

STATEMENT OF AFFAIRS

As On 31st March, 2018



2018



Realtech
Nirman
Pvt. Ltd.

COMPANY REGISTERED ADDRESS

T-68 TEGHORIA MAIN ROAD
KOLKATA – 700157

CIN: U45400WB2007PTC116794

BANKER

AXIS BANK LIMITED
HDFC BANK LIMITED
IDBI BANK LIMITED
SBI BANK LIMITED
INDUSIND BANK LIMITED
BANDHAN BANK LIMITED
ICICI BANK LIMITED

AUDITOR

MONU JAIN & COMPANY
SAGAR ESTATE, GROUND FLOOR
2, CLIVE GHAT STREET
KOLKATA - 700001



INDEPENDENTS AUDITORS' REPORT

To The Members of Realtech Nirman Private Limited.

Report on the Financial Statements

We have audited the accompanying financial statements of "**Realtech Nirman Private Limited**", which comprise the Balance Sheet as at 31st March, 2018, the statement of Profit & Loss and the cash flow for the year then ended, and a summary of significant accounting policies and other explanatory information.

Managements' Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding of the assets of the company and for preventing and detecting the frauds and other irregularities; selection and application of appropriate accounting policies; making judgements and estimates that are reasonable and prudent; and design, implementation and maintenance of internal financial control, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

We have taken into account the provisions of the Act, the accounting and auditing standards and matter which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder and the order under section 143(11) of the Act.

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or



error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by Company's Board of Directors, as well as evaluating the overall presentation of the financial statements.

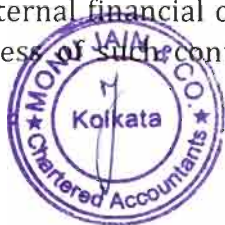
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements, give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India; of the state of affairs of the Company as at March 31, 2018 and its profit & Loss and its cash flows for the year ended on that date.

Report on other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2017 ("the Order") issued by the Central Government of India in terms of sub- section (11) of section 143 of the Act, we give in the " Annexure A" a statements on the matter specified in paragraphs 3 and 4 of the order.
2. As required by section 143(3) of the Act, we report that:
 - a) We have sought and obtained all the information explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - b) In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
 - c) The balance sheet, the statement of Profit and Loss and the cash flow statement dealt with by this report are in agreement with the books of accounts;
 - d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
 - e) On the basis of 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) With respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls, refer to our separate Report in "Annexure-B";and



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

- (i) The Company does not have any pending litigation which would impact its financial position.
- (ii) The Company did not have any long term contracts including derivative contracts for which there were any material foreseeable losses.
- (iii) There were no amounts which were required to be transferred to Investor Education and Protection Fund by the Company.

For Monu Jain & Company
Chartered Accountants

FRN: 327900E



Jain
Monu Jain
Partner

MRN:- 302721

Place: Kolkata

Date: 14.08.2018

"ANNEXURE-A" TO THE INDEPENDENT AUDITORS' REPORT ON THE FINANCIAL STATEMENTS OF REALTECH NIRMAN PRIVATE LIMITED.

(Referred to in paragraph 2, under 'Report on Other Legal and Regulatory Requirements' section of our Report of even date).

- i. In respect of Fixed Assets:-
 - (a) The Company has maintained proper records showing full particulars including quantitative details and situation of its Fixed Assets.
 - (b) All the fixed assets has been physically verified at the end of the year by the management, no material discrepancies between the book record and the physical inventory were noticed.
- ii.
 - (a) The inventory includes construction work in progress, and cost of developments rights in Identified land. Physical verification of inventory have been conducted at reasonable Intervals by the management.
 - (b) In our opinion and according to the information and explanations given to us, the Procedures of physical verifications of inventory followed by the management are Reasonable and adequate in relation to the size of the company and the nature of its Business.
 - (c). In our opinion and according to the information and explanations given to us and on the basis of our examination of records of inventory and as explained to us, the company is maintaining proper records of inventory and there were no material discrepancies noticed on physical verification of inventory as compared to book records.
- iii. In our opinion and according to the information and explanations given to us, the Company has not granted any loans, secured and unsecured, to companies, firms or other parties covered in the Register maintained under section 189 of the Companies Act.
- iv. In our opinion and according to the information and explanations given to us, the company has given loan amounting to Rs. 5,70,38630/-to the person that have been covered u/s 185 and 186 of the Companies Act, 2013.
- v. According to the information and explanations given to us, the company has not accepted any deposit from the public during the year. Therefore, the provision of clause (v) of paragraph 3 of the Order is not applicable to the Company.
- vi. As informed to us, the maintenance of Cost Records has not been specified by the central government under sub- section (1) of Section 148 of the Act, in respect of the activities carried on by the company.



vii. According to the information and explanations given to us, in respect of statutory dues:

(a) The company has generally been regular in depositing undisputed statutory dues including Provident fund, Employee's State Insurance, Income Tax, Sales Tax and Value Added Tax, Wealth Tax, Service Tax, Duty of Customs, Duty of excise, cess and other material statutory dues applicable to it with the appropriate authorities and no undisputed amount payable in respect of aforesaid statutory dues were outstanding as at 31st March, 2018 for a period of more than six months from the date they become payable.

(b) There are no disputed dues in respect of Income Tax or Sales Tax or Service Tax or Duty of Customs or Duty of Excise or Value Added Tax or Cess as on date. The particulars of dues of Income Tax as at 31st March, 2018

(c) which have not been deposited on account of dispute, are as follows:-

Name of the Statute	Nature of dues	Amount	Period to which the amount relates	Forum where dispute is pending
Income Tax Act	Income Tax	Rs.19,57,850/-	Assessment Year- 2013-14	Commissioner of Income Tax (Appeals)

viii. Based on our audit procedures and according to the information and explanations given to us, we are of the opinion that the company has not defaulted in the repayment of loans or borrowings to financial institutions, banks and Government and dues to debenture holders.

ix. In our opinion and according to the information and explanations given to us, the Company has not obtained any term loan during the year.

x. In our opinion and according to the information and explanations given to us, no material fraud by the company or on the Company by its officers or employees has been noticed or reported during the year.

xi. In our opinion, the managerial remuneration has been paid or provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act.

xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of Paragraph 3 of the Order is not applicable.

xiii. In our opinion, all transactions with the related parties are in compliance with sec 177 and 188 of Companies Act, 2013 and the details have been disclosed in the Financial statements as required by the applicable accounting standards.



