

**R.S.SHAH & COMPANY**  
**Chartered Accountants**  
**218, Vardhaman Chambers,**  
**Cawasji Patel Street, Fort**  
**MUMBAI – 400 001**  
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**INDEPENDENT AUDITOR’S REPORT**

**To,**  
**THE MEMBERS OF**  
**PODDAR HABITAT PRIVATE LIMITED.**

**REPORT ON THE STANDALONE FINANCIAL STATEMENTS**

We have audited the accompanying standalone financial statements of **PODDAR HABITAT PRIVATE LIMITED**. (“the Company”), which comprise the Balance Sheet as at 31<sup>st</sup> March, 2016, 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 STANDALONE FINANCIAL STATEMENTS**

The Company’s Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 (“the Act”) with respect to the preparation and presentation of these standalone 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 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 standalone 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 thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor’s 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. 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 standalone financial statements.

## **OPINION**

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone 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 31<sup>st</sup> March, 2016, and its profit 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, 2016 ("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 the paragraphs 3 and 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 31<sup>st</sup> March, 2016, taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March, 2016, from being appointed as a director in terms of section 164(2) of the Act.
  - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B"; and
  - g) With respect to 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 has disclosed the impact of pending litigations on the financial position in the financial statements - refer Note 24 to the financial statements;
    - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
    - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

**For R.S. SHAH & COMPANY**  
**CHARTERED ACCOUNTANTS**  
**Firm's Registration Number: 109762W**

**Place : MUMBAI**  
**Dated : 9<sup>th</sup> May 2016**

**R. S. SHAH**  
**(PROPRIETOR)**  
**Membership No.030108**

## Annexure – A to the Auditor’s Report

The Annexure referred to in Paragraph 1 of the Auditors Report of Even date to the Members of PODDAR HABITAT PRIVATE LIMITED.

- i) a) The Company has maintained proper records showing full particulars including quantitative details and situation of the fixed assets which are being updated.  
b) We are informed that the management has a policy to carry out physical verification of the fixed assets once in three years and accordingly, the same will be carried out in the subsequent year and discrepancies, if any, noticed on such verification would be properly dealt with in the books of accounts.  
c) The Company does not have any immovable property under the fixed assets. Thus, paragraph 3(i)(c) of the Order is not applicable to the Company.
- ii) a) The inventories have been physically verified by the management during the year except stock lying with third parties for which the confirmations are obtained. In our opinion, the frequency of verification is reasonable.  
b) The procedures for physical verification of inventories followed by the management are reasonable and adequate in relation to the size of the Company and the nature of its business.  
c) The Company is maintaining stock records in respect of items of construction division and discrepancies noticed were not significant between book records and physical verification.
- iii) As per the information furnished, the Company has not granted any loans, secured or unsecured, to the Companies, firms and other parties covered under Register maintained under section 189 of Companies Act, 2013.
- iv) As per the information and explanations given to us, there are no transactions during the year in respect of loans, investments, guarantees and security in contravention to section 185 and 186 of Companies Act, 2013. However, reference is invited to Note 13(a).
- v) The Company has not accepted any deposits from public.
- vi) We are informed as well as we have broadly reviewed the cost records in respect of construction activities pursuant to the rule made by the Central Government of India under subsection (1) of section 148 of the Companies Act, 2013 and we are of the opinion that prima facie the specified records have been maintained. We have, however, not made a detailed examination of the same.
- vii) 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 regular in depositing the undisputed statutory dues including provident fund, employees’ state insurance, income-tax, sales-tax, customs duty, service tax, excise duty, cess and other material statutory dues as applicable with the appropriate authorities.  
b) According to the information and explanation given to us, there are no disputed liability of the Company in respect of Income-tax, Sales Tax, Service Tax, Customs duty, Excise duty, stamp duty and cess as at 31<sup>st</sup> March 2016 except in respect of liability pertaining to cess amounting to ₹.27.23 lacs, pending with Divisional Commissioner (Konkan Division), in respect of land covered under joint development agreement as stated in Note 24.
- viii) The Company does not have any loans or borrowings from any financial institution, banks, government or debenture holders during the year. Accordingly, paragraph 3(viii) of the Order is not applicable.

