

**INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT**

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4, ITR-5, ITR-6, ITR-7 transmitted electronically with digital signature]

Assessment Year

**2018-19**

|  |  |                                       |                                  |  |       |       |
|--|--|---------------------------------------|----------------------------------|--|-------|-------|
| PERSONAL INFORMATION AND THE DATE OF ELECTRONIC TRANSMISSION | Name<br><b>UNRIVALLED PROJECTS PRIVATE LIMITED</b>     |                                       |                                  | PAN<br><b>AABCU5498A</b>   |       |       |
|  | Flat/Door/Block No<br><b>ROOM No. 137</b>              | Name Of Premises/Building/Village     |                                  | Form No. which has been electronically transmitted<br><b>ITR-6</b> |       |       |
|  | Road/Street/Post Office<br><b>4, FAIRLIE PLACE</b>     | Area/Locality<br><b>FAIRLIE PLACE</b> |                                  |  |       |       |
|  | Town/City/District<br><b>KOLKATA</b>                   | State<br><b>WEST BENGAL</b>           | Pin/ZipCode<br><b>700001</b>     | Status <b>Pvt Company</b>  |       |       |
|  | Designation of AO(Ward/Circle) <b>ITO WD 61(1)</b>     |                                       |                                  | Original or Revised <b>ORIGINAL</b>                                |       |       |
|  | E-filing Acknowledgement Number <b>292570831140918</b> |                                       |                                  | Date(DD/MM/YYYY) <b>14-09-2018</b>                                 |       |       |
|  | 1  | Gross total income                    |                                  |  | 1     | 0     |
|  | 2  | Deductions under Chapter-VI-A         |                                  |  | 2     | 0     |
|  | 3  | Total Income                          |                                  |  | 3     | 0     |
|  | 3a   | Current Year loss, if any             |                                  |  | 3a    | 0     |
| 4  | Net tax payable  |                                       |                                  | 4  | 0     |       |
| 5  | Interest and Fee Payable                               |                                       |                                  | 5  | 0     |       |
| 6  | Total tax, interest and Fee payable                    |                                       |                                  | 6  | 0     |       |
| COMPUTATION OF INCOME AND TAX THEREON                        | 7  | Taxes Paid                            | a Advance Tax                    | 7a   | 0     |       |
|  |  |                                       | b TDS                            | 7b   | 39945 |       |
|  |  |                                       | c TCS                            | 7c   | 0     |       |
|  |  |                                       | d Self Assessment Tax            | 7d   | 0     |       |
|  |  |                                       | e Total Taxes Paid (7a+7b+7c+7d) |  | 7e    | 39945 |
|  | 8  | Tax Payable (6-7e)                    |                                  |  | 8     | 0     |
|  | 9  | Refund (7e-6)                         |                                  |  | 9     | 39950 |
|  | 10   | Exempt Income                         | Agriculture                      |  | 10    |       |
|  |  |                                       | Others                           |  |       |       |

This return has been digitally signed by **MADAN GOPAL MARDA**in the capacity of **DIRECTOR**having PAN **AJOPM7518A** from IP Address **110.225.31.85** on **14-09-2018** at **KOLKATA**Dsc SI No & issuer **560287C\N=Capricorn CA 2014.2.5.4.51=#131647352e56494b11532044454550204255494e44494e47.STREET=18,LAXMI NAGAR DISTRICT CENTER,ST=DELHI,2.5.4.17=#1306313130303932.OAI=Certifying Authority,O=Capricorn Identity Services Pvt Ltd,C=IN****DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**

## FORM NO. 3CA

[See rule 6G(1)(a)]

**Audit report under section 44AB of the Income - tax Act, 1961,**  
**in a case where the accounts of the business or profession of a person**  
**have been audited under any other law**

1. We report that the statutory audit of UNRIVALLED PROJECTS PRIVATE LIMITED, 4, FAIRLIE PLACE, ROOM No. 137, Kolkata - 700001, P.A. No. AABCU5498A conducted by us, K. L. Singhee & Co. in pursuance of the provisions of the Companies Act, 2013 and we annex hereto a copy of our audit report along with a copy of each of :-

(a) The audited Statement of Profit and Loss account for the period beginning from 01.04.2017 to ending on 31.03.2018.

(b) The audited balance sheet as at, 31.03.2018; and

(c) Documents declared by the said Act to be part of, or annexed to, the Statement of Profit and Loss account and balance sheet.

2. The statement of particulars required to be furnished under section 44AB is annexed herewith in Form No. 3CD.

3. In our opinion and to the best of our information and according to examination of books of account including other relevant documents and explanations given to us, the particulars given in the said Form No.3 CD are true and correct subject to the following observations/qualifications, if any:

|    |  |  |
|----|--|--|
| 1. | Details in respect of mode of acceptance or repayment of loans or specified sums (whether by way of account payee cheques, bank drafts or electronic clearing system) could not be furnished | Para 31 of Form No 3CD - The acceptance or repayment of loans has been made in either of the 3 modes - account payee cheques, bank drafts or electronic clearing system. However, the necessary evidences like photocopies of cheques etc. are not in possession of the assessee, and hence it is not possible to state the exact mode of acceptance or repayment, i.e., whether the acceptance of loan or repayment was by way of account payee cheques or bank drafts or electronic clearing system. |
|----|--|--|

Place : Kolkata

The 16 day of Aug, 2018

For K. L. SINGHEE & CO.,  
Chartered Accountants  
Firm Registration Number : 303121E

**MANOJ K. SINGHEE**  
Partner  
M. No. 057941

Name : Manoj Kumar Singhee  
M. No : 0057941  
Address : Martin Burn House,  
1, R.N Mukherjee Road  
Kolkata 700 001.





STATEMENT OF PARTICULARS REQUIRED TO BE FURNISHED  
UNDER SECTION 44AB OF THE INCOME-TAX ACT, 1961

## PART - A

- |   |   |   |
|---|---|---|
| 1. NAME OF THE ASSESSEE   | : | UNRIVAILED PROJECTS PRIVATE LIMITED ✓   |
| 2. ADDRESS  | : | 4, FAJRIE PLACE, ROOM No. 137<br>Kolkata WB 700001 ✓                          |
| 3. PERMANENT ACCOUNT NUMBER   | : | AABCU5498A  |
| 4. WHETHER THE ASSESSEE IS LIABLE TO PAY<br>INDIRECT TAX LIKE EXCISE DUTY, SERVICE TAX,<br>SALES TAX, CUSTOMS DUTY, ETC. IF YES, PLEASE<br>FURNISH THE REGISTRATION NUMBER OR ANY<br>OTHER IDENTIFICATION NUMBER ALLOTTED FOR<br>THE SAME | : | Service tax registration No<br>AABCU5498A5D001 ✓<br>GSTIN : 19AABCU5498A275 ✓ |
| 5. STATUS   | : | COMPANY   |
| 6. PREVIOUS YEAR  | : | 31st March 2018   |
| 7. ASSESSMENT YEAR  | : | 2018-19   |
| 8. INDICATE THE RELEVANT CLAUSE OF SECTION<br>44AB UNDER WHICH THE AUDIT HAS BEEN<br>CONDUCTED  | : | 44AB(a)   |

## PART - B

- |  |   |  |
|--|---|--|
| 9. (a) If firm or Association of Persons, indicate<br>names of partners/members and their profit<br>sharing ratios.  | : | Not Applicable                           |
| (b) If there is any change in the partners/members<br>or their profit-sharing ratios since the last date<br>of preceding year, the particulars of such change.             | : | Not Applicable                           |
| 10. (a) Nature of business or profession (if more than<br>one business or profession is carried on during<br>the previous year, nature of every business<br>or profession) | : | Construction & Real Estate Development ✓ |
| (b) If there is any change in the nature of business<br>or profession, the particulars of such change.   | : | No Change                                |



11. (a) Whether books of account are prescribed under section 44AA, if yes, list of books so prescribed.

