

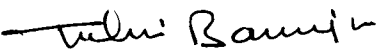
UTSAV VINIMAY PRIVATE LIMITED

PAN: AAACU 8248 B

**COMPUTATION OF TOTAL INCOME FOR THE ASSESSMENT YEAR 2017-18
RELATING TO PREVIOUS YEAR 2016-17**

	AMOUNT
INCOME FROM BUSINESS	
Profit/(Loss) as per Profit & Loss A/c	6,255.00
Add: Depreciation as per Companies Act	4,98,095.13
Less: Depreciation as per Income Tax Act	2,95,346.29
Less: Income disclosed under IDS	2,00,000.00
TOTAL INCOME	9,003.84
Tax Payable	2,611.11
Add: Education Cess	78.33
Tax Payable	2,689.45
Tax u/s 115JB on Book Profit	
Profit/(Loss) as per Profit & Loss A/c	(193794.82)
Rounded Off u/s 288A	(193794.82) 260.00
Total Tax There On	1,158.10
Add : Edu. Cess & Sec Higher E.Cess @3%	55.00
Tax Payable	1,213.10
Tax Payable (Higher of A or B)	2,689.00
Less: MAT Credit Entitlement	2,689.00
	-
Less : TDS	4,66,706.00
Balance Tax Payable/(Refundable)	(4,66,710.00)

UTSAV VINIMAY PVT. LTD


Director.

Independent Auditor's Report

To the Members of

UTSAV VINIMAY PRIVATE LIMITED

We have audited the accompanying standalone financial statements of "**Utsav Vinimay Private Limited**", which comprise the Balance Sheet as at March 31, 2017, the Statement of Profit and Loss for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position and financial performance of the company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial 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 the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

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



[2]

Opinion

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

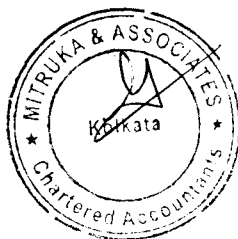
- a) in the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2017;
- b) in the case of the Profit and Loss Account, of the Profit for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. This Report does not include a statement on the matter's specified in Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act 2013, since in our opinion and according to the information and explanation given to us, the said Order is not applicable to the company.
2. As required by section 143(3) of the Act, we report that:
 - a) we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - b) in our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books.
 - c) the Balance Sheet and Statement of Profit and Loss dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e) On the basis of written representations received from the directors as on March 31, 2017, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 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:
 - i. the Company does not have any pending litigations which would impact its financial position.
 - ii. the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. the company had provided requisite disclosures in its financial statements as to holdings as well as dealings in Specified Bank Notes during the specified period and the same is in accordance with the books of accounts maintained by the company.

Place: Kolkata

Dated: The 22nd day of August, 2017



For MITRUKA & ASSOCIATES
Chartered Accountants
FRN: 323828 E

Gaurav Agarwal

(Gaurav Agarwal)
Partner
M. No: - 301858

UTSAV VINIMAY PRIVATE LIMITED

PAN: AAACU 8248 B

BALANCE SHEET AS ON 31ST MARCH 2017

PARTICULARS	Note No.	As at 31.03.2017	As at 31.03.2016
EQUITY AND LIABILITIES			
Shareholders' funds			
(a) Share capital	1	1,00,000.00	1,00,000.00
(b) Reserves and surplus	2	8,66,88,750.79	8,67,72,525.61
Share application money pending allotment		-	-
Non-current liabilities		-	-
Current liabilities			
(a) Short Term Borrowings	3	10,62,41,086.00	3,81,79,820.00
(b) Trade payables	4	99,39,212.73	3,78,99,100.51
(c) Other current liabilities	5	40,54,85,990.73	28,52,12,219.36
(d) Short-term provisions	6	2,45,849.00	5,77,912.70
TOTAL		60,87,00,889.25	44,87,41,578.18
ASSETS			
Non-current assets			
(a) Fixed assets			
(i) Tangible Assets	7	13,87,687.84	15,51,982.97
(ii) Intangible Assets	8	13,87,200.50	
Current assets			
(a) Inventories	9	54,19,92,355.39	38,42,26,084.34
(b) Trade receivables	10	2,85,59,740.22	2,23,45,256.98
(c) Cash and Cash Equivalent	11	32,77,468.33	48,59,172.12
(d) Short-term loans and advances	12	1,53,34,743.41	1,04,77,540.92
(e) Other Current Assets	13	1,67,61,693.56	2,52,81,540.85
TOTAL		60,87,00,889.25	44,87,41,578.18

Notes to Financial Statements
Significant Accounting Policies

1 to 30
31

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-

In terms of our attached report of even date,

Place : Kolkata

Dated : The 22nd day of August, 2017

For MITRUKA & ASSOCIATES
Chartered Accountants

Gaurav Agarwal
(GAURAV AGARWAL)

Partner

M.No.301858

UTSAV VINIMAY PVT. LTD.