- ix) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and terms loans during the year. Accordingly, paragraph 3(ix) of the Order is not applicable.
- x) 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.
- xi) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has complied with the provisions of Section 197 read with Schedule V of the Companies Act 2013 in respect of the managerial remuneration.
- 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 sections 177 and 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.
- xiv) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.
- xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with them during the year. Accordingly, paragraph 3(xv) of the Order is not applicable.
- xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

**For R.S. SHAH & COMPANY**  
**CHARTERED ACCOUNTANTS**  
**Firm's Registration Number: 109762W**

**Place : MUMBAI**  
**Dated : 9<sup>th</sup> May 2016**

**R. S. SHAH**  
**(PROPRIETOR)**  
**Membership No.030108**

## **Annexure - B to the Auditors' Report**

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

We have audited the internal financial controls over financial reporting of PODDAR HABITAT PRIVATE LIMITED ("the Company") as of 31<sup>st</sup> March 2016 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

#### **Management's Responsibility for Internal Financial Controls**

The Company's management is responsible for establishing and maintaining internal financial controls 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 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 Companies Act, 2013.

#### **Auditors' Responsibility**

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. 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.

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

#### **Meaning of Internal Financial Controls over Financial Reporting**

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding

prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

### **Inherent Limitations of Internal Financial Controls Over Financial Reporting**

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

### **Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31<sup>st</sup> March 2016, 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 issued by the Institute of Chartered Accountants of India.

**For R.S. SHAH & COMPANY**  
**CHARTERED ACCOUNTANTS**  
**Firm's Registration Number: 109762W**

**Place :** MUMBAI  
**Dated :** 9<sup>th</sup> May 2016

**R. S. SHAH**  
**(PROPRIETOR)**  
**Membership No.030108**

**PODDAR HABITAT PRIVATE LIMITED**  
**BALANCE SHEET AS AT 31ST MARCH 2016**

Particulars	Note No.	AS AT	AS AT
		31.03.2016 ₹ in lacs	31.03.2015 ₹ in lacs
<b>I. EQUITY AND LIABILITIES</b>			
<b>(1) Shareholders' funds</b>			
(a) Share Capital	<b>2</b>	1.00	1.00
(b) Reserves & Surplus	<b>3</b>	164.31	63.76
(c) Money received against share warrants			
<b>(2) Non-current liabilities</b>			
(a) Long-term borrowings	<b>4</b>	763.32	441.00
(b) Deferred tax liabilities (Net)		-	-
(c) Other Long term liabilities		-	-
(d) Long-term provisions	<b>5</b>	20.99	10.28
<b>(3) Current liabilities</b>			
(a) Short-term borrowings		-	-
(b) Trade payables		58.57	30.31
(c) Other current liabilities	<b>6</b>	1635.20	1980.46
(d) Short-term provisions	<b>7</b>	18.10	56.66
<b>TOTAL</b>		<b>2661.49</b>	<b>2583.47</b>
<b>II. ASSETS</b>			
<b>(1) Non-current assets</b>			
(a) Fixed assets	<b>8</b>		
(i) Tangible assets		11.11	3.43
(ii) Intangible assets		-	-
(iii) Capital work-in-progress		-	-
(iv) Intangible assets under development		-	-
(b) Non-current investments	<b>9</b>	0.39	0.38
(c) Deferred tax assets (Net)	<b>10</b>	0.56	1.13
(d) Long-term loans and advances	<b>11</b>	3.77	1.61
(e) Other non-current assets		-	-
<b>(2) Current assets</b>			
(a) Current investments	<b>12</b>	-	12.55
(b) Inventories	<b>13</b>	2448.86	2462.10
(c) Trade receivables	<b>14</b>	76.39	-
(d) Cash and cash equivalents	<b>15</b>	86.97	72.96
(e) Short-term loans and advances	<b>16</b>	33.44	29.31
(f) Other current assets		-	-
<b>TOTAL</b>		<b>2661.49</b>	<b>2583.47</b>

Significant Accounting Policies

**1**

As per our report of even date

For and on behalf of the Board

For R.S.SHAH & CO.

