

M/S. SIGNATURE VANIJYA PRIVATE LIMITED

(STATEMENT OF AFFAIRS AS AT 31ST MARCH 2020)



INDEPENDENT AUDITORS' REPORT

To
The Members of Signature Vanijya Private Limited
Report on the audit of the financial statements

Opinion

We have audited the accompanying financial statements of Signature Vanijya Private Limited ("the Company"), which comprise the balance sheet as at March 31, 2020, and the Statement of Profit and Loss and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

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 **Companies Act, 2013** ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2020, its profit (or Loss)* and cash flows for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with the standards on auditing specified under section 143 (10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the code of ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the code of ethics.

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

Information other than the financial statements and auditors' report thereon

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.



Management's responsibility for the financial statements

The Company's board of directors are responsible for the matters stated in section 134 (5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of 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 statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The board of directors are also responsible for overseeing the Company's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on



the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2017 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A" a statement on the matter specified in paragraphs 3 and 4 of the order.
2. As required by section 143(3) of the Act, we report that:
 - a) We have sought and obtained all the information explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - b) In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
 - c) The balance sheet, the statement of Profit and Loss and the cash flow statement dealt with by this report are in agreement with the books of accounts;
 - d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
 - e) On the basis of written representations received from the directors as on 31st March, 2020, taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2020, from being appointed as a director in terms of Section 164(2) of the Act;
 - f) This report does not include Report on the internal financial controls under clause (i) of sub-section 3 of section 143 of the Companies Act, 2013 (the 'Report on internal financial controls'), since in our opinion and according to the information and explanation given to us, the said report on internal financial controls is not applicable to the Company basis the exemption available to the Company under MCA



notification no. G.S.R. 583(E) dated June 13, 2017, read with corrigendum dated July 13, 2017 on reporting on internal financial controls over financial reporting; and

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

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

For Monu Jain & Company
Chartered Accountants
FRN: 327900E



Monu Jain
Monu Jain
Partner

Place: Kolkata

Date: The 25th Day of November, 2020

MRN:- 302721

UDIN:20302721AAAAEA2654

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

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

- i. In respect of Fixed Assets: -
 - (a) The Company has maintained proper records showing full particulars including quantitative details and situation of its Fixed Assets.
 - (b) All the fixed assets have been physically verified at the end of the year by the management, no material discrepancies between the book record and the physical inventory were noticed.
- ii.
 - (a) The inventory includes construction work in progress, and cost of developments rights in identified land. Physical verification of inventory has been conducted at reasonable intervals by the management.
 - (b) In our opinion and according to the information and explanations given to us, the procedures of physical verifications of inventory followed by the management are reasonable and adequate in relation to the size of the company and the nature of its Business.
 - (c) In our opinion and according to the information and explanations given to us and on the basis of our examination of records of inventory and as explained to us, the company is maintaining proper record of inventory and there were no material discrepancies noticed on physical verification of inventory as compared to book records.
- iii. In our opinion and according to the information and explanations given to us, the Company has not granted any loans, secured and unsecured, to companies, firms or other parties covered in the Register maintained under section 189 of the Companies Act.
- iv. In our opinion and according to the information and explanations given to us, the company has not given any loan to the person that have been covered u/s 185 and 186 of the Companies Act, 2013.
- v. According to the information and explanations given to us, the company has not accepted any deposit from the public during the year. Therefore, the provision of clause (v) of paragraph 3 of the Order is not applicable to the Company.
- vi. As informed to us, the maintenance of Cost Records has not been specified by the central government under sub-section (1) of Section 148 of the Act, in respect of the activities carried on by the company.
- vii. According to the information and explanations given to us, in respect of statutory dues:
 - (a) The company has generally been regular in depositing undisputed statutory dues including Provident fund, Employee's State Insurance, Income Tax, Sales Tax and Value Added Tax, Wealth Tax, Service Tax, Duty of Customs, Duty of excise, cess and other material statutory dues applicable to it with the appropriate authorities and no undisputed amount payable in respect of aforesaid statutory dues were outstanding as at 31st March, 2020 for a period of more than six months from the date they become payable.
 - (b) There are no disputed dues in respect of Income Tax or Sales Tax or Service Tax or Duty of Customs or Duty of Excise or Value Added Tax or Cess as on date. The particulars of dues of Income Tax as at 31st March, 2020.