Tuhin Banerjee

Director

UTSAV VINIMAY PVT. LTD

Mahesh Kumar Agarwal
Director

Mahesh Kumar Agarwal
DIN: 00480731

Tuhin Banerjee
DIN: 07726314



UTSAV VINIMAY PRIVATE LIMITED

PAN: AAACU 8248 B

PROFIT & LOSS STATEMENT FOR THE YEAR ENDED 31ST MARCH 2017

Particulars	Note No.	For the year ended 31 March, 2017	For the year ended 31 March, 2016
Revenue from operations	14	1,09,952.66	41,87,767.00
Other Income	15	2,270.00	130.53
Total revenue (1+2)		1,12,222.66	41,87,897.53
Expenses			
(a) Purchases of stock-in-trade(Construction Expenses)	16	14,90,29,990.27	18,90,89,305.08
(b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	17	(15,77,66,271.05)	(18,84,44,543.52)
(c) Employee benefits expense	18	1,62,028.00	3,36,634.00
(d) Finance costs	19	81,55,665.99	8,27,833.09
(e) Depreciation and amortisation expense	7	16,299.49	2,41,769.62
(f) Other expenses	20	7,08,254.78	1,58,084.00
Total expenses		3,05,967.48	22,09,082.27
Profit / (Loss) before exceptional and extraordinary items and tax (3 - 4)		(1,93,744.82)	19,78,815.26
Exceptional items	21	2,00,000.00	-
Profit / (Loss) before extraordinary items and tax (5 -6)		6,255.18	19,78,815.26
Extraordinary items		-	-
Profit / (Loss) before tax (7 - 8)		6,255.18	19,78,815.26
Tax expense:			
(a) Current tax		-	3,77,063.70
(b) Deferred tax		-	-
(c) Tax relating to earlier years		90,030.00	97,712.00
		90,030.00	4,74,775.70
Profit / (Loss) from continuing operations (9-10)		(83,774.82)	15,04,039.56
Profit / (Loss) for the year (11 + 14)		(83,774.82)	15,04,039.56

Earning Per Share

Basic & Diluted (in Rs) 22 (8.38) 150.40

Notes to Financial Statements 1 to 30
Significant Accounting Policies 31

In terms of our attached report of even date,

Place : Kolkata
Dated : The 22nd day of August, 2017

For MITRUKA & ASSOCIATES
Chartered Accountants

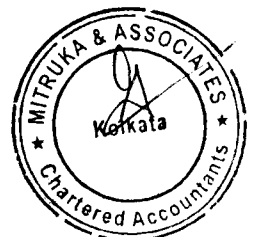
Gaurav Agarwal
(GAURAV AGARWAL)
Partner

UTSAV VINIMAY PVT. LTD

Mahesh Kumar Agarwal
Director.
Mahesh Kumar Agarwal
DIN: 00480731

UTSAV VINIMAY PVT. LTD

Tuhin Banerjee
Director.
Tuhin Banerjee
DIN: 07726314



Utsav Vinimay Pvt. Ltd.

PAN: AAACU 8248 B

Notes to Financial Statements for the year ended 31st March,2017

	As on 3/31/2017	As on 3/31/2016
1 SHARE CAPITAL		
Authorised		
20,000 Equity shares of Rs. 10/- each	2,00,000.00	2,00,000.00
Issued, Subscribed & Fully Paid Up		
10,000 Equity shares of Rs. 10/- each fully paid up in cash	1,00,000.00	1,00,000.00

SHARES HELD BY EACH SHAREHOLDER HOLDING MORE THAN 5% SHARES

Name of the Shareholder	Equity Shares		Equity Shares	
	As At 31.03.2017		As At 31.03.2016	
	No. of Shares Held	% of Holding	No. of Shares Held	% of Holding
Ankit Agarwal	2,500.00	25.00	2,500.00	25.00
Dinesh Kumar Agarwal	3,500.00	35.00	3,500.00	35.00
Mahesh Kumar Agarwal	4,000.00	40.00	4,000.00	40.00

RECONCILIATION OF THE NO. OF SHARES OUTSTANDING

Particulars	As at 31.03.2017	As at 31.03.2016
Equity Shares at the beginning of the year	10,000.00	10,000.00
Add: Fresh Issue	-	-
Equity Shares at the close of the year	10,000.00	10,000.00

2 RESERVES AND SURPLUS

Surplus

Opening Balance	8,67,72,525.61	8,52,68,486.05
Add: Net Profit for current year	(83,774.82)	15,04,039.56
Closing Balance	8,66,88,750.79	8,67,72,525.61

3 SHORT TERM BORROWINGS

UNSECURED

LOANS & ADVANCES FROM RELATED PARTIES

Paceman Sales Promotion Pvt. Ltd	-	21,22,836.00
Norfox Vinicom Pvt. Ltd.	-	2,82,41,014.00

Other Loans And Advances

Brewski marketing pvt ltd	7,55,75,819.00	-
Deluxe Commontrade Pvt.Ltd	3,06,65,267.00	78,15,970.00

The Above Loan carries intt of 9%. No condition is stipulated for the period of payment of interest and repayment of principal.

