



INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF
M/S.ANKUR NIRMAN PRIVATE LIMITED

Report on the Financial Statements

We have audited the accompanying Financial Statements of M/s.ANKUR NIRMAN PRIVATE LIMITED ("the Company"), which comprise the Balance Sheet as at March 31, 2018, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Company 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 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 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 matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

We have 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 the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk-assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

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 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 Companies Act, 2013, we give in the "Annexure A", a statement on the matters specified in paragraphs 3&4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - b) In our opinion, proper books of account as required by 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 standalone 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 March 31, 2018 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2018 from being appointed as director in terms of Section 164(2) of the Act; and
 - f) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - I. The Company does not have any pending litigations which would impact its financial position.
 - II. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
 - III. There has been no amount required to be transferred to the Investor Education and Protection Fund by the Company.

Place: Kolkata
Dated: 01/09/2018

For M. JHAWAR & CO.
Chartered Accountants


(MANMOHAN JHAWAR)
PARTNER
Membership No. 061687
FRN NO.:- 0326279E



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Annexure-A to the Independent Auditors' Report

(Referred to in paragraph (1) under 'Report on Other Legal and Regulatory Requirements' section of our Report of even date)

I. In respect of the Company's fixed assets:

- (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- (b) As informed to us the fixed assets of the company have been physically verified by the Management during the year and in our opinion the frequency of verification is reasonable having regard to the size of the Company and the nature of its assets. No discrepancies were noticed on such physical verification.
- (c) According to the information and explanations give to me and based on my examination of the records of the Company, The Company does not have any immovable property.

II. In respect of the Company's Inventories:

The physical verification of inventory has been conducted at reasonable intervals by the Management during the year. According to the information and explanations given to us, no discrepancies have been noticed by the management on physical verification of inventory.

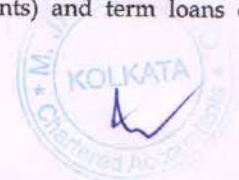
- III. The Company has not granted any loans , secured or unsecured to Companies, Firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of The Companies Act, 2013 ("the Act"). Therefore, provisions of paragraph 3(iii)(a),(b)&(c) are not applicable to the company.
- IV. In our opinion and according to the information and explanation given to us, the company has complied with the provisions of section 185 and 186 of The Companies Act, 2013 in respect of loans, investments, guarantees, and security.
- V. On the basis of our examination of the books and records of the company, In our opinion and according to the information and explanation given to us, the Company has not accepted any Deposits during the year and therefore the directives issued by the Reserve bank of India and the provisions of section 73 to 76 of the act read with the Companies (Acceptance of Deposits) Rules, 2014 are not applicable to the company.
- VI. In our opinion, the Central Government has not prescribed the maintenance of cost records under section 148(1) of the Companies Act, 2013 for the product of the Company. Therefore, the provisions of paragraph 3(vi) of the Order are not applicable to the company.

VII. In respect of statutory dues:

- a) The company is generally regular in depositing the undisputed statutory dues including provident fund, employees' state insurance, income tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues as applicable to it to the appropriate authorities. There is no outstanding statutory dues for a period of more than six month from the date they became payable.
- b) According to the information and explanations given to me, no amounts payable in respect of income-tax or sales tax or service tax or duty of custom or duty of excise or value added tax on account of dispute as at 31st March, 2018.

VIII. We have checked the relevant books and records of the Company and according to the information and explanations given to us, we are of the opinion that the Company has not defaulted in repayment of Loans or Borrowings to a Financial Institution, Bank, Government or dues to Debenture holders.


IX. In our opinion and according to the information and explanation given to us, the Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3(ix) of the Order is not applicable to the company.



- X. During the course of our examination of the books and records of the company carried out in accordance with the generally accepted accounting principles in India, and according to the information and explanations given to us, no fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- XI. Since the company is a private limited company, paragraph 3 (xi) of the order is not applicable.
- XII. In our opinion and according to the information and explanations given to us, the Company is not a nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.
- XIII. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with section 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards. Further, the Company does not fall within the purview of section 177 of the Act relating to constitution of Audit Committee.
- XIV. Based upon the Audit procedures performed and the information and explanation given by the management, the Company has made preferential allotment or private placement of shares during the year under review which is in compliance with Companies Act 2013..
- XV. According to the information and explanations given to us and based on our examination of the records of the Company, No non-cash transactions have been entered into by the Company with directors or persons connected with him. Therefore, paragraph 3(xv) of the Order is not applicable.
- XVI. 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. Therefore, the paragraph 3(xvi) of the Order is not applicable to the Company.

