



INDEPENDENT AUDITOR'S REPORT

**TO
THE PARTNERS OF
PAPILLON DEVELOPERS LLP**

Report on the Financial Statements

We have audited the accompanying financial statements of PAPILLON DEVELOPERS LLP ("the LLP"), which comprises the Balance Sheet as at 31st March 2018, the Statement of Profit and Loss for the year ended 31st March 2018, the Cash Flow Statement for the year ended 31st March 2018 and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance of the LLP in accordance with the accounting principles generally accepted in India. This responsibility includes the design, implementation and maintenance of internal control 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 conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. 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 control relevant to the LLP's preparation and fair preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, 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.





Opinion

In our opinion and to the best of our information and according to the explanations given to us, the financial statements give a true and fair view in conformity with the accounting principles generally acceptable in India:

- i. In the case of the Balance Sheet, of the state of affairs as at 31st March, 2018,
- ii. In the case of the statement of Profit and Loss, of the Profit for the year ended on that date.
- iii. In the case of Cash Flow Statement, cash flow for two year ended on that date.

Report on Other Legal and Regulatory Requirements

Further we report that:

- (a) We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the LLP so far as it 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 and to the best of our information and according to the explanation given to us, the said financial statements read together with the significant accounting policies and notes thereon give the information required by the Limited Liability Partnership Act, 2008, in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India.
- (e) With respect to the other matters to be included in the Auditor's Report and to the best of our information and according to the explanations given to us :
 - i. The LLP has no pending litigations which has an impact on its financial position.
 - ii. The LLP did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

Place: Kolkata
Date: 21.08.18



For RKRR & Associates
Chartered Accountants
FRN: 317151E

R R Modi
(CA R R Modi)
Partner
Membership No: 053118

PAPILLON DEVELOPERS LLP
BALANCE SHEET AS ON 31ST MARCH, 2018

(Amount in Rs.)

PARTICULARS	Notes	AS AT 31.03.2018	AS AT 31.03.2017
I. CONTRIBUTION AND LIABILITIES			
1) PARTNER'S FUNDS :			
(a) Partner's Contribution-Fixed Capital	3	1,000,000	1,000,000
(b) Partners' Current Account	4	576,170	343,972
		1,576,170	1,343,972
2) CURRENT LIABILITIES			
(a) Short-term borrowings	5	202,751,106	159,577,099
(b) Trade Payables	6	4,957,944	5,110,605
(c) Other current Liabilities	7	130,736,016	107,239,120
		338,445,066	271,926,824
TOTAL :		340,021,236	273,270,796
II. ASSETS			
1) NON-CURRENT ASSETS			
(a) Fixed Assets (tangible)			
Gross Block	8	285,442	264,088
Less:- Depreciation		174,474	133,235
		110,968	130,853
(b) Deferred Tax Assets		3,323	9,996
2) CURRENT ASSETS			
(a) Inventories	9	254,660,310	188,176,058
(b) Cash & Bank Balances	10	165,522	318,006
(c) Other current assets	11	85,081,113	84,635,883
		339,906,945	273,129,947
TOTAL :		340,021,236	273,270,796
Significant Accounting Policies	2		
Notes 1 to 26 referred to above form an integral part of the Financial Statements			

As per our report of even date

For RKRR & Associates
Chartered Accountants
FRN: 317151E

For M/s. PAPILLON DEVELOPERS LLP

R.R. Modi
CA R R Modi
Partner
Membership No. 053118



[Signature]
Partner

[Signature]
Partner

Place : Kolkata
Date : 21.06.18

PAPILLON DEVELOPERS LLP

Statement of Profit & Loss for the year ended 31st March, 2018

(Amount in Rs.)