- xiv. During the year the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence reporting under clause (xiv) of Paragraph 3 of the order is not applicable to the company.
- xv. In our Opinion and according to the information and explanations given to us, during the year, the company has not entered into any non-cash transactions with its directors or persons connected with him and hence reporting under clause (xv) of Paragraph 3 of the Order is not applicable to the Company.
- xvi. In our opinion and according to the information and explanations provided to us, the company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the company and hence not commented upon.

Place: Kolkata
Date: 14.08.2018



For Monu Jain & Company
Chartered Accountants
FRN: 327900E


Monu Jain ACA
Partner
MRN. 302721

**“ANNEXURE B” to the Independent Auditor’s Report of even date on the Financial Statements of
“REALTECH NIRMAN PRIVATE LIMITED”**

**Report on the Internal Financial Controls Under Clause (i) of Sub-Section 3 of Section 143 of the
Companies Act, 2013 (“the Act”)**

We have audited the internal financial controls over financial reporting of REALTECH NIRMAN PRIVATE LIMITED (“the Company”) as of March 31, 2018 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

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

Auditor’s Responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risks that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedure selected depends on the auditor’s judgment, including the assessment of the risks of material misstatements of the financial statements, whether due to fraud or error.

We believe that the audit evidence w have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company’s internal financial controls system over financial reporting.



Meaning of Internal Financial Controls Over Financial Reporting

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

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

In our opinion, the company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 2018 based on the internal control over financial reporting criteria established by the company considering the essentials components of internal control stated in the Guidance Note on audit of Internal Financial controls over Financial Reporting Issued by the Institute of Chartered Accountants of India.

Place: Kolkata
Date: 14.08.2018



For, Monu Jain & Company
Chartered Accountants
FRN: 327900E

Jain
Monu Jain
Partner
MRN: 302721

REALTECH NIRMAN PRIVATE LIMITED
Balance Sheet as at 31 March, 2018

Particulars		Note No.	As at 31 March, 2018	As at 31 March, 2017
			₹	₹
A	EQUITY AND LIABILITIES			
1	Shareholders' funds			
	(a) Share Capital	3	3,63,00,000	3,63,00,000
	(b) Reserves and Surplus	4	4,58,61,712	3,88,03,777
			8,21,61,712	7,51,03,777
2	Non-current liabilities			
	(a) Long-Term Borrowings	5	19,51,96,441	11,16,37,291
	(b) Other Long-Term Liabilities	6	2,71,45,204	3,99,31,554
			22,23,41,645	15,15,68,845
3	Current liabilities			
	(a) Short-Term Borrowings	7	22,15,820	1,23,27,182
	(b) Trade Payables	8	9,95,37,426	15,18,88,763
	(c) Other Current Liabilities	9	21,50,54,288	17,14,73,916
	(d) Short-Term Provisions	10	7,07,552	7,35,949
			31,75,15,086	33,64,25,810
	TOTAL		62,20,18,443	56,30,98,432
B	ASSETS			
1	Non-current assets			
	(a) Fixed Assets	11		
	(i) Tangible Assets		3,73,16,847	49,61,636
	(ii) Intangible assets		1,53,495	47,257
	(ii) Capital Work-In-Progress	11a	-	2,87,08,147
	(b) Non-Current Investments	12	-	8,04,581
	(c) Deferred Tax Assets (net)	28	17,63,029	17,74,340
			3,92,33,371	3,62,95,961
2	Current assets			
	(a) Inventories	13	18,01,98,989	17,99,60,453
	(b) Trade Receivables	14	14,20,72,624	13,16,22,186
	(c) Cash and Cash Equivalents	15	2,81,07,014	2,95,71,810
	(d) Short-Term Loans and Advances	16	23,24,06,445	18,56,48,022
			58,27,85,072	52,68,02,471
	TOTAL		62,20,18,443	56,30,98,432
	Significant Accounting Policies	2		

See accompanying notes forming part of the financial statements

In terms of our report of even date

For Monu Jain & Co.

Chartered Accountants

FRN: 327900E

CA. Monu Jain
(Partner)

Membership No. 302721

Place : Kolkata

Date : 14TH AUG 2018



For and on behalf of the Board of Directors

Realtech Nirman Private Limited

CIN - U45400WB2007PTC116794

REALTECH NIRMAN PVT. LTD.

Director

REALTECH NIRMAN PVT. LTD.

Director

REALTECH NIRMAN PRIVATE LIMITED
Statement of Profit and Loss for the year ended 31 March, 2018

Particulars	Note No.	For the year ended	For the year ended
		31 March, 2018	31 March, 2017
		₹	₹
A CONTINUING OPERATIONS			
1 Revenue from Operations	17	43,88,50,273	39,84,63,578
2 Other Income	18	30,53,511	6,00,203
3 Total Revenue (1+2)		44,19,03,784	39,90,63,781
4 Expenses			
(a) Construction Expenses	19	28,61,64,003	23,77,67,751
(b) Changes in Inventories of Work-In-Progress and Finished Goods	20	(8,37,890)	4,05,64,898
(c) Employee Benefits Expense	21	5,20,05,326	4,08,75,571
(d) Finance Costs	22	4,50,23,425	2,91,92,323
(e) Depreciation	11	54,95,157	27,45,006
(f) Other Expense	23	4,25,17,107	3,72,15,324
Total Expenses		43,03,67,127	38,83,60,873
5 Profit / (Loss) Before Tax (3 - 4)		1,15,36,657	1,07,02,908
6 Tax Expense:			
(a) Current Tax Expense For Current Year		39,56,000	37,05,800
(b) Current Tax Expense Relating to Prior Years		5,11,412	-
(c) Net Current Tax Expense		44,67,412	37,05,800
(d) Deferred Tax	28	11,310	(1,95,100)
		44,78,722	35,10,700
7 Profit / (Loss) for the Year (5 ± 6)		70,57,935	71,92,208
8 Earnings Per Share (of ` 10/- each):	27		
(a) Basic & Diluted			
(i) Continuing Operations		1.94	1.98
Significant Accounting Policies	2		

See accompanying notes forming part of the financial statements

In terms of our report of even date

For Monu Jain & Co.
Chartered Accountants
FRN: 327900E

CA. Monu Jain
(Partner)
Membership No. 302721



For and on behalf of the Board of Directors
Realtech Nirman Private Limited
CIN - U45400WB2007PTC116794

REALTECH NIRMAN PVT. LTD.