Not Prescribed

(b) Books of account maintained. And the address at which the books of accounts are kept.  
[In case books of account are maintained in a computer system, mention the books of account generated by such computer system. If the books of accounts are not kept at one location, please furnish the addresses of locations along with the details of books of accounts maintained at each location.]

Cash Book, Bank Book, Journal & Ledger (incl. Subsidiary ledger)

4, FAIRLIE PLACE, ROOM No. 117 Kolkata-700001

All the above mentioned books of accounts are computer generated, and maintained at the Registered office (at the address indicated above)

(c) List of books of account and nature of relevant documents examined.

All the above mentioned books of accounts maintained by the Company.

12. Whether the Profit and Loss Account includes any Profits & Gains assessable on presumptive basis, if yes, indicate the amount and the relevant section [44AD, 44AE, 44AF, 44B, 44BB, 44BBA, 44BBB, Chapter XII-G, First Schedule or any other relevant Section].

Nil

13. (a) Method of accounting employed in the previous year.

Mercantile ✓

(b) Whether there has been any change in the method of accounting employed vis-à-vis the method employed in the immediately preceding previous year.

No Change

(c) If answer to (b) above is in the affirmative, give details of such change, and the effect thereof on the Profit or Loss.

| Serial No.     | Particulars. | Increase in Profit (Rs.) | Decrease in Profit (Rs.) |
|----------------|--------------|--------------------------|--------------------------|
| Not applicable |              |                          |                          |

(d) Whether any adjustment is required to be made to the profits or loss for complying with the provisions of income computation and disclosure standards notified under section 145(2).

Nil

(e) If answer to (d) above is in the affirmative, give details of such adjustments:

| ICDS      |                                   | Increase in Profit (Rs.) | Decrease in Profit (Rs.) | Net Effect (Rs.) |
|-----------|-----------------------------------|--------------------------|--------------------------|------------------|
| ICDS I    | Accounting Policies               | Nil                      | Nil                      | Nil              |
| ICDS II   | Valuation of Inventories          | Nil                      | Nil                      | Nil              |
| ICDS III  | Construction Contracts            | Nil                      | Nil                      | Nil              |
| ICDS IV   | Revenue Recognition               | Nil                      | Nil                      | Nil              |
| ICDS V    | Tangible Fixed Assets             | Nil                      | Nil                      | Nil              |
| ICDS VI   | Changes in Foreign Exchange Rates | Nil                      | Nil                      | Nil              |
| ICDS VII  | Governments Grants                | Nil                      | Nil                      | Nil              |
| ICDS VIII | Securities                        | Nil                      | Nil                      | Nil              |
| ICDS IX   | Borrowing Costs                   | Nil                      | Nil                      | Nil              |
| ICDS X    | Provisions, Contingent            | Nil                      | Nil                      | Nil              |
| Total     |                                   |                          |                          |                  |

(f) Disclosure as per ICDS

i) ICDS-I Accounting Policies

All significant accounting policies adopted by the assessee have been disclosed in Note 1 to the audited accounts for the year ended 31.03.2018 ✓

ii) ICDS-II Valuation of Inventories

Refer Note No 1(f) of Note 1 to the audited accounts for the year ended 31.03.2018 ✓

iii) ICDS-III Construction Contracts

All required disclosure has been made in the audited accounts for the year ended 31.03.2018. ✓

iv) ICDS-IV Revenue Recognition

Refer Note No 1(b) of Note 1 to the audited accounts for the year ended 31.03.2018. ✓

v) ICDS-V Tangible Fixed Assets

Not Applicable

vi) ICDS-VII Governments Grants

Not Applicable



(a) Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset is capitalised as part of cost of that asset. Capitalisation of borrowing cost is ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use are complete. Other borrowing costs are recognised as an expense in the period in which they are incurred. (b) The entire amount of borrowing costs debited under 'Finance Cost' have been capitalised during the year.

Not Applicable

vii)

viii) ICDS-X Provisions, Contingent Liabilities and contingent assets

14. (a) Method of valuation of closing stock employed in the previous year

Closing Work In Progress is valued at Cost.

(b) Details of deviation, if any, from the method of valuation prescribed under Section 145A, and the effect thereof on the Profit or Loss.

Please Furnish:-

| Serial No.   | Particulars. | Increase in Profit (Rs.) | Decrease in Profit (Rs.) |
|--------------|--------------|--------------------------|--------------------------|
| No Deviation |              |                          |                          |

15. Give the following particulars of the capital asset converted into stock in trade:-

Nil

(a) Description of Capital Assets;

(b) Date of acquisition

(c) Cost of acquisition

(d) Amount at which the asset is converted into stock in trade;

16. Amounts not credited to the Profit and Loss Account, being:-

(a) the items falling within the scope of section 28;

Nil

(b) the proforma credits, drawbacks, refunds of duty of custom or excise, or service tax or refunds of sales tax or value added tax, where such credits, drawbacks or refunds are admitted as due by the authorities concerned.

Nil

(c) escalation claims accepted during the previous years;

Nil

(d) any other item of income;

Nil

(e) capital receipt, if any.

Nil

17. Where any land or building or both is transferred during the previous year for a consideration less than value adopted or assessed or assessable by any authority of a State Government referred to in Section 43CA or 50C, Please furnish:-

| Details of Property | Consideration received or accrued | Value adopted or assessed or assessable |
|---------------------|-----------------------------------|---|
| NIL                 |                                   |   |

18. Particulars of depreciation allowable as per the Income tax Act, 1961 in respect of each asset or block of assets, as the case may be, in the following form :-

NIL

(a) Description of asset / block of assets.

(b) Rate of depreciation.

(c) Actual cost or written down value, as the case may be

(d) Additions/deductions during the year with dates; in the case of any addition of an asset, date put to use; including adjustments on account of -

(i) Central Value Added Tax credits claimed and allowed under the Central Excise Rules, 1944, in respect of assets acquired on or after 1st March, 1994.

(ii) Change in rate of exchange of Currency, and

(iii) Subsidy or grant or reimbursement, by whatever name called.

(e) Depreciation allowable.

(f) Written down value at the end of the year.







(B) Details of payment on which tax has been deducted but has not been paid on or before the due date specified in sub-section (1) of section 139.

| Date of Payment | Amount of Payment | Nature of payment | Name and Address of the Payee | Amount of Tax deducted | Amount out of (v) deposited, of any |
|-----------------|-------------------|-------------------|-------------------------------|------------------------|-------------------------------------|
| (i)             | (ii)              | (iii)             | (iv)                          | (v)                    | (vi)                                |
|                 |                   | NIL               |                               |                        |                                     |

(iii) under sub-clause (ic) [Wherever applicable] Not Applicable

(iv) under sub-clause (iia) Not applicable

(v) under sub-clause (iib) Not Applicable

(vi) under sub-clause (iia) Details as under:

| Date of Payment | Amount of Payment | Name and Address of the Payee |
|-----------------|-------------------|-------------------------------|
| (i)             | (ii)              | (iii)                         |
|                 | Nil               |                               |
|                 | Nil               |                               |

(vii) under sub-clause (iv) Not Applicable

(viii) under sub-clause (v) Not Applicable

(c) Amounts debited to Profit and Loss Account being interest, salary, bonus, commission or remuneration inadmissible under section 40(b)/ 40(ba) and computation thereof:- Not Applicable