CHARTERED ACCOUNTANTS

*Firm's Registration Number:109762W*

Dipak Kumar Poddar - Director

R.S.SHAH

(Proprietor)

Membership No.:30108

PLACE : MUMBAI

DATED : 9<sup>th</sup> May 2016

Vimal Dhoot - Director

**PODDAR HABITAT PRIVATE LIMITED**  
**PROFIT AND LOSS STATEMENT FOR THE YEAR ENDED 31ST MARCH 2016**

Particulars	Note No.	31.03.2016 ₹ in lacs	31.03.2015 ₹ in lacs
<b>I.</b> Revenue from operations	<b>17</b>	1608.63	1377.02
<b>II.</b> Other income	<b>18</b>	2.28	23.30
<b>III.</b> <b>Total Revenue (I + II)</b>		<b>1610.91</b>	<b>1,400.32</b>
<b>IV.</b> Expenses :			
Cost of Construction	<b>19</b>	1500.39	1633.18
(Increase)/Decrease in stock	<b>20</b>	(66.62)	(336.26)
Employees benefit expenses	<b>21</b>	6.07	8.55
Finance costs		-	-
Depreciation		2.05	1.59
Other expenses	<b>22</b>	13.70	13.44
<b>Total expenses</b>		<b>1455.59</b>	<b>1,320.50</b>
<b>V.</b> Profit before exceptional and extraordinary items and tax (III-IV)		155.32	79.82
<b>VI.</b> Exceptional items		-	-
<b>VII.</b> Profit before extraordinary items and tax (V - VI)		155.32	79.82
<b>VIII.</b> Extraordinary Items		-	-
<b>IX.</b> Profit before tax (VII - VIII)		155.32	79.82
<b>X.</b> Tax expenses:			
1) Current tax		(54.20)	(18.25)
2) Deferred tax		(0.57)	1.13
<b>XI.</b> Profit / (Loss) for the year from continuing operations (IX - X)		100.55	62.70
<b>XII.</b> Profit / (Loss) for the year from discontinuing operation		-	-
<b>XIII.</b> Tax expense of discontinuing operations		-	-
<b>XIV.</b> Profit / (Loss) for the year from discontinuing operation (after tax) (XII-XIII)		-	-
<b>XV.</b> Profit / (Loss) for the year (XI + XIV)		100.55	62.70
<b>XVI.</b> Earning per Share (in ₹.)			
Basic		1,005.52	626.83
Diluted		1,005.52	626.83
Significant Accounting Policies	<b>1</b>		
As per our report of even date		For and on behalf of the Board	
For R.S.SHAH & CO. CHARTERED ACCOUNTANTS Firm's Registration Number:109762W		Dipak Kumar Poddar - Director	
R.S.SHAH (Proprietor) Membership No.:30108 PLACE : MUMBAI DATED : 9 <sup>th</sup> May 2016		Vimal Dhoot - Director	



**PODDAR HABITAT PRIVATE LIMITED**  
**CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2016**

PARTICULARS		YEAR ENDED 31st March 2016 (₹in lacs)		YEAR ENDED 31st March 2015 (₹in lacs)
<b>A. Cash Flow from Operating Activities</b>				
Net Profit / ( Loss ) after Tax and Extra-Ordinary Items		100.55		62.70
Adjustments For Non Cash Item				
Depreciation	2.05		1.59	
(Profit) / Loss on sale of Investment	(1.40)		(0.15)	
Dividend received	-		(21.50)	
Deferred Tax	0.57		(1.13)	
		1.22		(21.19)
Operating Profit/(Loss) before changes in assets and liabilities		101.77		41.51
<u>Changes in assets and liabilities</u>				
Trade & Other Receivables	(82.68)		3.39	
Inventories	13.24		(384.00)	
Liabilities & Provisions	(344.85)	(414.29)	403.73	23.12
<b>Net Cash Flow from Operating Activities (A)</b>		<b>(312.52)</b>		<b>64.63</b>
<b>B. Cash Flow from Investing Activities</b>				
(Purchase) / Sale of Fixed Assets	(9.73)		-	
(Purchase) / Sale of Investments	13.94		256.61	
Dividend received	-		21.50	
		4.21		278.11
<b>Net Cash Flow from Investing Activities (B)</b>		<b>4.21</b>		<b>278.11</b>
<b>C. Cash Flow from Financing Activities</b>				
Proceeds from Borrowings	322.32		(471.57)	
		322.32		(471.57)
<b>Net Cash Flow from Financing Activities (C)</b>		<b>322.32</b>		<b>(471.57)</b>
<b>Net increase (Decrease) in Cash &amp; Cash Equivalents (A+B+C)</b>		<b>14.01</b>		<b>(128.83)</b>
<b>Cash &amp; Cash Equivalents (Opening Balance)</b>		<b>72.96</b>		<b>201.79</b>
<b>Cash &amp; Cash Equivalents (Closing Balance)</b>		<b>86.97</b>		<b>72.96</b>

Notes: 1) The above cash flow statement has been prepared under the 'Indirect Method' as set out in the AS-3 on the cash flow statement issued by the ICAI.