10,62,41,086.00 3,81,79,820.00

4 TRADE PAYABLE

Sundry Creditors	99,39,212.73	3,78,99,100.51
	<u>99,39,212.73</u>	<u>3,78,99,100.51</u>



UTSAV VINIMAY PVT. LTD
Utsav Vinimay
Director.

UTSAV VINIMAY PRIVATE LIMITED

PAN: AAACU 8248 B

Notes to Financial Statements for the year ended 31st March,2017

	As on 3/31/2017	As on 3/31/2016
5 OTHER CURRENT LIABILITIES		
Advance against joint Venture		
Nanu Tradecom Pvt. Ltd.	-	4,81,000.00
Martin Infra Projects Pvt. Ltd.(Royal Villa)	7,95,75,000.00	6,31,00,000.00
Harsh Kedia (Adv Agst Land 22 Buroshibtalla Road)	1,00,00,000.00	-
Advance Against J.V. for S.K. Dev Road	20,00,000.00	20,00,000.00
OTHERS		
Advance against Flat	30,88,70,733.30	21,30,67,387.30
Advane from parties	30,69,427.95	37,51,954.94
Pansari Developers Pvt Ltd	-	24,26,136.12
Balance with Axis Bank (over drawn)	-	-
Others	11,61,489.48	3,85,741.00
Purti Aqua owners association	8,09,340.00	-
	<u>40,54,85,990.73</u>	<u>28,52,12,219.36</u>
6 SHORT TERM PROVISIONS		
OTHER		
Provision For Taxation(A.Y. - 2017-18)	-	-
Provision For Taxation(A.Y. - 2016-17)	-	3,77,063.70
Provision For Taxation(A.Y. - 2015-16)	2,00,849.00	2,00,849.00
Provison for Income Tax under IDS	45,000.00	-
	<u>2,45,849.00</u>	<u>5,77,912.70</u>
8 NON CURRENT INVESTMENTS		
Land at Pathak Para	13,87,200.50	-
	<u>13,87,200.50</u>	<u>-</u>
9 INVENTORIES (As Valued and Certified by the Management)		
-WIP(Purti-Aqua Project)	31,91,75,788.20	21,58,04,539.29
-Land	20,97,38,472.93	15,53,43,450.79
-Flats	1,30,78,094.26	1,30,78,094.26
	<u>54,19,92,355.39</u>	<u>38,42,26,084.34</u>
The above items are valued at Cost or Net Realizable Value, whichever is less.		
10 TRADE RECEIVABLE		
Unsecured; Considered Good	2,85,59,740.22	2,23,45,256.98
Sundry Debtors	2,85,59,740.22	2,23,45,256.98
	<u>2,85,59,740.22</u>	<u>2,23,45,256.98</u>



UTSAV VINIMAY PVT, LTD
Utsav Banerjee
 Director.

