

**PERFECT BUILDWELL PRIVATE LIMITED  
FINANCIAL STATEMENTS - MARCH 31, 2017  
TOGETHER WITH AUDITOR'S REPORT**

**anubha & raman**

**CHARTERED ACCOUNTANTS  
E-375, GREATER KAILASH-II,  
NEW DELHI - 110 048**

**Independent Auditor's Report  
To the Members of PERFECT BUILDWELL PRIVATE LIMITED**

**Report on the Financial Statements**

We have audited the accompanying financial statements of PERFECT BUILDWELL PRIVATE LIMITED ('the Company'), which comprise the Balance Sheet as at 31<sup>st</sup> March 2017, and the Statement of Profit & Loss for the year 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 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 and financial performance of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding of the assets of the Company and for preventing and detecting the frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of internal financial control, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

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

We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. 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 misstatements.

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 control relevant of the company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, 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.

#### 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:

- (a) In the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2017;
- (b) In the case of the Statement of Profit and Loss, of the profit 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, issued by the Central Government of India in term of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure 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 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 appears from our examination of those books.

(c) The Balance Sheet and the Statement of Profit and Loss, 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.



- (e) On the basis of written representations received from the directors as on 31 March, 2017, taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2017, 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 included in the Auditor's Report and to our best of our information and according to the explanations given to us:
- I. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long term contracts including derivative contracts, however company does not seek any foresee loss.
  - II. The Company has provided requisite disclosures in its financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8 November, 2016 to 30 December, 2016 and these are in accordance with the books of accounts maintained by the Company. Disclosures on Specified Bank Notes(SBNs) as follows:

Particulars	SBNs*	Other Denomination	Total
Closing cash in hand as on 8 <sup>th</sup> November 2016	30,95,000	7,08,555	38,03,555
Add: Permitted receipts	-	9,45,500	9,45,500
Less: Permitted Payments	-	36,232	36,232
Less: Amount deposited in banks	30,95,000	-	30,95,000
Closing cash in hand as on 30 <sup>th</sup> December 2016	-	16,17,823	16,17,823

For Anubha & Raman  
Chartered Accountants  
Firm Reg. No: 009944N



Raman Bhatia  
Partner  
M. No: 088416

Date: 2<sup>nd</sup> Sept 2017  
Place: New Delhi



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

The Annexure referred to in our report to the members of PERFECT BUILDWELL PRIVATE LIMITED ("the Company") for the year Ended on 31<sup>st</sup> march, 2017. We report that:

##### **1. In respect of its fixed assets:**

- a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- b) Fixed assets have been physically verified by the management in a phased periodical manner, which in our opinion is reasonable, having regard to the size of the Company and nature of its assets. No material discrepancies were noticed on such physical verification.
- c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties are held in the name of the Company.

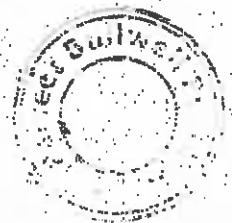
##### **2. In respect of its inventories:**

The Company is engaged primarily in the business of colonization and real estate development. Accordingly, it holds physical inventories.

- 3. The company has not granted any loans, secured or unsecured to companies, firms or other parties covered in the register maintained under section 189 of the Companies Act, 2013.
- 4. The company does not give any Loan, Guarantee and Investments made Under Section 185 and 186 of the Companies Act, 2013.
- 5. The Company has not accepted any deposit from the public according to section 73 to 76 or any other relevant provision of the Companies Act, 2013.
- 6. The Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act, for any of the services rendered by the Company.

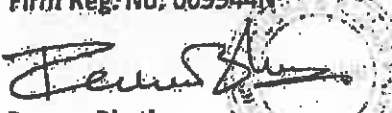
##### **7. In respect of statutory dues:**

- a) According to the records, The Company is regular in depositing undisputed statutory dues including income-tax, sales-tax, service tax, value added tax, cess and any other statutory dues to the appropriate authorities. According to the information and explanations given to us, no outstanding statutory dues as at March, 2017 for a period of more than six months from the date of becoming payable;



8. In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of loans or borrowings to financial institutions, banks and government and dues to debenture holders.
9. 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.
10. In the company, there is no fraud by the company or no fraud on the Company by its officers or employees has been noticed or reported during the year.
11. The company is a private company so that provision of section 197 read with schedule V of Companies Act, 2013 is not applicable to this company.
12. 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.
13. The company has not made any transactions with the related parties according to sections 188 and 177 of Companies Act, 2013.
14. According to the information and explanations given 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.
15. 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 him. Accordingly, paragraph 3(xv) of the Order is not applicable.
16. The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For Anubha & Raman  
Chartered Accountants  
Firm Reg. No: 009944N