(d) Disallowance/deemed income under section 40A(3) Not Applicable

(A) On The basis of examination of books of accounts and other relevant documents/evidence, whether the expenditure covered under section 40A(3) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. If not, please furnish the details.

| Serial No. | Date of Payment | Nature of payment | Amount | Name and PAN of the Payee, if available |
|------------|-----------------|-------------------|--------|---|
| (i)        | (ii)            | (iii)             | (iv)   | (v)                                     |
|            |                 | Nil               |        |   |
|            |                 | Nil               |        |   |

(B) On The basis of examination of books of accounts and other relevant documents/evidence, whether the expenditure covered under section 40A(3A) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. If not, please furnish the details of amount deemed to be the profits or gains of business or profession under section 40A(3A):-

| Serial No. | Date of Payment | Nature of payment | Amount | Name and PAN of the Payee, if available |
|------------|-----------------|-------------------|--------|---|
| (i)        | (ii)            | (iii)             | (iv)   | (v)                                     |
|            |                 | Nil               |        |   |
|            |                 | Nil               |        |   |



|  |  |
|--|--|
| (c) provision for payment of gratuity not allowable not under sec.40A(7).  | Nil  |
| (f) any sum paid by the assessee as an employer allowable under section 40A(9);  | Nil  |
| (g) particulars of any liability of a contingent nature.   | Nil  |
| (h) amount of deduction inadmissible in terms of sec. 14A in respect of the expenditure incurred in relation to income which does not form part of the total income;   | Nil  |
| (i) amount inadmissible under the proviso to sec. 36(1)(iii)   | Nil  |
| 22. Amount of interest inadmissible under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006  | Nil  |
| 23. Particulars of payments made to persons specified under Section 40A(2)(b).   | Interest Rs 749705/-<br>PMC charges Rs 2400000/-   |
| 24. Amounts deemed to be Profits and Gains under Section 33AB or 33ABA or 33AC.  | Nil  |
| 25. Any amount of Profit chargeable to tax under Section 41 & computation thereof.   | Nil  |
| 26. In respect of any sum referred to in clause (a), (b), (c), (d), (e) or (f) of Section 43B, the liability for which,  |  |
| [A] pre-existed on the first day of the previous year but was not allowed in the assessment of any preceding previous year and was   | Nil  |
| (a) paid during the previous year;   | Nil  |
| (b) not paid during the previous year;   | Nil  |
| [B] was incurred in the previous year and was  |  |
| (a) paid on or before the due date for furnishing the return of income of the previous year under section 139(1);  | Nil  |
| (b) not paid on or before the aforesaid date.  | GST Rs 11,38,082/-   |
| * State whether sales tax, customs duty, excise duty or any other indirect tax, levy, cess, impost, etc is passed through the profit and loss account.   | Yes, except service tax / GST which is not being passed through profit & loss account  |
| 27. (a) Amount of Central Value Added Tax credits availed of or utilised during the previous year and its treatment in the Profit & Loss Account & treatment of outstanding Central Value Added Tax credits in the accounts. | Opening Balance - Rs Nil<br>GST credit Availed - Rs 3684162/-<br>GST credit utilised - Rs 2823484/-<br>Closing Balance - Rs 860678/- |
| (b) Particulars of income or expenditure of prior period credited or debited to the Profit and Loss Accounts.  | NA   |





28. Whether during the previous year the assessee has received any property, being share of a company not being a company in which the public are substantially interested, without consideration or for inadequate consideration as referred to in section 56(2)(viia). If yes, please furnish the details for the same.
29. Whether during the previous year the assessee received any consideration for issue of shares which exceeds the fair market value of the shares as referred to in section 56(2)(viib). If yes, please furnish the details of the same.
30. Details of any amount borrowed on hundi or any amount due thereon (including interest on the amount borrowed) repaid, otherwise than through an account payee cheque. {Sec 69D}
31. (a) Particulars of each loan or deposit in an amount exceeding the limit specified in Section 269SS taken or accepted during the previous year :-
- (i) name, address and permanent account number (if available with the assessee) of the lender or depositor;
  - (ii) amount of loan or deposit taken or accepted;
  - (iii) whether the loan or deposit was squared up during the previous year;
  - (iv) maximum amount outstanding in the account at any time during the previous year;
  - (v) whether the loan or deposit was taken or accepted otherwise than by an account payee cheque or an account payee bank draft.
- \* {These particulars need not be given in the case of a Government company, a banking company or a corporation established by a Central, State or Provincial Act. }
- (b) Particulars of each repayment of loan or deposit in an amount exceeding the limit specified in Section 269TT made during the previous year :-
- (i) Name, address and permanent account number (if available with the assessee) of the payee ;
  - (ii) amount of the repayment;
  - (iii) maximum amount outstanding in the account at any time during the previous year;
  - (iv) whether the repayment was made otherwise than by account cheque or account payee bank draft.



(c) Whether the taking or accepting loan or deposit, or repayment of the same through an account payee cheque or an account payee bank draft based on the examination of books of accounts and other relevant documents.

Yes

(The particulars (i) to (iv) at (b) and the certificate at (c) above need not be given in the case of a repayment of any loan or deposit taken or accepted from Government, Government company, a banking company or a corporation established by a Central, State or Provincial Act.)

32. (a) Details of brought forward loss or depreciation allowance, in the following manner, to the extent available :

| Serial No. | Assessment Year | Nature of Loss/ Allowance (in Rs.) | Amount as returned (in Rs.) | Amount as assessed (give reference of relevant order) | Remarks |
|------------|-----------------|------------------------------------|-----------------------------|---|---------|
| (i)        | (ii)            | (iii)                              | (iv)                        | (v)   | (vi)    |
| 1          | 2013-14         | Business loss                      | 20,758                      |   |         |
| 2          | 2014-15         | Business loss                      | 15,477                      |   |         |
| 3          | 2015-16         | Business loss                      | 33,618                      |   |         |
| 4          | 2016-17         | Business loss                      | 22,098                      |   |         |

(b) Whether a change in shareholding of the company has taken place in the previous year due to which the losses incurred prior to the previous year can not be allowed to be carried forward in terms of sec. 79.

No

(c) Whether the assessee has incurred any speculation loss referred to in section 73 during the previous year, if yes, please furnish the details of the same.

No

(d) whether the assessee has incurred any loss referred to in section 73A in respect of any specified business during the previous year, if yes, please furnish details of the same.

No

(e) In case of a company, please state that whether the company is deemed to be carrying on a speculation business as referred in explanation to section 73, if yes, please furnish the details of speculation loss if any incurred during the previous year.