Director

REALTECH NIRMAN PVT. LTD.

Director

Place : Kolkata
Date : 14TH AUG 2018

REALTECH NIRMAN PRIVATE LIMITED

Cash Flow Statement for the year ended 31st March, 2018

	Particulars	Period Ended	Period Ended
		31.03.2018	31.03.2017
		₹	₹
A	CASH FLOW FROM OPERATING ACTIVITIES :		
	Net Profit/ (Loss) before Tax	1,15,36,657	1,07,02,908
	Cash generated from/ (Used in) Operations before working capital changes	1,15,36,657	1,07,02,908
	Adjustments for:		
	Depreciation	54,95,157	27,45,006
	Loss/(Profit) on Sale of Fixed Assets	-	(2,46,378)
	Increase/(Decrease) in Trade and other Payables	(87,99,362)	(8,92,82,497)
	Increase/(Decrease) in Short Term Borrowings	-	-
	(Increase)/Decrease in Other Current Assets	(4,67,58,423)	3,79,29,605
	(Increase)/Decrease in Trade and other Receivables	(1,04,50,438)	2,30,65,084
	(Increase)/Decrease in Inventories	(2,38,536)	4,17,35,057
		(4,92,14,945)	2,66,48,785
	Income Tax (Paid)/ Refund	(44,78,722)	(35,10,700)
	Tax on Proposed Dividend	-	-
	Net Cash Flow from / (used in) operating activities.....(A)	(5,36,93,667)	2,31,38,085
B	CASH FLOW FROM INVESTING ACTIVITIES		
	Long Term Loans And Advances	-	-
	Short Term Loans And Advances	8,15,892	(1,93,677)
	Purchase of Fixed Assets	(92,48,459)	(15,38,143)
	Sale of Tangible Assets	-	10,75,000
	Non-Current Investments	-	-
	Net Cash from/ (used in) Investing Activities.....(B)	(84,32,567)	(6,56,820)
C	CASH FLOW FROM FINANCING ACTIVITIES :		
	Short Term Borrowings	(1,01,11,362)	24,01,047
	Long Term Borrowings	7,07,72,800	(3,32,83,063)
	Net Cash from Financing Activities.....(C)	6,06,61,438	(3,08,82,016)
D	Net Increase/ (Decrease) in Cash and Cash Equivalents (A+B+C)	(14,64,796)	(84,00,751)
E	Cash and Cash Equivalents at the beginning of the Period	2,95,71,810	3,79,72,561
F	Cash and Cash Equivalents at the end of the Period	2,81,07,014	2,95,71,810
	Notes:		
	1. Cash & Cash Equivalents:		
	Cash in hand	7,69,024	5,85,525
	Balance with Scheduled Banks	2,73,37,990	2,89,86,285
		2,81,07,014	2,95,71,810

#The above Cash Flow Statement has been prepared under the indirect method as set out in the Accounting Standard -3 on Cash Flow Statement.

In terms of our attached Report of even date.

For Monu Jain & Co.
Chartered Accountants
FRN: 327900E



CA. Monu Jain
Partner

REALTECH NIRMAN PRIVATE LIMITED
CIN : U45400WB2007PTC116794

REALTECH NIRMAN PVT. LTD.

REALTECH NIRMAN PVT. LTD.

Sh. N. G. S.

Director

Director

Membership No. 302721

Place : Kolkata

Date : 14th Day of August, 2018

REALTECH NIRMAN PRIVATE LIMITED
CIN - U45400WB2007PTC116794

Notes forming part of the financial statements for the year ended 31st March 2018

Note	Particulars
1	Corporate Information
	REALTECH NIRMAN PRIVATE LIMITED (the Company) was incorporated on June 26, 2007. The Company is a leading real estate developer engaged primarily in the business of real estate construction, development and other related activities. The company is domiciled in India.
2	Significant Accounting Policies and Basis of Accounting and Preparation of Financial Statements
2.1	Basis of Preparation
	The Financial Statements of the company have been prepared on accrual basis under the historical cost convention and going concern basis, in accordance with the generally accepted accounting principles in India ('Indian GAAP') to comply with the Accounting standards specified under section 133 of The Companies Act, 2013 read with Rule 7 of the Companies (Account) Rules, 2014 and the relevant provision of the Companies Act 2013 ('the Act')/The Companies Act, 1956 (the Act) as applicable. The accounting policies have been consistently applied by the Company.
2.2	Operating Cycle
	The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed & realization of project into cash & cash equivalent and rang from 3 to 7 years. According Assets & liabilities have been classified into current & non current based on operating cycle of respective projects.
2.3	Use of Estimates
	The preparation of financial statements in conformity with generally accepted accounting principles requires the management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities on the date of financial statements and the results of operations during the reporting periods. Although these estimates are based upon managements knowledge of current events and actions, actual results could differ from those estimates and revisions, if any, are recognized in the current and future periods.
2.4	Inventories
	Inventories are valued as under: a) Raw materials - at cost b) Construction Work-in-progress - at cost (it includes cost of land, premium for development right, construction cost, allocated interest and expenses incidental to the projects undertaken by the Company. c) Completed Flats- At Lower of Cost or Net Realisable value.
2.5	Fixed Assets
	Fixed Assets are stated at cost of acquisition or construction less accumulated depreciation, Cost includes all incidental expenses related to acquisition and installation, other pre-operation expenses and interest in case of construction. Carrying amount of cash generation units/assets are reviewed at balance sheet date to determine whether there is any indication of impairment. If such indication exists, the recoverable amount is estimated as the net selling price or value in use, whichever is higher. Impairment loss, if any, is recognized whenever carrying amount exceeds the recoverable amount.
2.6	Depreciation
	Depreciation has been provided on written down value basis, at the rate determined with reference to the useful lives specified in Schedule II to the Companies Act, 2013. The impact of the change in useful life of fixed assets has been considered in accordance with the provision of Schedule II. Assets costing less than ₹ 5000/- are depreciated at 100% in the year of acquisition. Intangible Assets (Computer Software) are amortised over a period of three years. Due to transition from schedule XIV to schedule II, depreciation on assets has been increased.
2.7	Claims
	Expenditure incurred in respect of additional costs/delays is accounted when they are incurred. Claims made in respect thereof are accounted as income on receipt of Arbitration Award or acceptance by client or on receipt of evidence of reliability of award.
2.8	Development Manager Fees
	The Company has been entering into Development & Project Management agreement with landlord. Accounting for income from such projects is done on accrual basis on percentage of completion or as per the terms of the agreement.
2.9	Loans & Advances
	Loans & Advances are stated after making provisions for doubtful debts.