- viii. Based on our audit procedures and according to the information and explanations given to us, we are of the opinion that the company has not defaulted in the repayment of loans or borrowings to financial institutions, banks and Government and dues to debenture holders.
- ix. In our opinion and according to the information and explanations given to us, the Company has obtained term loan (Construction Funding) from Allahabad Bank amounting to Rs. 3,03,25,252/- and Bajaj Housing Finance Ltd amounting to Rs. 3,42,76,997/- during the year and has been utilized for the purpose it was obtained.
- x. In our opinion and according to the information and explanations given to us, no material fraud by the company or on the Company by its officers or employees has been noticed or reported during the year.
- xi. In our opinion, the managerial remuneration has been paid or provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act.
- xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of Paragraph 3 of the Order is not applicable.
- xiii. In our opinion, all transactions with the related parties are in compliance with sec 177 and 188 of Companies Act, 2013 and the details have been disclosed in the Financial statements as required by the applicable accounting standards.
- xiv. During the year the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence reporting under clause (xiv) of Paragraph 3 of the order is not applicable to the company.
- xv. In our Opinion and according to the information and explanations given to us, during the year, the company has not entered into any non-cash transactions with its directors or persons connected with him and hence reporting under clause (xv) of Paragraph 3 of the Order is not applicable to the Company.
- xvi. In our opinion and according to the information and explanations provided to us, the company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the company and hence not commented upon.

Place: Kolkata

Date: 25th Day of November, 2020



For Monu Jain & Company
Chartered Accountants
FRN: 327900E


Monu Jain FCA
Partner
MRN. 302721

UDIN:20302721AAAAEA2654

SIGNATURE VANIJYA PRIVATE LIMITED

CIN:U51900WB2010PTC151654

Balance Sheet as at 31 March, 2020

Particulars	Note No.	As at 31 March, 2020	As at 31 March, 2019
		₹	₹
A EQUITY AND LIABILITIES			
1 Shareholders' funds			
(a) Share capital	3	1,220,000	1,220,000
(b) Reserves and surplus	4	15,764,402	11,777,608
		16,984,402	12,997,608
2 Non-current liabilities			
(a) Long-Term Borrowings	5	35,920,051	25,266,427
(b) Other Long-Term Liabilities	6	19,508,730	4,284,332
		55,428,781	29,550,759
3 Current liabilities			
(a) Short-Term Borrowings	7	2,075,000	350,000
(b) Trade payables	8	20,759,287	9,416,747
(c) Other current liabilities	9	44,819,530	21,870,741
(d) Short-term provisions	10	873,305	124,730
		68,527,122	31,762,218
TOTAL		140,940,305	74,310,585
B ASSETS			
1 Non-current assets			
(a) Fixed assets			
(i) Tangible assets	11	2,130,323	32,146
		2,130,323	32,146
(b) Non-current investments	12	7,034,173	7,034,173
(c) Deferred tax Assets (net)	28	236,200	2,450
(d) Long-term loans and advances	13	6,620,385	6,600,385
		13,890,758	13,637,008
2 Current assets			
(a) Inventories	14	57,653,839	31,147,268
(b) Trade Receivables	15	9,912,427	2,930,285
(c) Cash and cash equivalents	16	27,567,119	19,850,592
(d) Short-term loans and advances	17	29,785,839	6,713,287
		124,919,223	60,641,432
TOTAL		140,940,305	74,310,585
Significant Accounting Policies	2		

See accompanying notes forming part of the financial statements

In terms of our report of even date

For Monu Jain & Co.
Chartered Accountants
FRN NO: - 327900E


MONU JAIN
(Partner)



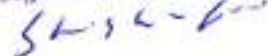
Membership No. 302721

Place : Kolkata

Date : 25th Day of November 2020

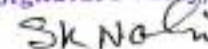
For and on behalf of the Board of Directors
SIGNATURE VANIJYA PRIVATE LIMITED
CIN: U51900WB2010PTC151654

