

Ref: SA/L/5R

**INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF  
LUXMI PORTFOLIO LIMITED**

**Report on the Audit of the Financial Statements**

**Opinion**

1. We have audited the accompanying financial statements of **LUXMI PORTFOLIO LIMITED** ("the Company"), which comprise the balance sheet as at 31<sup>st</sup> March 2019, the statement of Profit and Loss, and the statement of cash flows for the year then ended, 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 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, 2019, its profit, and its cash flows for the year ended on that date.

**Basis for Opinion**

2. We conducted our audit in accordance with the Standards on Auditing (SAs) 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 Companies Act, 2013 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.

**Other Information**

3. The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the management report but does not include the financial statements and our auditor's report thereon.
4. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.
5. 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 financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.
6. If, based on the work we have performed on the other information, 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





### Responsibility of Management for Financial Statements

7. 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. 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.
8. 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.
9. The Board of Directors are also responsible for overseeing the company's financial reporting process.

### Auditor's Responsibility for the Audit of the Financial Statements

10. 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.
11. As part of an audit in accordance with SAs, 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.
  - Obtained an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
  - 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.
12. Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

#### **Report on Other Legal and Regulatory Requirements**

13. As required by the Companies (Auditor's Report) Order, 2016 ("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 matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
14. As required by Section 143 (3) of the Act, we report that:
- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
  - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it 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 account.
  - (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 and Companies (Accounting Standards) Amendment Rules, 2016.
  - (e) On the basis of the written representations received from the directors as on 31<sup>st</sup> March, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March, 2019 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, we refer to our separate report in "Annexure B"; and



- (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, no managerial remuneration has been paid for the year ended 31st March 2019.
- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- The Company does not have any pending litigations which would impact its financial position;
  - The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For L. B. Jha & Co.  
Chartered Accountants  
Firm Registration No : 301088E



(D.N.Roy)

Partner

Membership No. 300389

UDIN: 19300389AAAAFK3281

Place : Kolkata  
Date : 04.09.2019



**ANNEXURE-A TO THE INDEPENDENT AUDITOR'S REPORT****To the members of Luxmi Portfolio Limited**

[Referred to in paragraph 13 of the Auditors' Report of even date]

1. (a) The Company is maintaining proper records showing full particulars including quantitative details and situation of fixed assets.
- (b) The fixed assets of the Company have been physically verified by the management during the year and no material discrepancies between the book records and the physical inventory have been noticed. In our opinion, the frequency of verification is reasonable.
- (c) According to the information and explanations given to us and the records of the Company examined by us, the company does not have any immovable properties.
2. The inventory has been physically verified by the management during the year. The discrepancies noticed on physical verification of inventory as compared to book records were not material and have been properly dealt with in the books of account.
3. The Company had granted an unsecured loan to a company covered in the register maintained under Section 189 of the Act. The loan has since been recovered.
4. According to the information and explanations given to us and the records of the Company examined by us, the Company has complied with the provisions of section 185 and section 186 of the Act in respect of any investment, advanced any loan, given any guarantee or provided any securities to others.
5. The Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the rules framed there under.
6. The Central Government of India has prescribed maintenance of cost records under sub-section (1) of Section 148 of the Act for the product of the Company. However, as the turnover of such product is lower than the prescribed threshold limit, in our opinion, maintenance of cost records is not applicable.
7. (a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing the undisputed statutory dues including provident fund, employees' state insurance, income-tax, duty of customs, cess and any other statutory dues with the appropriate authorities.
- (b) According to the information and explanations given to us and the records of the Company examined by us, there are no dues of income tax or sales tax or service tax or duty of customs or duty of excise or value added tax which have not been deposited on account of any dispute.
8. The Company has neither taken any loan from financial institution or bank or Government nor issued any debentures.
9. The Company has neither raised any money by public issues of shares or debentures nor obtained any term loans during the year.
10. During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of fraud on or by the Company, noticed or reported during the year, nor have we been informed of such case by the management.
11. According to the information and explanations given to us and the records of the Company examined by us, the Company has not paid any managerial remuneration to any of its Directors.



