

CHITRAHILL REALTY

AUDIT REPORT

FINANCIAL YEAR

2017-2018

LVN Sureka & Company
CHARTERED ACCOUNTANTS

41, B B Ganguly Street, Central Plaza 1st Floor
Room No. A8 Kolkata - 700012

LNV SUREKA & COMPANY

CHARTERED ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CHITRAHILL REALTY

Report on the Financial Statements

We have audited the Balance Sheet as at 31st March 2018, the Statement of Profit and Loss for the year then ended and significant accounting policies annexed hereto as provided to us by Chitrahill Realty ("the firm"), (hereinafter referred to as the firm) having its registered office at Block- 1, 7th Floor, 4 Chowringhee Lane, Diamond Chamber, Park Street, Kolkata- 700016, PAN : AAHFC5735F.

Management Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements. This responsibility also includes maintenance of adequate accounting records, for safeguarding the interest and assets of the entity and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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



LNV SUREKA & COMPANY

CHARTERED ACCOUNTANTS

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 entity's preparation of the financial statement that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the entity has in place an adequate internal financial controls system over financial reporting and operating effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

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

- i) In the case of the Balance Sheet, of the state of affairs of the entity as at 31st March, 2018 and
- ii) In the case of the Statement of Profit and Loss, of the profit for the year ended on that date.

Place: Kolkata
Date: 16.07.2018

For For LNV Sureka & Company
Chartered Accountants
ICAI Firm Registration No.: 325266E



Shyam Agrawal

CA Shyam Agrawal
(Partner)

Membership No.: 068638

Block- 1, 7th Floor, 4 Chowringhee Lane, Diamond Chamber, Park Street, Kolkata- 700016

LIABILITIES	SCH	AMOUNT IN RS.	ASSETS	SCH	AMOUNT IN RS.
<u>Capital Account</u>	1	51,87,979	<u>Fixed Assets</u>	6	32,649
<u>Loan and Advances</u>					
Loan and Advances		1,56,00,000			
Advance against Booking		47,24,15,875			
<u>Current Liabilities & Provisions</u>			<u>Current Assets, Loans & Advances</u>		
Duties & Taxes	2	2,96,994	Inventories		40,24,95,477
Sundry Creditors	3	76,84,902	Loans & Advances	7	3,57,27,165
Other Current Liabilities	4	2,91,28,588	Deposits	8	8,50,73,298
Short Term Provisions	5	2,170	Cash and Bank Balances	9	69,87,919
		53,03,16,508			53,03,16,508



PARTNER

**Authorised Signatory
Partner**

CHITRAHILL REALTY

Block- 1, 7th Floor, 4 Chowringhee Lane, Diamond Chamber, Park Street, Kolkata- 700016

PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH 2018

PARTICULARS	AMOUNT IN RS.	PARTICULARS	AMOUNT IN RS.
To Opening Stock in Process	36,24,69,072	By Closing Stock in Process	40,24,95,477
To Purchases/Cost of Materials and Others	1,21,49,052	By Interest on FD	7,027
To Other construction Expenses	86,56,115		
To Sanction Expenses	67,04,327		
To Salary	65,83,031		
To Finance Cost	14,05,775		
To Selling and Marketing Expenses	9,10,027		
To Consultancy and Professional Charges	8,44,360		
To Interest on Partners Capital	7,02,133		
To Security Charges	6,64,828		
To Electricity Expenses	2,73,393		
To Insurance Charges	2,66,667		
To Rates & Taxes	4,57,459		
To Rent	2,40,000		
To General Expenses	1,51,210		
To Audit Fees	10,000		
To Depreciation	8,028		
To Provision for Income Tax	2,170		
To Profit transferred to Capital	4,857		
	40,25,02,504		40,25,02,504

The accompanying notes form an integral part of financial statements
In terms of our report of even date attached

For LNV Sureka & Company

Chartered Accountants

ICAI FRN: 325266E

Shyam Agrawal

CA Shyam Agrawal

(Partner)

Membership No.: 068638

Place of Signature : Kolkata

Dated : 16-07-2018



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For Mounthill Realty Pvt. Ltd.

[Signature]

Authorised Signatory
Partner

For Balmukund Reality Pvt Ltd.

[Signature]

Authorised Signatory
Partner

CHITRAHILL REALTY**Block- 1, 7th Floor, 4 Chowringhee Lane, Diamond Chamber, Park Street, Kolkata- 700016****SCHEDULE ANNEXED TO AND FORMING PART OF THE BALANCE SHEET AS AT 31ST MARCH, 2018 AND
PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED ON THAT DATE**

PARTICULARS	AMOUNT IN RS.	AMOUNT IN RS.
<u>SCHEDULE-1</u>		
PARTNERS CAPITAL ACCOUNT		
BALMUKUND REALITY PRIVATE LIMITED	13,63,368	
MOUNTHILL REALTY PRIVATE LIMITED	38,24,611	
TOTAL		51,87,979
<u>SCHEDULE-2</u>		
DUTIES AND TAXES		
Professional Tax Payable	440	
Employee State Insurance Payable	2,536	
Provident Fund Payable	4,298	
TDS Payable	2,89,720	
TOTAL		2,96,994
<u>SCHEDULE-3</u>		
SUNDRY CREDITORS		
Sundry Creditors	75,94,626	
Outstanding Expenses	90,276	
TOTAL		76,84,902
<u>SCHEDULE-4</u>		
OTHER CURRENT LIABILITIES		
Advances	2,50,90,351	
Salary Payable	8,68,700	
Retention Money	31,59,537	
Audit Fees Payable	10,000	
TOTAL		2,91,28,588

For Chitrahill Realty
For Mounthill Realty Pvt. Ltd.

