

**M/S MAHAKOSH PROPERTY DEVELOPERS**

**BALANCE SHEET AS ON 31ST MARCH 2018**

LIABILITIES	Sch. No.	AMOUNT	ASSETS	Sch. No.	AMOUNT
PARTNER'S FIXED CAPITAL ACCOUNT	A	24,90,000	FIXED ASSETS	D	42,40,638
PARTNER'S CURRENT ACCOUNT	A	29,21,96,545	<u>CURRENT ASSETS, LOANS &amp; ADVANCES</u>		
<u>CURRENT LIABILITIES &amp; PROVISIONS:</u>			<u>A) CURRENT ASSETS</u>		
<u>A) CURRENT LIABILITIES:</u>			<u>INVENTORY : (AT COST)</u>		
(i) Sundry Creditors		3,82,19,043	(i) Project Site At Tangra - Commercial WIP		41,55,23,495
(ii) Advance From Customers		11,81,38,741	Land - at 5 Paymental Garden Lane, Kolkata (As valued & certified by the managing partners)		2,17,61,329
(iii) Current Account with Ruchi Realty Holdings Limited [Developer]		1,51,09,520	(ii) Cash and Bank Balance	E	17,71,241
(iv) Statutory Liabilities	B	1,97,258	<u>B) LOANS &amp; ADVANCES</u>		
(v) Other Current Liabilities	C	24,52,600	(Advance recoverable in cash or in kind or for value to be received)		
			Loans & Advances	F	1,17,74,026
			Sundry Deposits	G	1,37,32,977
<b>TOTAL</b>		<b>46,88,03,706</b>	<b>TOTAL</b>		<b>46,88,03,706</b>

Notes : Significant Accounting Policies & Notes on accounts forming part of financial statements are enclosed

Examined and Found in accordance with books of accounts.

For: P. D. Nagar & Co.  
Chartered Accountants

Date: 28/05/2018  
Place: Indore

*Partner*

Partner

Partner

*P. D. Nagar*

(P. D. Nagar)  
Proprietor

M.No.8627 / FRN 001231C

RRHL Realty Limited

*Swati*  
Authorized Signatory

M/S MAHAKOSH PROPERTY DEVELOPERS

CONSTRUCTION WORK IN PROGRESS ACCOUNT FOR THE PERIOD ENDED ON 31ST MARCH 2018

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
<b>Opening Inventory</b>		<b>Closing Inventory</b>	
Tangra Site - 'Commercial':		Tangra Site - 'Commercial':	
(i) Proportionate Land at Tangara	31,522,854	(i) Proportionate Land at Tangara	31,522,854
(ii) Work in Progress	298,290,108	(ii) Work in Progress	368,547,648
(iii) Stock In Hand - Stores	16,935,511	(iii) Stock In Hand - Stores	15,452,993
<b>Direct Expenses Related to Commercial Project at Tangra Site</b>			
To Construction Material	20,699,972		
To Construction Exp.	39,885,330		
To Architect & Consultants Fees	1,930,121		
To Other Exp.	4,186,220		
To Admin Expenses:			
Security Service Charges	1,599,575		
Marketing & Selling Expenses	473,804		
	66,701,643		
	2,073,380		
<b>SUB TOTAL</b>		<b>SUB TOTAL</b>	
	415,523,495		415,523,495

PROFIT AND LOSS ACCOUNT FOR THE PERIOD ENDED ON 31ST MARCH 2018

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Partner's Remuneration	3,300,000	<b>Sales Consideration</b>	
Interest to Partners	23,644,278	33% Share of gross receipts of Residential units from Developer at Tangra Site	13,528,517
Legal & Professional Expenses	262,850	<b>Other Income (Sch. 'H')</b>	303,255
Salary, Bonus & Allowance	633,246	Net loss divided amongst partners	17,657,917
Travelling , Conveyance & Hotel Expenses	1,014,288		
Audit Fees	48,850		
Bank Charges	82,620		
Insurance Expenses	7,276		
Professional Tax	2,500		
Printing & Stationery Exps.	40,708		
Repairs and Maintenance	468,675		
Misc. Expenses	206,248		
Depreciation	555,271		
Interest on Delayed Payment of Income Tax	924,509		
Interest on Delayed payment of Tds	297,186		
Interest on Service Tax	1,185		
	31,489,690		31,489,690

Notes : Significant Accounting Policies & Notes on accounts forming part of financial statements are enclosed

Examined and Found in accordance with books of accounts.

