



TEKRIWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

4, CHOWRINGHEE LANE
BLOCK-1, FLOOR-9
KOLKATA- 700 016

AUDIT REPORT

&

***FINANCIAL STATEMENTS FOR THE PERIOD
ENDED 31ST MARCH 2019***

OF

VARA HOUSING DEVELOPERS LLP

Vara Housing Developers LLP

Designated Partner / Authorised Signatory

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF VARA HOUSING DEVELOPERS LLP

Report on the Standalone Financial Statements

We have audited the accompanying financial statements of VARA HOUSING DEVELOPERS LLP ("the Limited Liability Partnership"), which comprise the Balance Sheet as at 31st March, 2019 and the Statement of Profit and Loss for the year then ended, and a summary of the significant accounting policies and other explanatory information

Management's Responsibility for the Standalone Financial Statements

The Management is responsible for these financial statements that give a true and fair view of the financial position, financial performance in accordance with the accounting principles generally accepted in India, including the Accounting Standards issued by The Institute of Chartered Accountants of India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the LLP 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 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 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 LLP'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 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 standalone financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act, 2008 and Limited Liability Partnership Rules, 2009 (as amended) 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 31st March, 2019, and its profit/loss for the year ended on that date.



Vara Housing Developers LLP
U. R. Roy
Designated Partner / Authorised Signatory

Report on Other Legal and Regulatory Requirements

We Report that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the LLP so far as it appears from our examination of those books
- (c) The Balance Sheet and the 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 by the Institute.

For and on behalf of
Tekriwal & Associates
Chartered Accountants
(Firm's Regn. No. 327438E.)



Abhishek Kumar Tekriwal
(Abhishek Kumar Tekriwal)
(Partner)
(Membership No. 300626)

Place: Kolkata
Date:


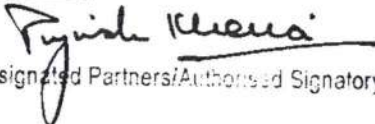
Vara Housing Developers LLP


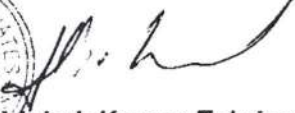
Abhishek Kumar Tekriwal

Designated Partner / Authorised Signatory

VARA HOUSING DEVELOPERS LLP
Balance Sheet as at 31st March, 2019

Particulars	Note No.	31-03-2019 Amount (₹)
I. CAPITAL AND LIABILITIES		
1 Capital Account		
a Partner's Capital	2	900,000.00
b Reserves and Surplus	3	745.10
2 Non Current Liabilities		
a Long term Borrowing	4	20,419,545.00
3 Current Liabilities		
a Trade Payables	5	-
b Other current liabilities	6	110,422.00
c Short term provisions		270.00
Total		21,430,982.10
1 Non Current Assets		
a Fixed Assets		-
2 Current assets		
a Cash and cash equivalents	7	273,444.10
b Inventories	8	3,600,226.00
c Short-term loans and advances	9	16,250,000.00
d Other Current Assets	10	1,307,312.00
Total		21,430,982.10

VARA HOUSING DEVELOPERS LLP

 Designated Partner/Authorised Signatory
 Partners
 VARA HOUSING DEVELOPERS LLP
 Place : Kolkata
 Date :

 Designated Partner/Authorised Signatory

For and on behalf of
Tekriwal & Associates
 Chartered Accountants
 (Firm's Regn. No. 32/438E.)


(Abhishek Kumar Tekriwal)
 (Partner)
 (Membership No. 300626)

Place : Kolkata
 Date :

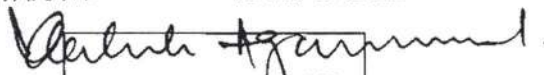

Vara Housing Developers LLP

 Designated Partner / Authorised Signatory

VARA HOUSING DEVELOPERS LLP
Profit & Loss Statement for the year ended 31st March 2019

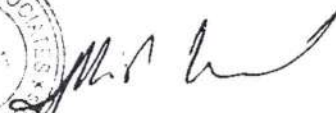
Particulars	Note No.	31-03-2019 Amount (₹)
REVENUE		
i. Revenue from operations		
ii. Other Income		18,000.00
iii. Total Revenue (i + ii)		18,000.00
EXPENSES		
iv. Chnages In Inventory		(3,600,226.00)
Other expense Purchased	11	3,617,210.90
v. Total Expenses (iv)		16,984.90
vi. Profit before exceptional and extraordinary items and tax	(iii - v)	1,015.10
vii. Exceptional Items		
viii. Profit before extraordinary items and tax	(vi - vii)	1,015.10
ix. Extraordinary Items		
x. Profit before tax	(viii - ix)	1,015.10
xi. Tax expense of continuing operations: Current tax Provision for taxation written back FBT for earlier year		270.00
xii. Profit (Loss) from the period from continuing operations	(x-xi)	745.10
xiii. Profit/ (Loss) from discontinuing operations		
xiv. Tax expenses of discontinuing operations		
xv. Profit / (Loss) from discontinuing operations (after tax)	(xiii - xiv)	
xvi. Profit / (Loss) for the period	(xii + xv)	745.10

