

Bagaria Group

BAGARIA REALTY LLP

ANNUAL REPORT

2016 - 2017

INDEPENDENT AUDITORS' REPORT

To The Members of Bagaria Realty LLP

Report on the Financial Statements

We have audited the accompanying financial statements of BAGARIA REALTY LLP, which comprise the Balance Sheet as at March 31, 2017, the Statement of Profit & Loss Account and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the LLP's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

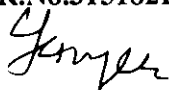
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the 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:

- (i) In the case of the Balance Sheet, of the state of affairs of the LLP as at March 31, 2017;
- (ii) In the case of the Profit & Loss, of the Profit for the year ended on that date.

For M.Kumar Jain & Co.
Chartered Accountants
F.R.No.315182E



(CA. Sanjeev Kumar Gupta)
Partner
Membership No. 407721
7A, Kiran Shankar Roy Road
Kolkata – 700 001,

Dated: The 31st day of August, 2017



BAGARIA REALTY LLP

BALANCE SHEET AS AT 31ST MARCH, 2017

PARTICULARS	Note No.	As at 31st March, 2017 Rs.	As at 31st March, 2016 Rs.
I. CONTRIBUTION AND LIABILITIES			
(1) Partners' capital Account Funds Contribution	2	5,000,000	5,000,000
(2) Partners' Current Account	3	290,082	500,485
(3) Liabilities			
a) Long Term Liabilities	4	50,000,000	-
b) Short Term Liabilities	5	19,556,454	-
c) Other Liabilities	6	5,300,066	53,661
		<u>80,146,602</u>	<u>5,554,146</u>
II. ASSETS			
(1) Fixed Assets	7	73,443	-
(2) Current Assets			
a) Inventories	8	33,526,678	1,836,900
b) Loans & Advances	9	44,830,145	3,365,000
c) Cash and Cash Equivalents	10	534,536	80,631
d) Other Current Assets	11	1,181,800	271,615
		<u>80,146,602</u>	<u>5,554,146</u>

Significant Accounting Policies 1
 Other Disclosures 15
 This is the Balance Sheet referred to in our report of even date.

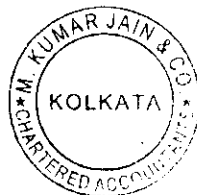
For M. KUMAR JAIN & CO.
 Chartered Accountants
 F.R.NO. 315182E

Sanjeev

CA. Sanjeev Kumar Gupta)
 Partner

Membership No.407221
 TA Kiran Shankar Roy Road
 Kolkata-700 001

Dated: The 31st day of August, 2017



BAGARIA REALTY LLP

Duana
 Designated Partner

BAGARIA REALTY LLP

Coopalle
 Designated Partner

BAGARIA REALTY LLP

PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31st March, 2017

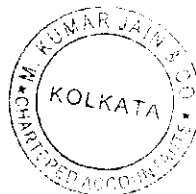
	Note No.	For the year ended 31st March, 2017	For the year ended 31st March, 2016
		Rs.	Rs.
INCOME:			
Increase/(Decrease) in Inventory	12	30,399,821	1,836,900
Other Income	13	1,168	487,500
TOTAL INCOME		<u>30,400,989</u>	<u>2,324,400</u>
EXPENSES:			
Construction, Development & Incidental Charges	14	30,399,821	2,269,645
		<u>30,399,821</u>	<u>2,269,645</u>
Profit/ (Loss) before Taxes		1,168	54,755
Provision for Tax		-	10,500
Income Tax for earlier years		(8,525)	-
Profit/ (Loss) after Tax		<u>9,693</u>	<u>44,255</u>
Profit Transferred to Partners Account			
Sheo Shankar Bagaria (40%)		3,877	17,702
Abhishek Bagaria (30%)		2,908	8,851
Ashish Bagaria (30%)		2,908	8,851
Kusum Devi Bagaria (20%)		-	8,851
Profit Transferred to Reserve and Surplus		<u>-</u>	<u>-</u>

Significant Accounting Policies 1
 Other Disclosure 15
 This is the Balance Sheet referred to in our report of even date.

For M. KUMAR JAIN & CO.
 Chartered Accountants
 F.R.NO. 315182E



ICA. Sanjeev Kumar Gupta)
 Partner
 Membership No.407221
 7A, Kiran Shankar Roy Road
 Kolkata-700 001
 Dated: The 31st day of August, 2017



BAGARIA REALTY LLP


 Designated Partner

BAGARIA REALTY LLP


 Designated Partner

BAGARIA REALTY LLP

Notes forming part of financial statements

1. Significant Accounting Policies:

1.1 Basis of Accounting

The financial statements have been prepared on an accrual basis and under historical cost convention and in compliance, in all material aspects, with the applicable accounting principles in India.

1.2 Recognition of Income and Expenditure

The Company provides for all expenses on accrual basis. Revenue is recognized only when it can be reliably measured and it is reasonable to expect ultimate collection.