For: P. D. Nagar & Co.  
Chartered Accountants

Date: 28/05/2018  
Place: Indore

*Sureksha Deepa Sood*

Partner

Partner



*P. D. Nagar*

(CA P. D. Nagar)  
Proprietor  
M.No.8627 / FRN 001231C

RRHL Realty Limited

*Shweta*  
Authorized Signatory



M/S. MAHAKOSH PROPERTY DEVELOPERS

Schedule Forming Part of Audited Balance Sheet As on 31/03/2018

Schedule "A"

Partner's Fixed Capital A/c as on 31/03/2018

Name of the Partner	Profit Sharing Ratio	Balance as on 01/04/2017	Balance as on 31/03/2018
M/s Anik Industries Ltd.	21%	100,000	100,000
M/s Osprey Traders & Agencies P. Ltd.	15%	50,000	50,000
Shri Sureshchand Shahra (HUF)	21%	1,050,000	1,050,000
Smt. Mriduladevi Shahra	11%	1,050,000	1,050,000
Shri Nitesh Shahra	11%	100,000	100,000
Shri Manish Shahra	21%	140,000	140,000
<b>Total</b>		<b>2,490,000</b>	<b>2,490,000</b>

Partner's Current A/c as on 31/03/2018

Name of the Partner	Balance as on 01/04/17	Deposits during the year	Interest Credited	Remuneration Credited	Withdrawals during the year	Share in Net loss	Balance as on 31/03/2018
M/s Anik Industries Ltd.	105,062,868	133,950,692	12,468,048	-	19,000,000	3,708,163	228,773,445
Osprey Trades & Agencies Pvt Ltd.	(28,317,924)	-	-	-	-	2,648,688	(30,966,611)
Shri Sureshchand Shahra (HUF)	72,043,188	600,000	6,370,475	-	2,950,000	3,708,163	72,355,499
Smt. Mriduladevi Shahra	1,474,933	1,100,000	-	-	9,212,000	1,942,371	(8,579,438)
Shri Nitesh Shahra	39,911,917	400,000	3,538,270	-	1,400,000	1,942,371	40,507,816
Shri Manish Shahra	18,330,411	17,500,000	1,267,486	3,300,000	46,583,900	3,708,163	(9,894,166)
<b>Total</b>	<b>208,505,392</b>	<b>153,550,692</b>	<b>23,644,278</b>	<b>3,300,000</b>	<b>79,145,900</b>	<b>17,657,917</b>	<b>292,196,545</b>

Schedule "B"

Statutory Liabilities as on 31/03/2018

Particulars	Amount
(i) TDS Payable:	
On Contractor Payments	89,595
On Salary	2,500
On Professional Fees	105,013
(ii) Professional Tax Payable	150
<b>Total</b>	<b>197,258</b>

Schedule "C"

Other Current Liabilities as on 31/03/2018

Particulars	Amount
Salary Payable	2,170,340
Electricity Expenses Payable	282,260
<b>Total</b>	<b>2,452,600</b>