Conti.....



REALTECH NIRMAN PVT. LTD.
Shishu

Director

REALTECH NIRMAN PVT. LTD.
Shankar

Director

Note 2 Significant Accounting Policies (contd.)

Note	Particulars
2.10	<p>Revenue Recognition</p> <p>Revenue from Constructed Properties:</p> <p>The company is following the "Percentage of Completion Method" of accounting. As per this method, revenue from sale of properties is recognized in Statement of Profit & Loss in proportion to the actual cost incurred as against the total estimated cost of projects under execution with the company on transfer of significant risk and rewards to the buyer. Up to 31st March 2012 revenue was recognized only if the actual project cost incurred is 20% or more of the total estimated project cost.</p> <p>Effective 1st April 2012, in accordance with the "Guidance Note on Accounting for Real Estate transaction (Revised)" (Guidance Note), all projects commencing on or after the said date or projects which have already commenced, but where the revenue is recognized for the first time on or after the above date, construction revenue on such projects have been recognized on percentage of completion method provided the following thresholds have been met:</p> <p>a) All critical approvals necessary for the commencement have been obtained;</p> <p>b) The expenditure incurred on construction and development costs is not less than 25 per cent of the total estimated construction and development costs;</p> <p>c) At least 25 percent of the saleable project area is secured by contracts or agreements with buyer; and</p> <p>d) At least 10 percent of the agreement value is realized at the reporting date in respect of such contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.</p> <p>Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentage of completion, cost to completion, the expected revenues from the projects or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effects of changes, if any, to estimates is recognized in the financial statements for the period in which such changes are determined. Revenue from projects is recognized net of revenue attributable to the land owners. Losses, if any, are fully provided for immediately.</p> <p>Revenue on bulk deals on sale of its properties is recognized on execution of documents.</p> <p>Income from operation of commercial complexes is recognized over the tenure of the lease/service agreement.</p> <p>Interest income is accounted on an accrual basis at contracted rates.</p> <p>Dividend income is recognized when the right to receive the same is established.</p>
2.11	<p>Sundry Debtors</p> <p>Sundry Debtors disclosed under Notes 15 represents revenue recognized based on percentage of completion method (as per Notes 2.10 above), over and above the amount due as per the payment plans agreed with the customers.</p>
2.12	<p>Taxes on Income</p> <p>Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the provisions of the Income Tax Act, 1961.</p> <p>Deferred tax is recognised on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured using the tax rates and the tax laws enacted or substantially enacted as at the reporting date. Deferred tax liabilities are recognised for all timing differences. Deferred tax assets in respect of unabsorbed depreciation and carry forward of losses are recognised only if there is virtual certainty that there will be sufficient future taxable income available to realise such assets. Deferred tax assets are recognised for timing differences of other items only to the extent that reasonable certainty exists that sufficient future taxable income will be available against which these can be realised. Deferred tax assets and liabilities are offset if such items relate to taxes on income levied by the same governing tax laws and the Company has a legally enforceable right for such set off. Deferred tax assets are reviewed at each Balance Sheet date for their realisability.</p>
2.13	<p>Provisions and Contingencies</p> <p>A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes.</p>
2.14	<p>Earnings Per Share</p> <p>Basic earnings per share is computed by dividing the profit / (loss) after tax (including the post tax effect of extraordinary items, if any) by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit / (loss) after tax (including the post tax effect of extraordinary items, if any) .</p>
2.15	<p>Employee Benefit</p> <p>a) Post employment benefit are offer long term employees benefit are recognized as on expenses in the Profit & Loss account for the year in which the payment for the same has been made.</p> <p>b) Gratuity liabilities provided in books as at 31.03.2018 of ₹ 305282.</p> <p>c) Leave availed by the employee during service period and there is no excess leave to carried forward hence no provision has been made.</p>



REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement for the year ended 31st March 2018

Note 3 Share Capital

Particulars	For the year ended 31st March 2018	For the year ended 31st March 2017
	₹	₹
Authorised : 70,00,000 Equity shares of Rs.10/-each. (Previous Year 37,50,000 Equity shares of Rs.10/-each.)	7,00,00,000	3,75,00,000
Issued and Subscribed 36,30,000 Equity Shares of Rs. 10/- each fully paid up	3,63,00,000	3,63,00,000
Total	3,63,00,000.00	3,63,00,000.00

(ii) Details of shares held by each shareholder holding more than 5% shares:

Class of shares / Name of shareholder	As at 31 March, 2018		As at 31 March, 2017	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares:				
Ashiana Construction (Shishir Gupta)	4,20,000	11.57	4,20,000	11.57
Ashiana Construction (SK Nasir)	2,00,000	5.51	2,00,000	5.51
Shishir Gupta	12,55,000	34.57	12,55,000	34.57
SK Nasir	12,55,000	34.57	12,55,000	34.57
Vinita Gupta	2,50,000	6.89	2,50,000	6.89
Rupsa Bibi	2,50,000	6.89	2,50,000	6.89

Note 4 Reserves and Surplus

Particulars	As at 31 March, 2018	As at 31 March, 2017
	₹	₹
<u>Surplus / (Deficit) in Statement of Profit and Loss</u>		
Opening Balance	3,88,03,777	3,16,11,569
Add: Profit / (Loss) for the year	70,57,935	71,92,208
Total	4,58,61,712	3,88,03,777



REALTECH NIRMAN PVT. LTD.

56-56-6000

Director

REALTECH NIRMAN PVT. LTD.