As per our report of even date

For and on behalf of the Board

For R.S.SHAH & CO.  
CHARTERED ACCOUNTANTS  
Firm's Registration Number:109762W

Dipak Kumar Poddar - Director

R.S.SHAH  
(Proprietor)  
Membership No.:30108  
PLACE : MUMBAI  
DATED : 9<sup>th</sup> May 2016

Vimal Dhoot - Director

## PODDAR HABITAT PRIVATE LIMITED

### NOTES ATTACHED TO AND FORMING PART OF THE ACCOUNTS

#### Note 1 – Significant accounting policies

##### **A. Method of Accounting**

- a) The Company follows the mercantile system of accounting and recognizes income and expenditure on an accrual basis.
- b) Financial statements are based on historical cost. These costs are not adjusted to reflect the impact of the changing value in the purchasing power of money.
- c) The financial statements have been prepared in compliance with all material aspects with the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- d) Accounting policies have been consistently applied by the Company and are consistent with those used in the previous year.

##### **B. Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting policies requires management to make estimates and assumptions that affect the reported amounts of the assets and liabilities at the date of the financial statements and the reported accounts of revenue and expenses for the year presented. Actual results could differ from these estimates.

##### **C. Fixed Assets and Depreciation**

###### a) Fixed assets:

Fixed Assets are carried at cost of acquisition less accumulated depreciation.

###### b) Depreciation:

- i) Depreciation is being provided on Straight Line Method on the basis of systematic allocation of the depreciable amount of the assets over its useful life as stated in Schedule II of the Companies Act, 2013.
- ii) Depreciation is provided on pro-rata basis in case of additions (as and when asset is put to use) and disposals.

## **D. Inventories**

- a) Realty & Construction
  - i) Land and Land Development Rights in hand are valued at cost including incidental and development expenses.
  - ii) Construction materials are valued at cost.
  - iii) Work in progress is valued at cost consisting of land development expenses, construction, infrastructure, finance and other expenses directly attributable to the project plus the differential amount of cost incurred in respect of area allotted to land owners in case of joint development.
  - iv) Finished goods are valued at cost, consisting of land development expenses, construction, infrastructure, finance and other expenses directly attributable to the project plus the differential amount of cost incurred in respect of area allotted to land owners in case of joint development, or market value whichever is lower. For this purpose items of similar nature are compared in totality.

## **E. Revenue Recognition**

The Company is following the percentage completion method of accounting in accordance with the Guidance Note on Accounting for Real Estate Transactions (Revised 2012) issued by ICAI. As per the aforesaid Guidance Note, the revenue on the project is recognized provided following thresholds have been met:-

- a) All critical approvals necessary for the commencement have been obtained;
- b) The expenditure incurred on construction and development costs is not less than 25 percent of the total estimated construction and development costs;
- c) At least 25 percent of the saleable project area is secured by registered agreements / allotment letters with buyers; and
- d) At least 10 percent of the agreement value is realized at the reporting date in respect of such contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

Determination of revenue under the above method necessarily involves making estimates, some of which are of technical nature, concerning, where relevant, the percentages of completion, the cost to completion, the expected revenue from the project or activity and the foreseeable losses to completion. The estimates of project income, as well as the project costs, are reviewed periodically. The effect of changes, if any, to the estimates is recognized in the financial statements for the period in which such changes are determined. Revenue from the project is recognized net of revenue attributable to the land owners. Losses, if any, are provided for immediately.

Interest income is accounted on an accrual basis at contracted rates.

Dividend income is recognized when the right to receive the same is established.

#### **F. Joint Venture Development**

The Company has agreed in principle with the land owners, including one of the directors of the Company, for construction and development of real estate project at Atgaon in phases, subject to various statutory approvals. However, the Company has so far received the approval of first phase, out of the two phases for which the Company has made agreements. As per the terms of joint development agreements, the Land owner shall be entitled to receive specific constructed area earmarked in the agreements against the recovery of the construction cost of ₹.1276/- sq.ft.

#### **G. Advances from customers**

The amounts received from the customers against the sale of flats, which are not earmarked to the land owners, towards progressive demand note issued from time to time, are credited to Advances against sale of flats and the same shall be adjusted as and when the revenue is recognized. The balance amount is shown under the head Other Current Liabilities.

