

UNIMARK REALTY PRIVATE LIMITED

204 A. J. C. BOSE ROAD, FIRST FLOOR, KOLKATA - 700017

CIN: U70102WB2011PTC159031

DIRECTORS' REPORT

TO
THE SHAREHOLDERS

Ladies and Gentlemen,

Your Directors have pleasure in presenting their Annual Report along with Audited Statement of Accounts of the Company for the period ended 31st March, 2017.

1. FINANCIAL RESULTS:

The Company during the financial year ended on 31st March, 2017 has performed business activities; however, no profit was earned.

2. DIVIDEND:

No Dividend was declared for the current financial year due to loss incurred by the Company.

3. RESERVES:

No amount was transferred to the reserves during the financial year ended 31st March, 2017

4. MEETINGS OF THE BOARD OF DIRECTORS:

During the financial year ended 31st March, 2017, 6(Six) meetings of Board of Directors of the Company were held.

5. STATE OF COMPANY'S AFFAIRS AND FUTURE OUTLOOK:

The Company is engaged in the business of Real Estate. There has been no change in the business of the Company during the financial year ended 31st March, 2017.

6. MATERIAL CHANGES AND COMMITMENT:

No material changes and commitments affecting the financial position of the Company occurred between the end of the financial year to which this financial statements relates and the date of this report.

7. LOANS, GUARANTEES AND INVESTMENTS:

There were no loans, guarantees or investments made by the Company u/s 186 of the Companies Act, 2013 during the year under review and hence the said provision is not applicable.

8. EXTRACT OF ANNUAL RETURN:

The extracts of Annual Return in form no. MGT-9 as required under Section 92 of the Companies Act, 2013 for the financial year ending March 31, 2017 is annexed hereto as Annexure 1 and forms part of this report.

UNIMARK REALTY PRIVATE LIMITED

Harsh Vardhan Patodia

DIRECTOR / AUTHORISED SIGNATORY

Harsh Vardhan Patodia
DIN - 01565464

UNIMARK REALTY PRIVATE LIMITED

Kumar Vardhan Patodia

DIRECTOR / AUTHORISED SIGNATORY

Kumar Vardhan Patodia
DIN - 00363455

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9. RELATED PARTY TRANSACTIONS:

As the Company has entered into Contracts or Arrangements with related parties during the financial year ended on 31.03.2017 in the ordinary course of business and at arm's length basis, hence the provisions of Section 188 of the Companies Act, 2013 is not applicable to the Company.

10. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS & OUTGO:

The particulars relating to conservation of energy, technology absorption, foreign exchange earnings and outgo are not applicable to the Company.

11. RISK MANAGEMENT:

The Company does not have any Risk Management Policy as the elements of risk threatening the Company's existence are very minimal.

12. DIRECTORS AND KEY MANAGERIAL PERSONNEL (KMP)

There has been no change in the constitution of the Board during the year under review, i.e., the structure of the Board remains the same.

In view of the applicable provisions of the Companies Act, 2013, the Company is not mandatorily required to appoint any whole time KMPs.

13. DETAILS IN RESPECT OF ADEQUACY OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE FINANCIAL STATEMENTS:

Internal Financial Controls are adequate and operating effectiveness of these controls has been ensured with reference to the Financial Statements.

14. DEPOSITS:

The Company has neither accepted nor renewed any deposits during the year.

15. DETAILS OF SUBSIDIARY, JOINT VENTURES AND ASSOCIATE COMPANIES:

The Company does not have any Subsidiary, Joint Venture or Associate Company.

16. DETAILS OF SIGNIFICANT & MATERIAL ORDERS PASSED BY THE REGULATORS, COURTS AND TRIBUNALS:

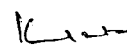
No significant and material order has been passed by the regulators, courts and tribunals impacting the going concern status and Company's operations in future.

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17. DISCLOSURES UNDER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION & REDRESSAL) ACT, 2013:

The Company is committed to provide a safe and conducive work environment to its employees. During the year under review, no case of sexual harassment was reported.

18. CORPORATE SOCIAL RESPONSIBILITY (CSR)

The Company has not developed and implemented any Corporate Social Responsibility initiatives as the said provisions are not applicable.

19. BOARD'S COMMENT ON THE AUDITORS' REPORT:

The observations of the Statutory Auditors, when read together with the relevant notes to the accounts and accounting policies are self explanatory.

20. DIRECTORS' RESPONSIBILITY STATEMENT:

Pursuant to section 134(5) of the Companies Act, 2013 the Board of Directors of the Company confirms that-

a) in the preparation of the annual accounts for the year ended March 31, 2017, the Company has followed the applicable accounting standards and there are no material departures from the same;

b) the Directors have selected such accounting policies and applied them consistently and made judgements and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at 31st March, 2017 and Statement of Profit and loss of the Company for that period;

c) the Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d) the Directors have prepared the annual accounts on a 'going concern' basis;

e) the Company being unlisted, sub clause (e) of section 134(3) of the Companies Act, 2013 pertaining to laying down internal financial controls is not applicable to the Company;

f) the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

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DIRECTOR / AUTHORISED SIGNATORY

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21. AUDITORS:

The Auditors, M/s. R S P M & Co., Chartered Accountants, who are the Statutory Auditors of the Company, hold office until the conclusion of the ensuing Annual General Meeting and are eligible for re-appointment. Members of the Company at the Annual General Meeting held on 27.09.2014 had approved the appointment of M/s. R S P M & Co., Chartered Accountants, as the Statutory Auditors of the Company till the conclusion of its ensuing five Annual General Meeting. As required by the provisions of the Companies Act, 2013, their appointment should be ratified by members each year at the AGM.

