

REALMARK ORACLE PROJECT LLP

316, CANAL STREET, 3RD FLOOR,
FLAT NO 303 SHREEBHUMI, KOLKATA - 700048
WEST BENGAL

ANNUAL REPORT FOR THE YEAR ENDED 31ST MARCH, 2017

S L DARUKA & CO.

CHARTERED ACCOUNTANTS

9, LALBAZAR STREET, MERCANTILE BUILDING
2ND FLOOR, ROOM NO. 64, BLOCK - A
KOLKATA- 700001 (WEST BENGAL)



S L Daruka & Co.

Chartered Accountant

Mercantile Building, 2nd Floor,
Block - A, Suite No. 64,
9, Lal Bazar Street, Kolkata - 700 001
Phone : +91 33 4067 3093
Mobile : +91 98309 14899
e-mail : sldaruka@rediffmail.com
sldaruka@gmail.com

Independent Auditor's Report

To,

The Partners of M/s. Realmark Oracle Project LLP

Report on the Financial Statements

We have audited the accompanying financial statements of M/s. Realmark Oracle Project LLP, which comprise the Statement of Assets & Liabilities as at March 31, 2017, the Statement of Income & Expenditure for the year then ended 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. 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 have 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 Company'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 read with the accounting policies in Note No. 1 and other notes to accounts, in all material aspects, give a true and fair view in conformity with the accounting principles generally accepted in India:

- a) In the case of the Statement of Assets & Liabilities, of the state of affairs of the Company as at March 31, 2017;
- b) In the case of the Statement of Income & Expenditure, of the Profit/Loss for the year ended on that date.

Place: Kolkata
Date: 01.09.2017



For S L Daruka & Co.
Chartered Accountants
Firm Registration No: 327331E

A handwritten signature in black ink, appearing to read "Shankar Lal Daruka".

(CA Shankar Lal Daruka)
Proprietor
Membership No: 061772

Realmark Oracle Project LLP
316 Canal Street,
3rd Floor, Flat No 303 Shreebhumi
Kolkata - 700048

STATEMENT OF ASSETS & LIABILITIES AS AT 31ST MARCH, 2017

| Particulars | Notes | 2016-17 | 2015-16 |
|---|-------|----------------------|----------------------|
| CONTRIBUTION AND LIABILITIES | | | |
| PARTNER' S FUND | | | |
| Fixed Contribution | 2 | 500,000.00 | 500,000.00 |
| Current Account | | 9,825,408.00 | 3,003,683.00 |
| LOAN FUND | | | |
| Unsecured Loans | 3 | 33,761,087.00 | 19,100,000.00 |
| CURRENT LIABILITIES & PROVISIONS | | | |
| Trade Payables | 4 | 42,649.00 | 0.00 |
| Other Current Liabilities | 5 | 654,232.00 | 5,000.00 |
| TOTAL | | 44,783,376.00 | 22,608,683.00 |
| APPLICATIONS OF FUNDS/ ASSETS | | | |
| FIXED ASSETS | | | |
| | 6 | 56,785.00 | 0.00 |
| CURRENT ASSETS, LOANS & ADVANCES | | | |
| Inventories | 7 | 10,384,778.00 | 2,010,583.00 |
| Cash & Cash Equivalents | 8 | 692,711.00 | 290,400.00 |
| Loans & Advances | 9 | 33,649,102.00 | 20,307,700.00 |
| TOTAL | | 44,783,376.00 | 22,608,683.00 |

Significant Accounting Policies

The accompanying notes are an integral part of the financial statements.