Not Applicable

33. Section-wise details of deduction, if any, admissible under Chapter VI-A or Chapter III (Section 10A, Section 10AA).

Details as under:

| Amount debited to P&L A/c | Amount admissible as per the provisions of the Income Tax Act 1961 and also fulfills |
|---------------------------|--|
| Nil                       |  |

34. (a) Whether the assessee is required to deduct or collect tax as per the provisions of Chapter XVII-B or Chapter XVII-BB. If Yes, please furnish:-

Refer Annexure 'B'



[b] Whether the assessee has furnished the statement of tax deducted and collected within the prescribed time. If not, Please furnish the details:-

| TAN        | Type of Form | Due Date for furnishing | Date of Furnishing, if furnished. | Whether the statement of Tax deducted or collected contains information about all transactions which are required to be reported. |
|------------|--------------|-------------------------|-----------------------------------|---|
| (1)        | (2)          | (3)                     | (4)                               | (5)   |
| CALU04572B | 26 Q         | 31.07.2017              | 02.08.2017                        | Yes   |
| CALU04572B | 26 Q         | 31.10.2017              | 01.11.2017                        | Yes   |
| CALU04572B | 26 Q         | 31.01.2018              | 27.01.2018                        | Yes   |
| CALU04572B | 26 Q         | 31.05.2018              | 31.05.2018                        | Yes   |
| CALU04572B | 24Q          | 31.05.2018              | 31.05.2018                        | Yes   |

[c] whether the assessee is liable to pay interest under section 201(1A) or section 206C(7). If Yes, please furnish:-

| TAN        | Amount of Interest Payable | Amount paid out of Col. (2) | Date of Payment |
|------------|----------------------------|-----------------------------|-----------------|
| (1)        | (2)                        | (3)                         | (4)             |
| CALU04572B | 910                        | 0                           |                 |
| CALU04572B | 2280                       | 0                           |                 |
| CALU04572B | 1720                       | 0                           |                 |
| CALU04572B | 1550                       | 0                           |                 |

35. [a] In the case of a trading concern, give quantitative details of principal items of goods traded :

Not Applicable

- (i) Opening Stock;
- (ii) Purchases during the previous year;
- (iii) Sales during the previous year;
- (iv) Closing stock;
- (v) shortage/excess, if any.

[b] In the case of a manufacturing concern, give quantitative details of the principal items of raw materials, finished products and by-products :

Not applicable

[A] Raw materials :

- (i) Opening Stock;
- (ii) purchases during the previous years
- (iii) consumption during the previous years;
- (vii) \* percentage of yield;
- (viii) shortage / excess, if any.

[B] Finished products / By-products :

- (i) Opening Stock;
- (ii) purchases during the previous years;
- (iii) quantity manufactured during the previous year;
- (iv) sales during the previous year;
- (v) closing stock;
- (vi) shortage / excess, if any.

\*Information may be given to the extent available.





36. In the case of a domestic company, details of tax on distributed profits under section 115-O in the following form :-

Not Applicable

- (a) total amount of distributed profits;
- (b) amount of reduction as referred to in section 115-O(1A)(i);
- (c) amount of reduction as referred to in section 115-O(1A)(ii);
- (d) total tax paid thereon;
- (e) dates of payment with amounts.

37. Whether any cost audit was carried out, If yes, give the details if any, of disqualification or disagreement on any matter/ item/ value/ quantity as may be reported/identified by the cost auditor.

Not Applicable

38. Whether any audit was conducted under the Central Excise Act, 1944, if yes, give the details if any, of disqualification or disagreement on any matter/ item/ value/ quantity as may be reported/ identified by the auditor.

Not Applicable

39. Whether any audit was conducted under section 72A of the Finance Act 1994 in relation to valuation of taxable services. If Yes, give the details, if any, of the disqualification or disagreement on any matter/ item/ value/ quantity as may be reported/ identified by the auditor.

Not Applicable

40. Details regarding turnover, gross profit, etc., for the previous year and preceding previous year:

Details as under -

| S No. | Particulars                               | Previous Year  | Preceding Previous Year |
|-------|---|----------------|-------------------------|
| 1     | Total Turnover                            | Not Applicable | Not Applicable          |
| 2     | Gross Profit/Turnover                     | Not Applicable | Not Applicable          |
| 3     | Net Profit/Turnover                       | Not Applicable | Not Applicable          |
| 4     | Stock in trade/Turnover                   | Not Applicable | Not Applicable          |
| 5     | Material Consumed/Finished Goods Produced | Not Applicable | Not Applicable          |

41. Please furnish the details of demand raised or refund issued during the previous year under any tax laws other than Income tax Act, 1961 and Wealth tax Act, 1957 alongwith details of relevant proceedings.

Not Applicable

PLACE: Kolkata  
DATE: 16 Aug '18

For K. L. SINGHEE & CO.  
For K.L. Singhee & Co. Chartered Accountants  
Firm Registration Number : 303121E

Signature: *[Signature]*  
Name : MANOJ K. SINGHEE  
M. No. : 057941  
Address : Room No. 309, Martin Burn House  
1, R.N. Mukherjee Road  
Kolkata - 700 001.



## UNRIVALLED PROJECTS PRIVATE LIMITED

Statement showing particulars of acceptance and repayment of each loan or deposit or specified sums in amount exceeding the limit specified in Section 269SS and Section 269T

| Name, Address and PAN of the lenders / depositors  | Amount of Loan taken during the year | Amount of Loan repaid during the year | Whether the Loan was squared-up during the year | Maximum amount outstanding at any time during the year |
|--|--------------------------------------|---------------------------------------|---|--|
| <b>LOANS / DEPOSITS</b>  | <u>Rupees</u>                        | <u>Rupees</u>                         |   | <u>Rupees</u>  |
| <b>REGENT HIRISE PVT LTD</b><br>207, A. J. C. BOSE ROAD,<br>Kolkata - 700 017.<br>PAN : AACCR7453D   | 95,00,000                            | 1,00,00,000                           | No  | 4,26,00,000  |
| <b>BABCOCK BORSING LTD</b><br>4, Mangoe Lane, Suendra Mohan Ghosh Sarani<br>Kolkata - 700 001.<br>PAN : AABCD4477A                             | -                                    | 85,00,000                             | No  | 7,60,00,000  |
| <b>WILLIAMSON FINANCIAL SERVICE LTD</b><br>4, Mangoe Lane, Suendra Mohan Ghosh Sarani<br>Kolkata - 700 001.<br>PAN : AAACW4504A                | -                                    | 1,00,00,000                           | No  | 1,35,00,000  |
| <b>YORK FINANCIAL SERVICE PVT LTD</b><br>Block-A, Room No.507, 5th Floor<br>24/26 Hemanta Basu Sarani, Kolkata - 700001<br>AAACY1185F          | -                                    | 7,00,000                              | Yes   | 7,00,000   |
| <b>ARYA REALTY DEVELOPERS PVT LTD</b><br>Room No.305, 3rd Floor, Jasmine Tower<br>31,Shakespeare Sarani, Kolkata - 700 001<br>PAN : AAICA1390C | 70,00,000                            | 5,00,000                              | No  | 95,00,000  |
| <b>BALBHADRA TRADING PVT LTD</b><br>4, Fairlie Place, Room No.: 102<br>Kolkata - 700 001<br>PAN : AACCB5499D                                   | -                                    | 9,07,167                              | Yes   | 9,07,167   |
| <b>STANLEY MERCHANTS PVT LTD</b><br>6A, Raja Subodh Mullick Square,<br>Kolkata - 700 013<br>PAN : AADCS8393J                                   | 4,27,21,000                          | 5,71,95,000                           | No  | 5,01,61,973  |
| <b>ADITYA BIRLA HOUSING FINANCE LTD</b><br>Indian Rayon Compound, Veraval, Gujarat 362266<br>AABCL6440R  | 10,62,68,176                         | -                                     | No  | 11,06,01,221   |
| <b>ICICI BANK LOAN</b><br>ICICI Bank Towers, Bandra Kurla Complex,<br>Bandra, Mumbai - 400 051.<br>PAN : AAACII195H                            | 65,901                               | 8,35,46,564                           | Yes   | 7,69,16,294  |
| <b>ICICI BANK LOAN</b><br>ICICI Bank Towers, Bandra Kurla Complex,<br>Bandra, Mumbai - 400 051.<br>PAN : AAACII195H                            | 3,175                                | 42,27,160                             | Yes   | 39,07,096  |
| <b>SPECIFIED SUMS</b>  |                                      |                                       |   |  |
| <b>ABDUL LATIF</b><br>8/1, Raicharan Pal Lane, Flat No.: 5F,<br>Imperial Park Apartment, Kolkata - 700 046.<br>PAN : ACHPL7268A                | -                                    | 9,00,000                              | Yes   | NA   |
| <b>ADUL ISLAM</b><br>Flat -3B, 3A- Auckland Place<br>Kolkata-700 017<br>PAN : AAEP14064L   | 28,27,900                            | -                                     | No  | NA   |