The Company has received written consent of the Auditors to such appointment. The Company has also received certificate from the Auditors that the appointment, if made, shall be in accordance with the provisions of the Companies Act, 2013 and rules made thereunder.

22. ACKNOWLEDGEMENTS:

Your Directors would like to express their sincere appreciation for the assistance and co-operation received from the financial institutions banks, Government authorities, customers, vendors and members during the year under review. Your Directors also wish to place on record their deep sense of appreciation for the committed services by the Company's executives, staff and workers.

By Order of the Board.

UNIMARK REALTY PRIVATE LIMITED

UNIMARK REALTY PRIVATE LIMITED

✓

Kumar

Harsh

Date: 28/06/2017
Place: Kolkata

DIRECTOR / AUTHORISED SIGNATORY

DIRECTOR / AUTHORISED SIGNATORY

[KUMAR VARDHAN PATODIA]

[HARSH VARDHAN PATODIA]

DIN: 00363455

DIN: 01565464

(Director)

(Director)

FORM NO. MGT 9
EXTRACT OF ANNUAL RETURN
as on financial year ended on 31.03.2017
[Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management & Administration) Rules, 2014]

I REGISTRATION AND OTHER DETAILS:

i	CIN	U70102WB2011PTC159031
ii	Registration Date	14/02/2011
iii	Name of the Company	UNIMARK REALTY PRIVATE LIMITED
iv	Category/Sub-category of the Company	COMPANY LIMITED BY SHARES/INDIAN NON-GOVERNMENT COMPANY
v	Address of the Registered office & contact details	204, A.J.C. BOSE ROAD , 1ST FLOOR, KOLKATA - 700 017, WEST BENGAL
vi	Whether listed company	NO
vii	Name, Address and contact details of Registrar and Transfer Agent, if any.	N.A.

II PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

All the business activities contributing 10% or more of the total turnover of the company shall be stated:-

Sl No	Name and Description of main products/services	NIC Code of the Product /service	% to total turnover of the company
1	REAL ESTATES ACTIVITIES	681	
2			

III PARTICULARS OF HOLDING , SUBSIDIARY AND ASSOCIATE COMPANIES

Sl No	Name and address of the Company	CIN/GLN	HOLDING/SUBSIDIARY/ASSOCIATE	% OF SHARES HELD	APPLICABLE SECTION
1	-	-	-	-	-
2	-	-	-	-	-

UNIMARK REALTY PRIVATE LIMITED

Harsh

DIRECTOR / AUTHORISED SIGNATORY

Harsh Vardhan Patodia
DIN - 01565464

UNIMARK REALTY PRIVATE LIMITED

Kumar

DIRECTOR / AUTHORISED SIGNATORY

Kumar Vardhan Patodia
DIN - 00363455

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% change during the year	
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares		
A. Promoters										
(1) Indian										
a) Individual/HUF	-	10,000.00	10,000.00	100.00	-	10,000.00	10,000.00	100.00	-	NIL
b) Central Govt.	-	-	-	-	-	-	-	-	-	-
c) State Govt(s)	-	-	-	-	-	-	-	-	-	-
d) Bodies Corp.	-	-	-	-	-	-	-	-	-	-
e) Banks/FI	-	-	-	-	-	-	-	-	-	-
f) Any other	-	-	-	-	-	-	-	-	-	-
SUB TOTAL:(A) (1)	-	10,000.00	10,000.00	100.00	-	10,000.00	10,000.00	100.00	-	NIL
(2) Foreign										
a) NRI- Individuals	-	-	-	-	-	-	-	-	-	-
b) Other- Individuals	-	-	-	-	-	-	-	-	-	-
c) Bodies Corp.	-	-	-	-	-	-	-	-	-	-
d) Banks/FI	-	-	-	-	-	-	-	-	-	-
e) Any other...	-	-	-	-	-	-	-	-	-	-
SUB TOTAL (A) (2)										
Total Shareholding of Promoter										
(A)= (A)(1)+(A)(2)	-	10,000.00	10,000.00	100.00	-	10,000.00	10,000.00	100.00	-	NIL
B. PUBLIC SHAREHOLDING										
(1) Institutions										
a) Mutual Funds	-	-	-	-	-	-	-	-	-	-
b) Banks/FI	-	-	-	-	-	-	-	-	-	-
c) Central Govt.	-	-	-	-	-	-	-	-	-	-
d) State Govt(s)	-	-	-	-	-	-	-	-	-	-
e) Venture Capital Funds	-	-	-	-	-	-	-	-	-	-
f) Insurance Companies	-	-	-	-	-	-	-	-	-	-
g) FIIS	-	-	-	-	-	-	-	-	-	-
h) Foreign Venture Capital Funds	-	-	-	-	-	-	-	-	-	-
i) Others (specify)	-	-	-	-	-	-	-	-	-	-
SUB TOTAL (B)(1):	-	-	-	-	-	-	-	-	-	-
(2) Non Institutions										
a) Bodies Corp.	-	-	-	-	-	-	-	-	-	-
i) Indian	-	-	-	-	-	-	-	-	-	-
ii) Overseas	-	-	-	-	-	-	-	-	-	-
b) Individuals	-	-	-	-	-	-	-	-	-	-
i) Individual shareholders holding nominal share capital upto Rs.1 lakh	-	-	-	-	-	-	-	-	-	-
ii) Individual shareholders holding nominal share capital in excess of Rs. 1 lakh	-	-	-	-	-	-	-	-	-	-
c) Others (specify)	-	-	-	-	-	-	-	-	-	-
SUB TOTAL (B)(2):	-	-	-	-	-	-	-	-	-	-
Total Public Shareholding										
(B)= (B)(1)+(B)(2)	-	-	-	-	-	-	-	-	-	-
C. Shares held by Custodian for GDRs & ADRs	-	-	-	-	-	-	-	-	-	-
Grand Total (A+B+C)	-	10,000.00	10,000.00	100.00	-	10,000.00	10,000.00	100.00	-	NIL