1

2 to 18

REALMARK ORACLE PROJECT LLP

R. Poddar

DESIGNATED PARTNER

In terms of our report of even date attached herewith

For S L DARUKA & CO.
Firm Reg. No. 327331E
Chartered Accountants

Shankar Lal Daruka

[SHANKAR LAL DARUKA]

Proprietor
Memb. No. 061772
Place: Kolkata
Date: 01.09.2017



Ram Gopal Poddar
Nominee of Realmark Realty Pvt Ltd
(Designated Partner)
DIN: 00335343

REALMARK ORACLE PROJECT LLP

Gagan Lohia
DESIGNATED PARTNER
(Designated Partner)
DIN: 03603188

STATEMENT OF INCOME & EXPENDITURE FOR THE YEAR ENDED 31ST MARCH, 2017

| Particulars | Notes | 2016-17 | 2015-16 |
|---|-------|----------------|----------------|
| INCOME | | | |
| Revenue From Operation | | | |
| Other Income | | - | - |
| TOTAL | | | |
| EXPENDITURE | | | |
| (Increase)/decrease in Inventories of Finished Goods, Work-in-progress and Stock in Trade | 10 | (8,374,195.00) | (2,010,583.00) |
| Finance Cost | 11 | 873,430.00 | - |
| Other Expenses | 12 | 6,964,525.00 | 1,843,486.00 |
| Employee benefit Expenses | 13 | 532,751.00 | 167,097.00 |
| Depreciation | 6 | 3,489.00 | - |
| TOTAL | | | |
| Net Profit Before Interest on Capital & Partner's Remuneration | | - | - |
| <u>Less:- Interest on capital</u> | | - | - |
| Net Profit Before Partner's Remuneration | | - | - |
| <u>Less: Partner's Remuneration</u> | | - | - |
| Profit Before Tax | | - | - |
| <u>Less: Provision for Income Tax</u> | | - | - |
| <u>Less: Income Tax Related to earlier years</u> | | - | - |
| Profit/ (Loss) After Tax | | - | - |
| SHARE OF PROFIT/(LOSS) AFTER TAX APPORTIONED TO | | | |
| TOTAL | | - | - |

Significant Accounting Policies

The accompanying notes are an integral part of the financial statements.

1

2 to 18

REALMARK ORACLE PROJECT LLP

R. G. Poddar
DESIGNATED PARTNER

In terms of our report of even date attached herewith

For S L DARUKA & CO.

Firm Reg. No. 327331E

Chartered Accountants

S. L. Daruka

[SHANKAR LAL DARUKA]

Proprietor

Memb. No. 061772



Ram Gopal Poddar

Nominee of Realmark Realty Pvt Ltd

(Designated Partner)

DIN: 00335343

REALMARK ORACLE PROJECT LLP

Gagan Lohia

Gagan Lohia

(Designated Partner)

DIN: 03603188

DESIGNATED PARTNER

Place: Kolkata

Date: 01.09.2017

Notes to the accounts for the period from 1.4.2016 to 31.03.2017

Note No. 1 Significant Accounting Policies for the year ended 31.03.2017

a. Basis of preparation of financial statements

The financial statements are prepared under the historical cost convention, except stated otherwise, on an accrual basis and in accordance with the generally accepted accounting principles in India.

b. Use of estimates:

The preparation of the financial statements in conformity with Indian GAAP requires the Partners to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Partners believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

c. Fixed Assets

Fixed Assets are stated at their cost of acquisition or construction cost less accumulated depreciation and impairment losses. Cost comprises of all costs incurred to bring assets to their location and working condition inclusive of incidental expenses and financing cost till commencement of commercial production and are net of cenvat/vat credit.

d. Depreciation & Amortisation

Depreciation on Fixed Assets have been provided on Written down value (WDV) basis at the rates and in the mannar laid down prescribed under the Income Tax Act, 1961. No depreciation is provided on credit of taxes and duties availed on purchase of capital goods.

e. Investments

i) Investments, which are readily realisable and intended to be held for not more than one year from the date on which such investments are made, are classified as current investment. All other investment are classified as long term investment. The portion of long term investments expected to be realised within twelve months after the reporting date are disclosed under current investments.

ii) Long-term investments are stated at cost. Provision for diminution is made if the decline in value, in the opinion of the management, is other than temporary.

iii) Current investments, other than the portion of long term investment disclosed under current investment, are carried at the lower of cost and fair value. The comparison of cost and fair value is carried out separately in respect of each investment.

iv) Profit or loss on sale of investments ,if any , is determined as the difference between the sale price and carrying value of investment.

f. Revenue recognition

i) Income and Expenditures unless otherwise stated are accounted for on accrual basis except where stated otherwise.

ii)The sales is recognised at the point of handing over the possession of the constructed space.

iii.)Revenue from Brokerage & Commission is recognized at the point of raising of bill

iv.)Income from rent and interest is recognized on time proportion basis & income from dividend is recognized when the right to receive the same is established.

v.)All expenses including depreciation has been transferred to WIP as single project is running.