1.3 Inventories

Stock of Work-in-Process is valued at cost.

1.4 Accounting Policies in respect of Work-in-Progress

The limited liability partnership is engaged in the business of Real estate development. All the expenses incurred in connection with real estate business have been transferred to construction work-in progress.

1.5 Fixed Assets

Fixed Assets are stated at cost, less accumulated depreciation. Cost comprises the purchase price, including duties and other non-refundable taxes or levies any directly attributable cost of bringing the assets to its working condition.

1.6 Depreciation

Depreciation on fixed assets is provided on the written down value method at the rates prescribed under section 32 of the Income Tax Act, 1961.

1.7 Cash and Cash Equivalents

Cash and cash equivalents comprise of cash at bank, cash in hand and fixed deposit with bank.

1.8 Provisions, Contingent Liabilities & Contingent Assets

Provisions are recognized in respect of obligations where, based on evidence available, their existence at the balance sheet date is considered probable.

Contingent Liabilities are shown by way of notes to the accounts in respect of obligations where, based on evidence available, their existence at the balance sheet date is considered not probable.

A Contingent Asset is not recognized in their accounts.

For M. Kumar Jain & Co.

Chartered Accountants

F.R.No.315182E

(CA. Sanjeev Kumar Gupta)

Partner

Membership No. 407721

7A, Kiran Shankar Roy Road

Kolkata – 700 001

Dated: The 31ST day of August , 2017.



BAGARIA REALTY LLP

Designated Partner

BAGARIA REALTY LLP

Designated Partner

BAGARIA REALTY LLP
Notes forming part of the financial statements (Contd...)

Note No. 2

PARTNERS' CAPITAL ACCOUNTS

Name of Partners	Sheo Shankar Bagaria	Abhisek Bagaria	Ashish Bagaria	Kusum Devi Bagaria*	Total
	(Rs.)	(Rs.)	(Rs.)	(Rs.)	(Rs.)
Opening Balance as on 01.04.2016	2,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Add/(Less): Received/(Paid) during the year	-	500,000	500,000	(1,000,000)	-
Closing Balance as at 31.03.2017 (Cr.)	2,000,000	1,500,000	1,500,000	-	5,000,000

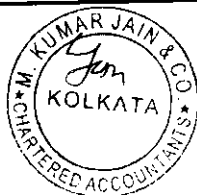
* Kusum devi Bagaria retired from LLP on 25th August, 2016.

Note No. 3

PARTNERS' CURRENT ACCOUNTS

Name of Partners	Sheo Shankar Bagaria	Abhisek Bagaria	Ashish Bagaria	Kusum Devi Bagaria	Total
	(Rs.)	(Rs.)	(Rs.)	(Rs.)	(Rs.)
Opening Balance as on 01.04.2016 (cr)	40,195	20,097	20,097	420,096	500,485
Add: received During the year	200,000	-	-	-	200,000
Add: Share of Profit for the period	3,877	2,908	2,908	-	9,693
Less: Withdraw of capital	-	-	-	420,096	420,096
Closing Balance as at 31.03.2017 (cr.)	244,072	23,005	23,005	-	290,082

	As at 31st March, 2017 (Rs.)	As at 31st March, 2016 (Rs.)
Note No. 4		
Long Term Liabilities		
Term Loan From LIC Housing Finance Ltd. (Hypothecation of Land & Building & Personal Guarantee of the partners)	50,000,000	-
	50,000,000	-
Note No.5		
Short Term Liabilities		
Loan from others	19,556,454	-
	19,556,454	-



BAGARIA REALTY LLP
Notes forming part of the financial statements (Contd...)

	As at 31st March, 2017 (Rs.)	As at 31st March, 2016 (Rs.)
Note No. 6		
LIABILITIES		
Outstanding Liabilities	37,150	3,435
Sundry Creditors	4,832,020	326
Service Tax Payable	22,310	2,800
Professional tax (employees)	440	-
TDS payable	406,554	36,500
Cess payable	1,592	100
Provision For taxation	-	10,500
	<u>5,300,066</u>	<u>53,661</u>

	As at 31st March, 2017 (Rs.)	As at 31st March, 2016 (Rs.)
Note No.8		
INVENTORIES		
Work in Progress	32,236,721	1,836,900
Raw Material in hand	1,289,957	-
	<u>33,526,678</u>	<u>1,836,900</u>

	As at 31st March, 2017 (Rs.)	As at 31st March, 2016 (Rs.)
Note No.9		
LOANS AND ADVANCES		
Unsecured Loan (Considered Good)	-	3,300,000
Advance to customer for materials	42,325,145	-
Development deposit	2,500,000	-
Advance to Others	5,000	65,000
	<u>44,830,145</u>	<u>3,365,000</u>

	As at 31st March, 2017 (Rs.)	As at 31st March, 2016 (Rs.)
Note No. 10		
Cash and Cash Equivalent		
Balances with Bank	480,600	68,674
On Current Account	53,936	11,957
Cash in Hand (As Certified)	-	-
	<u>534,536</u>	<u>80,631</u>

	As at 31st March, 2017 (Rs.)	As at 31st March, 2016 (Rs.)
Note No. 11		
OTHER CURRENT ASSETS		
TDS Receivable	-	48,750
Service tax Input	1,147,540	222,865
Prepaid Expenses	34,260	-
	<u>1,181,800</u>	<u>271,615</u>



BAGARIA REALTY LLP
Notes forming part of the financial statements (Contd...)