UNIMARK REALTY PRIVATE LIMITED

Harsh

DIRECTOR / AUTHORISED SIGNATORY

Harsh Vardhan Patodia
DIN - 01565464

UNIMARK REALTY PRIVATE LIMITED

Kumar

DIRECTOR / AUTHORISED SIGNATORY

Kumar Vardhan Patodia
DIN - 00363455

(ii) SHAREHOLDING OF PROMOTERS

SI No.	Shareholders Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% change in share holding during the year
		No. of shares	% of total shares of the company	% of shares pledged/encumbered to total shares	No. of shares	% of total shares of the company	% of shares pledged/encumbered to total shares	
1	Harsh Vardhan Patodia	5,000.00	50.00%	0	5,000.00	50.00%	0	-
2	Kumar Vardhan Patodia	5,000.00	50.00%	0	5,000.00	50.00%	0	-
	Total	10,000.00	100.00%	0	10,000.00	100.00%	0	-

(iii) Change In Promoters' Shareholding (Please Specify, if there is no change)

SI. No.		Share holding at the beginning of the Year		Cumulative Share holding during the year	
		No. of Shares	% of total shares of the company	No of shares	% of total shares of the company
	At the beginning of the year	-	No Change during the Year	-	-
	Date wise increase/decrease in Promoters Share holding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc)	-	No Change during the Year	-	-
	At the end of the year	-	No Change during the Year	-	-

(iv) Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs) :

SI. No		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No.of shares	% of total shares of the company	No of shares	% of total shares of the company
	For Each of the Top 10 Shareholders				
	At the beginning of the year	-	-	-	-
	Date wise increase/decrease in Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc):	-	-	-	-
	At the end of the year (or on the date of separation, if separated during the year)	-	-	-	-

UNIMARK REALTY PRIVATE LIMITED

DIRECTOR / AUTHORIZED SIGNATORY

(v) Shareholding of Directors and Key Managerial Personnel:

SI. No		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No.of shares	% of total shares of the company	No. of shares	% of total shares of the company
1	Harsh Vardhan Patodia				
	At the beginning of the year	5,000.00	50.00	5,000.00	50.00
	Date wise increase/decrease in Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc):	-	-	-	-
	At the end of the year	5,000.00	50.00	5,000.00	50.00
2	Kumar Vardhan Patodia				
	At the beginning of the year	5,000.00	50.00	5,000.00	50.00
	Date wise increase/decrease in Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc):	-	-	-	-
	At the end of the year	5,000.00	50.00	5,000.00	50.00

Harsh Vardhan Patodia
DIN - 01565464

UNIMARK REALTY PRIVATE LIMITED

DIRECTOR / AUTHORIZED SIGNATORY

Kumar Vardhan Patodia
DIN - 00363455

V INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment					
	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness	
Indebtness at the beginning of the financial year					
i) Principal Amount	-	-	-	-	
ii) Interest due but not paid	-	-	-	-	
iii) Interest accrued but not due	-	-	-	-	
Total (i+ii+iii)	-	-	-	-	
Change in Indebtedness during the financial year					
Additions	-	-	-	-	
Reduction	-	-	-	-	
Net Change	-	-	-	-	
Indebtedness at the end of the financial year					
i) Principal Amount	-	-	-	-	
ii) Interest due but not paid	-	-	-	-	
iii) Interest accrued but not due	-	-	-	-	
Total (i+ii+iii)	-	-	-	-	

VI REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. Remuneration to Managing Director, Whole-time Directors and/or Manager:

Sl.No	Particulars of Remuneration	Name of the MD/WTD/Manager	Total Amount
1	Gross salary		
	(a) Salary as per provisions contained in section 17(1) of the Income Tax, 1961.	-	-
	(b) Value of perquisites u/s 17(2) of the Income Tax Act, 1961	-	-
	(c) Profits in lieu of salary under section 17(3) of the Income Tax Act, 1961	-	-
2	Stock option	-	-
3	Sweat Equity	-	-
4	Commission	-	-
	as % of profit	-	-
	others (specify)	-	-
5	Others, please specify	-	-
	Total (A)	-	-
	Ceiling as per the Act	-	-

B. Remuneration to other directors:

Sl.No	Particulars of Remuneration	Name of the Directors	Total Amount
1	Independent Directors		
	(a) Fee for attending board/ committee meetings	-	-
	(b) Commission	-	-
	(c) Others, please specify	-	-
	Total (1)	-	-
2	Other Non- Executive Directors		
	(a) Fee for attending board/ committee meetings	-	-
	(b) Commission	-	-
	(c) Others, please specify.	-	-
	Total (2)	-	-
	Total (B)=(1+2)	-	-
	Total Managerial Remuneration	-	-
	Overall Ceiling as per the Act.	-	-