SK NO 4

Director

REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2018

Note 5 Long-Term Borrowings

Particulars	As at 31 March, 2018	As at 31 March, 2017
	₹	₹
(a) Term Loans		
From Banks		
Secured	48,70,641	3,42,77,114
From other parties		
Secured	19,03,25,800	7,73,60,177
Unsecured	-	-
Total	19,51,96,441	11,16,37,291

a) Car Loan taken from Axis Bank during the Financial year 2017-18 repayable in 48 monthly installments of ₹ 92894 including interest @ 8.54% p.a.

b) Car Loan taken from Axis Bank during the Financial year 2017-18 repayable in 60 monthly installments of ₹ 43352 including interest @ 8.26% p.a.

c) Car Loan taken from ICICI Bank during the Financial year 2013-14 repayable in 60 monthly installments of ₹ 18975 including interest @ 9.91% p.a.

d) Car Loan taken from ICICI Bank during the Financial year 2013-14 repayable in 60 monthly installments of ₹ 28410 including interest @ 9.91% p.a.

e) Car Loan taken from Axis Bank Ltd. during the Financial year 2014-15 repayable in 60 monthly installments of ₹ 27284 including interest @ 10.65% p.a.

f) Car Loan taken from Axis Bank Ltd. during the Financial year 2014-15 repayable in 60 monthly installments of ₹ 23643 including interest @ 10.50% p.a.

g) Car Loan taken from Axis Bank Ltd. during the Financial year 2015-16 repayable in 36 monthly installments of ₹ 14951 including interest @ 10.50% p.a.

h) Home Equity Loan taken from Tata Capital Housing Finance Limited during the Financial year 2016-17 of monthly installment of ₹ 283310 for tenure of 120 month, carries interest @ 11% p.a. secured against the properties situated at Emerald Garden, ground floor, Block A, AS/238/18, Block-H, Hatiara Roy Para Road, P.S.-New town, Ward no 18 Kolkata- 700157 and The Signature office space no A3 3rd floor and ground floor holding no AS/443/10-11 kolkata - 700157 and also co-applicant- Shishir Gupta, Signature Vanijya Pvt Ltd, SK Nasir, Imran Realestate Co, Vinita Gupta,

i) Loan against Property taken from HDB Financial Services during the Financial year 2017-18 of monthly installment of ₹ 1465190 for tenure of 84 month, carries interest @ 12% p.a. secured against the properties situated at T-68 Teghoria Main Road Kolkata- 700157 and 30 Vidyasagar Street kolkata-700009 and also Personal Guarantee given by Shishir Gupta, Vinita Gupta, Rupsa Bibi and SK Nasir

j) Construction Loan taken from Magma Housing Finance during the Financial year 2015-16 for construction of property situated at Reckjoani Mouza Rajarhat Kolkata-700135 @ 16% repayable from Jan 2017.

k) Construction Loan taken from Shriram Housing Finance during the Financial year 2017-18 for construction of property situated at Reckjoani Mouza Rajarhat Kolkata-700135 @ 16% repayable from Nov 2018.

l) Construction Loan taken from Indiabulls Home Loans during the Financial year 2017-18 for construction of property situated at Chokpochoria Mouza Rajarhat Kolkata-700135 @ 16% repayable from Mar 2018.

m) Construction Loan taken from Uco Bank during the Financial year 2016-17 for construction of property situated at Chokpochoria Mouza Rajarhat Kolkata-700135 @ 15.6% repayable from Mar 2018.

n) Construction Loan taken from Indiabulls Home Loans during the Financial year 2016-17 for construction of property situated at Chokpochoria Mouza New town Kolkata-700135 @ 15% repayable from Apl 2019.

Note 6 Other long-term liabilities

Particulars	As at 31 March, 2018	As at 31 March, 2017
	₹	₹
Trade Payables:		
Acceptances	2,71,45,204	3,99,31,554
	1	
	2,71,45,204	3,99,31,554



REALTECH NIRMAN PVT. LTD.

S.K. N. G.

Director

REALTECH NIRMAN PVT. LTD.

SK NGL

Director

REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2018

Note 7 Short-Term Borrowings

Particulars	As at 31 March, 2018	As at 31st March, 2017
	₹	₹
(a) Loans Repayable On Demand From Other Parties		
Unsecured	22,15,820	1,23,27,182
(b) Loans and Advances from Related Parties		
Unsecured	-	-
	-	-
Total	22,15,820	1,23,27,182

a) Loans repayable on demand taken from body corporate carries interest 12% p.a

Note 8 Trade Payables

Particulars	As at 31 March, 2018	As at 31st March, 2017
	₹	₹
Trade Payables:		
Acceptances	9,95,37,426	15,18,88,763
Total	9,95,37,426	15,18,88,763

Note 9 Other Current Liabilities

Particulars	As at 31 March, 2018	As at 31st March, 2017
	₹	₹
(a) Current Maturities of Long-Term Debt	9,97,05,141	7,59,88,012
(b) Other Payables		
(i) Service/GST Tax Payable	39,74,872	69,91,766
(ii) TDS Payable	10,69,791	11,83,639
(iii) Excess Cheque Issued	2,48,435	2,08,803
(iv) Telephone Charges Payable	1,01,481	43,353
(v) Audit Fees Payable	44,232	25,000
(vi) P. Tax Payable	7,200	5,780
(vii) Advances From Customers	5,76,49,507	5,06,92,402
(viii) Refund Against Cancellation	4,70,85,852	3,03,97,385
(ix) Mantanance Deposit Refundable	36,32,857	44,92,964
(viii) Salary Payable	11,19,044	9,32,800
(ix) PF Payable	1,55,776	1,48,909
(x) ESI Payable	59,349	55,898
(xi) Electricity Charges Payable	64,816	2,14,211
(xii) Other Payable	1,35,935	92,993
Total	21,50,54,288	17,14,73,916

Note 10 Short-Term Provisions

Particulars	As at 31 March, 2018	As at 31st March, 2017
	₹	₹
(a) Provision - Others:		
(i) Provision for tax (net of advance tax)	-	3,33,679
(ii) Provision for Gratuity	7,07,552	4,02,270
Total	7,07,552	7,35,949



REALTECH NIRMAN PVT. LTD.

Shishu Kumar

Director

REALTECH NIRMAN PVT. LTD.

Sh. N. G.

Director

REALTECH NIRMAN PVT. LTD.