PARTICULARS	Notes	For the year ended 31.03.2018	For the year ended 31.03.2017
INCOME			
Other Income	12	158,353	89,685
Increase/(Decrease) in Inventory	13	66,484,252	94,586,700
TOTAL :		66,642,605	94,676,385
EXPENSES			
Project Expenses	14	40,796,701	71,291,852
Administrative Expenses	15	101,340	111,608
Employee Benefit Expenses	16	1,805,018	1,389,507
Finance Cost	17	23,794,286	21,800,441
Depreciation	8	41,239	80,103
TOTAL :		66,538,584	94,673,511
Net Profit / (Loss) for the year		104,021	2,874
Less: Provisions for Income Tax		39,076	0
Add: Excess provision of I.T for earlier year , written back		23,354	
Add/(Less): Deferred Tax Assets		6,673	(9,996)
Net Profit/ (Loss) for the year after Taxation		81,626	12,870
Transfer to Reserve & Surplus		0	0
Transfer to Partners' Current A/c :-		0	0
Bct Infrastructure LLP		40,813	6,435
Pansari Developers Pvt. Ltd.		40,813	6,435
		81,626	12,870
Significant Accounting Policies	2		
Notes 1 to 26 referred to above form an integral part of the Financial Statements			

As per our report of even date

For RKRR & Associates
Chartered Accountants
FRN: 317151E

CA R R Modi
Partner
Membership No. 053118



For M/s. PAPILLON DEVELOPERS LLP

(Signature)
Partner

(Signature)
Partner

Place : Kolkata
Date : 21.06.18

PAPILLON DEVELOPERS LLP

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2018

Sl. No.	PARTICULARS	For the year ended 31st March 2018	For the year ended 31st March 2017
A	Cash Flow from Operating Activities		
	Net Profit / (Loss) Before Taxation and Extraordinary Items	127,375	2,874
	Adjustment For :		
	Depreciation	41,239	80,103
	Profit on sale of asset	-	2,241
	Interest paid on car finance	-	-
	Interest paid	23,643,714	21,666,001
	Interest paid on partner's capital	150,572	134,440
	Operating Profit/Loss before Working Capital changes	23,962,900	21,881,179
	Increase/ (Decrease) in Short term borrowings	43,174,007	35,661,525
	Increase / (Decrease) in Trade Payables	(152,661)	3,643,474
	Increase / (Decrease) in other Current Liabilities	23,496,896	47,241,797
	(Increase)/Decrease in Inventories	(66,484,252)	(94,586,704)
	(Increase)/Decrease in Other current assets	(445,230)	5,553,995
	Cash Generated from Operations	23,551,660	19,395,267
	Income Tax Paid	39,076	0
	Net Cash From / (Used) in Operating Activities (A)	23,512,585	19,395,266
B	Cash Flow from Investing Activities		
	Purchase of Fixed Assets	(21,354)	(27,668)
	Sale of Fixed assets	-	10,000
	Net cashflow from investing activity (B)	(21,354)	(17,668)
C	Cash Flow From Financing Activities		
	Interest paid on car finance	-	-
	Interest paid	(23,643,714)	(21,666,001)
	Net cashflow from financing activity (C)	(23,643,714)	(21,666,001)
	Net increase in cash and bank balance	(152,483)	(2,288,403)
	Cash and bank balance at the beginning of the year	318,006	2,606,409
	Cash and bank balance at the end of the year	165,523	318,006
	Significant Accounting Policies - 2		

Notes 1 to 26 referred to above form an integral part of the Financial Statement

As per our report of even date

For RKRR & Associates
Chartered Accountants
FRN: 317151E

Ramodi

CA R R Modi
Partner
Membership No. 053118



For M/s. PAPILLON DEVELOPERS LLP

Antony

Partner

Debraj

Partner

Place : Kolkata

Notes on financial statements for the period ended 31st March 2018

Note : 1

Note-1 Corporate Information

Papillon Developers LLP (LLPIN: AAA-8502) was incorporated under Limited Liability Partnership Act 2008 on 23.03.2012.

Note-2 Significant Accounting Policies

1) Accounting Concepts:

The accounts are prepared on historical cost basis. Accounting policy not referred to otherwise are forming part consistent with generally accepted accounting policy. All expenses and income to the extent considered payable and receivable unless specifically stated otherwise, are accounted for on accrual basis.

2) Revenue Recognition:

The projects which are undertaken as self commercial venture , revenue thereupon is recognised as per AS-9 in the year of handing over of possession to buyers, i.e. in the year in which significant risk and rewards are transferred.

3) Fixed Assets

Fixed Assets (Tangible) are carried at the original cost of acquisition and includes all incidental expenses, including related to acquisition and installation of the concern assets.

