: CONSTRUCTION &amp; SITE EXPENSES</b>		
	<u>19,95,61,481</u>	<u>16,85,12,191</u>
	<u>19,95,61,481</u>	<u>16,85,12,191</u>
<b>NOTE 19: INCREASE / ( DECREASE) IN WIP &amp; COSTRUCTED SPACE</b>		
Inventory at close of year	1,09,11,91,360	89,97,84,013
Inventory at beginning of year	89,97,84,013	63,63,17,969
	<u>19,14,07,347</u>	<u>26,34,66,044</u>
<b>NOTE 20: EMPLOYEE BENEFIT EXPENSE</b>		
Salaries, Bonus & Allowances	97,94,020	86,98,036
Contribution to Provident Fund & ESI	4,24,345	2,22,004
Gratuity	22,500	36,634
Staff Welfare Expenses	5,561	15,150
Directors Remuneration	42,00,000	42,00,000
	<u>1,44,46,426</u>	<u>1,31,71,824</u>
<b>NOTE 21: FINANCE COST</b>		
Interest Paid		
On Unsecured Loans		
to a Director	14,96,111	1,86,986
to other related parties	-	8,24,714
to Others	<u>8,21,87,843</u>	<u>7,79,34,453</u>
On Late Payment of Taxes	8,36,83,954	-
Asset Finance Charges	15,46,956	1,37,527
Brokerage	2,25,337	2,75,133
	<u>16,59,302</u>	<u>13,79,329</u>
	<u>8,71,15,549</u>	<u>8,07,38,142</u>

**REGENT HIRISE PVT LTD**

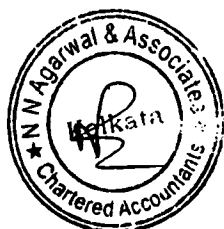
*Harsh Vardhan Patodia*  
DIRECTOR / AUTHORISED SIGNATORY

Harsh Vardhan Patodia  
DIN - 01565464

**REGENT HIRISE PVT LTD**

*Kirti Vardhan Patodia*  
DIRECTOR / AUTHORISED SIGNATORY

Kirti Vardhan Patodia  
DIN - 03143356



**REGENT HIRISE PRIVATE LTD**

Notes annexed to & forming part of the accounts as at 31 st March, 2017

AS AT 31.3.2017

AS AT 31.3.2016

**NOTE 22: ADMINISTRATIVE EXPENSES**

Telephone Expenses	4,55,519	4,08,269
Electricity Charges	7,04,240	7,49,110
Rent	29,82,691	33,05,404
Rates & Taxes	11,74,189	1,93,017
Penalties & Fines	20,000	15,483
Bank Charges	1,798	1,500
Printing & Stationery	1,30,986	2,52,687
Travelling & Conveyance	35,65,923	30,51,325
Vehicle Running & Maintenance Expenses	4,89,673	5,37,508
Security Charges	95,184	40,530
Manpower Charges	-	41,129
Legal & Professional Charges	20,06,244	12,24,964
Insurance	2,15,703	2,24,267
Server Rent	2,94,264	2,93,288
Repair & Maintenance	3,44,577	4,91,569
Car Hire Charges	1,58,347	3,79,181
Subscription & Membership	26,15,816	4,20,382
Miscellaneous Expenses	96,395	25,085
Payment to Auditors		
Audit Fees	1,26,500	2,58,750
For Tax Audit	17,250	15,000
Advertisement & Sales Promotion Expenses	34,66,092	14,50,178
Seminar, Conference & Training Expenses	33,000	1,17,000
Sundry Balance written off (Net)	6,782	8,207
Donations	-	5,000
	<u>1,90,01,173</u>	<u>1,35,08,833</u>

**REGENT HIRISE PVT LTD**

*H. Vardhan*

**DIRECTOR / AUTHORISED SIGNATORY**

**Harsh Vardhan Patodia**  
DIN - 01565464

**REGENT HIRISE PVT LTD**

*Kirti Vardhan Patodia*

**DIRECTOR / AUTHORISED SIGNATORY**

**Kirti Vardhan Patodia**  
DIN - 03143355



# REGENT HIRISE PRIVATE LIMITED

Notes annexed to & forming part of the accounts as at 31st March, 2017

## NOTE 23 : SIGNIFICANT ACCOUNTING POLICIES

i) The Accounts are prepared on historical cost convention basis following accrual basis of accounting and in accordance with the requirements of Companies Act, 2013.

ii) Fixed Assets & Depreciation

Fixed Assets are stated at their original cost including all expenses attributable to bring the assets for their intended use less cenval credit availed on acquisition and depreciation thereon.