Signature Vanijya Pvt. Ltd



Director

Signature Vanijya Pvt. Ltd



Director

SIGNATURE VANIJYA PRIVATE LIMITED

CIN:U51900WB2010PTC151654

Statement of Profit and Loss for the year ended 31 March, 2020

Particulars	Note No.	For the year ended	For the year ended
		31 March, 2020	31 March, 2019
		₹	₹
A CONTINUING OPERATIONS			
1 Revenue from operations	18	130,204,639	44,029,290
2 Other Income	19	551,968	445,200
3 Total revenue		130,756,607	44,474,490
4 Expenses			
(a) Construction Expenses	20	114,210,371	28,910,238
(b) Changes in inventories of work-in- progress and stock-in-trade	21	(26,424,185)	3,026,208
(c) Employee benefits expense	22	15,461,288	5,833,994
(d) Finance costs	23	5,890,992	2,859,990
(e) Depreciation	11	1,010,301	8,021
(f) Other expense	24	15,684,997	2,928,294
Total expenses		125,833,764	43,566,744
5 Profit / (Loss) before tax (2 - 3)		4,922,843	907,746
6 Tax expense:			
(a) Current tax expense for current year		1,169,800	281,400
(b) (Less): MAT credit (where applicable)		-	-
(c) Current tax expense relating to prior years		-	3
(d) Net current tax expense		1,169,800	281,403
(e) Deferred tax		(233,750)	(290)
		936,050	281,113
7 Profit / (Loss) for the year (4 +5)		3,986,793	626,633
8 Earnings per share (of ₹ 10/- each):			
(a) Basic & Diluted			
(i) Continuing operations		32.68	5.14
Significant Accounting Policies	2		

See accompanying notes forming part of the financial statements

In terms of our report of even date

For Monu Jain & Co.
Chartered Accountants
FRN NO: - 327900E

MONU JAIN
(Partner)
Membership No. 302721



For and on behalf of the Board of Directors
SIGNATURE VANIJYA PRIVATE LIMITED
CIN: U51900WB2010PTC151654

Signature Vanijya Pvt. Ltd Signature Vanijya Pvt. Ltd

SKS K...

Sh Nalin

Director

Director

Place : Kolkata

Date : 25th Day of November 2020

SIGNATURE VANIJYA PRIVATE LIMITED

CIN:U51900WB2010PTC151654

Notes forming part of the financial statements for the year ended 31st March 2020

Note	Particulars
1	Corporate information
	SIGNATURE VANIJYA PRIVATE LIMITED (the Company) is a private Limited company domiciled in india and incorporated under the provisions of the Companies Act,1956. The Company is engaged in the business of Real estate and Development of Property.
2	Significant accounting policies and Basis of accounting and preparation of financial statements
2.1	Basis of accounting and preparation of financial statements
	The Financial Statements are prepared under historical cost convention, on accrual basis, in accordance with the generally accepted accounting principles in India and to comply with the Accounting standards prescribed in the Companies (Accounting Standards) Rules, 2006 issued by the Central Government in exercise of the power conferred under sub-section (1) (a) of section 642 and the relevant provisions of the Companies Act, 1956 (the Act).
2.2	Use of estimates
	The preparation of financial statements in conformity with generally accepted accounting principles requires the management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities on the date of financial statements and the results of operations during the reporting periods. Although these estimates are based upon managements knowledge of current events and actions, actual results could differ from those estimates and revisions, if any, are recognized in the current and future periods.
2.3	Inventories
	Inventories are valued as under:
	a) Raw materials - at cost
	b) Construction Work-in-progress - at cost (it includes cost of land, premium for development right, construction cost,allocated interest and expenses incidental to the projects undertaking by the Company.
	c) Completed Flats- At Lower of Cost or Net Realisable value.
2.4	Tangible fixed assets
	Fixed Assets (Gross Block) are stated at historical cost less accumulated depreciation and impairment (if any). Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use.
2.5	Impairment of assets
	The carrying values of assets / cash generating units at each Balance Sheet date are reviewed for impairment. If any indication of impairment exists, the recoverable amount of such assets is estimated and impairment is recognised, if the carrying amount of these assets exceeds their recoverable amount. The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor. When there is indication that an impairment loss recognised for an asset in earlier accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of Profit and Loss, except in case of revalued assets.
2.6	Depreciation
	Depreciation has been provided on written down value basis, at the rate determined with reference to the useful lives specified in Schedule II to the Companies Act, 2013.The impact of the change in useful life of fixed assets has been considered in accordance with the provision of Schedule II.
2.7	Claims
	Expenditure incurred in respect of additional costs/delays is accounted when they are incurred. Claims made in respect thereof are accounted as income on receipt of Arbitration Award or acceptance by client or on receipt of evidence of reliability of award.



Signature Vanijya Pvt. Ltd Signature Vanijya Pvt. Ltd

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Sh. N. G.

Director


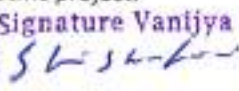
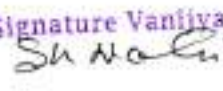
Director

SIGNATURE VANIJYA PRIVATE LIMITED

CIN:U51900WB2010PTC151654

Notes forming part of the financial statements for the year ended 31st March 2020

Note 2 Significant accounting policies (contd.)