Place: Kolkata
Dated: 01/09/2018

For M. JHAWAR & CO.
Chartered Accountants


(MANMOHAN JHAWAR)
PARTNER

Membership No. 061687
FRN NO.:- 0326279E

ANKUR NIRMAN PRIVATE LIMITED

CIN:45400WB2007PTC116826

BALANCE SHEET AS AT MARCH 31ST MARCH, 2018

(Figures in INR)

Particulars	Note No.	As at 31.03.2018	As at 31.03.2017
I. EQUITY AND LIABILITIES			
(1) Shareholders' Funds			
(a) Share Capital	2	60,60,000	6,00,000
(b) Reserves and Surplus	3	1,75,04,753	17,43,600
		2,35,64,753	23,43,600
(2) Non - Current Liabilities			
(a) Long Term Borrowings	4	9,36,91,434	7,53,35,461
		9,36,91,434	7,53,35,461
(3) Current Liabilities			
(a) Short Term Borrowings	5	1,45,03,551	2,99,00,000
(b) Trade Payables	6	14,25,689	85,192
(c) Other Current Liabilities	7	4,10,44,002	1,50,54,226
(d) Short Term Provision	8	13,732	13,732
		5,69,86,974	4,50,53,150
TOTAL		17,42,43,161	12,27,32,211
II. ASSETS			
(1) Non - Current Assets			
(a) Fixed Assets	9	81,433	1,23,591
(b) Non - Current Investments	10	1,60,000	1,60,000
(c) Deferred tax Assets (Net)	11	20,441	21,130
(d) Long Term Loans & Advances	12	3,04,00,000	3,04,00,000
		3,06,61,874	3,07,04,721
(2) Current Assets			
(a) Inventories	13	13,49,21,541	8,78,99,078
(b) Trade Receivables	14	-	-
(c) Cash and Cash Equivalents	15	30,97,317	14,53,537
(d) Short Term Loans and Advances	16	55,62,429	26,74,875
		14,35,81,287	9,20,27,490
TOTAL		17,42,43,161	12,27,32,211
Summary of Significant accounting policies	1		
Notes on financial statements	2 to 28		

Signed in terms of report attached of even date

For M. JHAWAR & CO.

Chartered Accountants



(Signature)
(MANMOHAN JHAWAR)
Partner

Membership No.- 061687

FRN:- 326279E

(Signature)

Surendra Kumar Sharma
DIRECTOR DIN-00903872

(Signature)

Rajshree Sharma
DIRECTOR DIN-01395065

Place : KOLKATA

Dated : 01.09.2018

ANKUR NIRMAN PRIVATE LIMITED

CIN:45400WB2007PTC116826

STATEMENT OF PROFIT AND LOSS FOR THE PERIOD ENDED MARCH 31, 2018

(Figures in INR)

Particulars	Note No.	Year Ended 31.03.2018	Year Ended 31.03.2017
Revenue from Operations	17	-	-
Other Income	18	-	-
Total revenue (I + II)		-	-
Expenses			
Purchase of Stock in trade	19	-	-
Change in Inventories	20	-	-
Employee benefits expense	21	-	-
Finance costs	22	-	-
Depreciation and amortization expense	23	42,158	70,474
Other expenses	24	30,000	24,150
Total Expenses		72,158	94,624
Profit before exceptional items and tax		(72,158)	(94,624)
Less: Exceptional Item		-	-
Profit before tax		(72,158)	(94,624)
Tax expense:			
Current tax		-	-
Deferred tax		689	(8,235)
Taxation for earlier year		-	(8,235)
Profit/(Loss) for the period		(72,847)	(86,389)
Earning per equity share:			
Basic	25	(0.27)	(1.44)
Summary of Significant accounting policies	1		
Notes on financial statements	2 to 28		

Signed in terms of report attached of even date

For M. JHAWAR & CO.