Depreciation on Fixed Assets is being provided on written down value method over the useful life of the asset in the manner prescribed in schedule II to the Companies Act, 2013

iii) Investments

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

iv) Inventories.

a) Inventory consists of Land, Construction Work in Progress and Stock of materials purchased for construction. Inventories have been valued at lower of cost or Net Reliazable Value. Cost includes cost of purchases, cost of services, cost of conversion and other cost incurred in bringing the inventories to their present condition and location.

v) Profit/Loss from Partnership Firms

Share of Profit/Loss from Partnership firm is accounted for in respect of financial year of the firm ending on or before the Balance Sheet date on the basis of their audited/unaudited accounts as the case may be.

vi) Revenue Recognition.

a) Company follows the completed contract/project method of accounting for revenues and costs for Multistoried Buildings under construction.  
b) Revenue on Sales is recognised at the point of issue of notice of possession or handing over the possession of the apartments/space, whichever is earlier.

vii) Benefits to employees.

a) Short term Fringe benefits to employees like Bonus and Leave Pay etc. are accounted for on payment basis.  
b) Liability of accrued gratuity is recognized when the employee completes 5 years of service.

viii) Borrowing Cost

Interest and other borrowing cost attributable to qualifying assets (including projects undertaken for sale) are allocated as part of the cost of construction/development of such assets. Other borrowing cost are proportionately capitalised on the basis of qualifying assets to total assets. The borrowing cost incurred as during the period in which activities, necessary to prepare the assets for their intended use or sale, are in progress, are allocated as aforesaid. No cost are allocated once all such activities are substantially complete.

ix) Brokerage paid against the booking advances received in respect of firm's allocated space remaining unsold is treated as cost of project and carried over as part of Work in Progress.

x) Taxes on Income

Current Tax in respect of taxable income is provided for the year based on applicable tax rates and laws. Deferred tax is recognized for all timing differences subject to the consideration of prudence using tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

xi) Joint Projects

Expenditures & revenues on the projects executed jointly with other parties are shared in the proportion of respective shares. Company's share in revenue expenditures and income is charged to Profit & Loss Account under relevant heads. Assets, Advances & Liabilities related to project are accounted for at gross value, till the account is fully settled among the co-developers.

xii) Profit/Loss from Partnership Firms & LLP

Share of Profit/Loss from Partnership firms and Limited Liability Partnership are accounted for, in respect of financial year of the entity ending on or before the Balance Sheet date on the basis of their audited/unaudited accounts as the case may be.

REGENT HIRISE PVT LTD

DIRECTOR / AUTHORISED SIGNATORY  
Harsh Vardhan Patodia  
DIN - 01565464

REGENT HIRISE PVT LTD

DIRECTOR / AUTHORISED SIGNATORY  
Kirti Vardhan Patodia  
DIN - 03143344





# REGENT HIRISE PRIVATE LIMITED

Notes annexed to & forming part of the accounts as at 31st March, 2017

## NOTE 24 : ADDITIONAL INFORMATIONS & DISCLOSURES

i) There are no Micro and Small Enterprises, to whom the Company owes dues, which are outstanding for more than 45 days as on 31st March, 2016. The information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the company.

ii) Earning per share:

	31.03.2017	31.03.2016
a) Net profit / (loss) after Tax (In Rs.)	32,41,214	46,84,414
b) Weighted Average no of Equity Shares	35,22,840	35,22,840
c) Earning Per Shares Basic & Diluted (In Rs.)	0.92	1.33

iii) The figures have been rounded off to the nearest rupee and the previous year's figures have been rearranged and regrouped whenever it was necessary to make them comparable.

iv) Expenditure incurred in Foreign Currency

	31.03.2017	31.03.2016
Travelling Expenses	-	7,06,275
Sale Promotion	-	1,25,086

v) Particulars in respect of Investment in Partnership.

<u>Name of Firm</u>	<u>Names of Partner</u>	<u>Share in Profit/Loss</u>	<u>Capital as on</u>
A) Srijan Heritage Developers	i) Srijan Realty Pvt Ltd	50.00%	4,00,00,000
	ii) Regent Hirise Pvt. Ltd.	12.50%	1,00,00,000
	iii) Patcorp Construction Pvt Ltd	12.50%	1,00,00,000
	iv) Neptune Hirise Pvt. Ltd.	25.00%	2,00,00,000
			<u>8,00,00,000</u>
B) Suyog Nirman	i) Regent Hirise Pvt. Ltd.	45.00%	2,25,000
	ii) Harsh Vardhan Patodia	2.50%	12,500
	iii) Raj Vardhan Patodia	2.50%	12,500
	iv) Shyam Sundar Agarwal	12.50%	62,500
	v) Ramnaresh Agarwal	12.50%	62,500
	vi) Pawan Kumar Agarwal	12.50%	62,500
	vii) Vinod Kumar Agarwal	12.50%	62,500
			<u>5,00,000</u>
C) Sylvan Estate Developers	i) Regent Hirise Pvt. Ltd.	15.00%	1,50,000
	ii) P.S. Group Reality Ltd.	27.75%	2,77,500
	iii) Sancheti Highrise Pvt. Ltd.	9.25%	92,500
	iv) Amitabh Kejriwal	4.00%	40,000
	v) Patcorp Construction Pvt Ltd	15.00%	1,50,000
	vi) Abhimanyu Maheshwari	4.00%	40,000
	vii) Canopy Projects Ltd	25.00%	2,50,000
			<u>10,00,000</u>