UTSAV VINIMAY PRIVATE LIMITED

PAN: AAACU 8248 B

Notes to Financial Statements for the year ended 31st March,2017

	As on 3/31/2017	As on 3/31/2016
11 CASH & CASH EQUIVALENT		
Balances with Bank		
Balances in Current Account		
- Axis Bank	5,764.54	16,449.28
- Axis Bank	19,64,391.94	3,76,990.49
- Dena Bank	2,863.55	2,863.55
- HDFC Bank (A/C 7090)	25,971.91	25,971.91
- HDFC Bank (A/C 5271)	86,434.82	94,125.57
- HDFC Bank (A/C 3703324)	2,49,431.47	4,94,100.32
- HDFC Bank	1,798.00	-
Cash in Hand	8,80,812.10	38,48,671.00
	<u>32,77,468.33</u>	<u>48,59,172.12</u>
12 SHORT TERM LOAN AND ADVANCES		
LOANS & ADVANCES TO RELATED PARTIES		
Unsecured; Considered Good		
Mintoo Garments Pvt Ltd	50,000.00	50,000.00
OTHERS		
Unsecured; Considered Good		
Advance to parties	84,54,208.78	20,45,540.78
Bijoy Sarkar (Advance)	1,40,000.00	1,00,000.00
Lake Garden Property	20,00,000.00	20,00,000.00
Security Deposit (WBSEDC Ltd)	5,70,327.00	1,08,286.00
Service Tax Input	35,01,527.06	51,34,835.63
Advance Salary	16,000.00	5,000.00
Association Deposit	2,573.45	2,573.45
Tender Earnest Money (IDBI)	-	5,00,000.00
W.B.S.E.D.C.L. (Earnest Money)	1,000.00	1,000.00
TDS (A.Y 2017-18)	4,66,706.12	-
TDS (A.Y 2016-17)	-	3,97,904.06
TDS (A.Y 2015-16)	1,32,401.00	1,32,401.00
	<u>1,53,34,743.41</u>	<u>1,04,77,540.92</u>
13 OTHER CURRENT ASSETS		
Filter Manufacturing Industries Pvt Ltd-Advance Against Land	-	2,47,50,000.00
Nanu Tradecom Pvt. Ltd.	34,84,000.00	-
Pansari Develoers Pvt. Ltd.	1,12,93,258.00	-
Advance against Land - Howrah,Dumurjaja(JV)	15,00,000.00	-
Advance against Land - Pathakpara	4,84,435.56	5,31,540.85
	<u>1,67,61,693.56</u>	<u>2,52,81,540.85</u>
14 REVENUE FROM OPERATIONS		
Sale of Product		
Sale of Flat	-	41,20,091.00
Other Operating Revenue		
Extra Development Charges	-	30,822.00
Cancellation Charges	10,000.00	-
Nomination Fees Received	12,630.00	-
Late Payment Charges	57,427.66	-
Interest Received	29,895.00	9,032.00
Flat Cancellation Charges	-	20,000.00
Extra work done on flat	-	6,822.00
Association Formation	-	1,000.00
	<u>1,09,952.66</u>	<u>41,87,767.00</u>



UTSAV VINIMAY PVT. LTD
Utsav Banerjee
 Director.

UTSAV VINIMAY PRIVATE LIMITED

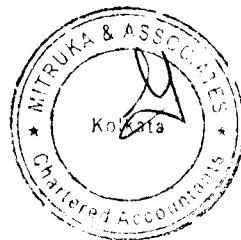
PAN: AAACU 8248 B

Notes to Financial Statements for the year ended 31st March,2017

	As on 3/31/2017	As on 3/31/2016
15 OTHER INCOME		
Other Non Operating Income		
Scrap Sales	2,270.00	
Round off	0.00	130.53
	<u>2,270.00</u>	<u>130.53</u>
16 PURCHASE OF STOCK IN TRADE		
Expenses at Construction Site	10,00,57,562.39	12,07,49,622.81
Registration Expenses	38,71,173.49	-
Development/Construction Expenses	-	3,39,29,531.00
Purchase of Land	4,51,01,254.39	3,44,10,151.27
	<u>14,90,29,990.27</u>	<u>18,90,89,305.08</u>
17 CHANGES IN INVENTORY		
Inventory at year end		
-WIP(Purti-Aqua Project)	31,91,75,788.20	21,58,04,539.29
-Land	20,97,38,472.93	15,53,43,450.79
-Flats	1,30,78,094.26	1,30,78,094.26
A	<u>54,19,92,355.39</u>	<u>38,42,26,084.34</u>
Inventories at beginning of the Year		
-WIP(Purti-Aqua Project)	21,58,04,539.29	9,46,53,187.48
-Land	15,53,43,450.79	8,66,14,783.52
-Flats	1,30,78,094.26	1,45,13,569.82
B	<u>38,42,26,084.34</u>	<u>19,57,81,540.82</u>
Net Increase	A-B 15,77,66,271.05	18,84,44,543.52
18 EMPLOYEE BENEFIT EXPENSES		
Staff Welfare	-	11,000.00
Salaries	1,62,028.00	3,25,634.00
	<u>1,62,028.00</u>	<u>3,36,634.00</u>
19 FINANCE COSTS		
Interest on P. Tax	506.00 P	-
Interest on Loan(Unsecured Loans)	80,36,958.00 P	7,90,714.00
Interest on service Tax	1,00,431.00 P	632.00
Interest on TDS	4,953.00 P	11,711.00
Bank Charges	12,817.99 P	24,776.09
	<u>81,55,665.99</u>	<u>8,27,833.09</u>

UTSAV VINIMAY PVT, LTD

Vin Raiju
Director.