Chartered Accountants



(Signature)
(MAN MOHAN JHAWAR)
Partner
Membership No.- 041687
FRN:- 326279E

(Signature)

Surendra Kumar Sharma
DIRECTOR DIN-00903872

Place : KOLKATA
Dated : 01.09.2018

(Signature)
Rajshree Sharma
DIRECTOR DIN-01395069

ANKUR NIRMAN PRIVATE LIMITED
CIN:45400WB2007PTC116826
CASH FLOW STATEMENT FOR THE YEAR ENDED 31st MARCH, 2018

(Figures in INR)

PARTICULARS	Year ended 31st March, 2018	Year ended 31st March, 2017
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax and Exceptional /extraordinary items	(72,158)	-
<u>Adjustments for:</u>		
Taxation for earlier year	-	-
Depreciation and Amortisation expense	42,158	-
Finance Costs	-	-
Profit On Sale Of Fixed Assests	-	-
Interest Income	-	-
Operating Profit before working capital changes	(30,000)	-
<u>Adjustments for:</u>		
(Increase)/Decrease in Trade receivables	-	-
(Increase)/Decrease in Other Advances	(28,87,554)	-
(Increase)/Decrease in Inventory	(4,70,22,463)	-
Increase/(Decrease) in Trade Payables	13,40,497	-
Increase/(Decrease) in Current Liabilities	2,59,89,776	-
Cash generated from Operation	(2,26,09,744)	-
Direct Taxes paid (Including TDS)	-	-
Net Cash (used in)/from Operating Activities	(2,26,09,744)	-
B. CASH FLOW FROM INVESTING ACTIVITIES		
Interest Income	-	-
Sale of Fixed Assets	-	-
Purchase of Fixed Assets	-	-
Movement in Loans & Advances	-	-
Purchase of Investment	-	-
Maturity of /(Investment in) Fixed Deposits	-	-
Net Cash (used in)/from Investing Activities	-	-
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from Issue of Equity Shares	2,12,94,000	-
Finance Costs	-	-
Proceeds from/(Repayment of) Borrowings	29,59,524	-
Net Cash (used in)/from Financing Activities	2,42,53,524	-
Net (decrease)/increase in cash and cash equivalents (A+B+C)	16,43,780	-
Cash and Cash equivalents at beginning of the year	14,53,537	-
Cash and Cash equivalents at end of the year	30,97,317	-

Notes:

- The above Cash Flow Statement has been prepared under the indirect method as set out in the Accounting Standard 3 on Cash Flow Statements prescribed under the Companies Act 1956
- Cash and Cash Equivalents (Refer Note No 15)

Signed in terms of report attached of even date

For M. JHAWAR & CO.

Chartered Accountants



(MANMOHAN JHAWAR)
Partner

Membership No.- 061687
FRN:- 326279E

Surendra Kumar Sharma
DIRECTOR DIN-00903872

Rajshree Sharma

Rajshree Sharma
DIRECTOR DIN-01395069

Place : KOLKATA
Dated : 01.09.2018

ANKUR NIRMAN PRIVATE LIMITED

CIN:45400WB2007PTC116826

NOTES ON FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

a. Basis of Preparation of Financial Statements

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles generally accepted in India, the mandatory Accounting Standards specified under section 133 of the Companies Act, 2013 read with rule 7 of the companies (Accounts) Rules 2014, and the relevant provisions of the Companies Act, 2013 ("The 2013 Act")/Companies Act, 1956 ("The 1956 Act") as applicable. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

b. Use of Estimates

The preparation of financial statements in conformity with Indian GAAP requires judgments, estimates and assumptions to be made that affects the reported amount of assets and liabilities, disclosure of contingent liabilities on the date of the financial statements and the reported amount of revenue and expenses during the reporting period. Difference between the actual results and estimates are recognized in the period in which the results are known/materialized.

c. Revenue Recognition

The Company will derive its revenue from sale of flats & other allied activities. The revenue for the same will be recognised upon the completion of the projects. The Company adopts accrual basis of accounting in preparation of accounts.

d. Fixed Assets & Depreciation

Fixed Assets are stated at cost of acquisition less depreciation. Depreciation for the year is provided on the written down value method at the rates determined based on the useful lives of respective assets in the manner specified in Schedule II to the Companies Act, 2013. Depreciation on addition to assets is calculated on pro-rata from the date of such addition.

e. Investments

Long term investments are considered at cost, unless there is a permanent decline in value thereof, in which case adequate provision is made in the accounts.

f. Inventories

The cost incurred in project has been transferred to Inventories (Work in Progress) during the year. The Company carries the business of development and construction of Building and revenue from project is recognised on the basis of Project Completion Method. The entire expenses has been transferred to inventories (Work In Progress) except the expenses incurred at Kolkata head office which does not relates to Asansol Project.

g. Taxation

Income tax expense comprises of current tax and deferred tax at the applicable enacted or substantively enacted rates. Current tax is provided on the taxable income using the applicable tax rates and laws. Deferred tax liability and assets are recognized at substantively enacted tax rates on timing difference between taxable income and accounting income that originate in one period and are capable of reversal in one or more subsequent periods.