4) Depreciation :

(a) Depreciation on Fixed Assets (tangible) is provided on written down value methods over the estimated useful life of the assets and in the manner as prescribed in Schedule II of the Companies Act 2013.

(b) Depreciation on additions /deletions of assets during the year is provided on a pro-rata basis.

5) Use of Estimates:

The preparation of financial statements, in conformity with the generally accepted accounting principles, requires estimates and assumptions to be made that affect the reported amount of assets and liability on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Difference between actual results and estimates are recognised in the period in which the result are known / materialized.

6) Borrowing Cost :

Borrowing costs that are attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of the assets. All other borrowing costs are charged to revenue . A qualifying assets is one that necessarily takes substantial period of time to get readyfor intended use.

7) Inventories :

Construction materials are valued at cost or net realisable value whichever is lower . The cost is calculated on FIFO basis. Construction Work-in-progress are valued at cost which includes justifiable borrowing cost attributable to each project.

8) Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit/(loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the enterprise are segregated based on the available information.

9) Taxation :

Income Tax Expenses is accounted for in accordance with AS-22"Accounting for Taxes on Income" which includes current tax and deferred taxes Deferred tax reflects the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing difference of earlier years. Deferred tax assets are not recognized in absence of virtual certainty supported by convincing evidence that sufficient future taxable income will be available against which such deferred tax assets can be adjusted and/or set off.

10) Provision & Contingencies :

- a) Provisions are made for present obligations arising as a result of past events.
- b) Contingent liabilities are not provided for but are disclosed by way of notes to financial statements.
- c) Contingent assets are not accounted for but are disclosed by way of notes to financial statements.
- d) Provisions are reviewed at each Balance Sheet date and adjusted to reflect the current best estimate.

11) Employee Benefit

- 1) Short term employee benefits are recognised as an expense at the undiscounted amount in the statement of profit and loss of the year in which the related service is rendered.
- 2) Post employment and other long term employee benefits are recognised as an expense in statement of profit and loss for the year in which the employee has rendered services.

12) Impairment of Assets

The carrying amounts of assets are reviewed at each balance sheet date if there is any indication of impairment based on internal/external factors. An impairment loss is recognised in statement of profit and loss wherever the carrying amount of an asset exceeds it's recoverable amount. The recoverable amount is higher of asset's net selling price and value in use. In assessing value in use , the estimated future cash flows are discounted to their present value using weighted average cost of capital.



PAPILLON DEVELOPERS LLP

<u>NOTE - 3 :Partner's Contribution-Fixed Capital</u>		Opening Capital	Capital Introduce during the Year	Amount withdrawn during the year	Balance as on 31.03.2018	Balance as on 31.03.2017
1	BCT INFRASTRUCTURE LLP	500,000	0	0	500,000	500,000
2	PANSARI DEVELOPERS LTD.	500,000	0	0	500,000	500,000
TOTAL :		1,000,000	0	0	1,000,000	1,000,000

<u>NOTE -4 : PARTNERS CURRENT ACCOUNT</u>		Opening Balance	Share of Profit / (Loss)	Interest on partner capital	Balance as on 31.03.2018
1	BCT INFRASTRUCTURE LLP	171,986	40,813	75,286	288,085
2	PANSARI DEVELOPERS LTD.	171,986	40,813	75,286	288,085
TOTAL :		343,972	81,626	150,572	576,170

Details of Partners holding more than 5% capital

Name of Partners	As on 31.03.2018	As on 31.03.2017
	% Holding	% Holding
BCT INFRASTRUCTURE LLP	50.00	50.00
PANSARI DEVELOPERS LTD.	50.00	50.00