REALMARK ORACLE PROJECT LLP

DESIGNATED PARTNER



REALMARK ORACLE PROJECT LLP


DESIGNATED PARTNER

g. **Borrowing Costs**

- i) Borrowing cost include interest and exchange difference arising from foreign currency borrowing to the extent they are regarded as an adjustment to the interest cost.
- ii) Borrowing Costs attributable to the acquisition and construction of assets are capitalised as part of the cost of such asset upto the date when such asset is ready for its intended use. Other borrowing costs are treated as revenue expenditure.

h. **Inventories**

- i.) Inventory of Construction Work-in-progress is valued at cost. Cost consists of cost of land, construction cost incurred and all other expenses.
- ii.) Cost of Construction materials purchased is directly charged to the ongoing project irrespective of actual consumption and inventory is taken and accounted for in books on completion of the project.

i. **Provision for Current and Deferred Tax**

- i) Provision for Current Tax is made on the basis of estimated taxable income for the current accounting year in accordance with the Income Tax Act, 1961.
- ii) The deferred tax for timing difference between the book and tax profits for the year is accounted for using the tax rates and laws that have been substantively enacted as of the Balance Sheet date in accordance with Accounting Standard AS-22 on "Accounting for taxes on income". Deferred Tax Asset arising mainly on account of brought forward losses and unabsorbed depreciation is recognised, only if there is a virtual certainty of its realisation, as per partner's estimate of future taxable income. Deferred tax asset on account of other timing differences are recognised only to the extent there is a reasonable certainty of its realisation. At each balance sheet date, carrying amount of deferred asset/liability shall be reviewed and the necessary adjustment to asset or liability shall be made.

j. **Provisions, Contingent Assets and Liabilities**

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events, it is probable that there will be an outflow of resources and a reliable estimate can be made of the amount obligation. Contingent assets are neither recognized nor disclosed in the financial statements. Contingent liabilities are not provided for and are disclosed by way of notes.

k. **Employee Retirement Benefits:**

(1) **Defined contribution plan:**

Defined contribution plan are recognised as an expense as and when it accrues.

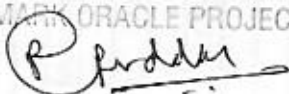
(2) **Defined Benefit Plan:**

Defined Benefit Plan in respect of employees are recognised on payment basis.

(3) **Short Term Employee Benefits:**

All Short term employee Benefits such as salaries, bonus etc are recognized on accrual basis and charged to profit & loss for the year in which related service is rendered.

REALMARK ORACLE PROJECT LLP



Ram Gopal Poddar
Nominee of Realmark Realty Pvt Ltd
(Designated Partner)
DIN: 00335343