Note	Particulars
2.8	<p>Revenue recognition</p> <p>Revenue from Constructed Properties: The company is following the "Percentage of Completion Method" of accounting. As per this method, revenue from sale of properties is recognized in Statement of Profit & Loss in proportion to the actual cost incurred as against the total estimated cost of projects under execution with the company on transfer of significant risk and rewards to the buyer. Up to 31st March 2012 revenue was recognized only if the actual project cost incurred is 20% or more of the total estimated project cost.</p> <p>Effective 1st April 2012, in accordance with the "Guidance Note on Accounting for Real Estate transaction (Revised)" (Guidance Note), all projects commencing on or after the said date or projects which have already commenced, but where the revenue is recognized for the first time on or after the above date, construction revenue on such projects have been recognized on percentage of completion method provided the following thresholds have been met:</p> <p>a) All critical approvals necessary for the commencement have been obtained;</p> <p>b) The expenditure incurred on construction and development costs is not less than 25 per cent of the total estimated construction and development costs;</p> <p>c) At least 25 percent of the saleable project area is secured by contracts or agreements with buyer; and</p> <p>d) At least 10 percent of the agreement value is realized at the reporting date in respect of such contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.</p> <p>Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentage of completion, cost to completion, the expected revenues from the projects or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effects of changes, if any, to estimates is recognized in the financial statements for the period in which such changes are determined. Revenue from projects is recognized net of revenue attributable to the land owners. Losses, if any, are fully provided for immediately.</p> <p>Revenue on bulk deals on sale of its properties is recognized on execution of documents.</p> <p>Other Income and Expenditures are recognized on accrual basis except statutory due if any.</p>
2.9	<p>Investments</p> <p>Long-term investments (excluding investment properties), are carried individually at cost less provision for diminution, other than temporary, in the value of such investments. Current investments are carried individually, at the lower of cost and fair value. Cost of investments include acquisition charges such as brokerage, fees and duties.</p> <p>Investment properties are carried individually at cost less accumulated depreciation and impairment, if any. Investment properties are capitalised and depreciated (where applicable) in accordance with the policy stated for Tangible Fixed Assets. Impairment of investment property is determined in accordance with the policy stated for impairment of Assets.</p>
2.10	<p>Loans & advances</p> <p>Loans & Advances are stated after making provisions for doubtful debts.</p>
2.11	<p>Cost of construction</p> <p>Cost of constructed properties includes cost of land (including cost of development rights/land under agreement to purchase), estimated internal development costs, external development construction materials, which is charges to Profit & Loss account based on the percentage of revenue recognized as per accounting policy, in consonance with the concept of matching costs and revenue. Final adjustment is made upon completion of the specific project.</p> <div style="text-align: right; margin-top: 20px;">  <p>Signature Vanijya Pvt. Ltd.  Signature Vanijya Pvt. Ltd. </p> <p>Director Director</p> </div>

SIGNATURE VANIJYA PRIVATE LIMITED

CIN:U51900WB2010PTC151654

Notes forming part of the financial statements for the year ended 31st March 2020

Note	Particulars
2.12	<p>Taxes on income</p> <p>Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the provisions of the Income Tax Act, 1961.</p> <p>Deferred tax is recognised on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured using the tax rates and the tax laws enacted or substantially enacted as at the reporting date. Deferred tax liabilities are recognised for all timing differences. Deferred tax assets in respect of unabsorbed depreciation and carry forward of losses are recognised only if there is virtual certainty that there will be sufficient future taxable income available to realise such assets. Deferred tax assets are recognised for timing differences of other items only to the extent that reasonable certainty exists that sufficient future taxable income will be available against which these can be realised. Deferred tax assets and liabilities are offset if such items relate to taxes on income levied by the same governing tax laws and the Company has a legally enforceable right for such set off. Deferred tax assets are reviewed at each Balance Sheet date for their realisability.</p>
2.13	<p>Provisions and contingencies</p> <p>A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes.</p>
2.14	<p>Earnings per share</p> <p>Basic earnings per share is computed by dividing the profit / (loss) after tax (including the post tax effect of extraordinary items, if any) by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit / (loss) after tax (including the post tax effect of extraordinary items, if any) .</p>
2.15	<p>Employee Benefit</p> <p>Post employment benefit are offer long term employees benefit are recognized as on expenses in the Profit & Loss account for the year in which the payment for the same has been made.</p>



Signature Vanijya Pvt. Ltd

Director

Signature Vanijya Pvt. Ltd

Director

SIGNATURE VANIJYA PRIVATE LIMITED
CIN:U51900WB2010PTC151654
Notes forming part of the financial statements

