

M/S. SIGNATURE VANIJYA PRIVATE LIMITED

(STATEMENT OF AFFAIRS AS AT 31ST MARCH' 2018)



INDEPENDENTS AUDITORS' REPORT

To The Members of Signature Vanijya Private Limited.

Report on the Financial Statements

We have audited the accompanying financial statements of "Signature Vanijya Private Limited", which comprise the Balance Sheet as at 31st March, 2018, the statement of Profit & Loss and the cash flow for the year then ended, and a summary of significant accounting policies and other explanatory information.

Managements' Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in 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, 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, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding of the assets of the company and for preventing and detecting the frauds and other irregularities; selection and application of appropriate accounting policies; making judgements and estimates that are reasonable and prudent; and design, implementation and maintenance of internal financial control, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

We have taken into account the provisions of the Act, the accounting and auditing standards and matter which are required to be included in the audit report under the provisions of the Act and the Rules made there under and the order under section 143(11) of the Act.

We conducted our audit in accordance with the 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 judgement, 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 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 Company's Board of Directors, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the 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 March 31, 2018 and its profit & Loss and its cash flows for the year ended on that date.

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 statements 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, 2018, taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2018, from being appointed as a director in terms of Section 164(2) of the Act;
 - f) With respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls, refer to our separate Report in "Annexure-B";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



MJ
Monu Jain
Partner
MRN:- 302721

Place: Kolkata

Date: The 20th Day of August, 2018

"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 has 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 have 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 records 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, 2018 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, 2018.
- 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. 1,00,00,000/- 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: 20th Day of August, 2018



For Monu Jain & Company
Chartered Accountants
FRN: 327900E

Monu Jain
Monu Jain ACA
Partner
MRN. 302721

**"ANNEXURE A" to the Independent Auditor's Report of even date on the Financial Statements of
"SIGNATURE VANIJYA PRIVATE LIMITED"**

**Report on the Internal Financial Controls under Clause (i) of Sub-Section 3 of Section 143 of the
Companies Act, 2013("the Act")**

We have audited the internal financial controls over financial reporting of SIGNATURE VANIJYA PRIVATE LIMITED ('the Company') as of March 31, 2018 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls over financial reporting criteria established by the company considering the essentials components of internal control in Guidance Note on Audit of Internal Financial Controls over financial reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting ("the Guidance note") and the standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial controls and, both issued by the Institute of Chartered Accountants of India. Those standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risks that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedure selected depends on the auditor's judgment, including the assessment of the risks of material misstatements of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.



Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial

statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of record that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;(2)provide reasonable assurance that transactions are recorded as necessary to permit preparations of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 2018 based on the internal control over financial reporting criteria established by the company considering the essentials components of internal control stated in the Guidance Note on audit of Internal Financial controls over Financial Reporting Issued by the Institute of Chartered Accountants of India.

Place: Kolkata
Date: 20th Day of August, 2018

For, Monu Jain & Company
Chartered Accountants
FRN: 327900E



Jain
Monu Jain
Partner

MRN: 302721

SIGNATURE VANIJYA PRIVATE LIMITED

CIN:U51900WB2010PTC151654

Balance Sheet as at 31 March, 2018

Particulars		Note No.	As at 31 March, 2018	As at 31 March, 2017
A	EQUITY AND LIABILITIES			
1	Shareholders' funds			
	(a) Share capital	3	1,220,000	100,000
	(b) Reserves and surplus	4	11,150,976	952,690
			12,370,976	1,052,690
2	Non-current liabilities			
	(a) Long-Term Borrowings	5	10,000,000	-
	(b) Other Long-Term Liabilities	6	13,964,063	16,397,530
			23,964,063	16,397,530
3	Current liabilities			
	(a) Short-Term Borrowings	7	8,392,782	-
	(b) Trade payables	8	860,263	1,332,452
	(c) Other current liabilities	9	13,008,854	19,062,149
	(d) Short-term provisions	10	80,970	-
			22,342,869	20,394,601
	TOTAL		58,677,908	37,844,821
B	ASSETS			
1	Non-current assets			
	(a) Fixed assets			
	(i) Tangible assets	11	40,167	50,190
			40,167	50,190
	(b) Non-current investments	12	6,963,468	6,963,468
	(c) Deferred tax Assets (net)	28	2,160	1,630
	(d) Long-term loans and advances	13	6,422,885	4,522,644
			13,388,513	11,487,742
2	Current assets			
	(a) Inventories	14	33,394,290	22,399,607
	(b) Trade Receivables	15	3,186,783	3,154,285
	(c) Cash and cash equivalents	16	2,977,346	352,738
	(d) Short-term loans and advances	17	5,690,809	400,259
			45,249,228	26,306,889
	TOTAL		58,677,908	37,844,821
	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 : 20th day of August 2018