REALMARK ORACLE PROJECT LLP





Gagan Lohia
(Designated Partner)
DIN: 03603188



Realmark Oracle Project LLP

316 Canal Street,
3rd Floor, Flat No 303 Shreebhumi
Kolkata - 700048

| NOTE NO 2 :PARTNER'S FUND | | 2016-17 (Amount in `) | | | | | | TOTAL |
|---|-------------|--|-------------------------|-------------|---------------------------------|--------------|---------------|-------|
| Particulars | Lypsee Modi | Meenu Patwari | Realmark Realty (P) Ltd | Gagan Lohia | Vignesh Info services Pvt. Ltd. | Yash Jain | | |
| (A) FIXED CONTRIBUTION | | | | | | | | |
| Opening Balance | 125,000.00 | 125,000.00 | 125,000.00 | 125,000.00 | - | - | 500,000.00 | |
| Add/Less:- Transactions During the year | - | - | 5,000.00 | 120,000.00 | 62,500.00 | 62,500.00 | 250,000.00 | |
| Closing Balance | 125,000.00 | 125,000.00 | 120,000.00 | 5,000.00 | 62,500.00 | 62,500.00 | 500,000.00 | |
| (B) CURRENT ACCOUNT | | | | | | | | |
| Opening Balance | 375,000.00 | 775,000.00 | 1,853,683.00 | - | - | - | 3,003,683.00 | |
| Transactions During the year | - | - | 803,962.00 | - | 4,312,500.00 | 4,312,500.00 | 9,428,962.00 | |
| Add:- Capital Introduced | - | - | - | - | - | - | - | |
| Add:- Partner's Remuneration | - | - | - | - | - | - | - | |
| Add:- Interest on capital | - | - | - | - | - | - | - | |
| Add:- Share of profit /(loss) | - | - | - | - | - | - | - | |
| Balance | 375,000.00 | 775,000.00 | 2,657,645.00 | - | 4,312,500.00 | 4,312,500.00 | 12,432,645.00 | |
| Less:- Drawings during the year | - | - | 2,607,237.00 | - | - | - | 2,607,237.00 | |
| Closing Balance | 375,000.00 | 775,000.00 | 50,408.00 | - | 4,312,500.00 | 4,312,500.00 | 9,825,408.00 | |
| REALMARK ORACLE PROJECT LLP | | REALMARK ORACLE PROJECT LLP | | | | | | |
|  Ram Gopal Poddar Nominee of Realmark Realty Pvt Ltd (Designated Partner) DIN: 00335343 | |  Gagan Lohia (Designated Partner) DIN: 03603188 | | | | | | |
| DESIGNATED PARTNER | | DESIGNATED PARTNER | | | | | | |



Realmark Oracle Project LLP
316 Canal Street,
3rd Floor, Flat No 303 Shreebhumi
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Notes to the accounts for the year ended 31.03.2017

| | Amount in ` | Amount in ` |
|--|--|---|
| | As At 31st March, 2017 | As At 31st March, 2016 |
| 3.) UNSECURED LOANS Unsecured Loan | 3,37,61,087.00 | 1,91,00,000.00 |
| | 3,37,61,087.00 | 1,91,00,000.00 |
| 4.) TRADE PAYABLES Trade Payable for Services (refer Note No. 16) | 42,649.00 | - |
| | 42,649.00 | - |
| 5.) OTHER CURRENT LIABILITIES Statutory Dues payable Audit Fees Payable Advance For Flat | 1,21,232.00 15,000.00 5,18,000.00 6,54,232.00 | 0.00 5,000.00 0.00 5,000.00 |
| 7.) INVENTORIES (As taken, valued and certified by the designated Partners) Work-in-progress | 1,03,84,778.00 10,384,778.00 | 20,10,583.00 20,10,583.00 |
| 8.) CASH & CASH EQUIVALENTS Cash In Hand (As certified by the Designated Partners) Balance with banks In Current A/c | 3,39,376.00 3,53,335.00 6,92,711.00 | 1,30,000.00 1,60,400.00 2,90,400.00 |



REALMARK ORACLE PROJECT LLP
P. Pradaban
DESIGNATED PARTNER

REALMARK ORACLE PROJECT LLP
Chandra
DESIGNATED PARTNER

| | Amount in ` | Amount in ` |
|--|------------------------|------------------------|
| | As At 31st March, 2017 | As At 31st March, 2016 |
| 9.) LOANS & ADVANCES (Unsecured & considered good) | | |
| Deposit for Joint Venture | 3,31,10,544.00 | 2,00,00,000.00 |
| Raj Agarwal & Associates | 0.00 | 1,14,500.00 |
| Statutory Advances | 4,47,383.00 | 1,93,200.00 |
| Geotest Engineers pvt. Ltd. | 25,000.00 | 0.00 |
| Marshall Corporation Ltd. | 35,175.00 | 0.00 |
| Advance to Staff | 31,000.00 | 0.00 |
| | 3,36,49,102.00 | 2,03,07,700.00 |