**REGENT HIRISE PVT LTD**

**DIRECTOR / AUTHORISED SIGNATORY**

**Harsh Vardhan Patodia**  
DIN - 01565464

**REGENT HIRISE PVT LTD**

**DIRECTOR / AUTHORISED SIGNATORY**

**Kirti Vardhan Patodia**  
DIN - 03143356



## REGENT HIRISE PRIVATE LIMITED

### ANNEXURE 'A' OF INVESTMENT IN EQUITY INSTRUMENTS

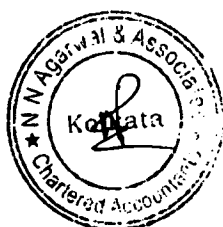
	AS AT 31.3.2017		AS AT 31.3.2016	
<u>(Unquoted, Fully paid up Equity Shares of Rs. 10/- each)</u>	No. of Shares	Amount	No. of Shares	Amount
<b>Subsidiary Companies</b>				
Doyen Vinimay Pvt Ltd	10,000	1,00,000	10,000	1,00,000
Imagine Plaza Pvt Ltd	10,000	60,000	10,000	60,000
Miracle Devcon Pvt Ltd	10,000	61,000	10,000	61,000
Outlook Promoters Pvt Ltd	10,000	60,000	10,000	60,000
Parasmani Projects Pvt Ltd	10,000	61,000	10,000	61,000
Realttime Enclave Pvt Ltd	10,000	60,000	10,000	60,000
Sigma Plaza Pvt Ltd	10,000	61,000	10,000	61,000
Starlink Properties Pvt Ltd	10,000	61,000	10,000	61,000
Starwin Properties Pvt Ltd	10,000	60,000	10,000	60,000
Yashoda Infraproperties Pvt Ltd	10,000	61,000	10,000	61,000
<b>TOTAL (a)</b>	<b>1,00,000</b>	<b>6,45,000</b>	<b>1,00,000</b>	<b>6,45,000</b>
<b>Associates</b>				
Rimjhim Vanijya Pvt. Ltd.	2,500	25,000	2,500	25,000
Alishan Promoters Pvt. Ltd.	900	9,000	900	9,000
Ayushman Highrise Pvt. Ltd.	900	9,000	900	9,000
Greenfield Highrise Pvt. Ltd.	900	9,000	900	9,000
HVRV Housing Pvt. Ltd.	100	1,000	100	1,000
Kay Vee Projects Pvt. Ltd.	1,000	10,000	1,000	10,000
Konark Enclave Pvt. Ltd.	900	9,000	900	9,000
Panchkoti Realtors (P) Ltd.	5,000	50,000	5,000	50,000
<b>TOTAL (b)</b>	<b>12,200</b>	<b>1,22,000</b>	<b>12,200</b>	<b>1,22,000</b>
<b>TOTAL (a+b)</b>	<b>1,12,200</b>	<b>7,67,000</b>	<b>1,12,200</b>	<b>7,67,000</b>

**REGENT HIRISE PVT LTD**

L. W. Patodia  
**DIRECTOR / AUTHORISED SIGNATORY**  
**Harsh Vardhan Patodia**  
**DIN - 01565464**

**REGENT HIRISE PVT LTD**

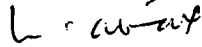
K. V. Patodia  
**DIRECTOR / AUTHORISED SIGNATORY**  
**Kirti Vardhan Patodia**  
**DIN - 03143356**



**NOTE NO.25****DISCLOSURE ON SPECIFIED BANK NOTES (SBNs)**

<b>PARTICULARS</b>	<b>SBNs*</b>	<b>OTHER DENOMINATI ON NOTES</b>	<b>TOTAL</b>
Closing cash in hand as on 08.11. 2016	18,00,000.00	2,89,833.39	20,89,833.39
(+) Permitted receipts	-	3,60,000.00	3,60,000.00
(-) Permitted payments	-	82,949.00	82,949.00
(-) Amount deposited in Banks	18,00,000.00	-	18,00,000.00
Closing cash in hand as on 30.12. 2016	-	<b>5,66,884.39</b>	<b>5,66,884.39</b>

*For the purposes of this clause, the term 'Specified Bank Notes' shall have the same meaning provided in the notification of the Government of India, in the Ministry of Finance, Department of Economic Affairs number S.O. 3407(E), dated the 8th November, 2016*

**REGENT HIRISE PVT LTD****DIRECTOR / AUTHORISED SIGNATORY****Marsh Vardhan Patodia  
DIN - 01565464****REGENT HIRISE PVT LTD****DIRECTOR / AUTHORISED SIGNATORY****Kirti Vardhan Patodia  
DIN - 03143356**