12. The related statutes are not applicable to the Company as it is not a Nidhi company.
13. According to the information and explanations given to us and the records of the Company examined by us, the Company has complied with the requirements of section 188 of the Act with respect to its transactions with the related parties. The provisions of Section 177 of the Act are not applicable to the Company. Pursuant to the requirement of the applicable Accounting Standard, details of the related party transactions have been disclosed in Note 3.07 (c) of the financial statements for the year under audit.
14. The Company has not made any preferential allotment of shares or fully or partly convertible debentures during the year under audit.
15. According to the information and explanations given to us and the records of the Company examined by us, the Company has not entered into any non-cash transactions, with any director of the Company or persons connected with him, involving acquisition of assets by or from them for consideration other than cash.
16. In our opinion, and according to the information and explanations given to us, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For L. B. Jha & Co.  
Chartered Accountants  
Firm Registration No : 301088E



(D.N.Roy)  
Partner

Membership No: 300389  
UDIN: 19300389AAAAFK3281

Place : Kolkata  
Date : 04.09.2019



**ANNEXURE- B TO THE INDEPENDENT AUDITOR'S REPORT****To the Members of Luxmi Portfolio Limited**

[Referred to in paragraph 14 (f) of the Auditors' Report of even date]

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

1. We have audited the internal financial controls over financial reporting of Luxmi Portfolio Limited ("the Company") as of 31<sup>st</sup> March 2019 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 Control**

2. The Company's management is responsible for establishing and maintaining internal financial control based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India (ICAI). 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 Act.

**Auditors' Responsibility**

3. 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" and the Standard on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable. 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.
4. 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 includes obtaining an understanding of internal financial control over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal controls based on the assessed risk. The procedure selected depends on the auditor's judgment, including the assessment of the risk of material misstatement of the financial statement, whether due to fraud or error.
5. 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 Control over Financial Reporting**

6. 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 the records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
  - 2) provide reasonable assurance that the transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditure of the company are being made only in accordance with authorization of management and directors of 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 statement.

**Inherent Limitations of Internal Financial Control over Financial Reporting**

7. Because of inherent limitation of internal financial control over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to errors or fraud may occur and not be detected. Also, projections of any evaluations of the internal financial control 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**

8. In our opinion, the Company has, in all material respect, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March 2019, based on the internal control over financial reporting criteria established by the Company considering, the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Control Over Financial Reporting, issued by ICAI.

Place : Kolkata  
Date : 04.09.2019

For L. B. Jha & Co.  
Chartered Accountants  
Firm Registration No : 301088E



(D.N.Roy)  
Partner  
Membership No. 300389  
UDIN: 19300389AAAFK3281





Luxmi Portfolio Limited  
Balance Sheet as at 31st March 2019

(Amount in Rs.)

Particulars	Note No	As at 31st March, 2019	As at 31st March, 2018
<b>Equity and Liabilities</b>			
Shareholders' Fund			
Share Capital	2.01	2,15,00,000	2,15,00,000
Reserves and Surplus	2.02	3,98,66,532	2,13,62,792
		<b>6,13,66,532</b>	<b>4,28,62,792</b>
Non Current Liabilities			
Other Non- Current Liabilities	2.03	42,30,823	39,55,264
Deferred Tax Liabilities	2.04	-	8,392
		<b>42,30,823</b>	<b>39,63,656</b>
Current Liabilities			
Trade Payables	2.05		
a) Total outstanding dues of micro and small enterprises		-	-
b) Total outstanding dues of creditors other than micro and small enterprises		6,39,559	15,12,768
Other Current Liabilities	2.06	1,03,46,01,554	89,00,75,100
Short-Term Provisions	2.07	2,47,927	18,95,758
		<b>1,03,54,89,039</b>	<b>89,34,83,626</b>
<b>TOTAL</b>			
		<b>1,10,10,86,394</b>	<b>94,03,10,074</b>
<b>Assets</b>			
Non- current assets			
Fixed Assets	2.08		
Tangible Assets		1,09,575	1,55,812
Intangible Assets		-	-
		<b>1,09,575</b>	<b>1,55,812</b>
Deferred Tax Assets	2.09	1,09,030	-
		<b>1,09,030</b>	-
Long-Term Loans and Advances	2.10	70,39,86,897	51,87,84,793
		<b>70,39,86,897</b>	<b>51,87,84,793</b>
		<b>70,42,05,502</b>	<b>51,89,40,605</b>
Current Assets			
Construction Work-in-Progress	2.11	23,26,48,490	20,13,76,113
Cash and Cash Equivalents	2.12	6,29,62,630	16,70,89,826
Short-Term Loans and Advances	2.13	10,12,69,772	5,29,03,530
		<b>39,68,80,892</b>	<b>42,13,69,469</b>
<b>TOTAL</b>			
		<b>1,10,10,86,394</b>	<b>94,03,10,074</b>