*Sure M. Shahra*

*Reem Sharma*

RRHL Realty Limited

*Shweta*  
Authorized Signatory

Schedule "D"					
Fixed Assets forming part of Balance Sheet as on 31/03/2018					
Particulars	Rate of Depn.	Op. Balance on 01/04/2017	Balance as on 31.03.2018	Depreciation	Net Balance as on 31/03/2018
<b>Vehicles</b>					
Car	15%	263,416	263,416	39,512	223,904
Cycle	15%	619	619	93	526
Computer	60%	320	320	192	128
Electrical Instruments	15%	400,874	400,874	60,131	340,743
Furniture & Fixtures	10%	3,285,191	3,285,191	328,519	2,956,671
<b>Office Equipments</b>					
Air Conditioner	15%	211,591	211,591	31,739	179,852
Aquagaurd	15%	8,700	8,700	1,305	7,395
Office Equipment	15%	3,232	3,232	485	2,748
Theodilite & Auto Level Insutrumnt	15%	7,352	7,352	1,103	6,249
Fire Extinguisher	15%	435	435	65	370
Generator	15%	12,529	12,529	1,879	10,650
Mobile	15%	16,819	16,819	2,523	14,296
Refrigerator	15%	108,063	108,063	16,209	91,853
Digital Camera	15%	3,461	3,461	519	2,942
LCD	15%	41,622	41,622	6,243	35,379
Micro wave Oven	15%	1,338	1,338	201	1,137
Weighbridge	15%	430,346	430,346	64,552	365,794
<b>Total</b>		<b>4,795,909</b>	<b>4,795,909</b>	<b>555,271</b>	<b>4,240,638</b>

*Sureksha*



*Devi Sarna*

RRHI Realty Limited

*Sureksha*  
Authorized Signatory



**Schedule "E"**  
Cash & Bank Balances as on 31/03/2018

Particulars	Amount
Cash in Hand	31,657
State Bank Of Travancore	78,360
IDBI BANK LTD. 2615 INDORE	33,409
CENTRAL BANK OF INDIA, INDORE	11,000
AXIS BANK LTD-A/C No.913020027518992	1,616,814
<b>Total</b>	<b>1,771,241</b>

**Schedule "F"**  
Loan & Advances as on 31/03/2018

Particulars	Amount
Advances to Employee against Salary	42,000
Advances to Employee against Expenses	14,000
Service tax Receivable (Refunded to Customers)	2,517,748
CGST Credit Available	5,205,606
SGST Credit Available	3,792,497
IGST Credit Available	187,364
Prepaid Expenses	14,811
<b>Total</b>	<b>11,774,026</b>

**Schedule "G"**  
Sundry Deposits as on 31/03/2018

Particulars	Amount
Interest Receivable on Deposits with CESC Ltd.	126,759
Security Deposits	2,295,431
Tax Deducted at Source (AY 2011-12)	30,595
Tax Deducted at Source (AY 2018-19)	278,683
Deposits with Income tax Deptt. (A.Y.2014-15)	573,917
Deposits with Income tax Deptt. (A.Y.2015-16)	10,427,592
<b>Total</b>	<b>13,732,977</b>

**Schedule "H"**  
Other Misc. Income as on 31/03/2018

Particulars	Amount
Rent Received form CESC	58,080
Interest Received on FDR	154,380
Interest Received on Deposits	67,195
Sundry Balances Written Back	23,600
<b>Total</b>	<b>303,255</b>

Account Seal

Surekha Shobha

RRHL Realty Limited

Authorized Signatory



M/S. MAHAKOSH PROPERTY DEVELOPERS, INDORE

SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNTS FOR THE YEAR ENDED ON 31.03.2018.

A) SIGNIFICANT ACCOUNTING POLICIES:

1. The accounts are prepared under the historical cost basis.
2. Mercantile system of accounting has been followed by the firm.
3. a) Fixed assets are valued at cost including cost of acquisition.  
b) Depreciation has been provided at the rates prescribed under the Income Tax rules.