**UNRIVALLED PROJECTS PRIVATE LIMITED**

Statement showing particulars of acceptance and repayment of each loan or deposit or specified sums in amount exceeding the limit specified

| Name, Address and PAN of the lenders / depositors   | Amount of Loan taken during the year | Amount of Loan repaid during the year | Whether the Loan was squared-up during the year | Maximum amount outstanding at any time during the year |
|---|--------------------------------------|---------------------------------------|---|--|
|   | Rupees                               | Rupees                                |   | Rupees   |
| <b>ARSHAD SUBLA</b> ✓<br>98 Cristopher Road, Brindawan Gardens, B-6 9th Floor,<br>Kolkata - 700046<br>PAN : ALBPS2381Q ✓  | 21,31,780 ✓                          | -                                     | No  | NA   |
| <b>ASHISH KAPOOR</b> ✓<br>P-10.11, 24/1 DOBSON ROAD<br>HOWRAH - 711101<br>PAN: ANTPK4185C ✓   | 44,00,000 ✓                          | -                                     | No  | NA   |
| <b>CHANDAN KHUSHALANI</b> ✓<br>35, Bose Pukur, Purabpara, Frinds Apartment,<br>Flar No 1B.<br>kolkata 700107.<br>PAN : AMUPK7274L ✓   | 57,41,500 ✓                          | -                                     | No  | NA   |
| <b>MOHAN ANGNANI</b> ✓<br>South City Residences<br>375, Prince Anwar Shah Road - Tower 2,<br>Flat No 19/1, - Kolkata 700 068.<br>PAN : ACWPA6357J ✓   | 5,00,000 ✓                           | -                                     | No  | NA   |
| <b>MRA NIRMAL UDYOG</b> ✓<br>Prop.: Khandakar Mustaque Ali<br>21/2A/1, Radhanath Chowdhury Road,<br>"Ekta Oleander", Block - 2, 5th Floor, Flat No. 5E<br>Kolkata - 700 015<br>PAN : ALHPK6204C ✓ | 1,28,75,000 ✓                        | -                                     | No  | NA   |
| <b>NEHA KAPOOR</b> ✓<br>P-10.11, 24/1 Dobson road<br>Howrah 711 101.<br>PAN : AFUPG6645N ✓  | 70,00,000 ✓                          | -                                     | No  | NA   |
| <b>SARWAR LLIAS</b> ✓<br>23B Collin Street, New Market<br>Kolkata 700 016.<br>PAN : AJTPS2441M ✓  | 53,58,780 ✓                          | -                                     | No  | NA   |
| <b>ZAKIR YUSOOF JADWET</b> ✓<br>Jatwet Mansion House - Flat No MH-14A.<br>P.S. Aberdeen - Port Bihar<br>Andaman & Nikobar Island- 744101.<br>PAN : ACZPJ2064Q. ✓                                  | 37,95,022 ✓                          | -                                     | No  | NA   |
| <b>JADWET AGENCIES</b> ✓<br>Prop.: Zakir Yusoof Jadwet<br>Jatwet Mansion House - Flat No MH-14A.<br>P.S. Aberdeen - Port Bihar<br>Andaman & Nikobar Island- 744101.<br>PAN : ACZPJ2064Q. ✓        | 6,00,000 ✓                           | 6,00,000 ✓                            | Yes   | NA   |
| <b>YAASMIN AHMED</b> ✓  | 5,00,000 ✓                           | -                                     | No  | NA   |
| <b>MOHAMMED ABDULLAH</b> ✓<br>27, Mcleod Street 4th Floor ✓<br>Kolkata 700 017.<br>PAN : AFYPA0119B   | 57,18,248 ✓                          | -                                     | No  | NA   |
| <b>MOINUDDIN AHMED</b> ✓<br>27, Mcleod Street 4th Floor<br>Kolkata 700 017.<br>PAN : ACKPA4683R   | 52,18,248 ✓                          | -                                     | No  | NA   |
| <b>JAVED IQBAL</b> ✓<br>12/1A, Pementle Street,<br>Kolkata - 700 016<br>PAN : AAEP17442L ✓  | 25,73,364 ✓                          | -                                     | No  | NA   |





|   |           |   |    |    |
|---|-----------|---|----|----|
| <b>KAMAL TALREJA</b><br>Abhinandan Apartment, 27A-B, Royd Street, Flat-3E,<br>Kolkata-700 016<br>PAN : ACSPT50501H ✓                                  | 15,55,925 | - | No | NA |
| <b>NADIM AKHTAR KHAN</b><br>4A, Ghumghar Lane,<br>Kolkata-700 072<br>PAN : AGGPK6041F ✓   | 22,31,968 | - | No | NA |
| <b>RUPA KHAN</b><br>Ideal Height, Flat - 4D, Block-B,<br>302, APC Road, Kol-700 009<br>PAN : BKLPK1072N ✓   | 26,59,362 | - | No | NA |
| <b>SABIR REHMAN</b><br>Flat No. 4203, Action Area-III, Uniworld City Heights, Tower -7<br>New Town, Rajarhat, Kolkata -700102<br>PAN : AGRPM4971H ✓   | 41,72,321 | - | No | NA |
| <b>SHABNAM RAHMAN</b><br>Flat No. 4203, Action Area-III, Uniworld City Heights, Tower -7<br>New Town, Rajarhat, Kolkata -700102<br>PAN : AFVPM7979N ✓ | 44,05,196 | - | No | NA |

Notes: a) No Loan or Deposit in an amount exceeding the limit specified under section 269SS has been taken or accepted otherwise than by account payee or account payee bank draft

b) There was no repayment of Loan or Deposit in an amount exceeding the limit specified under section 269T which has been made otherwise than by account payee cheque or account payee bank draft



**UNRIVALLED PROJECTS PRIVATE LIMITED**  
**Details of Tax Deducted or at source as per the provisions of Chapter XVII-B**

| TAN        | Sec.  | Nature of Payment     | Total amount of Payment or Receipt of the nature specified in Col. 3 | Total amount on which tax was required to be deducted or collected out of (4) | Total amount on which tax was deducted or collected at specified rate out of (5) | Amount of tax ded. Or coll. Out of (6) | Total amount on which tax was deducted or collected at less than specified rate out of (7) | Amount of tax deducted or collected on (8) | Amount of tax deducted or collected not deposited to the credit of the Central Government out of (6) and (8). |
|------------|-------|-----------------------|--|---|--|--|--|--|---|
| (1)        | (2)   | (3)                   | (4)  | (5)   | (6)  | (7)                                    | (8)  | (9)  | (10)  |
| CALU04572B | 194 J | Professional Services | 67,68,772  | 67,68,772   | 67,68,772  | 6,76,877                               | Nil  | 0  | 0   |
| CALU04572B | 194 C | Contract              | 52,15,355  | 52,15,355   | 52,15,355  | 98,354                                 | Nil  | 0  | 0   |
| CALU04572B | 194 A | Interest Payments     | 2,72,86,221  | 2,72,86,221   | 2,72,86,221  | 27,28,623                              | Nil  | 0  | 0   |
| CALU04572B | 194 H | Commission            | 13,43,787  | 13,43,787   | 13,43,787  | 67,189                                 | Nil  | 0  | 0   |
| CALU04572B | 192   | Salary                | 5,12,534   | 5,12,534  | 5,12,534   | 21,473                                 | Nil  | 0  | 0   |
|            |       |                       | <b>41126669</b>  | <b>41126669</b>   | <b>41126669</b>  | <b>3592516</b>                         |  |  |   |





**INDEPENDENT AUDITOR'S REPORT**

To the Members of

**UNRIVALLED PROJECTS PRIVATE LIMITED**

We have audited the accompanying financial statements of **UNRIVALLED PROJECTS PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March, 2018 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 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 standalone 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 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 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 standalone 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 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 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, 2018, and its results for the year ended on that date.