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

SIGNATURE VANIJYA PVT. LTD.

SIGNATURE VANIJYA PVT. LTD.

Director

Director

SIGNATURE VANIJYA PRIVATE LIMITED

CIN:U51900WB2010PTC151654

Statement of Profit and Loss for the year ended 31 March, 2018

Particulars		Note No.	For the year ended 31 March, 2018	For the year ended 31 March, 2017
A	CONTINUING OPERATIONS			
1	Revenue from operations	18	501,144	20,379,428
2	Other Income	19	1,541	606,860
3	Total revenue		502,685	20,986,288
4	Expenses			
	(a) Cancellation of Flat		4,308	-
	(b) Construction Expenses	20	4,412,030	3,053,556
	(c) Changes in inventories of work-in- progress and stock-in-trade	21	(10,994,683)	13,261,508
	(d) Employee benefits expense	22	2,503,059	763,621
	(e) Finance costs	23	1,554,104	80,891
	(f) Depreciation	11	10,023	12,523
	(g) Other expense	24	2,631,159	1,216,139
	Total expenses		119,999	18,388,238
5	Profit / (Loss) before tax (2 - 3)		382,686	2,598,050
6	Tax expense:			
	(a) Current tax expense for current year		80,970	-
	(b) (Less): MAT credit (where applicable)		-	-
	(c) Current tax expense relating to prior years		183,960	-
	(d) Net current tax expense		264,930	-
	(e) Deferred tax		(530)	(840)
			264,400	-840
7	Profit / (Loss) for the year (4 +5)		118,286	2,598,890
8	Earnings per share (of ₹ 10/- each):			
	(a) Basic & Diluted			
	(i) Continuing operations		11.83	259.89
	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.

Director

Director

Place : Kolkata

Date : 20th day of August, 2018

SIGNATURE VANIJYA PRIVATE LIMITED

Cash Flow Statement for the year ended 31st March, 2018

Particulars		Period Ended 31.03.2018
A	CASH FLOW FROM OPERATING ACTIVITIES :	
	Net Profit/ (Loss) before Tax	382,686
	Cash generated from/ (Used in) Operations before working capital changes	382,686
	Adjustments for:	
	Depreciation	10,023
	Loss/(Profit) on Sale of Fixed Assets	-
	Increase/(Decrease) in Trade and other Payables	(6,444,514)
	Increase/(Decrease) in Short Term Borrowings	-
	(Increase)/Decrease in Other Current Assets	(1,900,771)
	(Increase)/Decrease in Trade and other Receivables	(32,498)
	(Increase)/Decrease in Inventories	(10,994,683)
		(18,979,757)
	Income Tax (Paid)/ Refund	(264,400)
	Tax on Proposed Dividend	-
	Net Cash Flow from / (used in) operating activities.....(A)	(19,244,157)
B	CASH FLOW FROM INVESTING ACTIVITIES	
	Long Term Loans And Advances	-
	Short Term Loans And Advances	(5,290,550)
	Purchase of Tangible Assets	-
	Sale of Tangible Assets	-
	Non-Current Investments	-
	Net Cash from/ (used in) Investing Activities.....(B)	(5,290,550)
C	CASH FLOW FROM FINANCING ACTIVITIES :	
	Proceeds from issue of equity shares	11,200,000
	Short Term Borrowings	8,392,782
	Long Term Borrowings	7,566,533
	Net Cash from Financing Activities.....(C)	27,159,315
D	Net Increase/ (Decrease) in Cash and Cash Equivalents (A+B+C)	2,624,608
E	Cash and Cash Equivalents at the beginning of the Period	352,738
F	Cash and Cash Equivalents at the end of the Period	2,977,346
	Notes:	
	1. Cash & Cash Equivalents:	
	Cash in hand	461,317
	Balance with Scheduled Banks	2,516,029
		2,977,346

#The above Cash Flow Statement has been prepared under the indirect method as set out in the Accounting Standard -3 on Cash Flow Statement.