VARA HOUSING DEVELOPERS LLP


 Designated Partner
 Partners
 VARA HOUSING DEVELOPERS LLP
 Place : Kolkata
 Date :

 Designated Partners/Authorised Signatory

For and on behalf of
Tekriwal & Associates
 Chartered Accountants
 (Firm's Regn. No. 327438E.)




(Abhishek Kumar Tekriwal)
 (Partner)
 (Membership No. 300626)

Place : Kolkata
 Date :

Vara Housing Developers LLP

 Designated Partner / Authorised Signatory

VARA HOUSING DEVELOPERS LLP

NOTE-1: -

SIGNIFICANT ACCOUNTING POLICIES & NOTES FORMING PART OF FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH, 2019:

1.1 ACCOUNTING POLICIES:

a) Basis of Accounting:

The financial statements have been prepared and presented in accordance with the Generally Accepted Accounting Principles (GAAP) and materially comply in all respects with the mandatory accounting standards issued by The Institute of Chartered Accountants Of India and the provisions of the Limited Liability Partnership Act, 2008.

b) Use of estimates:

Preparation of these accounts may require management to make estimates and assumptions that may affect the reported amounts of assets and liabilities. These are based on management's knowledge of current events which could differ subsequently from those estimates, if any, and recognized in current and future periods.

c) Revenue Recognition:

Unless otherwise stated, the method of accounting adopted by the LLP is on accrual basis.

d) Fixed Assets and Depreciation:

All fixed assets are stated at cost of acquisition less accumulated depreciation, cost of acquisition is inclusive of freight, duties and taxes borrowing cost, etc. less depreciation, Impairment losses and special grants received, if any.

Depreciation on assets is provided on the straight-line method over the useful lives of assets as prescribed in Limited Liability Partnership Act, 2008 on a pro-rata basis. Depreciation for assets purchased / sold during a period is proportionately charged.

e) Impairment of Assets

The Management periodically assesses using, external and internal sources, whether there is an indication that an asset may be impaired. An impairment loss is recognized wherever the carrying value of an asset exceeds its recoverable amount. The recoverable amount is higher of



Vara Housing Developers LLP



Designated Partner / Authorised Signatory

the asset's net selling price or value in use, which means the present value of future cash flows expected to arise from the continuing use of the asset and its eventual disposal. An impairment loss for an asset is reversed if, and only if, the reversal can be related objectively to an event occurring after the impairment loss was recognized. The carrying amount of an asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of any accumulated amortization or depreciation) had no impairment loss been recognized for the asset in prior years.

f) Inventories:

Inventories are valued at the lower of cost and net realizable value. Net Realizable Value is the selling price in the ordinary course of business, less estimated costs necessary to complete the sale. The LLP has no inventory.

g) Investments

Long Term Investments are carried at cost. However, provision for diminution in value is made to recognize a decline other than temporary in the value of investments. Current Investments are carried at the lower of cost and fair value determined on an individual basis.

h) Borrowing Costs

Borrowing costs directly attributable to the acquisition and construction of an asset which takes a substantial period of time to get ready for its intended use are capitalized as a part of the cost of such assets, until such time the asset is substantially ready for its intended use. All other borrowing costs are recognized in the statement of Profit & Loss in the period which they occur. Borrowing Costs consist of interest and other costs incurred in connection with borrowing of funds.

i) Income Taxes

Tax expense comprises of current and deferred tax. The deferred tax charge or credit is recognized using current tax rates. Deferred Tax Assets are recognized only to the extent there is reasonable certainty of realization in future. Deferred Tax Assets/Liabilities are reviewed as at each Balance Sheet date.

Vara Housing Developers LLP

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j) Contingencies/Provisions

A Provision is recognized when an enterprise has a present obligation as a result of past event; it is probable that an outflow of resources embodying economic benefit will be required to settle the obligation, in respect of which reliable estimate can be made. Provisions are reviewed at each balance sheet date and adjusted to reflect the current best estimate.

A Contingent Liability is disclosed, unless the possibility of an outflow of resources embodying economic benefit is remote.

1.2 NOTES ON ACCOUNTS

1. Accounting policies adopted in the preparation of financial statements are consistent with the provisions.

2. The LLP is engaged in only one business segment; therefore, segmental information as per Accounting Standard 17 is not required to be disclosed.