Note-7
FIXED ASSETS

DESCRIPTION OF ASSETS	GROSS BLOCK			DEPRECIATION			NET BLOCK			
	Cost As on 01.04.2016	Additions during the year	Cost of Assets Sold/ Discarded	As at 31.03.2017	Up to 31.03.2016	Provided during the year	On Asset Discarded/ Sold	Total As on 31.03.2017	As on 31.03.2017	As on 31.03.2016
Plant & Machinery	-	36,075	-	36,075	-	2,609	-	2,609	33,466	-
Computer	-	3,600	-	3,600	-	102	-	102	3,498	-
Furniture & fixture	-	36,645	-	36,645	-	166	-	166	36,479	-
	-	76,320	-	76,320	-	2,877	-	2,877	73,443	-
Previous Year	-	-	-	-	-	-	-	-	-	-

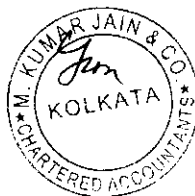


BAGARIA REALTY LLP

Notes forming part of the financial statements (Contd...)

	For the year ended 31st March, 2017	For the year ended 31st March, 2016
	(Rs.)	(Rs.)
Note No. 12		
INCREASE(DECREASE) IN INVENTORY		
Opening stock of work-in-Progress	1,836,900	-
Closing stock of work-in-Progress	32,236,721	1,836,900
Add: Addition/deduction during the year	<u>30,399,821</u>	<u>1,836,900</u>

	For the year ended 31st March, 2017	For the year ended 31st March, 2016
	(Rs.)	(Rs.)
Note No. 13		
OTHER INCOME		
Commission received (TDS Rs. NIL P.Y. Rs.48,750/-)	-	487,500
Interest received on I.Tax Refund	1,168	-
	<u>1,168</u>	<u>487,500</u>



BAGARIA REALTY LLP
Notes forming part of the financial statements (Contd...)

	For the year ended 31st March, 2017 (Rs.)	For the year ended 31st March, 2016 (Rs.)
Note No. 14		
CONSTRUCTION, DEVELOPMENT & INCIDENTAL CHARGES		1,400,000
Architect Fees	527,625	-
Borrowing Cost	1,868,750	-
Delivery Charges	9,616	-
Development Registration Charges	113,165	-
Dismantling Charges	265,000	-
Fabrication charges	13,000	-
Membership Fees	-	229,000
Piling Work Charges	8,343,472	-
Consultancy Charges	1,700,000	100,400
Sanction Plan Fees	12,938,324	-
Site Clearing Charges	55,840	-
Site development Charges	191,566	-
Soil Testing charges	-	107,500
Tube Well	513,460	-
Advertisment	10,450	-
Bank Charges	666	155
Salary, Wages & Other allowances	332,127	-
Books & Periodicals	1,200	-
Brokerage & commission	65,357	2,516
Legal & Professional charges	892,569	-
Insurance charges	3,115	-
Interest on Loan	1,895,997	-
Interest Other	200	-
Power Expenses	185,818	-
Conveyance Expenses	11,719	756
Donation	13,000	-
Transporation Charges	35,700	-
Subscription	28,625	-
Security charges	120,500	2,002
Printing & stationary	33,466	-
Rates & taxes	162,548	15,200
Staff Welfare	5,529	-
Audit Fees	17,700	3,435
Filing Fees	826	401,841
General expenses	40,016	6,840
Depreciation	2,877	-
	<u>30,399,821</u>	<u>2,269,645</u>



BAGARIA REALTY LLP

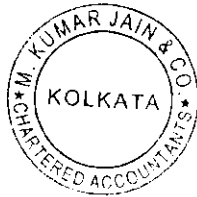
Note No.15

1. The previous year's figures have been reworked, regrouped, rearranged and reclassified wherever necessary. Amounts and other disclosures for the preceding year are included as an integral part of the current year financial statements and are to be read in relation to the amounts and other disclosures relating to the current year.

For M. KUMAR JAIN & CO.
Chartered Accountants
F.R.No. 315182E



(CA. Sanjeev Kumar Gupta)
Partner
Membership No. 407221
7A, Kiran Shankar Ray Road
Kolkata- 700 001



Dated: the 31st day of August , 2017

BAGARIA REALTY LLP


Designated Partner

BAGARIA REALTY LLP


Designated Partner