Note 3 Share capital

Particulars	For the year ended 31 March, 2020	For the year ended 31 March, 2019
	₹	₹
Authorised : 30,00,000 Equity shares of Rs.10/-each.	30,000,000	30,000,000
Issued and Subscribed (1,22,000 Equity Shares of Rs. 10/- each fully paid up)	1,220,000	1,220,000
Total	1,220,000	1,220,000

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

Class of shares / Name of shareholder	As at 31 March, 2020		As at 31 March, 2019	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares:				
SHISHIR GUPTA	60950	49.96	4950	49.96
S K NASIR	61000	50.00	5000	50.00

Note 4 Reserves and surplus

Particulars	As at 31 March, 2020	As at 31 March, 2019
	₹	₹
(a) Securities premium account Opening balance	10,080,000	10,080,000
Add : Premium on shares issued during the year	-	-
Less : Utilised during the year for:	-	-
	10,080,000	10,080,000
(b) Surplus / (Deficit) in Statement of Profit and		
Opening balance	1,697,609	1,070,976
Add: Profit / (Loss) for the year	3,986,793	626,633
Less: Appropriation	-	-
	5,684,402	1,697,609
Total	15,764,402	11,777,609



Signature Vanijya Pvt. Ltd

SKS

Director

Signature Vanijya Pvt. Ltd

Sh. N. G.

Director

SIGNATURE VANIJYA PRIVATE LIMITED

CIN:U51900WB2010PTC151654

Notes forming part of the financial statements

Note 5 Long-Term Borrowings

Particulars	For the year ended 31 March, 2020	For the year ended 31 March, 2019
	₹	₹
(a) Term Loans		
From Banks	1,643,054	25,266,427
Secured		
From Other Parties	34,276,997	-
Secured		
Total	35,920,051	25,266,427

a) Construction Loan taken from Allahabad Bank during the Financial year 2017-18 for construction of property situated at Patharghata Mouza Newtown Kolkata-700135 @ 12.5% repayable from June 2020.

b) Car Loan taken from Allahabad Bank during the Financial year 2019-20 repayable in 60 monthly installments of ₹ 43500 including interest @ 9.85% p.a.

c) Construction Loan taken from Bajaj Housing Finance Limited during the Financial year 2019-20 for construction of property situated at Kalikapur Mouza Newtown Kolkata-700135 @ 14.5% repayable from Jan 2023.

Note 6 Other Long-term liabilities

Particulars	For the year ended 31 March, 2020	For the year ended 31 March, 2019
	₹	₹
(a) Trade Payables	-	214,173
(b) Allocation Payable to Landlord	19,458,730	4,020,159
(c) Security Deposit Refundable	50,000	50,000
Total	19,508,730	4,284,332

Note 7 Short-Term Borrowings

Particulars	For the year ended 31 March, 2020	For the year ended 31 March, 2019
	₹	₹
(a) Loans and Advances from Related Parties		
Unsecured	2,075,000	350,000
Total	2,075,000	350,000

a) Loans and Advances from Related Parties is interest free loan, repayable on demand

Note 8 Trade payables

Particulars	For the year ended 31 March, 2020	For the year ended 31 March, 2019
	₹	₹
Trade payables:		
Acceptances	20,759,287	9,416,747
Total	20,759,287	9,416,747



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S. K. S. K.

Director

Signature Vanijya Pvt. Ltd

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Director

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Notes forming part of the financial statements

Note 9 Other current liabilities

Particulars	For the year ended	For the year ended
	31 March, 2020	31 March, 2019
	₹	₹
(a) Current Maturities of Long-Term Debt	30,579,052	-
(b) Other payables		
(i) TDS Payable	254,171	27,494
(ii) Audit Fees Payable	15,000	32,700
(iii) P.Tax Payable	3,590	1,460
(iv) GST Tax Payable	2,078,632	698,294
(v) Advance from Customers	3,285,843	14,504,447
(vi) Refund Against Cancellation	7,323,040	6,085,779
(vii) Salary Payable	1,090,368	260,567
(viii) Other Payable	189,835	260,000
Total	44,819,530	21,870,741

Note 10 Short term Provisions

Particulars	For the year ended	For the year ended
	31 March, 2020	31 March, 2019
	₹	₹
(a) Provision - Others:		
(i) Provision for tax (net of advance tax)	873,305	124,730
Total	873,305	124,730

Note 12 Non Current Investment

Particulars	For the year ended	For the year ended
	31 March, 2020	31 March, 2019
	₹	₹
(a) Land at Hatiara (Doba land 8 cottah 16 chittak and 54 square feet at Rajarhat)	2,935,868	2,935,868
(b) Land at Hatiara (Fortune II) (Doba land 8 cottah 16 chittak and 54 square feet at Rajarhat)	2,735,000	2,735,000
(c) Land at Reckjoani (Land measure 2 cottah at mouza Reckjoani dag no 203)	1,363,305	1,363,305
Total	7,034,173	7,034,173



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S. S. K.