UNIMARK REALTY PRIVATE LIMITED

DIRECTOR / AUTHORISED SIGNATORY

Harsh Vardhan Patodia
DIN - 01585454

UNIMARK REALTY PRIVATE LIMITED

DIRECTOR / AUTHORISED SIGNATORY

Kumar Vardhan Patodia
DIN - 00363455

C. REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WTD

Sl. No.	Particulars of Remuneration	Key Managerial Personnel				Total	
		CEO	Company Secretary	CFO			
1	Gross Salary						
	(a) Salary as per provisions contained in section 17(1) of the Income Tax Act, 1961.	-	-	-	-	-	-
	(b) Value of perquisites u/s 17(2) of the Income Tax Act, 1961	-	-	-	-	-	-
	(c) Profits in lieu of salary under section 17(3) of the Income Tax Act, 1961	-	-	-	-	-	-
2	Stock Option	-	-	-	-	-	-
3	Sweat Equity	-	-	-	-	-	-
4	Commission	-	-	-	-	-	-
	as % of profit	-	-	-	-	-	-
	others, specify	-	-	-	-	-	-
5	Others, please specify	-	-	-	-	-	-
	Total	-	-	-	-	-	-

UNIMARK REALTY PRIVATE LIMITED

H. Vardhan

DIRECTOR / AUTHORISED SIGNATORY

Harsh Vardhan Patodia
DIN - 01565464

UNIMARK REALTY PRIVATE LIMITED

K. Vardhan

DIRECTOR / AUTHORISED SIGNATORY

Kumar Vardhan Patodia
DIN - 00363455

VII **PENALTIES/PUNISHMENT/COMPOUNDING OF OFFENCES :**

Type	Section of the Companies Act	Brief Description	Details of Penalty/Punishment/Compounding fees imposed	Authority (RD/NCLT/Court)	Appeal made if any (give details)
A. COMPANY					
Penalty	-	-	-	-	-
Punishment	-	-	-	-	-
Compounding	-	-	-	-	-
B. DIRECTORS					
Penalty	-	-	-	-	-
Punishment	-	-	-	-	-
Compounding	-	-	-	-	-
C. OTHER OFFICERS IN DEFAULT					
Penalty	-	-	-	-	-
Punishment	-	-	-	-	-
Compounding	-	-	-	-	-

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UNIMARK REALTY PRIVATE LIMITED

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DIRECTOR / AUTHORIZED SIGNATORY

Kumar Vardhan Patodia
DIN - 00363455

**INDEPENDENT AUDITORS' REPORT**TO THE MEMBERS OF
UNIMARK REALTY PRIVATE LIMITED**Report on the Financial Statements:**

We have audited the accompanying financial statements of **UNIMARK REALTY PRIVATE LIMITED** ('the Company'), which comprise the Balance Sheet as at 31st March, 2017 and the statement of Profit & Loss for the year then ended and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements:

The company's Board of Directors is responsible for the matters stated in the 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 and financial performance 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 and the Companies (Accounting Standards) Amendment Rules, 2016. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditors' responsibility:

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

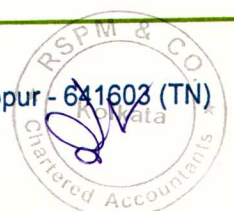
We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

We conducted our audit in accordance with 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 judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

Branch at :

1) 7, Bluestone Apartment, Ground Floor, Gandhinagar, Mariamman Kovil, 3rd Street, Tiruppur - 641603 (TN)
2) R. K. Avenue (Extension) Dinkar Chowk, Patna - 800004





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 31st March, 2017 and its profit for the year ended on that date.

Report on Other Legal and Regulatory Requirements:

1. The Companies (Auditor's Report) Order, 2016 issued by the Central Government Of India in terms of sub-section (11) of section 143 of the Companies Act, 2013 (hereinafter referred to as "the Order"), is not applicable to the Company.

2. As required by section 143(3) of the Act, we report that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
- (b) In our opinion, proper books of account as required by the law have been kept by the Company so far as it appears from our examination of those books.
- (c) The Balance Sheet and the Statement of Profit & Loss dealt with by this report are in agreement with the books of account.
- (d) In our opinion, the aforesaid financial statements comply with Accounting Standards specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules 2014 and the Companies (Accounting Standards) Amendment Rules, 2016;
- (e) On the basis of the written representations received from the directors, as on 31st March, 2017 taken on record by the Board of Directors, we report that none of the directors is disqualified as on 31st March, 2017, from being appointed as a director in terms of Section 164(2) of the Act.
- (f) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i) The Company does not have any pending litigations which would impact its financial position.

Branch at :

- 1) 7, Bluestone Apartment, Ground Floor, Gandhinagar, Mariamman Kovil, 3rd Street, Tiruppur - 641603 (TN)
- 2) R. K. Avenue (Extension) Dinkar Chowk, Patna - 800004

R S P M & CO.

CHARTERED ACCOUNTANTS

F. R. No. : 315091E



9, Lalbazar Street, Block A
1st Floor, Mercantile Building,
Kolkata 700 001

☎ : 40733557 / 64524552

E-Mail : pktodi@gmail.com

- ii) The Company did not have any long-term contracts including derivatives contracts for which there were any material foreseeable losses.
- iii) There were no amounts which required to be transferred, to the Investor Education and Protection Fund by the Company.
- iv) The Company has provided requisite disclosures in Note 12 to these standalone financial statements as to the holding of Specified Bank Notes on November 8, 2016 and December 30, 2016 as well as dealings in Specified Bank Notes during the period from November 8, 2016 to December 30, 2016. Based on our audit procedures and relying on the management representation regarding the holding and nature of cash transactions, including Specified Bank Notes, we report that these disclosures are in accordance with the books of accounts maintained by the Company and as produced to us by the management.