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ANKUR NIRMAN PRIVATE LIMITED

CIN:45400WB2007PTC116826

NOTES ON FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

h. Employee benefits

Short term employees benefits such as salaries, performance incentives, etc., are recognised as an expenses at actual. The Company has no Defined Contribution Plan in operation. In absence of any statutory or contractual liability no provision for any accrued Defined Benefit Plan like Gratuity is made.

i. Earning Per Share

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) as adjusted for dividend, interest and other charges to expense or income relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares.

j. Borrowing Cost

Borrowing cost in relation to acquisition or construction of fixed assets is allocated to fixed assets. Other borrowing cost is transferred to Work In Progress.

k. Impairment

The carrying amount of assets is reviewed at each balance sheet date if there is any indication of impairment based on internal/ external factors. An impairment loss will be recognized wherever the Carrying amount of an asset exceeds its recoverable amount. The recoverable amount is greater of the asset's net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to the present value by using the weighted average cost of capital. A previously recognized impairment loss is further provided or reserved depending on changes in circumstances.

Signed in terms of report attached of even date



For M. JHAWAR & CO.
Chartered Accountants

(MANMOHAN JHAWAR)
Partner

Membership No.- 061687
FRN:- 326279E

S.K. Sharma

Surendra Kumar Sharma
DIRECTOR DIN-00903872

Rajshree Sharma

Rajshree Sharma
DIRECTOR DIN-01395069

Place : Kolkata

Dated : 01.09.2018

ANKUR NIRMAN PRIVATE LIMITED

CIN:45400WB2007PTC116826

NOTES ON FINANCIAL STATEMENTS FOR THE YEAR PERIOD ENDED MARCH 31, 2018

2 Share Capital:

(Figures in INR)

Particulars	As at 31.03.2018		As at 31.03.2017	
	No. of Shares	Amount	No. of Shares	Amount
Authorized Share Capital:				
Equity shares of Rs. 10/- each	50,00,000	5,00,00,000	1,00,000	10,00,000
Issued Subscribed & Paid up Share Capital:				
Equity shares of Rs.10/- each fully paid up in Cash	6,06,000	60,60,000	60,000	6,00,000
		<u>60,60,000</u>		<u>6,00,000</u>

2.1 The Reconciliation of the number of shares:

Particulars	As at 31.3.2018		As at 31.03.2017	
	No of Shares		No of Shares	
Shares outstanding at the beginning of the year		60,000		60,000
Add: Issued during the year		5,46,000		-
Less: Shares bought back during the year		-		-
Shares outstanding at the end of the year		<u>6,06,000</u>		<u>60,000</u>

2.2 Terms/rights attached to the equity shares

The Company has only one class of equity share having a par value of Rs.10 per share. Each shareholder is eligible for one vote per share and in event of liquidation equity shareholders are entitled to receive the remaining assets of the Company after payment of all liabilities, in proportion to their shareholding.

2.3 Particulars of equity share holders holding more than 5% of the total number of equity share capital:

Name of the Shareholder	As at 31.03.2018		As at 31.03.2017	
	No of Shares	% held	No of Shares	% held
a. Surendra Kumar Sharma	31,000	5.12	5,000	8.33
b. Rajshree Sharma	5,000	0.83	5,000	8.33
c. Ankur Business Pvt Ltd	20,000	3.30	20,000	33.33
d. Ankur Portland Pvt Ltd	20,000	3.30	20,000	33.33
e. Quality Home Product Pvt Ltd	5,30,000	87.46	10,000	16.67

3 Reserves and Surplus:

	As at 31.03.2018	As at 31.03.2017
a. Securities Premium Account		
Opening Balance	20,00,000	20,00,000
Add : Securities premium credited on Share issue	1,58,34,000	-
Closing Balance	<u>1,78,34,000</u>	<u>20,00,000</u>
b. Surplus/ (Deficit) in Statement of Profit & Loss		
Opening Balance	(2,56,400)	(1,70,011)
(+) Net Profit/(Net Loss) For the year	(72,847)	(86,389)
Closing Balance	<u>(3,29,247)</u>	<u>(2,56,400)</u>
Total	<u>1,75,04,753</u>	<u>17,43,600</u>