Director

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Sh. N. G. Li

Director

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Note 11 Fixed Assets

Sl No.	Fixed Assets	Gross Block				Depreciation			Net Block	
		Balance as at 1 April, 2019	Additions	Disposals	Balance as at 31 March, 2020	Balance as at 1 April, 2019	Depreciation for the year	Eliminated on disposal of assets	Balance as at 31 March, 2020	Balance as at 31 March, 2019
	Tangible Assets									
1	Plant and Equipment (Owned)	135,200	-	-	135,200	103,054	5,818	-	108,872	32,146
2	Furniture & Fittings (Owned)	-	-	-	-	-	-	-	-	-
3	Vehicles (Owned)	-	3,002,919	-	3,002,919	-	937,812	-	937,812	2,065,107
4	Office equipment (Owned)	-	-	-	-	-	-	-	-	-
5	Computers (Owned)	-	105,559	-	105,559	-	66,671	-	66,671	38,888
6	Land & Building (Operating Lease))	-	-	-	-	-	-	-	-	-
	Grand Total	135,200	3,108,478	-	3,243,678	103,054	1,010,301	-	1,113,355	32,146



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Sh. Nandini

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Sh. S. K. - K. -

Director

Director

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Notes forming part of the financial statements

Note 13 Long-term loans and advances

Particulars	For the year ended 31 March, 2020	For the year ended 31 March, 2019
	₹	₹
(a) Security deposits Unsecured, considered good	6,600,385	6,600,385
(b) Loans & Advances to Employees Unsecured, considered good	20,000	-
Total	6,620,385	6,600,385

Note 14 Inventories

Particulars	For the year ended 31 March, 2020	For the year ended 31 March, 2019
	₹	₹
(a) Finished goods (At lower of estimated cost and net relisable value)	2,825,269	2,825,269
(b) Construction Work-in-progress (Project Development Expenditure)	53,966,997	27,542,813
(c.) Raw Materials (At Cost)	861,572	779,185
Total	57,653,839	31,147,268

Note 15 Trade Receivables

Particulars	For the year ended 31 March, 2020	For the year ended 31 March, 2019
	₹	₹
Trade receivables outstanding for a period less than six months from they were due for payment Unsecured, considered good	9,912,427	2,930,285
Total	9,912,427	2,930,285

Note 16 Cash and cash equivalents

Particulars	For the year ended 31 March, 2020	For the year ended 31 March, 2019
	₹	₹
(a) Cash on hand	476,926	296,844
(b) Balances with banks (i) In current accounts	27,090,193	19,553,749
(c) Cheque on hand	-	-
Total	27,567,119	19,850,593

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Sh. N. G. S.

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Notes forming part of the financial statements

Note 17 Short-term loans and advances

Particulars	For the year ended 31 March, 2020	For the year ended 31 March, 2019
	₹	₹
(a) Advances recoverable in cash or kind or for value to be received Unsecured, considered good	2,395,120	1,384,991
(b) Advance against land - Unsecured, considered good.	26,600,465	-
(c) Loans and advances to related parties Unsecured, considered good	790,254	5,328,296
Total	29,785,839	6,713,287

Note 18 Revenue from Operations

Particulars	For the year ended 31 March, 2020	For the year ended 31 March, 2019
	₹	₹
Revenue from operation	130,190,278	44,029,290
Other Operating Revenue	14,361	-
Total	130,204,639	44,029,290

Note 19 Other Income

Particulars	For the year ended 31 March, 2020	For the year ended 31 March, 2019
	₹	₹
Lease Rent	470,400	445,200
Interest Received	894	-
Other Non Operating Revenue	80,674	-
Total	551,968	445,200

Note 20 Construction expenses

Particulars	For the year ended 31 March, 2020	For the year ended 31 March, 2019
	₹	₹
Land & development expenses	42,004,800	839,200
Building Materials Consumed	42,793,305	19,885,705
Brokerage and Commission	10,270,437	552,234
Construction Work	17,263,215	1,514,298
Project Development Expenses	1,878,614	6,367,464
Total	114,210,371	29,158,901



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Notes forming part of the financial statements