Note 11 Fixed Assets

Sl N o.	Fixed Assets	Gross Block			Depreciation				Net Block		
		Balance as at 1 April, 2017	Additions	Disposals/ Transfer	Balance as at 31 March, 2018	Balance as at 1 April, 2017	Depreciation for the year	Eliminated on disposal of assets	Balance as at 31 March, 2018	Balance as at 31 March, 2018	Balance as at 31 March, 2017
	Tangible Assets										
1	Plant and Equipment (Owned)	14,31,012	9,44,527		23,75,539	7,96,743	1,86,959		9,83,702	13,91,837	6,34,269
2	Furniture & Fittings (Owned)	8,52,712	-		8,52,712	5,56,099	76,716		6,32,815	2,19,897	2,96,613
3	Vehicles (Owned)	1,02,96,848	75,55,000	-	1,78,51,848	74,01,318	16,87,855	-	90,89,173	87,62,675	28,95,530
4	Office equipment (Owned)	31,07,920	2,74,614		33,82,534	26,37,398	3,52,656		29,90,054	3,92,480	4,70,522
5	Computers (Owned)	37,04,734	2,72,548		39,77,282	31,99,453	3,53,115		35,52,568	4,24,714	5,05,281
6	Land & Building (Operating Lease)	2,37,126	2,87,08,147		2,89,45,273	77,705	27,42,324		28,20,029	2,61,25,244	1,59,421
	Intangible Assets										
7	Computers Software	7,99,112	2,01,770		10,00,882	7,51,855	95,532		8,47,387	1,53,495	47,257
	Grand Total	2,04,29,464	3,79,56,606	-	5,83,86,070	1,54,20,571	54,95,157	-	2,09,15,728	3,74,70,342	50,08,893
	Previous Year	2,21,54,376	5,08,122	22,33,034	2,04,29,464	1,40,79,977	27,45,006	14,04,412	1,54,20,571	50,08,893	80,74,399

Note 11a Capital Work In progress

1	Office Building Construction (On Rented Premises)	2,87,08,147	-	2,87,08,147	-	-	-	-	-	-	2,76,78,126
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REALTECH NIRMAN PVT. LTD.

Sh. S. K. ...

Director

REALTECH NIRMAN PVT. LTD.

Sh. N. ...

Director

REALTECH NIRMAN PRIVATE LIMITED
Notes forming part of the financial statement as on and for the year ended 31st March 2018
Note 12 Non-Current Investments

Particulars	As at 31 March, 2018	As at 31st March, 2017
	₹	₹
Investment in Partnership Firms		
Neev Nirman Realtors (Profit sharing Ratio 23%)	-	8,04,581
Total	-	8,04,581

Note 13 Inventories

Particulars	As at 31 March, 2018	As at 31st March, 2017
	₹	₹
(a) Raw materials (At Cost)	2,58,944	8,58,299
(b) Construction Work-in-progress (Project Development Expenditure) (As taken, value and certified by the management)	11,08,15,967	15,68,60,314
(c) Finished goods (At lower of estimated cost and net relisable value)	6,91,24,077	2,22,41,840
Total	18,01,98,989	17,99,60,453

Note 14 Trade Receivables

Particulars	As at 31 March, 2018	As at 31st March, 2017
	₹	₹
Trade receivables outstanding for a period less than six months from the date they were due for payment Unsecured, considered good	14,20,72,624	13,16,22,186
Total	14,20,72,624	13,16,22,186

Note 15 Cash and Cash Equivalents

Particulars	As at 31 March, 2018	As at 31st March, 2017
	₹	₹
(a) Cash on Hand	7,69,024	5,85,525
(b) Cheques on hand	35,49,951	40,84,145
(c) Balances with Banks (i) In Current accounts	2,37,88,039	2,49,02,140
Total	2,81,07,014	2,95,71,810

Note 16 Short-Term Loans and Advances

Particulars	As at 31 March, 2018	As at 31st March, 2017
	₹	₹
(a) Advances Recoverable in Cash or kind or for value to be received Unsecured, considered good	11,40,16,343	9,04,06,162
(b) Security Deposits Unsecured, considered good	5,73,60,188	6,06,85,723
(c) Loans and Advances to Related parties Unsecured, considered good	5,70,38,630	3,12,74,881
(d) Loans and advances to employees Unsecured, considered good	31,89,398	32,81,256
(e) Advance income tax # (net of provisions) Unsecured, considered good	8,01,886	-
Total	23,24,06,445	18,56,48,022



REALTECH NIRMAN PVT. LTD.

REALTECH NIRMAN PVT. LTD.

Director

Director

REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2018

Note 17 Revenue from Operations

Particulars	As at 31st March, 2018	As at 31st March, 2017
	₹	₹
Revenue from Operation	43,88,50,273	39,84,63,578
Total	43,88,50,273	39,84,63,578

Note 18 Other Income

Particulars	As at 31st March, 2018	As at 31st March, 2017
	₹	₹
Other Income	32,595	-
Cancellation Charge	3,32,798	-
Lease Rent	25,71,336	-
Profit on Sale of Vehicles	-	2,46,378
Sundry Balance Written Off	1,16,782	3,53,825
Total	30,53,511	6,00,203

Note 19 Construction Expenses

Particulars	As at 31st March, 2018	As at 31st March, 2017
	₹	₹
(a) Land & Developemnt Expenses	6,00,80,099	5,30,56,939
(b) Brokerage & Commission	72,13,424	78,15,371
(c) Building Materials consumed	14,01,98,493	12,08,30,662
(d) Construction Work	6,82,54,121	4,38,32,766
(e) Project Developments Expenses	1,04,17,866	1,22,32,013
Total	28,61,64,003	23,77,67,751

Note 20 Changes in Inventories of Work-In-Progress and Finished goods

Particulars	As at 31st March, 2018	As at 31st March, 2017
	₹	₹
<u>Inventories at the end of the year:</u>		
Finished Goods	6,91,24,077	2,22,41,840
Work-In-Progress	11,08,15,967	15,68,60,314
	17,99,40,044	17,91,02,154
<u>Inventories at the beginning of the year:</u>		
Finished Goods	2,22,41,840	3,12,52,594
Work-In-Progress	15,68,60,314	18,84,14,458
	17,91,02,154	21,96,67,052
Total	(8,37,890)	4,05,64,898

Note 21 Employee Benefits Expense

Particulars	As at 31st March, 2018	As at 31st March, 2017
	₹	₹
Salaries and Wages	4,93,37,194	3,84,07,053
Contributions to Provident and Other Funds	19,73,193	15,72,055
Staff Welfare Expenses	3,89,657	8,35,598
Provision for Gratuity	3,05,282	60,865
Total	5,20,05,326	4,08,75,571



REALTECH NIRMAN PVT. LTD.

S. K. S. H. - 6000

Director

REALTECH NIRMAN PVT. LTD.