Surendra Kumar Sharma

Surendra Kumar Sharma
DIRECTOR DIN-00903872

Rajshree Sharma

Rajshree Sharma
DIRECTOR DIN-01395069



ANKUR NIRMAN PRIVATE LIMITED
CIN:45400WB2007PTC116826

NOTES ON FINANCIAL STATEMENTS FOR THE YEAR PERIOD ENDED MARCH 31, 2018

Particulars	As at 31.03.2018	As at 31.03.2017
4 Long Term Borrowings		
1) Unsecured Loans:		
a) From Bodies Corporate (Interest Bearing loans)	9,36,91,434	7,53,35,461
	<u>9,36,91,434</u>	<u>7,53,35,461</u>
5 Short Term Borrowings		
1) Unsecured Loans: (Repayable on Demand)		
a) From Bodies Corporates (Interest Bearing loans)	1,45,03,551	2,99,00,000
	<u>1,45,03,551</u>	<u>2,99,00,000</u>
6 Trade Payables		
a) Others	14,25,689	85,192
	<u>14,25,689</u>	<u>85,192</u>
7 Other Current Liabilities		
a) Statutory Dues	8,34,366	8,28,509
b) Liability of expenses	2,60,234	2,78,334
c) Liability for Share Purchase	40,000	40,000
d) Advance Against Flat *	3,99,09,402	1,39,07,383
	<u>4,10,44,002</u>	<u>1,50,54,226</u>
* The Company is engaged in construction of Residential Complex at Asansol and advance is being taken against flats .		
8 Short Term Provision		
a) Provision for Taxation FY 14-15	13,732	13,732
	<u>13,732</u>	<u>13,732</u>

Surendra Kumar Sharma

Surendra Kumar Sharma
DIRECTOR DIN-00903872

Rajshree Sharma

Rajshree Sharma
DIRECTOR DIN-01395069



ANKUR NIRMAN PRIVATE LIMITED
CIN:45400WB2007PTC116826
NOTES ON FINANCIAL STATEMENTS FOR THE YEAR PERIOD ENDED MARCH 31, 2018

9 Fixed Assets:

(Figures in INR)

Particulars	GROSS BLOCK (AT COST)				DEPRECIATION/ AMORTIASATION				NET BLOCK	
	As at 01.04.2017	Additions for the year	Deductions during the year	As at 31.03.2018	As at 01.04.2017	For the year	Adjustment	As at 31.03.2018	As at 31.03.2018	As at 31.03.2017
Tangible Assets: Own assets										
Office Equipment	1,14,500	-	-	1,14,500	72,212	18,717	-	90,929	23,571	42,288
Plant & Machinery	1,30,000	-	-	1,30,000	57,879	18,134	-	76,013	53,987	72,121
Computers	59,050	-	-	59,050	49,868	5,307	-	55,175	3,875	9,182
Total	3,03,550	-	-	3,03,550	1,79,959	42,158	-	2,22,117	81,433	1,23,591
Previous Year	2,74,550	29,000	-	3,03,550	1,09,485	70,474	-	1,79,959	1,23,591	-

S.K. Sharma

Rajshree Sharma

Surendra Kumar Sharma
DIRECTOR DIN-00903872

Rajshree Sharma
DIRECTOR DIN-01395069



ANKUR NIRMAN PRIVATE LIMITED
CIN:45400WB2007PTC116826
NOTES ON FINANCIAL STATEMENTS FOR THE PERIOD ENDED MARCH 31, 2018

(Figures in INR)

Particulars	As at 31.03.2018	As at 31.03.2017
10 Non Current Investments:		
Name of the Company	No.	No.
In Equity Shares		
(Unquoted, Non Trade)		
a) Patanjali Distributors Pvt Ltd of the face value of Rs.10 each fully paidup	80,000	80,000
	<u>1,60,000</u>	<u>1,60,000</u>
Aggregate value of unquoted investments:- Book Value	<u>1,60,000</u>	<u>1,60,000</u>
11 Deferred tax Assets (Net)		
a) On account of difference of fixed assets block	20,441	21,130
	<u>20,441</u>	<u>21,130</u>
12 Long Term Loans & Advances		
Unsecured, Considered good		
a) Advance Against Land	3,04,00,000	3,04,00,000
	<u>3,04,00,000</u>	<u>3,04,00,000</u>
13 Inventories		
Valued at lower of Cost value and NRV		
a) Work in Progress (Asansol Project)	12,58,37,976	8,07,09,463
b) Work in Progress (Deodar Project)	90,83,563	71,89,615
	<u>13,49,21,541</u>	<u>8,78,99,078</u>
14 Trade Receivables:		
Unsecured, Considered good		
a) Trade receivables outstanding for a period exceeding six months from the date they are due for payment	-	-
b) Others	-	-
	<u>-</u>	<u>-</u>