| | Amount in ` | Amount in ` |
|--|------------------------|------------------------|
| | As At 31st March, 2017 | As At 31st March, 2016 |
| 10.) CHANGES IN INVENTORIES OF STOCK-IN-TRADE | | |
| Inventories at the beginning of the year | | |
| Finished Goods | 0.00 | 0.00 |
| Work-in-Progress | 20,10,583.00 | 0.00 |
| Traded Goods | 0.00 | 0.00 |
| | 20,10,583.00 | 0.00 |
| Inventories at the end of the year | | |
| Finished Goods | 0.00 | 0.00 |
| Work-in-Progress | 1,03,84,778.00 | 20,10,583.00 |
| Traded Goods | 0.00 | 0.00 |
| | 1,03,84,778.00 | 20,10,583.00 |
| | (8,374,195.00) | (2,010,583.00) |
| Details of Inventory of WIP goods | | |
| Construction of Flats | 1,03,84,778.00 | 20,10,583.00 |
| | 1,03,84,778.00 | 20,10,583.00 |

| | Amount in ` | Amount in ` |
|------------------------|------------------------|------------------------|
| | As At 31st March, 2017 | As At 31st March, 2016 |
| 11 Finance Cost | | |
| Interest On Loan | 8,73,430.00 | 0.00 |
| | 8,73,430.00 | 0.00 |



REALMARK ORACLE PROJECT LLP

P. Pradhan

DESIGNATED PARTNER

REALMARK ORACLE PROJECT LLP

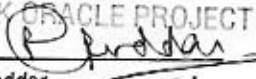
[Signature]

DESIGNATED PARTNER

| | Amount in ` | |
|-------------------------------------|------------------------|------------------------|
| | As At 31st March, 2017 | As At 31st March, 2016 |
| 12.) Other EXPENSES | | |
| Direct Expense | | |
| Trade Licence | 1,800.00 | 1,500.00 |
| Brokerage & Commission | 0.00 | 13,80,000.00 |
| Registration & Stamp Duty Expenses | 0.00 | 3,00,303.00 |
| (A) | 1,800.00 | 16,81,803.00 |
| Audit Fees | 10,000.00 | 5,000.00 |
| Rates & Taxes | 3,580.00 | 169.00 |
| Swachh Bharat Cess | 8,792.00 | 6,965.00 |
| Electric Charges | 14,040.00 | 13,646.00 |
| Misc Site Exp | 35,164.00 | 4,500.00 |
| Labour Charges | 0.00 | 4,500.00 |
| Consultancy Fees | 0.00 | 13,000.00 |
| Professional Fees | 27,348.00 | 1,000.00 |
| Site Security Expenses | 82,219.00 | 1,12,903.00 |
| Filing Fees | 12,538.00 | 0.00 |
| Interest on TDS | 1,419.00 | 0.00 |
| Telephone & Mobile Expense | 3,550.00 | 0.00 |
| Profession tax | 5,000.00 | 0.00 |
| Material Cost | 2,12,335.00 | 0.00 |
| Architect Fees | 5,60,000.00 | 0.00 |
| Drawing & Design charges | 4,27,275.00 | 0.00 |
| sanction Fees | 40,21,162.00 | 0.00 |
| Soil Test Charges | 63,250.00 | 0.00 |
| Advertisement & Promotional Expense | 11,43,057.00 | 0.00 |
| Conveyance | 16,043.00 | 0.00 |
| hire Charges | 31,700.00 | 0.00 |
| Stores & Consumables | 10,525.00 | 0.00 |
| Legal Charges | 40,000.00 | 0.00 |
| Printing & Stationary | 1,10,886.00 | 0.00 |
| Office Expense | 23,928.00 | 0.00 |
| Subscription | 85,000.00 | 0.00 |
| General expenses | 13,914.00 | 0.00 |
| (B) | 69,62,725.00 | 1,61,683.00 |
| Total (A+B) | 69,64,525.00 | 18,43,486.00 |

| | Amount in ` | |
|--------------------------------------|------------------------|------------------------|
| | As At 31st March, 2017 | As At 31st March, 2016 |
| 13.) EMPLOYEE BENEFIT EXPENSE | | |
| Salary | 5,32,751.00 | 1,67,097.00 |
| | 5,32,751.00 | 1,67,097.00 |