Date: 28.06.2017
Kolkata

For R S P M & Co.
CHARTERED ACCOUNTANTS




(PANKAJ KUMAR TODI)
Partner

Membership No. : No300/52235
FRN. 315091E

Branch at :

- 1) 7, Bluestone Apartment, Ground Floor, Gandhinagar, Mariamman Kovil, 3rd Street, Tiruppur - 641603 (TN)
2) R. K. Avenue (Extension) Dinkar Chowk, Patna - 800004

UNIMARK REALTY PRIVATE LIMITED
204, A.J.C. BOSE ROAD
KOLKATA - 700 017
Balance Sheet As At 31 March 2017

Particulars		Note No.	As At 31 March 2017	As At 31 March 2016
			Amount (₹)	Amount (₹)
I.	EQUITY AND LIABILITIES			
1	Shareholders' Funds			
	(a) Share Capital	2	100,000.00	100,000.00
	(b) Reserves and Surplus	3	669,106.24	200,566.55
2	Non Current Liabilities			
	(a) Deferred Tax Liability		1,003.03	-
3	Current Liabilities			
	(a) Short Term Borrowings	4	55,998,630.00	-
	(b) Trade Payables	5	3,772,962.00	3,801,458.00
	(c) Other Current Liabilities	6	315,872,464.51	307,518,555.78
	(d) Short Term Provisions	7	273,000.00	72,000.00
	TOTAL		376,687,165.78	311,692,580.33
II.	ASSETS			
1	Non-Current Assets			
	(a) Property Plant & Equipment			
	(i) Tangible Assets	8	11,638.00	-
	(b) Non-Current Investments	9	2,283,606.00	15,608,606.00
2	Current Assets			
	(a) Inventories	10	109,253,825.80	57,837,219.61
	(b) Cash and Cash Equivalents	11	573,749.18	965,288.72
	(c) Short-term loans and advances	12	264,564,346.80	237,281,466.00
	TOTAL		376,687,165.78	311,692,580.33
			-	-

Significant Accounting Policies

1

The accompanying notes including other explanatory information form an integral part of the financial statements.

2-17


As per our Report on even date

For and on behalf of the Board of Directors

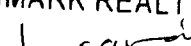
For R S P M & Co
 Firm Registration No. - 315091E
 Chartered Accountants

(Pankaj Kumar todi)
 Partner
 Membership No. - 300/52235

Kolkata
 Date : 28/06/2017.

UNIMARK REALTY PRIVATE LIMITED

 DIRECTOR / AUTHORISED SIGNATORY

Kumar Vardhan Patodia
 (Director)
 DIN:-00363455

UNIMARK REALTY PRIVATE LIMITED

 DIRECTOR / AUTHORISED SIGNATORY

Harsh Vardhan Patodia
 (Director)
 DIN:-01565464

UNIMARK REALTY PRIVATE LIMITED
204,A.J.C. BOSE ROAD
KOLKATA - 700 017

Statement of Profit and loss for the period ended 31 March 2017

Particulars	Note No.	For the period ended	For the period
		31 March 2017	ended 31 March 2016
		Amount (₹)	Amount (₹)
I. Income			
(a) Other Income	13	914,795.00	900,000.00
(b) Increase/ (Decrease) in Inventory	14	50,903,965.64	28,029,860.45
II. Total Revenue		51,818,760.64	28,929,860.45
III. Expenses:			
(a) Construction, Development & Incidental Charges	15	29,715,248.64	17,394,117.45
(b) Finance Expenses	16	21,188,717.00	10,635,743.00
(b) Depreciation	8	9,062.00	-
(d) Other Expenses	17	235,190.28	668,030.09
		-	-
Total Expenses		51,148,217.92	28,697,890.54
IV. Profit before exceptional and extraordinary items and tax (II-III)		670,542.72	231,969.91
V. Exceptional items/Extraordinary Items		-	-
VI. Profit before tax (IV- V)		670,542.72	231,969.91
(a) Provision for Tax		201,000.00	72,000.00
(b) Deferred Tax		1,003.03	-
(c) Mat Credit Entitlement		-	-
(d) (Excess)/Short provision for the earlier years		-	(2,830.00)
VII. Profit (Loss) for the period		468,539.69	162,799.91
Earning Per Equity Share:			
- Basic (Equity Share face value of Rs.10/- each)		46.85	16.28
- Diluted (Equity Share face value of Rs.10/- each)		46.85	16.28

Significant Accounting Policies

1

The accompanying notes including other explanatory information form an integral part of the financial statements.

2-17

As per our Report on even date

For and on behalf of the Board of Directors

For R S P M & Co

Firm Registration No. - 315091E

Chartered Accountants

(Pankaj Kumar todi)

Partner

Membership No. - 300/52235

UNIMARK REALTY PRIVATE LIMITED

DIRECTOR / AUTHORISED SIGNATORY

Kumar Vardhan Patodia

(Director)

DIN:-00363455

UNIMARK REALTY PRIVATE LIMITED

DIRECTOR / AUTHORISED SIGNATORY

Harsh Vardhan Patodia

(Director)

DIN:-01565464

Kolkata

Date : 28/06/2017.

UNIMARK REALTY PRIVATE LIMITED
SIGNIFICANT ACCOUNTING POLICIES AND NOTES TO THE ACCOUNTS

AS AT 31 MARCH 2017

Note 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, the applicable accounting standards notified under section 129 and Section 133 and the other relevant provisions of the Companies Act, 2013.