Moreover, the amount received from the customers against the sale of flats, which are earmarked to land owners, towards progressive demand note issued from time to time, are credited to Advances against sale of flats – Land owners against which all the amounts due from the land owners, including the recovery of progressive construction cost which are recoverable in a phased manner as per the terms of the agreements entered from time to time, are adjusted there from. The balance amount, subject to Note 13(a), is payable to the land owners and the same is included in Other Current Liabilities.

#### **H. Other Accounting Policies**

These are consistent with the generally accepted accounting policies.

**PODDAR HABITAT PRIVATE LIMITED**

Particulars	AS AT	AS AT
	31.03.2016	31.03.2015
	₹ in lacs	₹ in lacs
<b>Note 2</b>		
<b><u>Shareholders' funds</u></b>		
<b><u>Share Capital</u></b>		
<b>1</b>		
<b>Authorised</b>		
10000 Equity Shares of ₹.10/- each	1.00	1.00
<b>2</b>		
<b>Issued,Subscribed and paid up</b>		
10000 Equity Shares of ₹.10/- each fully paid up (All the Shares are held by Poddar Housing and Development Limited (formerly known as Poddar Developers Limited) and its nominees)	1.00	1.00
	1.00	1.00
<b>3</b>		
<b>Shareholders holding more than 5 percent shares :</b>		
Holding Company - Poddar Housing and Development Limited (formerly known as Poddar Developers Limited)      Equity	10000	10000
<b>Rights, preferences and restrictions attached to shares</b>		
The Company has only one class of equity shares having a par value of ₹. 10 per share. Each shareholder is entitled to one vote per share held. In the event of liquidation of the Company, the equity shareholders are eligible to receive remaining assets of the Company, after distribution of all preferential amounts, in the proportion to their shareholding.		
<b>Note 3</b>		
<b><u>Reserves and Surplus</u></b>		
<b><u>Surplus in Statement of Profit &amp; Loss</u></b>		
Balance as per last Balance sheet	63.76	1.06
Add : Profit for the year	100.55	62.70
	164.31	63.76
<b>Note 4</b>		
<b><u>Long-term borrowings</u></b>		
<b><u>Unsecured Loans</u></b>		
From Holding Company	501.32	129.00
From Other related parties	262.00	312.00
	763.32	441.00
a) Unsecured loans are payable from the revenue after meeting out all the liabilities. However, the interest on loan is payable on yearly - rest.		
b) Shareholders' approval in respect of borrowing in excess of limit specified u/s. 180 of Companies Act, 2013 shall be taken in the ensuing AGM.		
<b>Note 5</b>		
<b><u>Long Term Provisions</u></b>		
Provision for Employees Benefit	-	0.66
Provision for Taxation	20.99	9.62
	20.99	10.28
<b>Note 6</b>		
<b><u>Other current liabilities</u></b>		
Advance against sale of flats	956.72	1290.94
Advance against sale of flats of Land owners	506.13	524.73
Interest accrued and due on Borrowings (Related parties)	57.85	87.77
Other Statutory Liabilities	18.54	19.64
Other Liabilities	95.96	57.38
	1635.20	1980.46
<b>Note 7</b>		
<b><u>Short-term provisions</u></b>		
Provision for Employees Benefit	4.50	6.50
Other Provisions	13.60	50.16
	18.10	56.66

PODDAR HABITAT PVT. LTD

**NOTE 8**

FIXED ASSETS

₹ in lacs

SR NO	PARTICULARS	GROSS BLOCK					DEPRECIATION				NET BLOCK	
		AS AT 01.04.2015	ADDITIONS DURING THE YEAR	DEDUCTION	SALES DURING THE YEAR	TOTAL AS 31.03.2016	UP TO 01.04.2015	FOR THE PERIOD	DEDUCTION FOR THE YEAR	UP TO 31.03.2016	AS AT 31.03.2016	AS AT 31.03.2015
1	EQUIPMENT	3.71	1.77	-	-	5.48	1.81	0.82	-	2.63	2.85	1.9
2	DATA PROCESSING MACHINE	2.25	0.59	-	-	2.84	1.23	0.89	-	2.12	0.72	1.02
3	CONSTRUCTION EQUIPMENTS	0.18	7.18	-	-	7.36	0.02	0.21	-	0.23	7.13	0.16
4	FURNITURE & FIXTURES	0.69	0.19	-	-	0.88	0.34	0.13	-	0.47	0.41	0.35
	TOTAL	6.83	9.73	-	-	16.56	3.40	2.05	-	5.45	11.11	3.43
	PREVIOUS YEAR	6.83	-	-	-	6.83	1.81	1.59	-	3.40	3.43	