PAPILLON DEVELOPERS LLP

Particulars	As at 31.03.2018	As at 31.03.2017
<u>NOTE - 5 : SHORT-TERM BORROWINGS</u>		
(a)Loans repayable on demand		
(A)From Other parties	119,816,914	5,154,232
(b)Loans and advances from related parties	82,934,192	154,422,867
	202,751,106	159,577,099
<u>NOTE - 6 : TRADE PAYABLES</u>		
Sundry Creditors		
For Goods/Services	4,957,944	5,110,605
	4,957,944	5,110,605
<u>NOTE - 7 : OTHER CURRENT LIABILITIES</u>		
Advance Recd. Against Flat Booking	127,402,440	104,462,287
Auditors Remuneration	80,500	40,250
<u>Statutory Dues</u>		
Professional Tax	1,070	810
T.D.S.	1,191,033	2,213,584
Work Contract Tax	0	26,147
Liabilities for Expenses	2,950	70,870
Retention Deducted	1,907,153	1,391,758
Service Tax	0	-18,550
Service Tax Reverse Charges	0	-26,251
K.K.CESS Payable	0	-31,874
S.B.CESS PAYABLE	0	-294
SALARY PAYABLE	150,870	143,440
SERVICE TAX CREDIT	0	-2,037,297
SERVICE TAX ON CANCELLATION CHARGES	0	3,500
SERVICE TAX PAYABLE-14.00%	0	53,117
SERVICE TAX PAYABLE-3.09%	0	947,623
	130,736,016	107,239,120
<u>NOTE - 9 : INVENTORIES</u>		
Work- In - Progress		
In Purti Residency	30,727,772	26,360,144
In Purti Jewels	223,932,538	161,815,914
	254,660,310	188,176,058
<u>NOTE - 10 : CASH & BANK BALANCES</u>		
Cash In Hand	14,596	11,432
(As certified by the Management)		
Balances with a Scheduled Bank	150,926	306,574
In Current Account		
	165,522	318,006
<u>NOTE - 11: OTHER CURRENT ASSETS</u>		
Advance Recoverable in cash or in kind or in value to be received	2,642,669	7,232,303
Advance to Suppliers	0	1,168,500
Amount Receivable from Customers	11,912,004	14,661,354
Advance Against Revenue Sharing	60,021,373	60,021,373
Security Deposit With KMC	23,013	
Security Deposits	1,100,000	1,100,000
Security Deposit With CESC	35,184	35,184
Advance Tax (Net of Provision)	535,049	417,167
Input CGST	3,557,208	
Input SGST	5,254,612	
	85,081,113	84,635,883



PAPILLON DEVELOPERS LLP

Particulars	For the period ended 31.03.2018	For the period ended 31.03.2017
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NOTE - 12 : OTHER INCOME

Cancellation Charges Received	25,000	75,000
Discount Received	2,130	0
Miscellaneous Income	119,572	12,444
Interest on income tax refund	11,651	
Profit on Sale of Assets	0	2,241
	158,353	89,685

NOTE - 13 : INCREASE/ (DECREASE) IN INVENTORY

Opening Inventory	188,176,058	93,589,358
Less:- Closing Inventory	254,660,310	188,176,058
	66,484,252	94,586,700

NOTE - 14 : PROJECT EXPENSES

for Purti Residency	693,320	571,890
for Purti Jewels	40,103,382	70,719,962
	40,796,701	71,291,852

NOTE - 15 : ADMINISTRATIVE EXPENSES

Payment to Auditors -As Audit Fees	40,250	40,250
Office Rent	48,000	36,000
Professional Fees	5,375	14,750
Interest on GST	900	0
Rates & Taxes	4,750	4,450
Bank Charges	1,165	1,035
Interest on TDS	0	1,194
Filing Fees	900	5,900
Consultancy Charges	0	8,000
S.B. Cess Paid	0	29
	101,340	111,608

Particulars	For the period ended 31.03.2018	For the period ended 31.03.2017
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NOTE - 16 : Employee Benefit Expenses

- Salaries and Wages	1,181,089	935,222
- Contribution to Provident & other Funds	0	0
- Staff Welfare Expenses	623,929	454,285
	1,805,018	1,389,507

NOTE - 17 : Finance Cost

- Interest Paid on car Finance	0	0
- Interest Paid	23,643,714	21,666,001
- Int on partners capital	150,572	134,440
	23,794,286	21,800,441