Surendra Kumar Sharma

Surendra Kumar Sharma
DIRECTOR DIN-00903872

Rajshree Sharma

Rajshree Sharma
DIRECTOR DIN-01395069

ANKUR NIRMAN PRIVATE LIMITED

CIN:45400WB2007PTC116826

NOTES ON FINANCIAL STATEMENTS FOR THE PERIOD ENDED MARCH 31, 2018

(Figures in INR)

Particulars	As at 31.03.2018	As at 31.03.2017
15 Cash and Cash Equivalents		
a) Cash and cash equivalents:		
i) Balances with banks		
- in current accounts	30,76,058	3,14,978
ii) Cash on hand	21,259	11,38,559
	30,97,317	14,53,537
16 Short term loans and advances :		
Others (Unsecured, Considered good)		
a) Security Deposits	4,26,000	4,26,000
b) GST/Service Tax Input	19,96,642	9,68,464
c) Advances given	12,22,815	38,815
d) TDS Receivable (AY 15-16)	18,478	18,478
e) Advance to Creditor	13,79,900	12,08,524
f) Mat Credit Entilement	14,594	14,594
g) Deferred revenue Expenditure	5,04,000	-
	55,62,429	26,74,875



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Rajshree Sharma
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ANKUR NIRMAN PRIVATE LIMITED

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NOTES ON FINANCIAL STATEMENTS FOR THE PERIOD ENDED MARCH 31, 2018

(Figures in INR)

Particulars	As at 31.03.2018	As at 31.03.2017
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a) Cash and cash equivalents:		
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Surendra Kumar Sharma
DIRECTOR DIN-00903872

Rajshree Sharma
DIRECTOR DIN-01395009

ANKUR NIRMAN PRIVATE LIMITED
CIN:45400WB2007PTC116826

NOTES ON FINANCIAL STATEMENTS FOR THE PERIOD ENDED MARCH 31, 2018

(Figures in INR)

Particulars	As at 31.03.2018	As at 31.03.2017
17 Revenue from operations:		
a) Sales of goods	-	-
18 Other Income:		
	-	-
19 Purchase of Stock in Trade		
a) Purchase of Goods	-	-
20 Changes in Inventories :		
a) Closing Stock	-	-
b) Less: Opening Stock	-	-
Net (increase)/decrease	-	-
21 Employee Benefit Expenses:		
a) Salaries and allowances	-	-
22 Finance Costs:		
a) Interest Expenses	-	-
23 Depreciation and amortization:		
a) Depreciation	42,158	70,474
	42,158	70,474
24 Other expenses:		
24.1 Payment to the Auditor for		
a) Statutory Audit	30,000	24,150
	30,000	24,150
24.2 Administrative & Other Expenses		
	-	-
	-	-
Total (24.1+24.2)	30,000	24,150
25 Earning per share:		
Net profit (loss) after Tax	(72,847)	(86,389)
Weighted Average no of Eq. Shares of Rs. 10/- each	266433	60000
Basic Earning Per Share	-0.27	-1.44

Surendra Kumar Sharma

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ANKUR NIRMAN PRIVATE LIMITED
CIN:45400WB2007PTC116826

NOTES ON FINANCIAL STATEMENTS FOR THE PERIOD ENDED MARCH 31, 2018

(Figures in INR)

Particulars	As at 31.03.2018	As at 31.03.2017
17 Revenue from operations:		
a) Sales of goods	-	-
18 Other Income:	-	-
19 Purchase of Stock in Trade		
a) Purchase of Goods	-	-
20 Changes in Inventories :		
a) Closing Stock	-	-
b) Less: Opening Stock	-	-
Net (increase)/decrease	-	-
21 Employee Benefit Expenses:		
a) Salaries and allowances	-	-
22 Finance Costs:		
a) Interest Expenses	-	-
23 Depreciation and amortization:		
a) Depreciation	42,158	70,474
	42,158	70,474
24 Other expenses:		
24.1 Payment to the Auditor for		
a) Statutory Audit	30,000	24,150
	30,000	24,150
24.2 Administrative & Other Expenses	-	-
	-	-
Total (24.1+24.2)	30,000	24,150
25 Earning per share:		
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Weighted Average no of Eq. Shares of Rs. 10/- each	266433	60000
Basic Earning Per Share	-0.27	-1.44