Accounting Policies unless specifically referred to be otherwise are consistent and are in consonance with generally accepted accounting principles.

Previous year's figures has been regrouped and / or rearranged wherever necessary.

1.2 Recognition of Income and Expenditure

The Company provides for all expenses on accrual basis. Further Company follows the completed contract/Project method of Accounting of revenues and cost for Multistoried Building under Construction. Revenue on sales is recognized at the point of issue of notice of possession or handing over the possession of the apartments/space, whichever is earlier.

1.3 Property Plant & Equipment

Property Plant & Equipment 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.

All other expenses on existing property plant & equipment, including day-to-day repair and maintenance expenditure are charged to the statement of profit and loss for the period during which such expenses are incurred.

1.4 Method of Depreciation

Depreciation on Property Plant & Equipment is provided to the extent of depreciable amount on the Written Down Value (WDV) Method on the basis of useful life of the assets as prescribed in Schedule II of the Companies Act, 2013.

1.5 Investments

Investment are classified into current and Long Term Investments. Current Investment are stated at lower of cost and Fair Value on individual basis. Long term Investments are stated at cost. Provision for diminutions in the value of long term investment is made only if such a decline is other than temporary.

1.6 Inventories

Inventory consist of Land, Construction Work in Progress and Stock of Materials purchased for construction. Inventory of Work-in-progress have been valued at lower of cost or net realizable value. Cost includes cost of Purchases, Cost of Services, cost of conversion and other cost incurred in bringing the inventories to their present condition and location.

UNIMARK REALTY PRIVATE LIMITED

Harsh Vardhan Patodia

DIRECTOR / AUTHORISED SIGNATORY

Harsh Vardhan Patodia
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UNIMARK REALTY PRIVATE LIMITED

Kumar Vardhan Patodia

DIRECTOR / AUTHORISED SIGNATORY

Kumar Vardhan Patodia
DIN - 00363455

Harsh Vardhan Patodia

1.7 Borrowing Cost

Interest and other borrowing cost attributable to qualifying cost (including projects undertaken for sale) are allocated as part of the cost of construction/development of such assets. Other borrowing cost are proportionately capitalized on the basis of qualifying assets to total assets. The borrowing cost incurred as during the period in which activities, necessary to prepare the assets for their intended use or sale, are in progress, are allocated as aforesaid. No cost are allocated once all such activities are substantially complete.

1.8 Provisions, Contingent Liabilities and Contingent Assets

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of Resources Contingent liabilities have not been provided for the year.

1.9 Taxes on Income

Current Tax in respect of taxable income is provided for the year based on applicable tax rates and laws. Deferred tax is recognised for all timing differences subject to the consideration of prudence using tax rates and laws that have been enacted or substantively enacted by the Balance Sheet Date.

UNIMARK REALTY PRIVATE LIMITED

H. Vardhan

DIRECTOR / AUTHORISED SIGNATORY

Harsh Vardhan Patodia
DIN - 01565464

UNIMARK REALTY PRIVATE LIMITED

K. Vardhan

DIRECTOR / AUTHORISED SIGNATORY

Kumar Vardhan Patodia
DIN - 00363455

OK

1.10 Other Matters

As confirmed by the Company and on the basis of verification of all the documents produced, it is stated that:

- (a) There were no pending litigations which would impact the financial position of the Company.
- (b) There are no long-term contracts including derivatives contracts for which there were any material foreseeable losses to the Company.
- (c) No Contribution is made to Investor Education and Protection Fund as it is not applicable to the Company.
- (d) Details of Specified Bank Notes (SBN) held and transacted during the period 08/11/16 to 30/12/16

Particulars	SBNs	Other Denomination Notes	Total
Closing cash in hand as on 8-11-2016	225000.00	184077.00	409077.00
(+) Permitted receipts	Nil	70000.00	70000.00
(-) Permitted payments	Nil	800.00	800.00
(-) Amount deposited in Banks	225000.00	0.00	225000.00
Closing cash in hand as on 30-12-2016	Nil	253277.00	253277.00

JNIMARK REALTY PRIVATE LIMITED

H. Vardhan

DIRECTOR / AUTHORISED SIGNATORY

Harsh Vardhan Patodia
DIN - 01565464

JNIMARK REALTY PRIVATE LIMITED

✓ *K. Vardhan*

DIRECTOR / AUTHORISED SIGNATORY

Kumar Vardhan Patodia
DIN - 00363455

OK

UNIMARK REALTY PRIVATE LIMITED

Notes Forming part of the Balance Sheet As At 31 March 2017

NOTE 2

SHARE CAPITAL

Share Capital	As At 31 March 2017	As At 31 March 2016
	Amount (₹)	Amount (₹)
Authorised 10,000 Equity Shares of ₹10/- each	100,000.00	100,000.00
Issued 10,000 Equity Shares of ₹10/- each	100,000.00	100,000.00
Subscribed & Paid up 10,000 Equity Shares of ₹10/- each fully paid	100,000.00	100,000.00
Total	100,000.00	100,000.00

The Company has only one class of equity shares having a par value of ` 10 per share. Each Shareholder is eligible for one vote per share held.