Note 8: FIXED ASSETS

Particulars	Assets	Date of purchase	Total useful life	Original Cost	Scrap value	Rate of depreciation	31-03-17	625	31-03-18	Gross Block			Depreciation			Net Block		
							useful life expired	useful life remaining on 1/4/17	No of days asset used in 17-18	Opening as on 1/4/17	Additions	Deletions	Closing as on 31/3/18	Opening	during the year	Closing as on 31/3/17	WDV as on 31.3.18	WDV as on 31.3.17
HQ																		
Air Conditioner	AC	15/07/2015	10	32000	1600	25.89%	1.71	8.29	365.00	32000		0	32000	12658.772	5,007	17,666	14,334	19341.2278
	AC	1/4/2016	10	27688	1383.4	25.89%	1	9	365.00	27688		0	27688	7163.2452	5,309	12,472	15,196	20504.7548
													19922.017					
Purti Jewels																		
Air Conditioner	AC for site	06-06-15	10	26500	1325	25.89%	1.82	8.18	365.00	26500		0	26500	11025.832	4,006	15,032	11,468	15474.168
	AC	07-10-15	10	39744	1987.2	25.89%	1.73	8.27	365.00	39744		0	39744	15826.48	6,192	22,019	17,725	23917.5203
													26852.312					
Computer	Desktop for site	19/06/2015	3	29180	1459	63.16%	1.78	3	365.00	29180		0	29180	23750.152	3,429	27,180	2,000	5429.8476
	Computer for site	30/11/2015	3	24213	1210.7	63.16%	1.34		365.00	24213		0	24213	17191.664	4,435	21,626	2,587	7021.3356
	Laptop	19/06/2015	3	26775	1338.8	63.16%	1.78	1.22	365.00	26775		0	26775	21792.758	3,147	24,940	1,835	4982.2416
									365.00				62734.575					
Furniture	Furniture	19/05/2015	10	41177	2058.9	25.89%		10	365.00	41177		0	41177	17522.57	6,124	23,647	17,530	23654.4298
	office furniture	24/08/2015	10	16831	841.55	25.89%	1.87	8.13	365.00	16831		0	16831	6303.8745	2,726	9,029	7,802	10527.3255
	FURNITURE	02-02-18	10	21354	1067.7	25.89%			57.00	0	21354	0	21354	0	863	863	20,491	
									0				23826.245					
TOTAL				285442			0	0		264088	21354	0	285442	133235	41239	174474	110968	130852.851



3 : NOTES ON ACCOUNTS

18. The LLP is a small and medium enterprise and as such it has availed exemption from some accounting standards.

19. The LLP is in the business of Construction on its own as a commercial venture.

20. The LLP has undertaken two Projects under agreement, namely
(a) Purti Residency
(b) Purti Jewels

21. Related Party Disclosures as required in terms of Accounting Standard 18 are given below:

(a) Name of the parties and nature of relationship:

I) Partners

- 1) BCT Infrastructure LLP
- 2) Pansari Developers Ltd.

II) Key Management Personnel

- 1) Mahesh Kumar Agarwal (Designated Partner) of partner Pansari Developers Ltd.
- 2) Aditya Kumar Bajoria (Designated Partner) of partner BCT Infrastructure LLP

III) Parties where control exists

NIL

IV) Parties where significant influence exists

NIL

V) Other related

NIL

(b) Related parties transaction and balances:

Nature of Transaction	Key Management Personnel & Relatives	Partners	Parties where significant influence exist	Other Related
Interest on Capital	-	150,572	-	-
Balance of partners capital account(current and fixed)	-	1,576,170	-	-
Interest on loan	-	17,194,170	-	-
Balance of Loan Taken as on 31.03.2018	-	82,934,192	-	-
Loans given during the year	-	-	-	-
Balance of Advances taken as on 31.03.2018	-	-	-	-
Balance of Advances given as on 31.03.2018	-	-	-	-

22. Since external and internal sources of information do not provide for any indication or impairment of fixed assets based on cash generating unit concept, no impairment is required during the year.

23. The LLP has not initiated the process of identification of suppliers under the micro small and medium enterprises development act, 2006 and hence, disclosures if any, relating to amounts unpaid at the year end have not been given.

24. There are no pending litigations against the LLP as at 31st March 2018, which will impact its financial position.

25. The company does not have any long-term contracts nor derivatives contracts, which require a provision for any foreseeable losses.

26. Borrowing cost attributable to qualifying construction project in progress are added to Construction Work-in progress till the completion of the project.

Signature of Schedule "1 to 16"

For RKRR & Associates
Chartered Accountants
FRN: 317151E

CA RR Modi
Partner
Membership No. 053118

Place : Kolkata
Date : 21.06.18



For M/s. PAPILLON DEVELOPERS LLP

Partner Partner