In terms of our attached Report of even date.

For Monu Jain & Co.
Chartered Accountants
FRN: 327900E

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

CA. Monu Jain
Partner

SIGNATURE VANIJYA PVT. LTD. SIGNATURE VANIJYA PVT. LTD.

Director

Director

Membership No. 302721

Place : Kolkata

Date : 20th day of August, 2018



SIGNATURE VANIJYA PRIVATE LIMITED

CIN:U51900WB2010PTC151654

Notes forming part of the financial statements for the year ended 31st March 2018

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 management's 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	Finished goods has been valued at cost or net realisable value whichever ever is lower
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.

Director

SIGNATURE VANIJYA PVT. LTD.

Director

SIGNATURE VANIJYA PRIVATE LIMITED

CIN:U51900WB2010PTC151654

Notes forming part of the financial statements for the year ended 31st March 2018

Note 2 Significant accounting policies (contd.)

Note	Particulars
2.8	<p>Revenue recognition</p> <p>a) Income and Expenditures are recognized on accrual basis.</p> <p>b) 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>
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	For the year ended
	31 March, 2018	31 March, 2017
Authorised : 30,00,000 Equity shares of Rs.10/-each.	30,000,000	1,200,000
Issued and Subscribed (1,22,000 Equity Shares of Rs. 10/- each fully paid up)	1,220,000	100,000
Total	1,220,000	100,000

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

Class of shares / Name of shareholder	As at 31 March, 2018		As at 31 March, 2017	
	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, 2018	As at 31 March, 2017
(a) Securities premium account		
Opening balance		-
Add : Premium on shares issued during the year	10,080,000	-
Less : Utilised during the year for:		-
	10,080,000	-
(b) Surplus / (Deficit) in Statement of Profit and		
Opening balance	952,690	(1,646,200)
Add: Profit / (Loss) for the year	118,286	2,598,890
Less: Appropriation		
	1,070,976	952,690
Total	11,150,976	952,690



SIGNATURE VANIJYA PVT. LTD.

[Handwritten Signature]

Director

SIGNATURE VANIJYA PVT. LTD.

[Handwritten Signature]

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, 2018	For the year ended 31 March, 2017
(a) Term Loans From Banks Secured	10,000,000	-
Total	10,000,000	-

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 July 2019.

Note 6 Other Long-term liabilities

Particulars	For the year ended 31 March, 2018	For the year ended 31 March, 2017
(a) Trade Payables	84,739	84,739
(b) Allocation Payable to Landlord	13,829,324	16,262,791
(c) Security Deposit Refundable	50,000	50,000
Total	13,964,063	16,397,530

Note 7 Short-Term Borrowings

Particulars	For the year ended 31 March, 2018	For the year ended 31 March, 2017
(a) Loans and Advances from Related Parties Unsecured	8,392,782	-
Total	8,392,782	-

Note 8 Trade payables

Particulars	For the year ended 31 March, 2018	For the year ended 31 March, 2017
Trade payables: Acceptances	860,263	1,332,452
Total	860,263	1,332,452

Note 9 Other current liabilities

Particulars	For the year ended 31 March, 2018	For the year ended 31 March, 2017
(a) Other payables		
(i) TDS Payable	6,761	34,061
(ii) Audit Fees Payable	32,700	15,000
(iii) P.Tax Payable	1,240	850
(iv) Service/GST Tax Payable	229,154	118,869
(v) Advance from Customers	6,996,482	10,643,033
(vi) Refund Against Cancellation	5,229,865	6,174,567
(vii) Salary Payable	213,888	108,515
(viii) Other Payable	140,000	266,948
(ix) Excess Cheque issued	158,764	1,700,306
Total	13,008,854	19,062,149



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Notes forming part of the financial statements