UTSAV VINIMAY PRIVATE LIMITED

PAN: AAACU 8248 B

Notes to Financial Statements for the year ended 31st March,2017

	As on 3/31/2017	As on 3/31/2016
20 OTHER EXPENSES		
Advertisement	5,900.00 ✓	1,250.00
Misc Purchase	-	101.00
Brokerage & Commission	-	82,402.00
Membership & Subscription	1,01,000.00 ✓	-
Printing & Stationery	2,787.00 ✓	520.00
Professional Fees	21250 2,28,730.00 P ✓	39,000.00
Professional tax	5,030.00 P	2,500.00
Security charges	1,33,551.00 ✓	-
Swachh bharat cess	2370 1,01,056.52 P ✓	-
Estate Award participation charges	17,250.00 ✓	-
Filing Fees	8,663.00 P	1,233.00
General Expenses at site	8,000.26 ✓	1,530.00
Vehicle running expense	28,128.00 ✓	2,295.00
Audit Fees	20,000.00 P ✓	15,000.00
Licence Fee	1,900.00 P ✓	1,900.00
Postage & stamp	2,300.00 P ✓	-
Travelling & Conveyance	30.00 P ✓	278.00
Labour Charges	-	3,000.00
Insurance charges	43,929.00 P ✓	7,075.00
	<u>7,08,254.78</u>	<u>1,58,084.00</u>
21 EXCEPTIONAL ITEMS		
Income declared under IDS	2,00,000.00	-
	<u>2,00,000.00</u>	
22 BASIC & DILUED EARNING PER SHARE		
Net Profit / (Loss) after tax available for appropriation	(83,774.82)	15,04,039.56
Weighted average no. of Equity Shares	10,000.00	10,000.00
Nominal Value Equity Shares	10.00	10.00
Basis and Diluted Earning Per Share	(8.38)	150.40

23 No Provision is required to be made on account of Deferred Tax Assets / Liabilities as provided in AS-22 of the Institute of Chartered Accountants of India.

24 The company does not anticipate any provision to be made on account of contingent liabilities.

25 Earning / Expenditure in Foreign Exchange - Nil

26 Figures for the previous figures have been regrouped or rearranged wherever considered necessary.

27 Interest paid has been charged on the basis of fund utilised in the respective project.

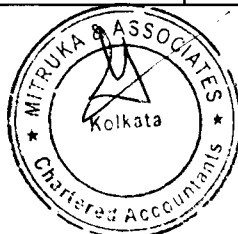
1) Calculation of Total Cost of Construction :-

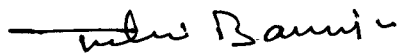
Particulars	Sq Ft.	Rate	Amount (Rs.)
Opening WIP as on 01/04/2016	12,764.00	1,024.61	1,30,78,094.26
Total Construcion Cost @ 1024.61 Sq.ft	-	-	-
Add : Compansation on Flat Cancellation	-	-	-
Less: Cost Of Flat Sold	-	-	-
Cost of Finished Goods	12,764.00		1,30,78,094.26

28 The company has declared Rs. 200000 under IDS 2016. The same has been accounted as exceptional item.

29 The details of SBNs held and transacted during the period from November 8, 2016 to December 30, 2016, the denomination-wise SBNs and other notes as per the notification are as follows:

Particulars	SBNs	Other denomination notes	Total
Closing cash in hand as on November 8, 2016	27,50,000.00	10,81,457.00	38,31,457.00
Add: Permitted Receipts	-	50,000.00	50,000.00
Less: Permitted Payments	-	1,23,900.00	1,23,900.00
Less: Amount deposited in Banks	27,50,000.00	-	27,50,000.00
Closing cash in hand as on December 30, 2016	-	10,07,557.00	10,07,557.00



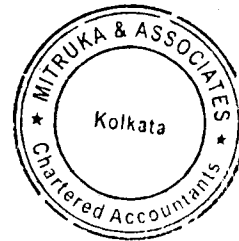
UTSAV VINIMAY PVT, LTD

 Director.

UTSAV VINIMAY PRIVATE LIMITED

FOR THE FINANCIAL YEAR 2016-17

PARTICULARS OF LAND

SL. No.	NAME OF LAND	OP. BALANCE	DELETION	ADDITION	DATE OF ADDITION	PROPORTIONATE AMOUNT OF ADDITION IN RESPECT OF FULL YEAR	TOTAL AMOUNT	PROPORTION	TOTAL INTEREST	Proportionate Interest
1	Land at Rajarhat	6,55,15,611.44	-				6,55,15,611.44	0.3778		18,66,174.18
2	Land at Rajarhat(RD Motors)	21,58,04,539.29	-	22,72,48,907.02		22,72,48,907.02	22,15,26,723.16			30,96,750.00
	Less: Advance Received	(1,14,44,367.73)								
3	Land at Laketown	6,22,90,337.82	-				6,22,90,337.82	0.3592		17,74,304.13
4	Land at Chakjo(shibrampur)	89,17,267.48	-	34,76,254.39		34,76,254.39	61,96,760.94	0.0357		1,76,511.14
5	Landat Buroshibtolla main road(season II)	1,86,20,234.05	-				1,86,20,234.05	0.1074		5,30,386.56
6	Land at Dasdrone(Aqua 2)	-	-	4,16,25,000.00		4,16,25,000.00	2,08,12,500.00	0.1200		5,92,831.99
	TOTAL	35,97,03,622.35	-	4,51,01,254.39		4,51,01,254.39	39,49,62,167.40	1.00	80,36,958.00	80,36,958.00
							17,34,35,444.25		49,40,208.00	



UTSAV VINIMAY PVT. LTD.
Utsav Ranjan
Director

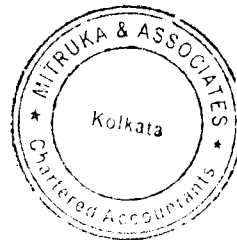
UTSAV VINIMAY PVT. LTD.