Surendra Kumar Sharma
DIRECTOR DIN-00903872



Rajshree Sharma
DIRECTOR DIN-01395069



ANKUR NIRMAN PRIVATE LIMITED

CIN:45400WB2007PTC116826

NOTES ON FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

26 Related party disclosure as identified by the management in accordance with the Accounting Standard (AS) 18 on "Related Party Disclosures" are as follows :

A) Names of related parties and description of relationship

1) Enterprise where significant influence exist

Ankur Business Pvt Ltd.
Ankur Consumer Products
Bud Chemical Co.
Quality Home Products Pvt Ltd.
The City Engineering Company
B B Paul & Co. (Partnership Firm)
Divya Distributors (Partnership Firm)

2) KEY Management Personnel (KMP)

Mr. Surendra Kumar Sharma (Director)
Mrs. Rajshree Sharma (Director)

B) The following transactions were carried out with the related parties in the ordinary course of business :

Nature of Transaction	Enterprise where significant influence exist		KMP	
	31.03.2018	31.03.2017	31.03.2018	31.03.2017
Advance Taken	25,00,000	1,28,16,681	-	-
Interest on Loan taken	-	3,63,588	-	-
Advance Repaid	3,00,000	2,60,26,968	-	-
Expenses Paid	10,01,881	37,78,299	-	-
Share Allotment	2,02,80,000	-	10,14,000	-
Director Remuneration	-	-	-	4,88,200

27 Management has determined that there was no balance outstanding as at the beginning of the year and no transactions entered with Micro, Small and Medium Enterprises as defined under Micro, Small and Medium Enterprises Development Act, 2006, during the current year, based on the information available with the company as at 31st March, 2018.

28 Previous year's figures have been regrouped/rearranged wherever considered necessary to make them comparable with the current year figures.

Surendra Kumar Sharma
DIRECTOR DIN-00903872

Rajshree Sharma
DIRECTOR DIN-01395069



CALCULATION OF DEPRECIATION AS PER COMPANIES ACT, 2013

DESCRIPTION OF ASSET	Date of Purchase	Original Cost/Gross Block	Accumulated Depreciation	WDV as on 01.04.14/ Addition	Residual Value (5% of Cost)	Depreciable Amount	Used useful Life (days)	Actual Useful Life (days)	Remaining Useful life (days)	Remaining Useful life (years)	Rate of Depreciation (WDV)	Dep for FY 16-17	WDV as on 31.03.17	Dep for FY 17-18	WDV as on 31.03.18
Office Equip							31-03-16								
Television Set	15-07-2015	40000	18,029	21,971	2,000	19,971	260	1825	1,565	4.29	42.82%	9,408	12,563	5,379	7,184
CCTV	18-07-2015	45500	20,508	24,992	2,275	22,717	257	1825	1,568	5	42.76%	10,686	14,306	6,117	8,189
CCTV	27-12-2016	29000	-	-	1,450	27,550	-	1825	1,825	5	46.83%	13,581	15,419	7,221	8,198
		1,14,500	38,537	46,963	5,725	70,238						33,675	42,288	18,717	23,571
Computer															
Printer	25-07-15	13,300	8,400	4,900	665	4,235	250	1095	845	3	57.80%	2,832	2,068	1,195	873
UPS	25-07-15	2,050	1,294	756	103	653	250	1095	845	3	57.73%	436	320	185	135
Computer	25-07-15	43,700	27,601	16,099	2,185	13,914	250	1095	845	3	57.80%	9,305	6,794	3,927	2,867
		59,050	37,295	21,755	2,953	18,802						12,573	9,182	5,307	3,875
P & M															
Air Condition	23-07-15	1,30,000	33,653	96,347	6,500	89,847	252	3650	3,398	10	25%	24,226	72,121	18,134	53,987
		1,30,000	33,653	96,347	6,500	89,847						24,226	72,121	18,134	53,987
Grand Total		3,03,550	1,09,485	1,65,065	15,178	1,78,887						70,474	1,23,591	36,852	81,433