Note 10 Short term Provisions

Particulars	For the year ended 31 March, 2018	For the year ended 31 March, 2017
(a) Provision - Others:		
(i) Provision for tax (net of advance tax)	80,970	-
Total	80,970	-

Note 12 Non Current Investment

Particulars	For the year ended 31 March, 2018	For the year ended 31 March, 2017
(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)	1,292,600	1,292,600
Total	6,963,468	6,963,468

Note 13 Long-term loans and advances

Particulars	For the year ended 31 March, 2018	For the year ended 31 March, 2017
(a) Security deposits Unsecured, considered good	6,400,385	4,522,224
(b) Loans & Advances to Employees Unsecured, considered good	22,500	420
Total	6,422,885	4,522,644



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Note 11 Fixed Assets

Sl No	Tangible Assets	Gross Block				Depreciation				Net Block	
		Balance as at 1 April, 2017	Additions	Disposal	Balance as at 31 March, 2018	Balance as at 1 April, 2017	Depreciation for the year	Eliminated on disposal of assets	Balance as at 31 March, 2018	Balance as at 31 March, 2018	Balance as at 31 March, 2017
1	Plant & Equipment (Owned)	135,200	-	-	135,200	85,010	10,023	-	95,033	40,167	50,190
	Grand Total	135,200	-	-	135,200	85,010	10,023	-	95,033	40,167	50,190
	Previous Year	135,200	-	-	135,200	72,487	12,523	-	85,010	50,190	-



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Notes forming part of the financial statements

Note 14 Inventories

Particulars	For the year ended	For the year ended
	31 March, 2018	31 March, 2017
(a) Finished goods (At lower of estimated cost and net relisable value)	1,990,469	1,254,174
(b) Construction Work-in-progress (Project Development Expenditure)	31,403,821	21,145,433
Total	33,394,290	22,399,607

Note 15 Trade Receivables

Particulars	For the year ended	For the year ended
	31 March, 2018	31 March, 2017
Trade receivables outstanding for a period less than six months from they were due for payment Unsecured, considered good	3,186,783	3,154,285
Total	3,186,783	3,154,285

Note 16 Cash and cash equivalents

Particulars	For the year ended	For the year ended
	31 March, 2018	31 March, 2017
(a) Cash on hand	461,317	85,802
(b) Balances with banks (i) In current accounts	2,201,360	266,936
(c) Cheque on hand	314,670	-
Total	2,977,346	352,738

Note 17 Short-term loans and advances

Particulars	For the year ended	For the year ended
	31 March, 2018	31 March, 2017
(a) Advances recoverable in cash or kind or for value to be received Unsecured, considered good	428,659	115,190
(b) Advance income tax (net of provisions) (As at 31 March, 2016) - Unsecured, considered good.	112,150	285,069
(c) Loans and Advances to Related parties Unsecured, considered good	5,150,000	-
Total	5,690,809	400,259



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Note 18 Revenue from Operations

Particulars	For the year ended	For the year ended
	31 March, 2018	31 March, 2017
Sale of Flats	-	20,004,733
Lease Rent	420,000	-
Other Operating Revenue	81,144	374,695
Total	501,144	20,379,428

Note 19 Other Income

Particulars	For the year ended	For the year ended
	31 March, 2018	31 March, 2017
Interest Received	1,541	-
Other Non Operating Revenue	-	606,860
Total	1,541	606,860

Note 20 Construction expenses

Particulars	For the year ended	For the year ended
	31 March, 2018	31 March, 2017
Land & devlopment expenses	1,495,712	-
Building Materials Consumed	2,016,463	2,191,556
Site Expenses	353,944	379,710
Labour Charges	545,911	482,290
Total	4,412,030	3,053,556



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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, 2018	31 March, 2017
	-	-
<u>Inventories at the end of the year:</u>		
Finished Goods	1,990,469	1,254,174
Work-in-progress	31,403,821	-
	33,394,290	1,254,174
<u>Inventories at the beginning of the year:</u>		
Finished Goods	1,254,174	14,515,682
Work-in-progress	21,145,433	-
	22,399,607	14,515,682
Total	(10,994,683)	13,261,508