3. Related Party Disclosures

There were no Related party transaction took place during the year.

4. No Provision for Current Tax is made. In view of carried forward losses, the LLP has deferred tax assets; however, as a matter of prudence and in view of the absence of virtual certainty of future taxable income, the same has not been recognized in the financial statements.

For **Tekriwal & Associates**

Chartered Accountants

Firm Regn.No.: 327438E

Abhishek Kumar Tekriwal

Partner

Mem No: 300626

Dated:

Place: Kolkata

For **VARA HOUSING DEVELOPERS LLP**

VARA HOUSING DEVELOPERS LLP

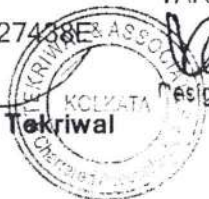
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Designated Partners/Authorised Signatory

[Signature]
Designated Partners/Authorised Signatory

Director

Director



Vara Housing Developers LLP
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Designated Partner / Authorised Signatory

VARA HOUSING DEVELOPERS LLP**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31/03/2019****2. PARTNERS CONTRIBUTION**

Particulars	As at 31/03/2019 Amount (₹)
Partners Contribution:	
Bhagwati Awas Pvt Ltd	300,000.00
Nanu Tradecom Pvt Ltd	300,000.00
Pansari Developers Ltd	300,000.00
Total	900,000.00

3. RESERVES & SURPLUS

Particulars	As at 31/03/2019 Amount (₹)
Surplus From Profit & Loss A/c	
Opening Balance	-
Add: Profit/(Loss) during the year	745.10
Closing Balance	745.10
Closing Balance Transfer to Balance Sheet	745.10

4. PARTNERS LOAN A/C

Particulars	As at 31/03/2019
Bhagwati Awas Pvt Ltd	6,806,469.00
Nanu Tradecom Pvt Ltd	6,808,799.00
Pansari Developers Ltd	6,804,277.00
Total	20,419,545.00

5. TRADE PAYABLES

Particulars	As at 31/03/2019
Sundry Creditors	-
Total	-

6. OTHER CURRENT LIABILITIES

Particulars	As at 31/03/2019
TDS Payable	102,922.00
Accounting Charges Payable	5,000.00
Audit Fees Payable	2,500.00
Total	110,422.00



Vara Housing Developers LLP

Designated Partner / Authorised Signatory

VARA HOUSING DEVELOPERS LLP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31/03/2019

7. CASH & CASH EQUIVALENTS

Particulars	As at 31/03/2019
a) Balances with Banks	
Balance with Kotak Mahindra Bank	251,507.10
b) Cash in Hand(As Certified by the management)	
Cash In Hand	21,937.00
Total	273,444.10

8. INVENTORIES

Particulars	As at 31/03/2019
Work In Progress	3,600,226.00
Total	3,600,226.00

9. SHORT TERM LOANS AND ADVANCES

Particulars	As at 31/03/2019
Security Deposit A/C JDA Thakdari	16,250,000.00
Total	16,250,000.00

10. OTHER CURRENT ASSETS

Particulars	As at 31/03/2019
Advance to Creditors	972,550.00
GST Input Receivable	334,762.00
Total	1,307,312.00

11. OTHER EXPENSES

Particulars	As at 31/03/2019
General Expenses	32,860.00
Interest On Loan	1,021,717.00
Labour Charges	75,000.00
Legal Charges	378,052.00
Land Conversion Exp	225,000.00
Pan Application Charges	175.00
Professional Fees	1,859,019.00
Roc Filing Fess	4,500.00
Site Expenses	8,578.00
Tds Filing Charges	50.00
Trade Licence Fees	4,400.00
Audit Fees	2,500.00
Accounting Charges	5,000.00
Bank Charges	359.90
Total	3,617,210.90

VARA HOUSING DEVELOPERS LLP

Ryish Khanna
Designated Partners/ Authorised Signatory
Partners
VARA HOUSING DEVELOPERS LLP

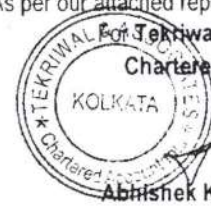
Place : Kolkata
Date :

Abhishek Kumar Tekriwal
Designated Partners/ Authorised Signatory

Vara Housing Developers LLP

Abhishek Kumar Tekriwal
Designated Partner / Authorised Signatory

Signature to Notes "1" to "11"
As per our attached report of even date
For Tekriwal & Associates
Chartered Accountants



Abhishek Kumar Tekriwal
Partner

Membership No.300626
Firm's Registration No.327438E