In the event of liquidation of the company, the holders of Equity Shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

Reconciliation of the shares outstanding at the beginning and at the end of the reporting period

Particulars	As At 31 March 2017		As At 31 March 2016	
	Number	Amount (₹)	Number	Amount (₹)
Shares outstanding at the beginning of the year	10,000	100,000.00	10,000	100,000.00
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	10,000	100,000.00	10,000	100,000.00

Shares in the Company held by each shareholder holding more than 5 % specifying the number of shares held

SR NO	Name of Shareholder	As At 31 March 2017		As At 31 March 2016	
		No. of Shares held	% of Holding	No. of Shares	% of Holding
1	KUMAR VARDHAN PATODIA	5,000	50.00%	5,000	50.00%
2	HARSH VARDHAN PATODIA	5,000	50.00%	5,000	50.00%

UNIMARK REALTY PRIVATE LIMITED

Handwritten signature

DIRECTOR / AUTHORISED SIGNATORY

Harsh Vardhan Patodia
DIN - 01565464

UNIMARK REALTY PRIVATE LIMITED

Handwritten signature

DIRECTOR / AUTHORISED SIGNATORY

Kumar Vardhan Patodia
DIN - 00363455

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NOTE 3**RESERVES AND SURPLUS**

Reserves & Surplus	As At 31 March 2017	As At 31 March 2016
	Amount (₹)	Amount (₹)
A. Surplus		
Opening balance	200,566.55	37,766.64
(+) Net Profit/(Net Loss) For the current year	468,539.69	162,799.91
Closing Balance	669,106.24	200,566.55
Total	669,106.24	200,566.55

NOTE 4**SHORT TERM BORROWINGS**

Short Term Borrowings	As At 31 March 2017	As At 31 March 2016
	Amount (₹)	Amount (₹)
Unsecured Loans	55,998,630.00	-
Total	55,998,630.00	-

NOTE 5**TRADE PAYABLES**

Trade Payables	As At 31 March 2017	As At 31 March 2016
	Amount (₹)	Amount (₹)
Creditors for Goods & Services	3,772,962.00	3,801,458.00
Total	3,772,962.00	3,801,458.00

NOTE 6**OTHER CURRENT LIABILITIES**

Other Current Liabilities	As At 31 March 2017	As At 31 March 2016
	Amount (₹)	Amount (₹)
a. Advance Received against Land From Others	101,000,000.00	96,000,000.00
b. Liabilities for Expenses	3,078,793.51	2,034,889.78
c. TDS Payable	2,571,202.00	1,492,515.00
d. Service Tax & RCM Payable	430,604.00	41,263.00
d. Retention Money	1,756,650.00	444,639.00
e. Work Contract tax	266,943.00	39,929.00
f. Advance Against Flat	180,799,172.00	206,392,486.00
g. Advance Received	24,905,000.00	-
h. Interest Payable on flat	1,064,100.00	1,072,834.00
Total	315,872,464.51	307,518,555.78

NOTE 7**SHORT TERM PROVISIONS**

Short Term Provisions	As At 31 March 2017	As At 31 March 2016
	Amount (₹)	Amount (₹)
Provision for Tax	273,000.00	72,000.00
Total	273,000.00	72,000.00

UNIMARK REALTY PRIVATE LIMITED

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DIN - 01565464

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DIN - 00363455

NOTE 8**PROPERTY PLANT & EQUIPMENT:**

Particulars	GROSS BLOCK				DEPRECIATION				NET BLOCK	
	Balance as at 1st April,2016	Additions	Disposals	Balance as at 31st March,2017	Upto 1st April,2016	For the Year	Disposals	Upto 31st March,2017	Balance as at 31st March,2017	Balance as at 31st March,2016
	₹	₹	₹	₹	₹	₹	₹	₹	₹	₹
TANGIBLE ASSETS										
1 COMPUTER	-	20,700.00	-	20,700.00	-	9,062.00	-	9,062.00	11,638.00	-
TOTAL				20,700.00	-	9,062.00	-	9,062.00	11,638.00	-

JNIMARK REALTY PRIVATE LIMITED

L. Vardhan
 DIRECTOR / AUTHORISED SIGNATORY
 Harsh Vardhan Patodia
 DIN - 01565464

JNIMARK REALTY PRIVATE LIMITED

K. Vardhan
 DIRECTOR / AUTHORISED SIGNATORY
 Kumar Vardhan Patodia
 DIN - 00363455

OK

NOTE 9
NON-CURRENT INVESTMENT

Non-Current Investment	As At 31 March 2017	As At 31 March 2016
	Amount (₹)	Amount (₹)
A. Investment Property		
a. Investment in Land	2,183,606.00	2,183,606.00
B. Invest in LLP	100,000.00	13,425,000.00
Total	2,283,606.00	15,608,606.00

NOTE 10
INVENTORIES

Inventories	As At 31 March 2017	As At 31 March 2016
	Amount (₹)	Amount (₹)
a. Work in Progress	107,342,448.25	56,438,482.61
b. Inventories in hand	1,911,377.55	1,398,737.00
Total	109,253,825.80	57,837,219.61

NOTE 11
CASH AND CASH EQUIVALENTS

Cash and Cash Equivalents	As At 31 March 2017	As At 31 March 2016
	Amount (₹)	Amount (₹)
a. Balances with banks	299,472.18	769,730.72
b. Cash on hand	274,277.00	195,558.00
Total	573,749.18	965,288.72