S. K. S. H. - 6000

Director

REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2018

Note 22 Finance Costs

Particulars	As at 31st March, 2018	As at 31st March, 2017
	₹	₹
(a) Interest Expense on:		
interest on Car Loan	3,13,048	4,16,540
Interest on Loan	3,69,57,505	2,52,39,884
Interest on S.Tax,TDS & P.Tax	4,06,833	12,96,883
(b) Others		
Bank Charges & Others	73,46,039	22,02,516
Penalty on S.Tax,TDS & P.Tax	-	36,500
Total	4,50,23,425	2,91,92,323

Note 23 Other Expenses

Particulars	As at 31st March, 2018	As at 31st March, 2017
	₹	₹
Power and Fuel	32,22,261	57,99,009
Repairs and Maintenance - Buildings	18,55,975	16,39,485
Repairs and Maintenance - Machinery	2,32,529	1,52,361
Rates and Taxes	42,60,550	10,73,326
Communication	6,67,458	7,83,305
Travelling and Conveyance	8,05,046	8,55,810
Printing and Stationery	7,09,087	6,70,043
Transportation Charges	66,05,565	41,47,467
Business Promotion	36,59,028	37,70,566
Legal and Professional	27,55,237	26,88,005
Payments to Auditors #	25,000	25,000
Website Developments & Internet charges	3,37,740	3,77,030
Rent	12,18,080	12,71,960
Loss from partnership firm	-	1,423
Advertisements	87,36,182	60,89,232
Vehicle Expenses	6,02,483	6,22,896
Membership Fees	25,000	25,000
Postage & Telegram	50,165	13,351
Security & Service Charges	21,37,727	23,41,290
Site Expenses	38,24,957	29,93,716
Prior Period Items	1,59,576	21,403
Miscellaneous Expenses	6,27,462	18,53,647
Total	4,25,17,107	3,72,15,324



REALTECH NIRMAN PVT. LTD.

SK-SK-K

Director

REALTECH NIRMAN PVT. LTD.

SKNO

Director

REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2018

Conti..... Notes

Particulars	As at 31st March, 2018	As at 31st March, 2017
	₹	₹
(i) Payments to the Auditors Comprises :		
As Auditors - Statutory Audit	20,000	20000
For Taxation Matters	5,000	5000
(ii) Details of Prior period items (net)		
Prior Period Expenses		
Interest on ESIC	-	1,679
Interest on Service tax	-	2
Service Tax	1,41,299	19,722
Late filling fees	5,300	-
Penalty	12,977	-

Note 24 Additional information to the financial statements**24 Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006**

i)	The Company is not providing any information from the suppliers with regard to applicability of Micro, Small and Medium Enterprises Development Act, 2006
ii)	The managements of the company inform the auditor that the Company does not owe to any small scale industrial units amounts exceeding ₹ 1,00,000.00 which is outstanding for more that 30 days at the Balance Sheet date .

Note 25 Information in respect of Joint Development Project

Jointly Controlled Operation-Development of the following Residential/Commercial Projects:

Fortune	:Area Sharing
Fortune II	:Area Sharing
Titli	:Area Sharing/Revenue Sharing
Maple wood	:Area Sharing
Maya	:Area Sharing
Rajarhat Junction	:Area Sharing
Gharoa	:Area Sharing
Bela	:Area Sharing
Curiosity	:Area Sharing
Maya 2	:Area Sharing
Maya Suit	:Area Sharing
Sukrity	:Area Sharing
Hijibiji	:Area Sharing/Revenue Sharing
Chowrasta Jamidari	:Area Sharing



REALTECH NIRMAN PVT. LTD.

S. K. S. K. - 600001

Director

REALTECH NIRMAN PVT. LTD.

S. K. S. K. - 600001

Director

REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2018

Disclosures under Accounting Standards

Note 26 Details of Related party

<u>RELATION</u>	<u>NAME</u>
Other Related Parties in Realtech Group, where common control exists:	Bansidhar Realtech Pvt. Ltd
	Dipika Realtech Pvt. Ltd.
	Pawanputra Realtech Pvt. Ltd.
	Signature Vanijya Pvt Ltd
	Abhilashani Realcon Pvt Ltd
	Ashiana Construction
	Neev Nirman Realtors
	Skyscrapers Developer Company
	Skyscraper Realmoon construction
	Realtech Empire company
	Sweet Homes Realtech Co.
	New World Realty & co.
	Reality Developers & Co.
	Reality Realestate Co.
	Realtech Housing Co.
	Green Earth Developers Co.
	Modern Developers Co.
	Realtech Creation co.
	Realtech Builders co.
	R N Building & co
	N R Griha Nirman Co
	S N Realcon and Co
	Imran Realcon Co
	R N Nirman & co
	R B Realestate Co
	R B Udyog Co
	N R Developers Co
	R B Groups and Co
	N R Construction co
	R B Developemnt Co
	I N Land Mark & Co
	Neha Griha Nirman co
	R B Home Makers and Co
	Neha Homes & co
Skyscraper Enclave Pvt. Ltd.	
Skyscraper Griha Niwas Pvt. Ltd.	
Skyscraper Height Pvt. Ltd.	
Skyscraper Manor Pvt. Ltd.	
Skyscraper Realestate Pvt. Ltd.	
Skyscraper Realcon Pvt.Ltd.	
Skyscraper Space Pvt. Ltd.	
Skyscraper Griha Nirman Pvt. Ltd.	
Skyscraper Vanijya Pvt. Ltd.	
Key Manegment personnel	Shishir Gupta
	Sk Nasir
	Vinita Gupta
	Rupsa Bibi
	Legal heir of Sunaina Gupta

Conti.....



REALTECH NIRMAN PVT. LTD.

Shishir Gupta

Director

REALTECH NIRMAN PVT. LTD.