Significant Accounting Policies 1.00  
Additional Notes to Accounts 3.07

The accompanying notes are an integral part of these Financial Statements  
As per our report of even date.

For L. B. Jha & Co.  
Chartered Accountants  
Firm Reg. No. : 301088E

(D. N. Roy)  
Partner  
Membership No. 300389



For and on behalf of Board of Directors

*Dipankar Chatterjee*

Dipankar Chatterjee  
Director

*Rudra Chatterjee*

Rudra Chatterjee  
Director

Place: Kolkata  
Date: 04-09-2019

**Luxmi Portfolio Limited**  
**Statement of Profit and Loss for the period End 31st March 2019**

(Amount in Rs.)

Particulars	Note No	Period Ended 31st March, 2019	Period Ended 31st March, 2018
<b>Revenue from Operations</b>			
Revenue from Operations	3.01	1,67,37,568	9,10,66,390
Other Income	3.02	2,46,51,999	65,73,301
<b>Total Revenue</b>		<b>4,13,89,567</b>	<b>9,76,39,691</b>
<b>Expenses :</b>			
Cost of Development of Land Sold		1,19,22,790	5,49,36,675
Selling Expenses		-	1,68,58,575
Employee Benefit Expenses	3.03	19,18,581	30,06,831
Depreciation & Amortisation Expenses	3.04	78,237	1,23,468
Other Expenses	3.05	14,83,640	7,64,776
<b>Total Expenses</b>		<b>1,54,03,248</b>	<b>7,56,90,325</b>
<b>Profit before tax</b>		<b>2,59,86,318</b>	<b>2,19,49,366</b>
Tax Expenses :			
Current Tax		76,00,000	63,00,000
Deferred Tax		(1,17,422)	31,252
Adjustment for Earlier Year Provision		-	(34,716)
<b>Profit for the year</b>		<b>1,85,03,740</b>	<b>1,56,52,830</b>
Earning per Share: Basic and Diluted	3.06	<b>8.61</b>	<b>7.28</b>
Significant Accounting Policies	1.00		
Additional Notes to Accounts	3.07		

The accompanying notes are an integral part of these Financial Statements  
As per our report of even date.