**PODDAR HABITAT PRIVATE LIMITED**

Particulars	AS AT	AS AT
	31.03.2016	31.03.2015
	₹ in lacs	₹ in lacs

**Note 9**

**Non-current Investments**

Investment in Partnership firm

M/s. Shiv Shakti Developers	0.38	0.38
Mahaganpati Developers LLP	0.01	-
	<u>0.39</u>	<u>0.38</u>

List of Investments in Partnership Firms :-

The Company has entered into partnership arrangements with the

Name of Firm	Ownership	Capital as	Company's Share of Profit/(Loss)
		31/03/2016	
a Shiv Shakti Developers			
<u>Partners</u>			
1) Poddar Habitat Pvt. Ltd	3%	0.38	0
		(0.38)	(-)
2) Poddar Developers Ltd (Holding Company)	97%		
b Mahaganpati Developers LLP			
1) Poddar Habitat Pvt. Ltd	1%	0.01	0
		(-)	(-)
2) Poddar Developers Ltd (Holding Company)	99%		

**Note 10**

**Deferred Tax Asset**

The Deferred Tax Asset comprises of tax effect of timing differences on account of :-

(₹. in Lacs)

	upto 31.03.2015	For the Current	As at 31.03.2016
Deferred Tax Assets			
Difference between the Net Block as per Books & Net Block after allowing the Depreciation U/s 32 of Income Tax Act.	0.09	0.04	0.13
Provision for Employees' benefit	1.04	(0.61)	0.43
<b>TOTAL</b>	1.13	(0.57)	0.56

**Note 11**

**Long-term loans and advances**

(Unsecured, considered good)

Security Deposits	3.77	1.61
	<u>3.77</u>	<u>1.61</u>

**Note 12**

**Current Investments**

(i) Quoted

MUTUAL FUNDS

Birla Sun Life Cash Manager Growth Direct Plan (Prev. Yr. 3687.231 units)	-	12.55
Market Value of Quoted Investments	-	12.61

**Note 13**

**Inventories**

Construction Materials	55.96	135.82
Work in Progress	1505.03	2326.28
Finished Goods	887.87	-
	<u>2448.86</u>	<u>2462.10</u>

- a) Work in Progress includes ₹.930.86 lacs (Prev. Yr. ₹.652.32 lacs) incurred towards development of infrastructure by the Company on the land which is in principle agreed to be developed jointly belonging to one of the directors of the Company and his relative, after obtaining certain statutory approvals. However, if such approvals are not received within the reasonable time or otherwise agreed between the parties, the said amount will be recovered from the consideration of sale of constructed area allotted to them under Phase - I of Atgaon project.

**PODDAR HABITAT PRIVATE LIMITED**

Particulars	AS AT	
	31.03.2016 ₹ in lacs	31.03.2015 ₹ in lacs
<b>Note 14</b>	<b>Trade Receivables</b>	
(Unsecured, considered good unless otherwise stated)		
Outstanding for the period of more than six months	-	-
Others	76.39	-
	<u>76.39</u>	<u>-</u>
<b>Note 15</b>	<b>Cash &amp; Cash equivalents</b>	
1 Balance with bank		
Current A/c.	15.50	71.16
2 Cheques on hand	70.22	-
3 Cash on hand	1.25	1.16
4 Term Deposit	-	0.64
	<u>86.97</u>	<u>72.96</u>
<b>Note 16</b>	<b>Short-term loans and advances</b>	
(Unsecured, considered good except stated otherwise)		
Advances recoverable in cash or kind for value to be received		
Considered good	33.44	29.31
	<u>33.44</u>	<u>29.31</u>
<b>Note 17</b>	<b>Revenue from operations</b>	
(i) Sales	1506.17	1370.98
(ii) Other Operating revenues		
Contribution towards other amenities	97.32	-
Brokerage Received	0.42	-
Surrender & forfeitures	4.72	6.04
	<u>1608.63</u>	<u>1377.02</u>
<b>Note 18</b>	<b>Other Income</b>	
Dividend received	-	21.50
Profit on Sale of Investments	1.40	0.15
Sundry balance written back	0.69	1.59
Interest Received	-	0.04
Miscellaneous income	0.19	0.02
	<u>2.28</u>	<u>23.30</u>
<b>Note 19</b>	<b>Cost Of Construction</b>	
Development & Construction Cost	A1	750.08
Infrastructure Cost	A2	441.05
Administrative Cost	A3	153.96
Marketing Cost	A4	90.79
Finance Cost	A5	64.51
		<u>1500.39</u>
		<u>961.60</u>
NOTE NO 'A1'		
<u>DEVELOPMENT &amp; CONSTRUCTION COST</u>		
Material Consumed :		
Opening Stock	109.11	13.55
Add : Purchases during the year	160.78	358.65
	<u>269.89</u>	<u>372.20</u>
Less : Closing Stock	38.71	109.11
	<u>231.18</u>	<u>263.09</u>
Labour charges	3.75	6.34
Labour charges with Materials	743.43	650.72
Construction Expenses	51.08	41.45
Less : Construction Cost from Land Owners	(279.36)	-
	<u>750.08</u>	<u>961.60</u>
NOTE NO 'A2'		
<u>INFRASTRUCTURE COST</u>		
Material Consumed Infra :		
Opening Stock	26.71	74.53
Add : Purchases during the year	130.11	69.30
	<u>156.82</u>	<u>143.83</u>
Less : Closing Stock	17.25	26.71
	<u>139.57</u>	<u>117.12</u>
Infra Road	98.20	107.09
Infra SWD	19.63	65.74
Other Infra Cost	183.65	25.27
	<u>441.05</u>	<u>315.22</u>