Sh. Nasir

Director

REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2018

Conti.....Notes 26

	Particulars	For the year ended	For the year ended
		31 March, 2018	31 March, 2017
		₹	₹
A.	INCOME		
	<u>Interst received</u>		
	Abhilashani Realcon Pvt ltd	37,05,000	10,73,149
B.	EXPENSES		
	<u>Remuneration to key manegerial personnel</u>		
	Shishir Gupta	72,00,000	60,00,000
	Sk Nasir	72,00,000	60,00,000
	Vinita Gupta	12,00,000	12,00,000
	Rupsa Bibi	12,00,000	12,00,000
	<u>Office Rent</u>		
	Legal heir of Sunaina Gupta	3,84,000	3,84,000
	<u>Purchase</u>		
	Skyscarper Vanijya Pvt Ltd		5,75,000
	Skyscraper Enclave Pvt. Ltd.		38,99,360
	Skyscraper Manor Pvt. Ltd.		38,99,360
	Skyscraper Griha Niwas Pvt. Ltd.		38,99,360
	R B Group & Co	20,22,000	
	R N Building & Co	48,34,000	
	I N land Marks & co	32,21,038	
	Signature Vanijya Pvt Ltd		38,99,360
C.	Loans & Advances taken and repayments thereof:		
	<u>AMOUNT TAKEN:</u>		
	Shishir Gupta	49,61,603	74,16,546
	Sk Nasir	1,16,31,862	76,77,549
	Sweet Homes Realtech Co.	13,00,000	-
	Bansidhar Realtech Pvt. Ltd	-	39,00,788
	Signature Vanijya Pvt Ltd	71,73,000	1,60,28,391
	Skyscarper Space Pvt. Ltd.	-	7,00,000
	Skyscraper Griha Niwas Pvt. Ltd.	-	11,86,860
	Skyscraper Manor Pvt. Ltd.	-	11,60,341
	Skyscraper Vanijya Pvt Ltd	5,00,000	30,00,000
	Abhilashani Realcon Pvt Ltd	-	1,04,500
	Ashiana Construction		15,00,000
	Skyscraper Griha Nirman Pvt. Ltd.	14,00,000	24,15,000
	Skyscraper Height Pvt. Ltd.	-	5,00,000
	Skyscarper Realcon Pvt.Ltd.		5,37,566

Conti.....



REALTECH NIRMAN PVT. LTD.

Shishir Gupta

Director

REALTECH NIRMAN PVT. LTD.

Sh. N. G.

Director

REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2018

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	<u>AMOUNT GIVEN:</u>		
	Shishir Gupta	49,61,603	74,16,546
	Sk Nasir	1,16,31,862	76,77,549
	Bansidhar Realtech Pvt. Ltd	-	9,551
	Dipika Realtech Pvt. Ltd.	-	61,915
	Skyscraper Enclave Pvt. Ltd.	1,16,110	-
	Skyscraper Griha Niwas Pvt. Ltd.	44,99,430	-
	Skyscraper Height Pvt. Ltd.	2,85,544	9,75,000
	Skyscraper Manor Pvt. Ltd.	43,20,022	41,60,000
	Skyscraper Realestate Pvt. Ltd.	42,78,584	25,000
	Skyscraper Realcon Pvt. Ltd.	2,00,000	40,50,000
	Skyscraper Space Pvt. Ltd.	2,28,452	36,00,000
	Skyscraper Griha Nirman Pvt. Ltd.	61,689	53,03,000
	Skyscraper vanijya Pvt Ltd	15,90,234	20,96,857
	Signature Vanijya Pvt Ltd	1,50,88,458	1,60,28,391
	Abhilashani Realcon Pvt Ltd	-	1,04,500
	Ashiana Construction	16,03,100	13,17,591
	Sweet Homes Realtech Co.	38,65,126	-
D	<u>Balances outstanding at the end of the year</u>		
	<u>Trade payable</u>		
	R B Group & Co	10,40,933.00	-
	R N Building & Co	29,20,786.00	-
	I N land Marks & co	22,39,971.00	-
	<u>OTHER LONG TERM LIABILITIES</u>		
	Green Earth Devlopers Co.	-	16,28,500
	New World Realty & co.	-	17,03,500
	Reality Realestate Co.	-	5,57,610
	Realtech Housing Co.	-	14,93,653
	N R Construction co	5,57,000	5,57,000
	Neha Griha Nirman co	-	5,57,000
	R B Developemnt Co	-	13,57,000
	Skyscraper Realmoon construction	-	9,49,940
	Realtech Empire co	-	42,43,953
	<u>SHORT TERM LOAN & ADVANCES</u>		
4.p.	Ashiana Construction	71,69,099	55,65,999
	Sweet Homes Realtech Co.	25,65,126	-
	Skyscraper Enclave Pvt. Ltd.	35,69,250	34,53,140
	Skyscraper Griha Niwas Pvt. Ltd.	59,19,074	14,19,644
	Skyscraper Griha Nirman Pvt. Ltd.	43,01,479	56,39,790
	Skyscraper vanijya Pvt Ltd	22,91,576	12,01,342
	Skyscraper Height Pvt. Ltd.	18,01,241	15,15,697
	Skyscraper Manor Pvt. Ltd.	73,19,681	29,99,659
	Skyscraper Realestate Pvt. Ltd.	70,76,988	27,98,404
	Skyscraper Realcon Pvt. Ltd.	37,12,434	35,12,434
	Skyscraper Space Pvt. Ltd.	33,97,224	31,68,772
	Signature Vanijya Pvt Ltd	79,15,458	-



REALTECH NIRMAN PVT. LTD.

Shishir Gupta

Director

REALTECH NIRMAN PVT. LTD.

Sh. N. G.

Director

REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2018

Note 27 Earning per share (EPS)

Particulars	As at 31 March, 2018	As at 31st March 2017
	₹	₹
Earnings per share		
<u>Basic & Diluted</u>		
<u>Continuing operations</u>		
Net profit / (loss) for the year from continuing operations	70,57,935	71,92,208
Less: Preference dividend and tax thereon		-
Net profit / (loss) for the year from continuing operations attributable to the equity shareholders	70,57,935	71,92,208
Weighted average number of equity shares	3630000	3630000
Par value per share	10.00	10.00
Earnings per share from continuing operations - Basic	1.94	1.98

Note 28 Deferred tax (liability)/asset

Particulars	As at 31 March, 2018	As at 31 March, 2017
	₹	₹
Deferred tax (liability) / asset	17,74,340	15,79,240
a. <u>Tax effect of items constituting deferred tax liability</u>		
On difference between book balance and tax balance of fixed assets	-11,311	-
Tax effect of items constituting deferred tax liability	17,63,029	15,79,240
b. <u>Tax effect of items constituting deferred tax assets</u>		
On difference between book balance and tax balance of fixed assets	-	1,95,100
Tax effect of items constituting deferred tax assets	-	1,95,100
Net deferred tax (liability) / asset	17,63,029	17,74,340

Note 29 Contingent Liability

Particulars
a Bank Guarantee given ₹ 9000000 in favour of IDBI Bank Ltd.

Note 30 Previous year's figure

Particulars
Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosure.



REALTECH NIRMAN PVT. LTD.

S. K. S. K. S. K.

Director

REALTECH NIRMAN PVT. LTD.

S. K. S. K. S. K.

Director



**Realtech
Nirman
Pvt. Ltd.**



2018

Realtech Nirman Pvt. Ltd.

T-68, Teghoria Main Road (Near Loknath Mandir), Kol - 700 157
Phone - 033 2570 7991 | www.realtechnirman.com