## Report on Other Legal and Regulatory Requirements

1. 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, is presently 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 purposes of our audit.

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books

(c) The Balance Sheet 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 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 as on 31st March, 2018 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2018 from being appointed as a director in terms of Section 164 (2) of the Act.

(f) In terms of Notification dated 13.06.2017 issued by the MCA, we are not required to report on the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls.

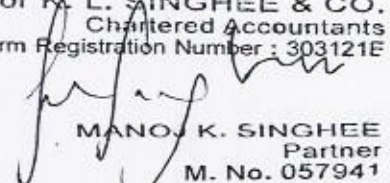
(g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- I. In the absence of necessary details, we are unable to comment on the disclosure of the impact of pending litigations by the company on its financial position in its financial Statements
- 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

Room No. 303, Martin Burn House  
1, R.N. Mukherjee Road  
Kolkata - 700 001.  
The 16 day of Aug, 2018.



For K. L. SINGHEE & CO.  
Chartered Accountants  
Firm Registration Number : 303121E

  
MANOJ K. SINGHEE  
Partner  
M. No. 057941

**UNRIVALLED PROJECTS PRIVATE LIMITED**  
**BALANCE SHEET AS AT 31st MARCH, 2018**

| Particulars  | Note No | Amount in Rupees                |                     |
|--|---------|---------------------------------|---------------------|
|  |         | As at 31.03.2018                | As at 31.03.2017    |
| <b>I. EQUITY AND LIABILITIES</b>   |         |                                 |                     |
| (1) Shareholders' Funds  |         |                                 |                     |
| (a) Share Capital ✓  | 2.1     | 1,00,000                        | 1,00,000            |
| (b) Reserves and Surplus ✓   | 2.2     | (91,951)                        | (91,951)            |
|  |         | 8,049                           | 8,049               |
| (2) Non Current Liabilities  |         |                                 |                     |
| (a) Long Term Borrowings ✓   | 2.3     | 29,61,25,830                    | 28,18,88,243        |
| (3) Current Liabilities  |         |                                 |                     |
| (a) Trade Payables ✓   | 2.4     | 1,70,74,526                     | 1,39,96,362         |
| (b) Other Current Liabilities ✓  | 2.5     | 8,84,92,290                     | 3,30,17,891         |
|  |         | 10,55,66,816                    | 4,70,14,253         |
| <b>Total</b>   |         | <b>40,17,00,695</b>             | <b>32,89,10,545</b> |
| <b>II. ASSETS</b>  |         |                                 |                     |
| (1) Non-current assets   |         |                                 |                     |
| (a) Non-current investments ✓  | 2.6     | 24,00,000                       | -                   |
| (2) Current Assets   |         |                                 |                     |
| (a) Inventories ✓  | 2.7     | 39,17,85,748                    | 32,82,03,590        |
| (b) Cash and Cash Equivalents ✓  | 2.8     | 5,54,242                        | 5,90,066            |
| (c) Short Term Loans & Advances ✓  | 2.9     | 69,60,705                       | 1,16,889            |
|  |         | 39,93,00,695                    | 32,89,10,545        |
| <b>Total</b>   |         | <b>40,17,00,695</b>             | <b>32,89,10,545</b> |
| Significant Accounting Policies & Notes on Accounts 1 & 2                              |         |                                 |                     |
| As per our report attached   |         | UNRIVALLED PROJECTS PVT. LTD.   |                     |
| For K. L. SINGHEE & CO.<br>Chartered Accountants<br>Firm Registration Number : 303121E |         | Director / Authorised Signatory |                     |
| MANOJ K. SINGHEE<br>Partner<br>M. No. 057941   |         | UNRIVALLED PROJECTS PVT. LTD.   |                     |
| Room No 303 Martin Burn House<br>1 R.N Mukherjee Road, Kolkata 700 001                 |         | Anudeep Thunjumala              |                     |
| The 16 day of Aug, 2018  |         | Director / Authorised Signatory |                     |





**UNRIVALLED PROJECTS PRIVATE LIMITED**  
**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31st MARCH, 2018**

| Particulars  | Note No | Amount in Rupees                |                       |
|--|---------|---------------------------------|-----------------------|
|  |         | Year ended 31.03.2018           | Year ended 31.03.2017 |
| I. Revenue from operations   |         | -                               | -                     |
| II. Other Income   |         | -                               | -                     |
| III. Total Revenue (I + II)  |         | -                               | -                     |
| IV. Expenses:  |         |                                 |                       |
| Construction, Development and Incidental Costs   | 2.10    | 2,73,93,108                     | 1,97,07,122           |
| Employee Benefits Expenses   | 2.11    | 7,09,901                        | 30,933                |
| Changes in Inventories   | 2.12    | (6,35,82,158)                   | (4,92,58,507)         |
| Finance Cost   | 2.13    | 3,54,19,472                     | 2,94,60,316           |
| Other Expenses   | 2.14    | 59,677                          | 60,136                |
| Total Expenses   |         | -                               | -                     |
| V. Profit/(Loss) before exceptional and extraordinary items and tax(III-IV)                        |         | -                               | -                     |
| VI. Exceptional Items  |         | -                               | -                     |
| VII. Profit/(Loss) before extraordinary items and tax (V - VI)                                     |         | -                               | -                     |
| VIII. Extraordinary Items  |         | -                               | -                     |
| IX. Profit/(Loss) before tax (VII - VIII)  |         | -                               | -                     |
| X. Tax expense:  |         |                                 |                       |
| (1) Current tax  |         | -                               | -                     |
| (2) Deferred tax   |         | -                               | -                     |
| (3) IT/FBT for earlier years   |         | -                               | -                     |
| XI. Profit/(Loss) for the period from continuing operations(IX-X)                                  |         | -                               | -                     |
| XII. Profit/(Loss) from discontinuing operations   |         | -                               | -                     |
| XIII. Tax expense of discounting operations  |         | -                               | -                     |
| XIV. Profit/(Loss) from Discontinuing operations (XII - XIII)                                      |         | -                               | -                     |
| XV. Profit/(Loss) for the period (XI + XIV)  |         | -                               | -                     |
| XVI. Earning per equity share:   | 2.17    |                                 |                       |
| (1) Basic  |         | 0.00                            | 0.00                  |
| (2) Diluted  |         | 0.00                            | 0.00                  |
| Significant Accounting Policies & Notes on Accounts  | 1 & 2   |                                 |                       |
| As per our report attached   |         |                                 |                       |
| For K. L. SINGHEE & CO.<br>Chartered Accountants<br>Firm Registration Number : 303121E             |         | UNRIVALLED PROJECTS PVT. LTD.   |                       |
| MANOJ K. SINGHEE<br>Partner<br>M. No. 057941   |         | Director / Authorised Signatory |                       |
| Room No 303 Martin Burn House<br>1 R.N Mukherjee Road, Kolkata 700 001<br>The 16 day of July, 2018 |         | UNRIVALLED PROJECTS PVT. LTD.   |                       |
|  |         | Director / Authorised Signatory |                       |