B) NOTES ON ACCOUNTS

1. The Firm was constituted on 01.05.2004 to carry on real estate business. It had purchased a property located at 54/10, D.C. Dey Road, Kolkata, popularly known as Tangra Site, Kolkata from Tyre Corporation of India Ltd. consisting of land, factory building, plant & machinery & fittings etc. Plant & Machinery including factory building and other fixtures attached to plot of land were dismantled & sale consideration thereof was reduced from the cost of asset purchased.
2. The firm, thereafter, had entered into an agreement with M/s. Ruchi Reality Holdings Limited on 31.03.2008 for development of aforesaid property in accordance with the sanctioned map. As per the site plan entire land was de-marketed for two different projects i.e. a) Residential Tower and b) Commercial Tower. The construction of all residential towers was covered in development agreement with "Ruchi" whereas right to construct commercial tower was retained by the firm. Therefore, proportionate cost of land allocated for "Commercial tower" valued at Rs.3,15,22,854/- was excluded while arriving at the surplus on residential Towers.
3. The significant accounting aspects of the agreement executed with M/s. Ruchi Reality Holdings Limited (hereinafter referred to as "Ruchi" are:
  - i) Entire cost of construction & development expenses excluding fees payable to statutory bodies (Municipal Corporation) be borne by "Ruchi" - the "Developer".
  - ii) Architect fees and other direct and indirect expenditure including depreciation, interest on term loan to be borne by the firm "Mahakosh Property Developers".
  - iii) The responsibility of construction, risk of development subsequent to the execution of agreement, the power to sell the developed units of the property to be vested in "Ruchi" i.e. the Developer.

*Devin Sena*

*S. M. Mishra*



RRHL Realty Limited

*Devin Sena*  
Authorised Signatory



- iv) M/s. "Ruchi" (developer) shall have absolute rights to market and sell the apartments so constructed as a principal and not as an agent. "Mahakosh" need not be a confirming party to the agreement with flat owners i.e. prospective buyers. The contracts and/are agreement will be entered into between prospective buyers and "Ruchi" pursuant to the development agreement as the principal. The firm "Mahakosh" would have no obligation, whatsoever, save and except signing and executing sale deeds / documents.
4. On execution of the joint venture agreement with "Ruchi", the status of "Mahakosh" became a passive participant in the joint venture with an right to receive an amount equal to 33% of the gross sale proceeds collected by "Ruchi" from prospective buyers against its costs incurred till the date of the agreement.
  5. As the agreement with the flat owners are being entered into by "Ruchi" in its capacity as principal and not agent, passing of substantial risk and reward in favor of the flat owners is absolute responsibility of "Ruchi" Therefore, 33% of the gross sale proceeds was appropriated towards cost and the surplus over and above the cost is being considered as income of "Mahakosh".
  6. By the end of the financial year 2013-14 construction of four "Residential Towers" out of six was over in all respect. The firm did not follow percentage completion method since 31.03.2008 and proportionate cost of land and other administrative & finance cost have already been recovered in full till Financial year 2012-13 hence thereafter entire receipts from the developer (33% share) have been considered as revenue receipts to arrive at the "Surplus" or net profit from residential project.
  7. Remaining site located at "Tangra" was allocated for "Commercial tower" valued at Rs.3,15,22,854/- has been treated as stock in trade. Such proportionate cost of land therefore does not form part of profit and loss account. The firm had commenced construction of commercial Tower and also received advances against booking of offices in Commercial Tower based on agreements being executed with prospective buyers. As the construction of such offices are continued, therefore, the firm decided to recognize the revenue by following percentage completion method. The significant risks and rewards of ownership of Commercial Space can be considered to

*Arjun Arora*

*Suvarshika*



RRHL Realty Limited

*[Signature]*  
Authorised Signatory

have transferred only on execution of registered sale deeds with the buyers and during the year, registered sale deeds in favour of any buyer have not been executed hence revenue is not being recognized for the year ended on 31.03.2018 in relation to Commercial Tower Project. Expenditure incurred which are directly related to construction of Commercial project have been capitalized and considered as "work in progress".

*Surekha*

Place: Indore

Date: 28.05.2018



For: P.D.Nagar & Co.

Chartered Accountants

*Pannan*

(CA P.D. Nagar)

Proprietor

M. No.: 8627

FRN: 001231C

*Surekha*

*Beenu Srivastava*

RRHL Realty Limited

*Sheer*  
Authorized Signatory