REALMARK ORACLE PROJECT LLP


 Ram Gopal Poddar
 Nominee of Realmark Realty Pvt Ltd
 (Designated Partner)
 DIN: 00335343


 Gagan Lohia
 (Designated Partner)
 DIN: 03603188



14 **PAYMENT TO AUDITORS AS:**

As Auditor
- Statutory Audit Fees

| Amount in ` | Amount in ` |
|-------------|-------------|
| 10,000.00 | 5,000.00 |

15 **CONTINGENT LIABILITIES**

a) Claim against the LLP / disputed liabilities not acknowledged as debts

b) Guarantees

(i) Guarantees to Banks against credit facilities extended to third parties

(ii) Other Bank Guarantee O/s. as on 31.03.2017 (in Lacs)

c) Other Money for which the company is contingently liable

16 **DUES TO MICRO, SMALL AND MEDIUM ENTERPRISES**

The LLP has not received information from vendors regarding their status under the Micro, Small and Medium Enterprises Development Act, 2006 and hence disclosures relating to amounts unpaid as at the year end together with interest paid / payable under this act have not been given.

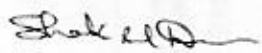
17 The accounts of certain Sundry Debtors and Creditors, Advances for supplies and are subject to confirmation / reconciliation and adjustment, if any. The Partners does not expect any material difference affecting the current year's financial statements.

In the opinion of the partners, the current assets, loans and advances are expected to realize at least the amount at which they are stated, if realized in the ordinary course of business and provision for all known liabilities have been adequately made in the books of accounts.

18 Figures for the previous years have been regrouped wherever necessary.

In terms of our report of even date attached herewith

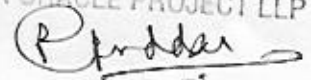
For S L DARUKA & CO.
Firm Reg. No. 327331E
Chartered Accountants


[SHANKAR LAL DARUKA]
Proprietor
Memb. No. 061772




Place: Kolkata
Date: 01.09.2017

REALMARK ORACLE PROJECT LLP


DESIGNATED PARTNER

Ram Gopal Poddar
Nominee of Realmark Realty Pvt Ltd
(Designated Partner)
DIN: 00335343
REALMARK ORACLE PROJECT LLP


Gagan Lohia DESIGNATED PARTNER
(Designated Partner)
DIN: 03603188

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 316 Canal Street,
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Note No.6 Fixed Assets

| Particulars | Rate | WDV as on 01.04.16 | Addition | | Transfer/Sale | Total | Depreciation | WDV as on 31.03.17 |
|-----------------------|------|--------------------|--------------------|--------------------|---------------|------------------|-----------------|--------------------|
| | | | More than 180 days | Less than 180 days | | | | |
| Television | 15% | | - | 19,000.00 | - | 19,000.00 | 1,425.00 | 17,575.00 |
| Furniture & Fixture | 10% | | - | 41,274.00 | - | 41,274.00 | 2,064.00 | 39,210.00 |
| TOTAL | | - | - | 60,274.00 | - | 60,274.00 | 3,489.00 | 56,785.00 |
| Previous year Figures | | - | - | - | - | - | - | - |

For Realmark Oracle Project LLP

REALMARK ORACLE PROJECT LLP

R. Poddar

Ram Gopal Poddar DESIGNATED PARTNER
 (Designated Partner)
 DIN: 00335343

For Realmark Oracle Project LLP

REALMARK ORACLE PROJECT LLP

G. Lohia

Gagan Lohia DESIGNATED PARTNER
 (Designated Partner)
 DIN: 03603188