ASSESSMENT YEAR : 2017-2018

ANNEXURE – 'A'
TO FORM NO. 3CD

Depreciation as per Income Tax Rules

Particulars	Rate of Depreciation	Balance as on 01.04.2016	Additions		Total	Depreciation for the year	Balance as on 31.03.2017
			Upto 30-10-16	After 30-10-16			
Furniture & Fixture	10%	9,523.49	-	3,09,500.00	3,19,023.49	16,427.35	3,02,596.14
Cycle	15%	40,551.76	-	-	40,551.76	6,082.76	34,468.99
Motor Car	15%	17,24,110.62	-	-	17,24,110.62	2,58,616.59	14,65,494.03
Office Equipment	15%	27,112.45	-	-	27,112.45	4,066.87	23,045.58
Computer	60%	4,771.20	-	24,300.00	29,071.20	10,152.72	18,918.48
Total		18,06,069.52	-	3,33,800.00	21,39,869.52	2,95,346.29	18,44,523.23



UTSAV VINIMAY PVT. LTD.
Utsav Bandyopadhyay
Director

UTSAV VINIMAY PVT. LTD.

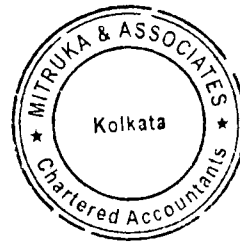
SUB - SCHEDULE

	As on 3/31/2017	As on 3/31/2016
<u>OTHER CURRENT LIABILITIES</u>		
<u>OTHER PAYABLE</u>		
Service Tax Payable	16,776.48	34,076.00
Interest on Service Tax Payable	-	5,150.00
Salary Payable	1,24,907.00	97,955.00
TDS Payable	9,71,826.00	1,64,316.00
Audit Fees Payable	5,000.00	30,000.00
Professional Tax Payable (Employee)	3,300.00	8,690.00
Professional Fees Payable	7,000.00	7,000.00
Filing Fees Payable	600.00	600.00
STDS Payable	2,080.00	37,954.00
	<u>11,61,489.48</u>	<u>3,85,741.00</u>

UTSAV VINIMAY PVT. LTD.

Vinay Ranjan

Director.



USTAV VINIMAY PRIVATE LIMITED
PAN: AAACU 8248 B

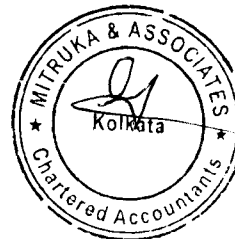
NOTE NO. 7 TANGIBLE ASSETS
(Not Under Lease)

DESCRIPTION	Life of the Asset (Years)	GROSS BLOCK			DEPRECIATION			NET BLOCK	
		Cost as on 01.04.2016	Addition during the year	As on 31.03.2017	Up to 01.04.2016	For the year	As on 31.03.2017	As on 31.03.2017	As on 31.03.2016
Furniture (25.89%)	10	25,875.00	3,09,500.00	3,35,375.00	23,029.00	7,254.39	30,283.39	3,05,091.61	2,846.00
Vehicles									
Motor Car (31.23%)	8	21,84,521.00	-	21,84,521.00	6,98,750.62	4,67,203.62	11,65,954.24	10,18,566.76	14,85,770.38
Office Equipment (45.07%)	5	31,897.00	-	31,897.00	11,828.00	9,045.10	20,873.10	11,023.90	20,069.00
Cycle (Vehicles) (25.89%)	10	57,540.00	-	57,540.00	21,673.27	9,310.00	30,983.27	26,556.73	35,866.73
Computer (63.16%)	3	29,820.00	24,300.00	54,120.00	22,389.14	5,282.02	27,671.16	26,448.84	7,430.86
Grand Total		23,29,653.00	3,33,800.00	26,63,453.00	7,77,670.03	4,98,095.13	12,75,765.16	13,87,687.84	15,51,982.97
Previous Year		8,49,155.00	14,80,498.00	23,29,653.00	4,98,951.63	2,78,718.40	7,77,670.03	15,51,982.97	3,50,203.37