For **L. B. Jha & Co.**  
Chartered Accountants  
Firm Reg. No. : 301088E

*(D. N. Roy)*  
Partner  
Membership No. 300389



For and on behalf of Board of Directors

*Dipankar Chatterjee*  
Dipankar Chatterjee  
Director

*Rudra Chatterjee*  
Rudra Chatterjee  
Director

Place: Kolkata  
Date: 04-09-2019



**Luxmi Portfolio Limited**  
**Cash Flow Statement for the Year Ended 31st December 2019**

Particulars	(Amount in Rs.)	(Amount in Rs.)
	Year Ended 31st March, 2019	Year Ended 31st March, 2018
<b>A. Cash Flow From Operating Activities:</b>		
Net Profit/Loss before Taxation	2,59,86,318	2,19,49,366
Adjustment for		
Depreciation	78,237	1,23,468
Interest Income	(1,55,03,329)	(59,13,301)
<b>Operating Profit Before Working capital Changes:</b>	<b>1,05,61,226</b>	<b>1,61,59,533</b>
Adjustments for:		
Increase/(Decrease) in Short Term Borrowings		-
Increase/(Decrease) in Trade Payable	(15,12,768)	11,62,745
Increase/(Decrease) in Other Current Liabilities	14,28,78,622	24,14,49,902
Increase/(Decrease) in Other Non Current Liabilities	2,75,559	12,21,464
(Increase)/Decrease in Construction Work-in-Progress	(3,12,72,377)	2,23,95,921
(Increase)/Decrease in Short Term Loans & Advances	(5,89,66,242)	(4,99,87,202)
(Increase)/Decrease in Long Term Loans & Advances	(18,52,02,104)	(15,96,72,621)
Increase/(Decrease) in Short term Provisions		(6,84,319)
Cash Generated from Operations	<b>(12,32,38,084)</b>	<b>7,20,45,423</b>
Less: Taxes Paid	(30,00,000)	(25,00,000)
<b>Net Cash Generated / (Used) in Operating Activities</b>	<b>(12,02,38,084)</b>	<b>7,45,45,423</b>
<b>B. Cash Flow From Investing Activities:</b>		
Purchase of Fixed Assets	(32,000)	(96,113)
Interest Income	1,55,03,329	59,13,301
<b>Net Cash Generated from Investing Activities</b>	<b>1,54,71,329</b>	<b>58,17,188</b>
<b>C. Cash Flow From Financing Activities:</b>	-	-
<b>Net Cash from Financing Activities</b>	-	-
<b>D. Net Increase/(Decrease) in Cash and Cash Equivalents</b>	<b>(10,47,66,755)</b>	<b>8,03,62,611</b>
Cash and Cash Equivalents at the Beginning of the Year	16,70,89,826	8,67,27,215
Cash and Cash Equivalents at the End of the Year	<b>6,23,23,071</b>	<b>16,70,89,826</b>
Cash and Cash Equivalents Comprise of:		
Cash in Hand	6,65,718	10,58,094
Cheque in Hand	38,836	
Balances with Bank	6,22,58,076	16,60,31,732
	<b>6,29,62,630</b>	<b>16,70,89,826</b>

The accompanying notes are an integral part of these Financial Statements  
As per our report of even date.

**For L. B. Jha & Co.**  
Chartered Accountants  
Firm Reg. No. 301088E  
  
(D. N. Roy)  
Partner  
Membership No. 300389



For and on behalf of Board of Directors

  
Dipankar Chatterjee  
Director  
  
Rudra Chatterjee  
Director

Place: Kolkata  
Date: 04-09-2019

## LUXMI PORTFOLIO LIMITED

### **1: Notes to Accounts forming part of the Financial Statements for the year ended 31<sup>st</sup> March 2019**

#### **Significant Accounting Policies:**

##### **a. Accounting Conventions:**

These financial statements have been prepared in accordance with the generally accepted accounting principles in India under the historical cost convention and on accrual basis. The company has prepared these financial statements to comply with the applicable accounting standards specified under section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014.

Assets and liabilities have been classified as current or non-current as per Company's normal operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013. Based on the nature of products and the time between the acquisition of assets processing and their realization in cash and cash equivalents, the company has ascertained its operating cycle as 12 months for the purpose of current and non-current classification of assets and liabilities.

##### **b. Use of estimates:**

The presentation of financial statements in conformity with the Generally Accepted Accounting Principles (GAAP) requires estimates and assumptions to be made that affect the reportable amount of the assets and liabilities on the date of financial statements and the reportable amount of revenue during the reporting period. Differences between the actual results and estimates are recognised in the year in which the results are known / materialised.

##### **c. Tangible Assets:**

Tangible Assets are stated at cost of acquisition including any attributable cost for bringing the assets to its working condition for its intended use less accumulated depreciation and impairment losses, if any.