UNRIVALLED PROJECTS PRIVATE LIMITED

YEAR ENDED - 31<sup>ST</sup> MARCH 2018

SIGNIFICANT ACCOUNTING POLICIES & NOTES ON ACCOUNTS

1. Significant Accounting Policies

a) BASIS OF PREPARATION OF FINANCIAL STATEMENTS :

The Financial Statements are prepared under the historical cost convention and in accordance with the accepted accounting principles and provisions of the Companies Act, 2013.

b) REVENUE RECOGNITION :

Revenue/Income and costs/expenditure are generally accounted for on accrual basis as they are earned or incurred, unless otherwise stated.

c) Tax expense comprises both current tax and deferred tax at the applicable enacted rates. Current tax represents the amount of income tax payable/recoverable in respect of taxable income/loss for the reporting period. Deferred tax represents the effect of timing differences between taxable and accounting income for the reporting period that originates in one period and is capable of reversal in one or more subsequent periods.

d) Accounting policies not specially referred to are consistent with generally accepted accounting policies.

e) Contingent liabilities are not provided for and are separately shown by way of Note.

f) Stock of Work-in-progress is valued at cost.

UNRIVALLED PROJECTS PVT. LTD.  
*[Signature]*  
Director / Authorised Signatory

UNRIVALLED PROJECTS PVT. LTD.  
*Anandh Thirujunwala*  
Director / Authorised Signatory



**UNRIVALLED PROJECTS PRIVATE LIMITED**

**2 NOTES ON ACCOUNTS FOR THE YEAR ENDED 31st MARCH, 2018**

Amounts in the Financial statements are presented in Rupees including per share data. Previous year figures have been regrouped/reclassified wherever necessary to conform to the current period presentation.

**2.1 SHARE CAPITAL**

| Particulars  | Amount in Rupees |                  |
|--|------------------|------------------|
|  | As at 31.03.2018 | As at 31.03.2017 |
| <b>AUTHORISED CAPITAL</b>                                |                  |                  |
| 20,000 Equity Shares, Par Value of Rs. 10/-              | 2,00,000         | 2,00,000         |
|  | 2,00,000         | 2,00,000         |
| <b>ISSUED, SUBSCRIBED &amp; PAID UP CAPITAL</b>          |                  |                  |
| 10,000 Equity Shares, Par Value Rs. 10/- , Fully paid up | 1,00,000         | 1,00,000         |
| <b>Total</b>   | <b>1,00,000</b>  | <b>1,00,000</b>  |

The Company has only one class of shares referred to as equity shares having a par value of Rs 10/-.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the company, after distribution of all preferential amounts. However, no such preferential amounts exist currently. The distribution will be in proportion to the number of equity shares held by the shareholders.

The reconciliation of the number of shares outstanding as at March 31, 2018 and March 31, 2017 is set out below:

| PARTICULARS                              | 31.03.2018    | 31.03.2017    |
|--|---------------|---------------|
| Number of Equity Share at the beginning  | 10,000        | 10,000        |
| Add :- Equity Share Allotted             | Nil           | Nil           |
| <b>Number of Equity Share at the end</b> | <b>10,000</b> | <b>10,000</b> |

Details of the shareholders holding more than 5% of Equity shares:

| NAME                    | NUMBER OF SHARES HELD |            | PERCENTAGE OF HOLDING |            |
|-------------------------|-----------------------|------------|-----------------------|------------|
|                         | 31.03.2018            | 31.03.2017 | 31.03.2018            | 31.03.2017 |
| Siddhant Arya           | 3340                  | 3,340      | 33.40%                | 33.40%     |
| Harsh vardhan Patodia   | 2000                  | 2,000      | 20.00%                | 20.00%     |
| Jasmine Vinimay Pvt Ltd | 1330                  | 1,330      | 13.30%                | 13.30%     |
| Anudeep Jhunjhunwala    | 3000                  | 3,000      | 30.00%                | 30.00%     |

**2.2 RESERVES AND SURPLUS**

| Particulars  | Amount in Rupees |                  |
|--|------------------|------------------|
|  | As at 31.03.2018 | As at 31.03.2017 |
| Surplus / (Deficit)  |                  |                  |
| Opening Balance  | (91,951)         | (91,951)         |
| Add / (Less) : Net Profit / (Loss) after tax transferred from Statement of Profit and Loss | -                | -                |
| Closing Balance  | (91,951)         | (91,951)         |
| <b>Total</b>   | <b>(91,951)</b>  | <b>(91,951)</b>  |

**2.3 LONG TERM BORROWINGS**

| Particulars                              | Amount in Rupees    |                     |
|--|---------------------|---------------------|
|  | As at 31.03.2018    | As at 31.03.2017    |
| <b>Secured</b>                           |                     |                     |
| Term Loan from a Housing Finance Company | 10,93,97,154        | 6,90,34,722         |
| <b>Unsecured</b>                         |                     |                     |
| Loans and Advances                       | 18,67,28,676        | 21,28,53,521        |
| - From Bodies Corporate                  |                     |                     |
| <b>Total</b>                             | <b>29,61,25,830</b> | <b>28,18,88,243</b> |



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Term loan from an HFC is secured by way of first exclusive charge on land ad-measuring at 5A, Royd Street, P.S. Park Street, Ward No. 63, under KMC, Kolkata-700015, together with all building & structure, present and future.

Terms of Repayment

Term loan from HFC is repayable in equal monthly installments of Rs 1 crore each after a moratorium of 24 months, plus applicable interest as and when due.

**2.4 TRADE PAYABLES**

| Particulars                 | As at 31.03.2018   | Amount in Rupees   |  |
|-----------------------------|--------------------|--------------------|--|
|                             |                    | As at 31.03.2017   |  |
| Sundry Creditors & Advances | 1,70,74,526        | 1,39,96,362        |  |
| <b>Total</b>                | <b>1,70,74,526</b> | <b>1,39,96,362</b> |  |

**2.5 OTHER CURRENT LIABILITIES**

| Particulars                           | As at 31.03.2018   | Amount in Rupees   |  |
|---------------------------------------|--------------------|--------------------|--|
|                                       |                    | As at 31.03.2017   |  |
| Current Maturities of Long Term Debts | -                  | 1,17,88,668        |  |
| Advance From Customers                | 8,46,50,005        | 1,69,95,187        |  |
| Other Payables                        |                    |                    |  |
| - Others                              | 1,37,215           | -                  |  |
| - GST payable                         | 11,38,082          | -                  |  |
| - Service Tax Payable                 | -                  | 4,27,289           |  |
| - TDS payable                         | 25,66,988          | 38,06,747          |  |
| <b>Total</b>                          | <b>8,84,92,290</b> | <b>3,30,17,891</b> |  |

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2.6 NON CURRENT INVESTMENTS (AT COST)

(Long term, other than trade)

| Particulars                              | FV   | As at 31.03.2018 |             | As at 31.03.2017 |             |
|--|------|------------------|-------------|------------------|-------------|
|  |      | Nos.             | Amount (Rs) | Nos.             | Amount (Rs) |
| <u>Investment In Mutual Fund</u>         |      |                  |             |                  |             |
| Aditya Birla Sunlife Corporate Bond Fund | ✓ 10 | ✓ 1,88,096.619   | ✓ 24,00,000 | ✓ -              | - ✓         |
| <b>Total Non-Current Investments</b>     |      |                  | ✓ 24,00,000 |                  | -           |