Note 21 Changes in Inventories of Work-In-Progress and Finished goods

Particulars	For the year ended	For the year ended
	31 March, 2020	31 March, 2019
	₹	₹
Inventories at the end of the year:		
Finished Goods	2,825,269	2,825,269
Work-in-progress	53,966,997	27,542,813
	56,792,267	30,368,082
Inventories at the beginning of the year:		
Finished Goods	2,825,269	1,990,469
Work-in-progress	27,542,813	31,403,821
	30,368,082	33,394,290
Total	(26,424,185)	3,026,208

Note 22 Employee benefits expense

Particulars	For the year ended	For the year ended
	31 March, 2020	31 March, 2019
	₹	₹
(a) Salaries and Wages	15,154,380	5,793,782
(b) Staff Welfare	182,908	40,212
(b) Staff RECRUITMENT FEES	124,000	-
Total	15,461,288	5,833,994

Note 23 Finance costs

Particulars	For the year ended	For the year ended
	31 March, 2020	31 March, 2019
	₹	₹
(a) Interest expense on:		
Interest on Loan	4,350,600	2,471,195
Interest on Car Loan	48,854	-
Interest on GST, TDS and P. Tax	1,707	246
(b) Others		
Bank charges & Others	1,488,631	100,749
Penalty on GST, TDS and P. Tax	-	-
Late fees on GST	1,200	26,300
Total	5,890,992	2,598,490

Note 24 Other expenses

Particulars	For the year ended	For the year ended
	31 March, 2020	31 March, 2019
	₹	₹
Filing Fees	7,527	150
Advertisements	713,334	777,368
GST Expenses	9,528,802	3,772
Transportation Charge	110,300	-
Site Expenses	1,828,120	248,663
Communication	56,840	22,145
Business Promotion Expenses	1,498,335	-
Insurance	237,198	-
Power and Fuel	802,299	325,782
Freight & Hire Charges	291,643	670,971
Legal and Professional	133,700	104,227
Miscellaneous Expenses	420,225	287,744
Payments to Auditors	15,000	15,000
Printing and Stationery	86,450	89,800
Rates and Taxes	2,500	2,500
Rent	120,000	120,000
Security & Service Charges	1,290,844	512,722
Travelling and Conveyance	370,000	8,950
Total	17,513,117	3,189,794

Conti.... Notes 24

Particulars	For the year ended	For the year ended
	31 March, 2020	31 March, 2019
	₹	₹
(i) Payments to the Auditors Comprises		
As Auditors - Statutory Audit	-	10,000
For Taxation Matters	-	5,000



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Director

Director

SIGNATURE VANIJYA PRIVATE LIMITED
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Notes forming part of the financial statements

Note 25 Additional information to the financial statements

Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

- i) The Company is not providing any information from the suppliers with regard to applicability of Micro, Small and Medium Enterprises Development Act, 2006
 ii) The managements of the company inform the auditor that the Company does not owe to any small scale industrial units amounts exceeding ₹ 1,00,000/- which is outstanding for more that 30 days at the Balance Sheet date .

Note 26 Details of Related Party

<u>NAME</u>	<u>RELATION</u>
NEHA GRIHA NIRMAN CO	Enterprises owned or significantly influenced by key management personnel or their relatives.
NEHA HOMES & CO	Enterprises owned or significantly influenced by key management personnel or their relatives.
N R CONSTRUCTION CO	Enterprises owned or significantly influenced by key management personnel or their relatives.
R B HOME MAKERS & CO	Enterprises owned or significantly influenced by key management personnel or their relatives.
ARYAN DEVLOPEMENT CO	Enterprises owned or significantly influenced by key management personnel or their relatives.
ARYAN INFRASTRUCTURE COMPANY	Enterprises owned or significantly influenced by key management personnel or their relatives.
V S VDYOG COMPANY	Enterprises owned or significantly influenced by key management personnel or their relatives.
AYUSH DEVLOPMENT CO	Enterprises owned or significantly influenced by key management personnel or their relatives.
S G REALESTATE COMPANY	Enterprises owned or significantly influenced by key management personnel or their relatives.
SKYSCRAPER VANIJYA PVT LTD	Enterprises owned or significantly influenced by key management personnel or their relatives.
SKYSCRAPER GRIHA NIWAS PVT LTD	Enterprises owned or significantly influenced by key management personnel or their relatives.
SKYSCRAPER MANOR PVT LTD	Enterprises owned or significantly influenced by key management personnel or their relatives.
SKYSCRAPER REALESTATE PVT LTD	Enterprises owned or significantly influenced by key management personnel or their relatives.
REALTECH NIRMAN PRIVATE LIMITED	Enterprises owned or significantly influenced by key management personnel or their relatives.
ASHIANA CONSTRCTIONS	Enterprises owned or significantly influenced by key management personnel or their relatives.
SHISHIR GUPTA HUF	Key Manegment person
SHISHIR GUPTA	Key Manegment person
SK NASIR	Key Manegment person