##### **d. Intangible assets:**

Intangible Assets acquired separately are stated at cost of acquisition including any attributable expenditure to make the asset ready for intended use.

##### **e. Depreciation & Amortisation:**

Depreciation on Tangible Fixed Assets has been provided on written down value method in accordance with useful life specified in Schedule II to the Companies Act, 2013. Depreciation on assets purchased /sold during a period has been charged on pro-rata basis.

Intangible Assets, i.e., software is amortised on written down value of assets effectively over a period of 3 years.

##### **f. Inventories:**

All expenses on development of the plots are shown under "Construction Work in Progress". On transfer of Possession/ Registration of the qualifying units such expenses are charged to the Statement of Profit & Loss Account for the year as "Cost of Development of Land Sold" on the basis of Percentage Completion Method.

##### **g. Revenue Recognition:**

The revenue is recognised to the extent it is probable that the economic benefits will flow to the company and the revenue can be reliably measured.

Revenue from construction contracts is recognized as per Accounting Standard (AS 7) "Construction Contracts" notified by the Companies Accounting Standards Rules, 2006(as amended) read with Guidance Note on Recognition of Revenue by Real Estate Developer issued by the Institute of Chartered Accountants of India.

Interest Income : Interest income is recognised on a time proportion basis taking into account the amount outstanding and the applicable rate.





Other Income : Documentation and other charges are recognised on the basis of possession letter issued or registration of plot, whichever is earlier.

**h. Borrowing Costs:**

General and specific borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. All other borrowing costs are recognised in Statement of Profit and Loss in the period in which they are incurred.

**i. Foreign Exchange Transactions:**

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.

**j. Employee Benefits:**

**Gratuity:** The Company provides for gratuity, a defined benefit plan (the "Gratuity Plan"). The Gratuity Plan provides a lump sum payment to vested employees at retirement, death, incapacitation or termination of employment, of an amount based on the respective employee's salary and the tenure of employment. The Company's liability is actuarially determined (using the Projected Unit Credit method) at the end of each year. Actuarial losses/ gains are recognised in the Statement of Profit and Loss in the year in which they arise.

**Leave encashment:** Such benefits of compensated absences are not accrued and settled within the financial year and are accounted for as and when paid. Provision for leave encashment is not made as the employees are required to avail leave within the year and as per policy of the company to carry forward leave is not permitted.

**k. Provisions and Contingent Liability:**

**Provisions :** Provisions are recognised when there is a present obligation as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and there is a reliable estimate of the amount of the obligations

Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the Balance sheet date and are not discounted to its present value.

**Contingent Liabilities:** Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non occurrence of one or more uncertain future events not wholly within the control of the company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made, is termed as a contingent liability.

**l. Taxation:**

**(i) Current Tax:**

Provision for taxation is ascertained on the basis of assessable profits computed with the provisions of the Income tax Act, 1961.

**(ii) Deferred Tax:**

(a) Deferred Tax is recognised, subject to the consideration of prudence, as the tax effect of timing difference between the taxable income and accounting income computed for the current accounting year and reversal of earlier years' timing differences.



(b) *Deferred Tax Assets are recognised and carried forward to the extent that there is reasonable certainty, except arising from unabsorbed depreciation and carry forward losses which are recognised to the extent that there is virtual certainty, that sufficient future income will be available against which such deferred tax assets can be realised.*

**m. Earnings Per Share**

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Earnings considered in ascertaining the Company's earnings per share is the net profit for the period after deducting preference dividends and any attributable tax thereto for the period. The weighted average number of equity shares outstanding during the period and for all periods presented is adjusted for events, such as bonus shares, other than the conversion of potential equity shares, that have changed the number of equity shares outstanding, without a corresponding change in resources. For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period is adjusted for the effects of all dilutive potential equity shares.





**Luxmi Portfolio Limited**

**Notes to Accounts Forming Part of the Financial Statements for the Year Ended 31st March 2019**

(Amount in Rs.)