NOTE 12

SHORT TERM LOANS AND ADVANCES

Short Term Loans & Advances	As At 31 March 2017	As At 31 March 2016
	Amount (₹)	Amount (₹)
a. Advance given against Land		
To Related Parties	185,539,267.00	177,204,267.00
To Others	17,022,903.00	11,387,278.00
b. Security Depsoit Given	20,454,198.00	19,954,198.00
c. Misc Advance	23,288,376.80	14,159,194.00
(Advance recoverable in Cash or Kind or value to be received)		
d. Loans & Advances		
To Others	12,034,986.00	11,224,986.00
e. Conversion	2,014,654.00	2,014,654.00
f. Service Tax Receivable	4,008,482.00	1,246,889.00
g. TDS Receivable	201,480.00	90,000.00
Total	264,564,346.80	237,281,466.00

UNIMARK REALTY PRIVATE LIMITED

DIRECTOR / AUTHORISED SIGNATORY

Harsh Vardhan Patodia
DIN - 01565464

UNIMARK REALTY PRIVATE LIMITED

DIRECTOR / AUTHORISED SIGNATORY

Kumar Vardhan Patodia
DIN - 00363455

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UNIMARK REALTY PRIVATE LIMITED

Notes Forming part of the Statement of Profit & Loss for the period ended 31 March 2017

NOTE 13

OTHER INCOME

SR No	Other Income	For the period ended 31 March 2017	For the period ended 31 March 2016
		Amount (₹)	Amount (₹)
1	Interest Income	914,795.00	900,000.00
	Total	914,795.00	900,000.00

NOTE 14

INCREASE/ (DECREASE) IN INVENTORY

SR No	INCREASE/ (DECREASE) IN INVENTORY	For the period ended 31 March 2017	For the period ended 31 March 2016
		Amount (₹)	Amount (₹)
1	Opening Stock of Work in Progress	56,438,482.61	28,408,622.16
2	Increase/(Decrease) of Work in Progress	50,903,965.64	28,029,860.45
3	Closing Stock of Work in Progress	107,342,448.25	56,438,482.61

NOTE 15

CONSTRUCTION, DEVELOPMENT & INCIDENTAL CHARGES

SR No	Construction, Development & Incidental Charges	For the period ended 31 March 2017	For the period ended 31 March 2016
		Amount (₹)	Amount (₹)
1	Consultancy Fees	1,847,432.00	1,370,425.00
2	Corporation Fees	17,111.00	62,468.00
3	Legal & Professional Charges	60,807.00	3,742,487.00
4	Salary & Bonus	880,560.00	534,842.00
5	Bank Charges	-	11.48
6	Civil Materials	348,425.00	-
7	Civil Construction work	2,901,914.00	-
8	Fire N.O.C	-	295,182.00
9	General Expenses	1,299,055.00	797,390.00
10	Interest & Penalty on Statutory Dues	51.00	4,483.00
11	Material Consumed	4,848,391.45	-
12	Pile Job Charges	1,374,805.00	1,273,668.00
13	Publicity & Advertisement	146,660.00	33,989.00
14	Sanction Fees	12,732,640.00	8,354,156.00
15	Security Charges	492,927.00	295,370.00
16	Testing Charges	121,372.00	16,305.00
17	Architect Fees	80,400.00	224,086.00
18	Rate Difference	15,888.00	-
19	Repairs & Maintenance	19,750.00	-
20	Electricity Charges	122,858.00	124,490.00
21	Miscellaneous Expenditure	64,575.00	104,000.00
22	Rates & Taxes	188,158.00	123,585.00
23	Sundry Balances Written Off	-	555.97
26	Labour Charges	1,917,830.19	-
27	Hire Charges	4,402.00	-
28	Sales Promotion	142,759.00	-
29	Stamp Duty Charges	75,021.00	-
30	Survey Charges	11,457.00	36,624.00
	Total	29,715,248.64	17,394,117.45

UNIMARK REALTY PRIVATE LIMITED

DIRECTOR / AUTHORISED SIGNATORY

Harsh Vardhan Patodia
DIN - 01565464

UNIMARK REALTY PRIVATE LIMITED

DIRECTOR / AUTHORISED SIGNATORY

Kumar Vardhan Patodia
DIN - 00363455

NOTE 16**Finance Charges**

SR No	Finance Charges	For the period ended 31 March 2017	For the period ended 31 March 2016
		Amount (₹)	Amount (₹)
1	Interest Expense	21,188,717.00	10,635,743.00
	Total	21,188,717.00	10,635,743.00

NOTE 17**OTHER EXPENSES**

SR No	Other Expenses	For the period ended 31 March 2017	For the period ended 31 March 2016
		Amount (₹)	Amount (₹)
1	Audit Fee	34,500.00	34,500.00
2	Bank Charges	3,626.53	6,999.88
4	Conveyance Charges	120.00	108.00
6	Donation	-	1,000.00
7	Electricity Charges	-	9,050.00
8	Filling Fee	800.00	4,000.00
9	General Expenses	130,121.00	4,000.00
11	Printing & Stationery	28,300.00	150.00
12	Legal & Professional Charges	-	505,004.00
14	Professional Tax	-	2,500.00
16	Salary	-	89,500.00
18	Telephone Expenses	12,683.75	9,318.21
19	Travelling Expense	23,139.00	-
20	Trade License	1,900.00	1,900.00
	Total	235,190.28	668,030.09

UNIMARK REALTY PRIVATE LIMITED

L. Vardhan

DIRECTOR / AUTHORISED SIGNATORY

Harsh Vardhan Patodia
DIN - 01565464

UNIMARK REALTY PRIVATE LIMITED

K. Vardhan

DIRECTOR / AUTHORISED SIGNATORY

Kumar Vardhan Patodia
DIN - 00363455*Q/L*