**PODDAR HABITAT PRIVATE LIMITED**

Particulars	AS AT	AS AT
	31.03.2016 ₹ in lacs	31.03.2015 ₹ in lacs
NOTE NO 'A3'		
<u>ADMINISTRATION COST</u>		
Employee benefit expenses		
- Salaries	110.72	63.86
- Contribution to Provident & other funds	2.92	1.61
- Staff Welfare Expenses	0.42	0.37
Rates & Taxes	1.41	0.82
Legal & Professional Fees	15.12	14.14
Insurance expenses	3.58	3.37
Travelling & Conveyance	1.59	1.39
Security Expenses	16.64	17.87
Sundry balance write off	-	1.93
Office & General Expenses	1.56	1.23
	<u>153.96</u>	<u>106.59</u>
NOTE NO 'A4'		
<u>MARKETING COST</u>		
Sample Flat & Marketing office expenses	9.90	2.71
Brokerage	8.57	11.72
Advertisement	62.00	84.62
Business Promotion expenses	2.64	1.25
Miscellaneous Expenses	7.68	3.46
	<u>90.79</u>	<u>103.76</u>
NOTE NO 'A5'		
<u>FINANCE COST</u>		
Interest and Other Finance Charges	64.51	152.42
Less : Interest income	-	(6.41)
	<u>64.51</u>	<u>146.01</u>
<b>Note 20</b>	<b><u>(Increase)/Decrease in stock</u></b>	
Opening Stock		
Completed Flats	-	-
Work in Progress	2326.28	1990.02
	<u>2326.28</u>	<u>1990.02</u>
Less : Closing Stock		
Completed Flats	887.87	-
Work in Progress	1505.03	2326.28
	<u>2392.90</u>	<u>2326.28</u>
	<u>(66.62)</u>	<u>(336.26)</u>
<b>Note 21</b>	<b><u>Employees benefit expenses</u></b>	
Salary & Allowances	6.07	8.55
	<u>6.07</u>	<u>8.55</u>
<b>Note 22</b>	<b><u>Other Expenses</u></b>	
<b><u>Administrative and General Expenses</u></b>		
<u>Auditors Remuneration</u>		
Audit Fees	5.00	5.00
Legal and Professional Fees	2.50	2.50
Printing & Stationary	1.10	0.97
Telephone expenses	1.40	2.16
Conveyance expenses	0.11	-
Bank charges	-	0.42
Rent paid	1.08	0.81
Miscellaneous expenses	2.51	1.58
	<u>13.70</u>	<u>13.44</u>

\* Certain expenses have been appropriated to the respective project and debited to cost of construction in Note "A3 & A4"