Particulars	Year Ended 31st March, 2019	Year Ended 31st March, 2018
<b>2.01 Share Capital</b>		
<b>Authorised</b> 30,00,000 (Previous Year: 30,00,000) Equity Shares of Rs.10/- each	3,00,00,000	3,00,00,000
<b>Issued, Subscribed and Paid up</b> 21,50,000 (Previous Year: 21,50,000) Equity shares of Rs 10/- each, fully paid up.	2,15,00,000	2,15,00,000
	<b>2,15,00,000</b>	<b>2,15,00,000</b>
a) Details of Shareholders holding more than 5% shares of the Company: Dipankar Chatterjee	<b>Nos.    % of holding</b> 20,08,650      93	<b>Nos.    % of holding</b> 20,08,650      93
<b>2.02 Reserves and Surplus</b>		
<b>Surplus in Statement of Profit &amp; Loss</b>		
Balance at the beginning of the year	2,13,62,792	57,09,962
Add: Net Profit after Tax transferred from Statement of Profit and Loss	1,85,03,740	1,56,52,830
Balance at the end of the year	<b>3,98,66,532</b>	<b>2,13,62,792</b>
<b>2.03 Non Current Liabilities</b>		
Security Deposit from Contractors	42,30,823	39,55,264
	<b>42,30,823</b>	<b>39,55,264</b>
<b>2.04 Deferred Tax Liabilities</b>		
Opening Deferred Tax Liabilities /(Assets)	8,392	(22,860)
Add/ Less: Adjustment for Current Year	(8,392)	31,252
Closing Deferred Tax Liabilities /(Assets)	-	<b>8,392</b>
<b>2.05 Trade Payables</b>		
For Goods	6,39,559	15,12,768
	<b>6,39,559</b>	<b>15,12,768</b>
<b>2.06 Other Current Liabilities</b>		
Advance Received from Customers	97,61,79,053	84,99,73,019
Other Deposit From Customers	5,72,23,391	3,56,18,017
Statutory Dues Payable	10,87,605	38,10,231
Current Account with Uttora Chrysanthemum Residency LLP	17,396	8,439
Other Payable	94,108	6,65,394
	<b>1,03,46,01,554</b>	<b>89,00,75,100</b>
<b>2.07 Short Term Provisions</b>		
Provision for Income Tax (Net of advance tax)	14,043	17,24,918
Provision For Gratuity	2,33,884	1,70,840
	<b>2,47,927</b>	<b>18,95,758</b>



**Luxmi Portfolio Limited**  
Notes forming part of the Financial Statements for the year ended 31st March 2019

Note No : 2.08 Fixed Assets

(Amount in Rs.)

FIXED ASSETS PARTICULARS	Original Cost				Depreciation			Net Block		
	As at 01-04-2018	Additions	Deduction / Retirement	As at 31-03-2019	As at 01-04-2018	Adjustment	For the Year	Disposals/ Adjustments	As at 31-03-2019	As at 31-03-2018
Tangible										
Office Equipments	3,73,750	32,000	-	4,05,750	2,44,912	-	66,181	-	94,657	1,28,838
Computer	2,60,867		-	2,60,867	2,33,893	-	12,056	-	14,918	26,974
Intangible										
Software	52,500	-	-	52,500	52,500	-	-	-	-	-
<b>TOTAL</b>	<b>6,87,117</b>	<b>32,000</b>	<b>-</b>	<b>7,19,117</b>	<b>5,31,305</b>	<b>-</b>	<b>78,237</b>	<b>-</b>	<b>1,09,575</b>	<b>1,55,812</b>
Previous Year	5,91,004	96,113	-	6,87,117	4,07,837	-	1,23,468	-	1,55,812	