Authorised Signatory
Partner

For Chitrahill Realty
For Balmukund Reality Pvt Ltd.

Authorised Signatory
Partner



CHITRAHILL REALTY**Block- 1, 7th Floor, 4 Chowringhee Lane, Diamond Chamber, Park Street, Kolkata- 700016**

PARTICULARS	AMOUNT IN RS.	AMOUNT IN RS.
<u>SCHEDULE-5</u> SHORT TERM PROVISIONS Provision for Income Tax		2,170
<u>SCHEDULE-7</u> LOANS & ADVANCES Security Deposit Refundable Other Advances Service Tax / GST due from Customers GST Input Credit TOTAL	2,73,05,620 9,79,823 32,70,944 41,70,778	3,57,27,165
<u>SCHEDULE-8</u> DEPOSITS Security Deposits for JV Deposit for Electricity TOTAL	8,50,32,000 41,298	8,50,73,298
<u>SCHEDULE-9</u> Cash and Bank Balances		69,87,919

For Chitrahill Realty
For Mounthill Realty Pvt. Ltd.

Authorised Signatory
Partner

For Chitrahill Realty
For Balmukund Reality Pvt Ltd.

Authorised Signatory
Partner



CHITRAHILL REALTY

Block- 1, 7th Floor, 4 Chowringhee Lane, Diamond Chamber, Park Street, Kolkata- 700016

Particulars of Depreciation allowable as Per Income Tax act 1961 for the Year ended 31st March, 2018

SCHEDULE -6

Dep. of Assets/ Block of Assets	Writtendown value as on 01.04.2017	Additions during the Year		Sold/Disposed during the Year	Total Cost	Rate of Depreciation	On Opening WDV	Depreciation For more than 180 Days	Depreciation For Less than 180 Days	Depreciation allowable	Written down value as on 31.03.2018
		180 days and above	Less than 180 days								
A	B	C	D	E	F = B+C+D-E	G	H	I	J	K = H+I+J	L
Furniture	27,476	-	-	-	27,476	10%	2,748	-	-	2,748	24,728
Computer	7,578	-	-	-	7,578	40%	3,031	-	-	3,031	4,547
CCTV Camera	5,623	-	-	-	5,623	40%	2,249	-	-	2,249	3,374
TOTAL	40,677	-	-	-	40,677		8,028	-	-	8,028	32,649

For Chitrahill Realty
For Balmukund Realty Pvt Ltd.

For Chitrahill Realty
For Mounthill Realty Pvt. Ltd.

[Signature]
Authorised Signatory
Partner

[Signature]
Authorised Signatory
Partner



CHITRAHILL REALTY

Notes on Accounts

Schedule 10

Significant Accounting Policies and Notes on Accounts forming integral part of the Balance Sheet as at 31st March 2018 and the Profit and Loss Account for the year ended on that date.

SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The accounts have been prepared in conformity to the generally accepted accounting principles as enunciated by the relevant authorities and are based on accrual basis of accounting.

Significant Accounting Policies

The financial statements are prepared under the historical cost convention, on an accrual basis and comply with the Accounting Standards. The preparation of the financial statements requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) as of the date of the financial statements and the reported income and expenses. The Management believes that the estimates used in the preparation of the financial statements are prudent and reasonable.

Revenue Recognition

The partnership firm will recognize the revenue at the time of handover the possession of flat to customer post obtaining completion certificate.

Stock Work In Progress

All the expenses incurred for construction/ execution of the project have been transferred to stock work in progress.

Depreciation

Depreciation on the Fixed Assets has been calculated in accordance with the provisions of the Income Tax Act, 1961.

Provisions

A provision is recognized when there is a present obligation as a result of past event 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 are not discounted to its present value and are determined based on 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 management estimates.

Cash and Cash Equivalents

Cash and cash equivalents for the purpose of Balance Sheet comprise of cash at bank and cash in hand.



Interest

Interest on Capital has been charged @12% p.a. on Partners Capital.

Taxation

Current Tax: Provision for Income tax has been made as per applicable provisions of Income Tax Act, 1961.

Date:

Place of signature: Kolkata

For LNV Sureka & Company
Chartered Accountants
ICAI FRN: 325266E



CA Shyam Agrawal
(Partner)

Membership No.: 068638

For Mounthill Realty Pvt Ltd

**Authorised Signatory
Partner**

For Balmukund Reality Pvt Ltd

**Authorised Signatory
Partner**