Addition to Fixed Asset

Air conditioner		
Date	Days	Amount
2/27/2017	33.00	3,09,500.00
		3,09,500.00

Dell Laptop		
Date	Days	Amount
3/18/2017	14.00	24,300.00
		24,300.00



USTAV VINIMAY PVT. LTD.
Utsav Banerjee
Director

30 Related Party Disclosures for the year ended March 31, 2017 as per AS-18 issued by The Institute of Chartered Accountants of India:

a) **Related Party and their relationships**

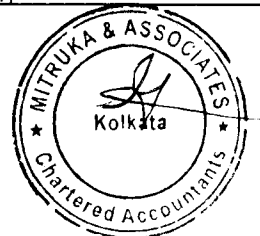
1 Enterprise owned and controlled by Key Management Personnel and their Relatives:

- i) Norfiox Vincom Pvt Ltd
- ii) Paceman Sales Promotion Pvt Ltd
- iii) Mintoo Garments Pvt Ltd
- iv) Pansari Developers Pvt Ltd

2 Key Management Personnel:

- i) Mahesh Agarwal

Particulars	Enterprise owned and controlled by Key Management Personnel and their relatives		Key Management Personnel:		Total	
	Transaction Value	Balance outstanding as on 31.03.2017	Transaction Value	Balance outstanding as on 31.03.2017	Transaction Value	Balance outstanding as on 31.03.2017
1 Short Term Borrowings						
i) Norfiox Vincom Pvt Ltd	13,78,48,154.00 (8,65,91,300.00)	- (2,82,41,014.00)	- -	- -	13,78,48,154.00 (8,65,91,300.00)	- (2,82,41,014.00)
ii) Paceman Sales Promotion Pvt Ltd	21,32,781.00 (1,88,98,628.00)	- (21,22,836.00)	- -	- -	21,32,781.00 (1,88,98,628.00)	- (21,22,836.00)
2 Other Payables						
i) Pansari Developers Pvt Ltd	- (57,26,136.12)	- (24,26,136.12)	- -	- -	- (57,26,136.12)	- (24,26,136.12)
iii) Mahesh Agarwal	- -	- -	- (3,800.00)	- -	- (3,800.00)	- -
3 Loans and Advances						
i) Pansari Developers Pvt Ltd	2,85,91,238.56 -	1,12,93,258.00 -	- -	- -	2,85,91,238.56 -	1,12,93,258.00 -
ii) Mintoo Garments Pvt Ltd	- -	50,000.00 (50,000.00)	- -	- -	- -	50,000.00 (50,000.00)

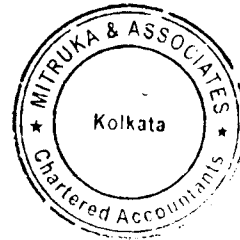


UTSAV VINIMAY PVT. LTD.
Utsav Vinimay
Director

USTAV VINIMAY PRIVATE LIMITED
PAN: AAACU 8248 B

Details of Closing Stock of Land & WIP as on 31st March 2017

Particulars	Flats at Kalaberia	at Rajarhat	at Rajarhat (RD Motors)	at Laketown	Chakjot shibrampur	at Buroshibtolla main road(season II)	at Dasdrone(Aqua 2)	TOTAL
	Utsav	Aqua I	Aqua I	JV with Martin	Land	Land	Land	
Opening Value	1,30,78,094.26	6,55,15,611.44	21,58,04,539.29	6,22,90,337.82	89,17,267.48	1,86,20,234.05	-	38,42,26,084.34
Add : Addition during the year	-	-	-	-	-	-	-	-
Development Expenses	-	-	-	-	-	-	-	-
Development/Construction Expenses	-	-	-	-	-	-	-	-
Purchase of Land	-	-	-	-	34,76,254.39	-	4,16,25,000.00	4,51,01,254.39
Construction Expenses	-	-	10,00,57,562.39	-	-	-	-	10,00,57,562.39
Other expenses	-	-	2,16,936.52	-	-	-	4,82,386.26	6,99,322.78
Less : Cost of Flats Sold	-	-	-	-	-	-	-	-
<u>Direct Expenses</u>	-	-	-	-	-	-	-	-
Expenses Reversed back	-	-	-	-	-	-	-	-
Registration Expenses	-	-	-	-	2,96,524.49	-	35,74,649.00	38,71,173.49
Interest on loan	-	18,66,174.18	30,96,750.00	17,74,304.13	1,76,511.14	5,30,386.56	5,92,831.99	80,36,958.00
Compansation on Flat Cancellation	-	-	-	-	-	-	-	-
TOTAL	1,30,78,094.26	6,73,81,785.62	31,91,75,788.20	6,40,64,641.95	1,28,66,557.50	1,91,50,620.61	4,62,74,867.25	54,19,92,355.39



USTAV VINIMAY PVT. LTD.