**Luxmi Portfolio Limited**

**Notes to Accounts Forming Part of the Financial Statements for the Year Ended 31st March 2019**

Particulars	Year Ended 31st March, 2019	Year Ended 31st March, 2018
<b>2.09 Deferred Tax Asset</b>		
Opening Deferred Tax Assets/ (Liabilities )	(8,392)	-
Add: Adjustment for Current Year	1,17,422	-
Closing Deferred Tax Assets/ (Liabilities )	<b>1,09,030</b>	-
<b>2.10 Long -Term Loans and Advances</b>		
Capital with Uttora Chrysanthemum Residency LLP	1,00,000	1,00,000
Advances to Land Owning Companies	70,38,86,897	51,86,84,793
	<b>70,39,86,897</b>	<b>51,87,84,793</b>
<b>2.11 Construction work-in-Progress</b>		
Construction Work-in-Progress	23,26,48,490	20,13,76,113
	<b>23,26,48,490</b>	<b>20,13,76,113</b>
<b>2.12 Cash and Cash Equivalents</b>		
Cash in Hand	6,65,718	10,58,094
Cheque in Hand	38,836	-
Cash with Banks :		
In Current Accounts	6,22,58,076	16,60,31,732
	<b>6,29,62,630</b>	<b>16,70,89,826</b>
<b>2.13 Short Term Loans and Advances</b>		
(Unsecured, considered good)		
Deposit with Govt. Authorities	26,36,894	26,78,570
Loans & Advances to Others	9,86,32,878	5,02,24,960
	<b>10,12,69,772</b>	<b>5,29,03,530</b>



**Luxmi Portfolio Limited**

**Notes to Accounts forming part of the Accounts for the period ended 31st March 2019**

(Amount in Rs.)

Particulars	Year Ended 31st March, 2019	Year Ended 31st March, 2018
<b>3.01 Revenue from Operation</b>		
Development Income on Sale of Land	1,67,37,568	9,10,66,390
	<b>1,67,37,568</b>	<b>9,10,66,390</b>
<b>3.02 Other Income</b>		
Interest on Fixed Deposit	44,99,152	38,13,536
Interest from Customer	52,76,000	14,05,000
Interest on Advance	57,28,177	6,88,203
Interest on Income Tax Refund	-	6,562
Administration Charges	1,50,000	-
Documentation Charges	89,94,380	-
Liabilities No Longer Required	4,290	-
Cancellation Charges	-	6,60,000
	<b>2,46,51,999</b>	<b>65,73,301</b>
<b>3.03 Employee Benefit Expenses</b>		
Salaries, Wages & Bonus	18,05,249	29,13,575
Staff Welfare Expenses	1,13,332	93,256
	<b>19,18,581</b>	<b>30,06,831</b>
<b>3.04 Depreciation &amp; Amortisation Expenses</b>		
Depreciation on Fixed Assets	78,237	1,23,468
	<b>78,237</b>	<b>1,23,468</b>
<b>3.05 Other Expenses</b>		
Auditors Remuneration		
Audit Fees	80,000	50,000
Share of Loss from LLP	8,957	8,439
Postage and Telegraphs	14,598	31,082
Repairs & Maintenance	48,929	1,46,901
Bank Charges	89,384	1,454
Commission on sale of Plots	1,52,542	
Rates and Taxes	3,42,364	83,395
Administrative Charges	6,13,262	3,43,549
Miscellaneous Expenses	1,33,605	99,957
	<b>14,83,640</b>	<b>7,64,776</b>
<b>3.06 Earning per Share</b>		
Net Profit available to Shareholders	1,85,03,740	1,56,52,830
Number of Equity Shares of Rs. 10 each	21,50,000	21,50,000
Basic and Diluted Earnings per Share	8.61	7.28





**3.07**

**Additional Notes to the Accounts:**

- a. The Company has not paid any managerial remuneration during the year under audit.
- b. Advance Received from Customers is pending allocation towards allocation of Land and Development Expenses. However, Advance received from Customers and Advances to Land Owning Companies have been reduced by 89.31 Crore (Previous Year 41.25 crores) representing the total revenue from the plots of land whose possession have been transferred to the buyers.
- c. Related Party disclosure:

(i) List of Related Parties & Enterprises in which KMP can exercise significant control:

(a) Key Management Personnel

- Mr. Dipankar Chatterjee (Director)
- Mr. Rudra Chatterjee (Director)
- Mr. Sujit Poddar (Director)