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2.7 INVENTORIES ✓

Amount in Rupees

| Particulars  | As at<br>31.03.2018 | As at<br>31.03.2017 |
|--|---------------------|---------------------|
| <u>Work-in-Progress</u>  |                     |                     |
| Closing Construction Work-in-Progress (at cost)<br>(As taken, valued & certified by the management ) | ✓ 39,17,85,748      | 32,82,03,590 ✓      |
| <b>Total</b>   | ✓ 39,17,85,748      | 32,82,03,590 ✓      |

2.8 CASH AND CASH EQUIVALENTS ✓

Amount in Rupees

| Particulars                | As at<br>31.03.2018 | As at<br>31.03.2017 |
|----------------------------|---------------------|---------------------|
| <u>Balances With Banks</u> |                     |                     |
| On Current Account         | ✓ 82,976            | 1,60,241 ✓          |
| <u>Cash on Hand</u>        | ✓ 4,71,266          | 4,29,825 ✓          |
| <b>Total</b>               | ✓ 5,54,242          | 5,90,066 ✓          |

2.9 SHORT TERM LOANS AND ADVANCES ✓

Amount in Rupees

| Particulars                         | As at<br>31.03.2018 | As at<br>31.03.2017 |
|-------------------------------------|---------------------|---------------------|
| <u>Unsecured, Considered Good :</u> |                     |                     |
| Other Loans and Advances            | ✓ 59,01,820         | 1,02,000 ✓          |
| GST input credit                    | ✓ 8,60,678          |                     |
| TDS Receivable                      | ✓ 1,98,207          | 14,889 ✓            |
| <b>Total</b>                        | ✓ 69,60,705         | 1,16,889 ✓          |

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**2.10 CONSTRUCTION, DEVELOPMENT AND INCIDENTAL COSTS**

| Particulars                                   | Year ended<br>31.03.2018 | Year ended<br>31.03.2017 |
|---|--------------------------|--------------------------|
| <b>Material, Labour &amp; Other Expenses</b>  |                          |                          |
| Steel / TMT Bar                               | 55,07,205                | 41,009                   |
| Tiles   | 11,924                   | -                        |
| Bricks  | 29,190                   | -                        |
| Cement  | 1,41,163                 | -                        |
| Ready Mix Concrete                            | 51,48,345                | 59,500                   |
| Civil Construction Expenses                   | -                        | 2,71,904                 |
| Piling Charges                                | 38,67,051                | 5,20,000                 |
| Others  | 2,10,395                 | 4,43,696                 |
| PMC charges                                   | 24,00,000                | -                        |
| Brokerage                                     | 13,43,786                | -                        |
| Compensation paid                             | 41,50,000                | 1,14,46,000              |
| Registration & stamp duty                     | 1,55,034                 | -                        |
| Insurance charges                             | 2,58,382                 | -                        |
| Advertisement Expenses                        | 3,94,638                 | 5,94,732                 |
| Electricity Charges                           | 1,93,235                 | 1,26,013                 |
| Corporation Taxes including Plan Sanction fee | 26,000                   | 39,87,240                |
| Security Charges                              | 3,88,500                 | 4,08,333                 |
| Telephone Expenses                            | 6,235                    | 6,376                    |
| General expenses                              | 48,643                   | 52,439                   |
| Legal & Professional Fees                     | 31,13,382                | 17,49,880                |
| <b>Total</b>                                  | <b>2,73,93,108</b>       | <b>1,97,07,122</b>       |

**2.11 EMPLOYEE BENEFITS EXPENSES**

| Particulars  | Year ended<br>31.03.2018 | Year ended<br>31.03.2017 |
|--------------|--------------------------|--------------------------|
| Staff Salary | 7,09,901                 | 30,933                   |
| <b>Total</b> | <b>7,09,901</b>          | <b>30,933</b>            |

**2.12 CHANGES IN INVENTORIES**

| Particulars                                 | Year ended<br>31.03.2018 | Year ended<br>31.03.2017 |
|---|--------------------------|--------------------------|
| Opening Construction Work-in-Progress       | 32,82,03,590             | 27,89,45,083             |
| Less: Closing Construction Work-in-Progress | 39,17,85,748             | 32,82,03,590             |
| <b>(Increase)/Decrease in Inventories</b>   | <b>(6,35,82,158)</b>     | <b>(4,92,58,507)</b>     |

**2.13 FINANCE COSTS**

| Particulars                                   | Year ended<br>31.03.2018 | Year ended<br>31.03.2017 |
|---|--------------------------|--------------------------|
| Interest (net of interest received Rs 399452) | 3,40,94,626              | 2,94,35,263              |
| Loan Processing fees                          | 13,24,846                | 25,053                   |
| <b>Total</b>                                  | <b>3,54,19,472</b>       | <b>2,94,60,316</b>       |

**2.14 OTHER EXPENSES**

| Particulars               | Year ended<br>31.03.2018 | Year ended<br>31.03.2017 |
|---------------------------|--------------------------|--------------------------|
| Bank Charges              | 19,701                   | 31,533                   |
| Rates and Taxes           | 9,800                    | 1,900                    |
| Filing Fees               | 2,535                    | 600                      |
| Legal & Professional Fees | 1,450                    | 8,315                    |
| General Expenses          | 26,191                   | 88                       |
| Audit Fees                | -                        | 17,700                   |
| <b>Total</b>              | <b>59,677</b>            | <b>60,136</b>            |

**2.15** In the opinion of the Board, any of the assets other than Fixed Assets have a value on realization, in the ordinary course of business, at least equal to the amount at which they are stated.



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- 2.16 The company has adopted accounting policy for deferred taxes as per AS-22 'Accounting for taxes on Income' issued by the Institute of Chartered Accountants of India. However, there are no timing differences between accounting income and taxable income, arising in or existing as at the end of the current financial year, and which are capable of reversal in one or more subsequent periods.

2.17 EARNING PER SHARE

| Particulars  | Year ended<br>31.03.2018 | Year ended<br>31.03.2017 |
|--|--------------------------|--------------------------|
| Profit / (Loss) after tax (Rs)                                       | -                        | -                        |
| Weighted average number of Equity shares outstanding during the year | ✓ 10,000                 | 10,000 ✓                 |
| Face value of each Equity share (Rs)                                 | ✓ 10                     | 10 ✓                     |
| Basic/Diluted Earning per share (Rs)                                 | ✓ 0.00                   | 0.00 ✓                   |

As per our report attached

For K. L. SINGHEE & CO.  
Chartered Accountants  
Firm Registration Number : 303121E

MANOJ K. SINGHEE  
Partner  
M. No. 057941

Room No 303 Martin Burn House  
1 R.N Mukherjee Road, Kolkata 700 001  
The 16 day of May, 2018

UNRIVALLED PROJECTS PVT. LTD.

Director / Authorised Signatory

UNRIVALLED PROJECTS PVT. LTD.

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**UNRIVALLED PROJECTS PRIVATE LIMITED**

Annexure forming part of the Financial Statements for the year ended 31.03.2018  
**DISCLOSURE AS REQUIRED UNDER SECTION 186(4) OF THE COMPANIES ACT, 2013**

**A. Particulars of loan given**

| Name                   | Amount of loan given (balance as on 31.03.2018) (Rs) | Period for which loan given | Purpose for which loan is given |
|------------------------|--|-----------------------------|---------------------------------|
| Aarcee Finvest Limited | 5359507  | Repayable on Demand         | Business Purpose                |

**B. Particulars of Investments made - Nil**

**C. Particulars of guarantees made - Nil**

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