Utsav Datta

Director

UTSAV VINIMAY PVT LTD

F.Y. 2016-2017

DETAILS OF CONSTRUCTION EXPENSES

PARTICULARS	AMOUNT	Excise Duty	VAT	Discount/Short & Excess	As on
					31-Mar-17
Accounting Charges	2,37,700.00				2,37,700.00
Depreciation	4,81,795.64	151048.33			4,81,795.64
Advertisement Expenses	7,63,312.00				7,63,312.00
Brokerage & Commission	15,39,801.00				15,39,801.00
Carriage charges	37,460.00				37,460.00
Weighment Expenses	2,090.00				2,090.00
Delivery Charges	12,701.00				12,701.00
Freight Charges	2,74,052.00				2,74,052.00
Conveyance Expenses	10,975.00				10,975.00
Electricity Expenses	5,19,232.00				5,19,232.00
Internet Charges	10,560.00				10,560.00
General Expenses	2,24,442.00				2,24,442.00
Loading and Unloading Expenses	6,830.00				6,830.00
Labour Charges	1,61,54,376.01				1,61,54,376.01
Material Purchase	6,81,31,569.94	25,484.12	50,96,191.64	18,33,456.00	7,14,19,789.70
Misc. Purchase	2,87,650.00				2,87,650.00
Staff Welfare	33,289.00				33,289.00
Plantation charges	2,83,129.00				2,83,129.00
Postage & stamp	40.00				40.00
Power & Fuel	25,317.00				25,317.00
Printing & Stationery for Site	4,865.00				4,865.00
Professional Fees	3,49,620.00				3,49,620.00
Security Charges	3,69,622.00				3,69,622.00
Telephone & mobile charges	55,859.00				55,859.00
Testing & commissioning charges	28,670.00				28,670.00
Reparing Charges	43,108.00				43,108.00
Salary at site	12,19,459.00				12,19,459.00
Transportation Charges	8,284.00				8,284.00
Works contract labour	8,43,685.02				8,43,685.02
Lift Purchases	44,27,966.02				44,27,966.02
Bricks Purchase	3,81,883.00				3,81,883.00
TOTAL	9,11,15,808.59	25,484.12	50,96,191.64	18,33,456.00	10,00,57,562.39

PURTI AQUA 2

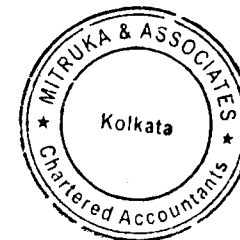
PARTICULARS	AMOUNT
Printing & Stationery	2,787.00
Professional fees	2,07,480.00
Advertisement	5,900.00
Vehicle Running Expenses	28,128.00
Security Charges	33,551.00
Salary at Site	96,540.00
General Expenses at site	8,000.26
TOTAL	4,82,386.26

PURTI AQUA 1

Estate award participation charges
Swach Bharat Cess
Membership & Subscription
Total

17,250.00
98,686.52
1,01,000.00
2,16,936.52

UTSAV VINIMAY PVT. LTD
Utsav Vinimay
Director



UTSAV VINIMAY PRIVATE LIMITED

27. SIGNIFICANT ACCOUNTING POLICIES:-

1. **Accounting Concepts**

The Financial Statements are prepared and presented in accordance with Generally Accepted Accounting Principles (GAAP) in India and comply in all material aspects with the Accounting Standards (AS) as notified under the Companies (Accounting Standard) Rules, 2006(as amended), other procurements of the Institute of Chartered Accountants Of India, the relevant provisions of the Company Act, 2013 and guidelines issued by Securities And Exchange Board of India.

2. **Fixed Assets**

All Fixed Assets are stated at cost less accumulated depreciation/amortisation. Cost comprises of purchase price (Net of Modvat) and any attributable cost of bringing the assets to its working condition for its intended use.

3. **Inventories**

a) Inventories are valued at lower of cost or net realizable value and include expenses directly attributable to it.

4. **Depreciation**

Depreciation on Fixed Assets is provided on W.D.V. Method in the manner specified in Schedule II of the Companies Act, 2013.

5. **Recognition of Income & Expenditure**

Items of Income & Expenditure are recognized on accrual basis, except specifically stated otherwise.

6. **Provision for Current and Deferred Tax**

Provision for Current Tax is made on the basis of estimated taxable income for the current accounting period in accordance with the provisions of the Income Act, 1961.

No provision for deferred tax is being made as per AS-22 of Institute of Chartered Accountants of India.

7. **Contingent Liabilities**

Contingent Liabilities, if any are disclosed in notes on accounts.

8. The Company has not made provision for deferred taxes Assets/Liabilities as provided in AS- 22 of Institute of the Chartered Accountants of India.



UTSAV VINIMAY PVT. LTD
Utsav Bani
Director.