(b) Enterprise in which Key Management Personnel are interested

- Luxmi Tea Company Pvt. Ltd
- Luxmi Township & Holdings Ltd
- B C Trust
- Luxmi Charitable Trust
- Sovoke Realtors Private Ltd.
- Baragharia Realtors Pvt. Ltd
- Obeetee Pvt. Ltd
- Makaibari Tea & Trading Co. Pvt. Ltd
- Lengrai Tea Ltd (upto 16th January 2019)
- Chatterjee Asset Holdings Pvt. Ltd
- Kalyani Tea Co, Ltd
- Bhagirathi Greenfields Real Estate Ltd.
- Matelli Tea Co. Pvt. Ltd
- Rugabano Tea Co. Pvt. Ltd, Rwanda
- Luk Hospitalities Ltd, UK
- Uttora Chrysanthemum Residency LLP

(ii) Transactions/Balances with related parties:

Name of Related Party	Nature of Transaction / Balace	as on 31st March, 2019	as on 31st March, 2018
Luxmi Tea Company Pvt Ltd	Reimbursement of Expenses	-	12,49,425
	Interest Received	38,836	-
	Advance Given	7,00,00,000	-
	Advance Repaid	(7,00,00,000)	-
Uttora Chrysanthemum Residency LLP	Capital Contribution (20%)	-	1,00,000
	Advance Given	5,10,14,850	4,71,51,642
	Outstanding Balance (Dr.)	9,81,66,492	4,71,51,642

- d. The company has actuarially determined and provided for gratuity in the current year. On account of the above change, expenses for gratuity expenses charged to the Statement of Profit and Loss for the financial year 2018-19 has increased by ₹ 0.63 lakhs.



(i) Reconciliation of opening and closing balances of the present value of defined benefit obligations:

Gratuity (Unfunded)		
	as at 31.3.2019	as at 31.3.2018
Opening balance	1,70,840	1,14,793
Current Service Cost	48,719	45,997
Past Service Cost	-	-
Interest Cost	12,984	8,403
Actuarial loss/(gain)	1,341	1,647
Benefits paid	-	-
Closing balance	2,33,884	1,70,840

(ii) Reconciliation of opening and closing balances of the fair value of plan assets

Fair value of Leave Encashment is not applicable as the scheme is unfunded.

(iii) Amount recognised in Balance Sheet-

Gratuity (unfunded)		
	as at 31.3.2019	as at 31.3.2018
Present value of obligation	2,33,884	1,70,840
Fair Value of Plan Assets	-	-
Net Asset/(Liability)	(2,33,884)	(1,70,840)

(iv) Amount recognized in Statement of Profit and Loss

Gratuity (unfunded)		
	Year ended 31.3.2019	Year ended 31.3.2018
Current service cost	48,719	45,997
Past Service Cost	-	-
Interest cost	12,984	8,403
Expected return on Plan Assets	-	-
Actuarial loss/(gain)	1,341	1,647
Recognised in Profit & Loss Account	63,044	56,047

(v) Principal Actuarial Assumptions used

Gratuity (unfunded)	Year ended 31st March 2019	Year ended 31st March 2018
Mortality Table(before separation from service)	IALM (2006-08) Ultimate	IALM (2006-08) Ultimate
Discount rate	7.60%	7.82%
Salary Escalation	6.00%	6.00%
Formula used	Projected Unit Credit Method	Projected Unit Credit Method

e. There is no earnings/receipts in foreign currency during the period under review

f. Pending Legal case

There are no pending legal cases against the company





g. Capital Commitments and Contingent Liabilities  
Capital Commitments and Contingent Liabilities  
Contingent Liabilities

NIL  
NIL

h. There are no parties register under the "Micro, Small and Medium Enterprises Development Act, 2006" based on the information available with the company.

i. Segment Reporting

The Company has identified construction as its business segment and its primary segment. The Company does not have any secondary segment and the project is located at a single location.

j. Previous year's figures have been rearranged /regrouped wherever necessary.