Particulars	For the year ended 31 March, 2020	For the year ended 31 March, 2019
	₹	₹
A) EXPENSES		
RENT PAID		
SHISHIR GUPTA HUF	120,000	120,000



Signature Vanijya Pvt. Ltd. 120,000

SK NASIR

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Director

Director

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Notes forming part of the financial statements

<u>LAND & LAND DEVELOPMENTS</u>		
NEHA GRIHA NIRMAN CO	3,520,000	-
NEHA HOMES & CO	5,665,000	-
N R CONSTRUCTION CO	5,665,000	-
R B HOME MAKERS & CO	3,520,000	-
ARYAN DEVELOPEMENT CO	1,540,000	-
SKYSCRAPER GRIHA NIWAS PVT LTD	4,235,000	-
SKYSCRAPER MANOR PVT LTD	4,735,000	-
SKYSCRAPER REALESTATE PVT LTD	4,235,000	-
SKYSCRAPER VANIJYA PVT LTD	2,440,000	-
<u>BROCKERAGE & COMMISSION</u>		
ARYAN INFRASTRUCTURE COMPANY	840,000.00	-
REALTECH NIRMAN PRIVATE LIMITED	2,006,000.00	-
V S VDYOG COMPANY	840,000.00	-
AYUSH DEVELOPMENT CO	840,000.00	-
S G REALESTATE COMPANY	840,000.00	-
<u>CONSTRUCTION EXPENSES</u>		
AYUSH DEVELOPMENT CO	510,204.00	-
<u>C)LOAN TAKEN AND REPAYMENTS THEREOFF:</u>		
<u>AMOUNT TAKEN</u>		
REALTECH NIRMAN PRIVATE LIMITED	5,028,296	10,905,636
SHISHIR GUPTA	-	6,000,000
SK NASIR	2,075,000	-
<u>AMOUNT GIVEN</u>		
REALTECH NIRMAN PRIVATE LIMITED	-	23,849,390
SHISHIR GUPTA	-	6,127,324
ASHIANA CONSTRCUTION	-	300,000
<u>D)BALANCES OUTSTANDING AT THE END OF THE YEAR</u>		
<u>SHORT-TERM BORROWINGS</u>		
SK NASIR	2,075,000	-
SHISHIR GUPTA	-	350,000
<u>OTHER LONG-TERM BORROWINGS</u>		
NEHA GRIHA NIRMAN CO	3,520,000	-
NEHA HOMES & CO	5,665,000	-
N R CONSTRUCTION CO	3,165,000	-
R B HOME MAKERS & CO	3,520,000	-
<u>OTHER CURRENT LIABILITIES</u>		
SHISHIR GUPTA HUF	180,000	-
<u>SHORT-TERM LOANS AND ADVANCES</u>		
SKYSCRAPER VANIJYA PVT LTD	490,254	-
REALTECH NIRMAN PRIVATE LIMITED	-	5,028,296
ASHIANA CONSTRCUTION	300,000	300,000



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Shishir Gupta

Director

Signature Vanijya Pvt. Ltd

SK Nasir

Director

SIGNATURE VANIJYA PRIVATE LIMITED
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Notes forming part of the financial statements

Note 27. Earning Per share(AS 20)

Particulars	For the year ended 31 March, 2020	For the year ended 31 March, 2019
	₹	₹
Earnings Per Share		
Basic		
<u>Continuing Operations</u>		
Net profit / (loss) for the year from continuing operations	3,986,793	626,633
Weighted average number of equity shares	122,000	122,000
Par value per share	10	10
Earnings per share from continuing operations - Basic	32.68	5.14

Note 28 Deferred tax (liability)/asset

Particulars	For the year ended 31 March, 2020	For the year ended 31 March, 2019
	₹	₹
Deferred tax (liability) / asset	2,450	2160
<u>Tax effect of items constituting deferred tax liability</u>		
On difference between book balance and tax balance of fixed assets	-	-
Tax effect of items constituting deferred tax liability	2,450	2160
<u>Tax effect of items constituting deferred tax assets</u>		
On difference between book balance and tax balance of fixed assets	233,750	290
Tax effect of items constituting deferred tax assets		
Net deferred tax (liability) / asset	236,200	2,450

Note 29 Previous year's figures

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



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Director

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Director