Note 22 Employee benefits expense

Particulars	For the year ended	For the year ended
	31 March, 2018	31 March, 2017
	-	-
(a) Salaries and Wages	2,490,509	763,621
(b) Staff Welfare	12,550	-
Total	2,503,059	763,621

Note 23 Finance costs

Particulars	For the year ended	For the year ended
	31 March, 2018	31 March, 2017
	-	-
(a) Interest expense on:		
Interest on Loan	844,048	73,000
Interest and Penalty	268,047	2,331
(b) Others		
Bank charges & Others	442,009	5,560
Total	1,554,104	80,891

Note 24 Other expenses

Particulars	For the year ended	For the year ended
	31 March, 2018	31 March, 2017
	-	-
Filing Fees	352,579	-
Advertisements	1,008,583	-
Discount on GST	13,684	-
Electric Goods	17,620	-
Communication	19,101	-
Business Promotion Expenses	116,940	64,590
Insurance	238,408	-
Electrical Charges	9,870	631,707
Freight & Hire Charges	147,180	14,140
Legal and Professional	312,429	164,318
Miscellaneous Expenses	15,400	88,340
Payments to Auditors	15,000	15,000
Printing and Stationery	50,032	20,753
Rates and Taxes	19,168	10,556
Rent	120,000	120,000
Repairs and Maintenance	-	500
Security & Service Charges	166,340	59,134
Travelling and Conveyance	8,825	27,101
Total	2,631,159	1,216,139



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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>
REALITY DEVLOPERS & CO	Enterprises owned or significantly influenced by key management personnel or their relatives.
REALTECH HOUSING CO	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.
VINITA GUPTA	Enterprises owned or significantly influenced by key management personnel or their relatives.
SHISHIR GUPTA	Key Manegment person
SK NASIR	Key Manegment person

Particulars	For the year ended 31 March, 2018	For the year ended 31 March, 2017
<u>A) SALE OF LAND</u>		
REALTECH NIRMAN PRIVATE LIMITED	-	3,899,360
	-	-
<u>B) RENT PAID</u>		
SHISHIR GUPTA HUF	120,000	120,000
<u>C) LOAN TAKEN AND REPAYMENTS THEREOFF:</u>		
<u>AMOUNT TAKEN</u>		
REALTECH NIRMAN PRIVATE LIMITED	15,088,458	16,028,391
SHISHIR GUPTA	500,000	-
<u>AMOUNT GIVEN</u>		
REALTECH NIRMAN PRIVATE LIMITED	7,173,000	16,028,391
SHISHIR GUPTA	22,676	980,000
<u>D) BALANCES OUTSTANDING AT THE END OF THE YEAR</u>		
<u>SHORT-TERM BORROWINGS</u>		
REALTECH NIRMAN PRIVATE LIMITED	7,915,458	-
SHISHIR GUPTA	477,324	-
<u>SHORT-TERM LOANS AND ADVANCES</u>		
REALITY DEVLOPERS & CO	2,000,000	-
REALTECH HOUSING CO	3,150,000	-



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S. L. S. K. - P.

Director

SIGNATURE VANIJYA PVT. LTD.

Shobha

Director

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Notes forming part of the financial statements

Note 27. Earning Per share(AS 20)

Particulars	For the year ended	For the year ended
	31 March, 2018	31 March, 2017
Earnings Per Share		
Basic		
<u>Continuing Operations</u>		
Net profit / (loss) for the year from continuing operations	118,286	2,598,890
Weighted average number of equity shares	10,000	10,000
Par value per share	10	10
Earnings per share from continuing operations - Basic	11.83	259.89

Note 28 Deferred tax (liability)/asset

Particulars	As at 31 March, 2017	As at 31 March, 2016
	Deferred tax (liability) / asset	1,630
<u>Tax effect of items constituting deferred tax liability</u>		
On difference between book balance and tax balance of fixed assets	-	-
<u>Tax effect of items constituting deferred tax liability</u>	1,630	790
<u>Tax effect of items constituting deferred tax assets</u>		
On difference between book balance and tax balance of fixed assets	530	840
<u>Tax effect of items constituting deferred tax assets</u>		
Net deferred tax (liability) / asset	2,160	1,630

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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S. K. S. K.

Director

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