**PODDAR HABITAT PRIVATE LIMITED**

Particulars	AS AT	AS AT
	31.03.2015	31.03.2014
	₹ in lacs	₹ in lacs
<b>Note 23</b> Details of Related Party transaction of Holding Company as required by AS-18 on "Related Party Disclosures" are given below:		
<b>A Holding company : Poddar Housing and Development Limited (formerly known as Poddar Developers Limited)</b>		
	₹.in Lacs	₹.in Lacs
	<u>2015-16</u>	<u>2014-15</u>
i Opening balance	129.00	220.90
Loan taken (Includes Purchase of Material of ₹.5.32 lacs)	372.32	117.16
	<u>501.32</u>	<u>338.06</u>
Loan repaid	-	(209.06)
	<u>501.32</u>	<u>129.00</u>
ii Interest paid/payable		
Opening balance	47.74	62.17
Interest Expenses	26.42	24.74
	<u>74.16</u>	<u>86.91</u>
Interest Repaid	(47.74)	(39.17)
	<u>26.42</u>	<u>47.74</u>
iii Fixed Assets		
Purchase of Fixed Assets	5.60	-
Amount paid Against Purchase	(5.60)	-
iv Advance Given	39.72	11.45
Advance recovered	(39.72)	(6.17)
		-
v Advance taken	-	(12.53)
Advance repaid	-	9.61
vi Expenses incurred by others on behalf of us	168.07	(25.55)
Amount repaid against exp.	(168.07)	23.19
<b>B Enterprises over which key management person have significant influence</b>		
<b>1 Poddar Amalgamated Holdings P.Ltd</b>		
i Loan taken in earlier year	50.00	50.00
Loan repaid	(50.00)	-
ii Interest		
Opening balance	6.75	6.75
Interest Expenses	3.13	6.75
	<u>9.88</u>	<u>13.50</u>
Interest Repaid	(6.75)	(6.75)
	<u>3.13</u>	<u>6.75</u>
iii Rent	1.08	0.81
Rent paid	(1.08)	(0.81)
iv Advance taken	-	1.75
Advance repaid	-	(1.75)
<b>2 Poddar Heaven Homes Ltd (formerly known as Knitrite Apparelco Ltd)</b>		
i Interest	-	0.29
ii Advance taken	10.88	4.34
Advance Repaid	(10.88)	(4.34)
<b>3 Poddar Bhumi Holdings Ltd (formerly known as Suvijay Exports Ltd)</b>		
Opening balance	262.00	175.00
i Loan taken	-	87.00
	<u>262.00</u>	<u>262.00</u>
Interest		
Opening balance	33.28	3.54
ii Interest	28.30	33.28
	<u>61.58</u>	<u>36.82</u>
Interest Repaid	(33.28)	(3.54)
	<u>28.30</u>	<u>33.28</u>
<b>C Key Managerial Person and Relatives</b>		
<b>1 Dipak Kumar Poddar - Director</b>		
Opening balance	285.69	(10.35)
Amount received towards sale of area allotted under JDA	138.60	286.63
	<u>424.29</u>	<u>276.28</u>
Less : Recovery of Construction Cost and statutory payments collected/(made) on behalf of	(159.15)	9.41
	<u>265.14</u>	<u>285.69</u>

**PODDAR HABITAT PRIVATE LIMITED**

Particulars	AS AT	AS AT
	31.03.2016 ₹ in lacs	31.03.2015 ₹ in lacs
2 Rohitashwa Poddar - Relative of Director		
Opening balance	239.04	(15.62)
Amount received towards sale of area allotted under JDA	157.46	247.13
	396.50	231.51
Less : Recovery of Construction Cost and statutory payments collected/(made) on behalf of	(155.51)	7.53
	<u>240.99</u>	<u>239.04</u>
3 Shruti Nahar - Relative of Director		
Legal & Professional Fees Paid	2.10	-
4 Manju Dhoot - Relative of Director		
Salary & Allowances paid	4.90	-
5 Sheetal / Sagar Dhoot - Relative of Director		
Received towards sale of shop at arm's length price	3.65	1.52

**Note 24**

The Company had received a demand notice of ₹.27.23 lacs towards royalty including penal charges in the name of land owners in respect of land covered under Joint development agreement between the Company and Land owners from Land revenue authorities (Tahsildar) Government of Maharashtra for excavation of Land and Stone in respect of land at Atgaon against which an appeal has been preferred and the same is pending with Divisional Commissioner (Konkan Division).

**Note 25**

Previous year figures have been regrouped/restated wherever necessary.

As per our report on even date  
for R. S. SHAH & CO.  
CHARTERED ACCOUNTANTS  
*Firm's Registration Number:109762W*

For and on behalf of the Board

Dipak Kumar Poddar - Director

R.S.SHAH  
PROPRIETOR  
M.No.30108  
DATED : 9<sup>th</sup> May 2016

Vimal Dhoot - Director