  
Raman Bhatia  
Partner  
M. No: 088416

Date: 2<sup>nd</sup> Sept 2017  
Place: New Delhi



## **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 PERFECT BUILDWELL PRIVATE LIMITED ("the Company") as of 31 March 2017 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 authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

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

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

#### **Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2017, 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 Anubha & Raman**

**Chartered Accountants**

**Firm Reg. No: 009944N**

  
**Raman Bhatia**

**Partner**

**M. No: 088416**

**Date: 2<sup>nd</sup> Sept 2017**

**Place: New Delhi**





**ANUBHA AND RAMAN**  
Chartered Accountants



E 375 FIRST FLOOR, GREATER KAILASH II, NEW  
DELHI DELHI 110048  
Ph. 9810155866

**FORM NO. 3CA**  
[See rule 6G(1)(a)]

**Audit report under section 44AB of the Income-tax Act, 1961, in a case where the accounts of the business or profession of a person have been audited under any other law**

1. We report that the statutory audit of  
**M / s. PERFECT BUILDWELL PRIVATE LIMITED**  
D-64, First Floor, Defence Colony, New Delhi  
PAN AADCP3912C

was conducted by us Anubha and Raman in pursuance of the provisions of the Companies Act 2013 Act, and we annex hereto a copy of our audit report dated 31-Oct-2017 along with a copy each of -

- (a) the audited Profit and Loss Account for the period beginning from 1-APR-2016 to ending on 31-Mar-2017  
(b) the audited Balance Sheet as at 31-Mar-2017; and  
(c) documents declared by the said Act to be part of, or annexed to, the Profit and Loss Account and Balance Sheet.
2. The statement of particulars required to be furnished under section 44AB is annexed herewith in Form No. 3CD.
3. In our opinion and to the best of our information and according to examination of books of account including other relevant documents and explanations given to us, the particulars given in the said Form No. 3CD are true and correct subject to the following observations/qualifications, if any:

SN	Qualification Type	Observations/Qualifications
		Nil

For ANUBHA AND RAMAN,  
Chartered Accountants  
(Firm Regn No.: 009944N)

(RAMAN BHATIA)  
PARTNER

Membership No: 088416

Place : NEW DELHI  
Date : 31/10/2017



**[See rule 6G(2)]**

### Part A

01	Name of the assessee			PERFECT BUILDWELL PRIVATE LIMITED
02	Address			D-64, First Floor, Defence Colony, New Delhi
03	Permanent Account Number (PAN)			AADCP3912C
04	Whether the assessee is liable to pay indirect tax like excise duty, service tax, sales tax, customs duty, etc. If yes, please furnish the registration number or any other identification number allotted for the same			Yes
	Name of Act	State	Other	Registration No. Description (optional)
	Sales Tax/VAT	HARYANA		06211950831
05	Status			Company
06	Previous year			from 1-APR-2016 to 31-Mar-2017
07	Assessment year			2017-18
08	Indicate the relevant clause of section 44AB under which the audit has been conducted			Relevant clause of section 44AB under which the audit has been conducted Clause 44AB(a)- Total sales/turnover/gross receipts in business exceeding Rs. 1 crore

09	a)	If firm or association of persons, indicate names of partners/members and their profit sharing ratios.		Name		Profit sharing ratio (%)
	b)	If there is any change in the partners or members or in their profit sharing ratio since the last date of the preceding year, the particulars of such change		No		
		Name of Partner/Member	Date of change	Type of change	Old profit sharing ratio	New profit Sharing Ratio
10	a)	Nature of business or profession (If more than one business or profession is carried on during the previous year, nature of every business or profession)		Sub Sector		Code
		Builders		Property Developers		0403
	b)	If there is any change in the nature of business or profession, the particulars of such change.		No		
		Business	Subsector	Sub Sector	Code	Remarks if any:
11	a)	Whether books of account are prescribed under section 44AA, if yes, list of books so prescribed.		Bank Book, Cash Book, Journal, Ledger, Purchases Register, Sales Register		
	b)	List of books of account maintained and the address at which the books of accounts are kept. (In case books of account are maintained in a computer system, mention the books of account generated by such computer system. If the books of accounts are not kept at one location, please furnish the addresses of locations along with the details of books of accounts maintained at each location.)		D-64, First Floor, Defence Colony, New Delhi, DELHI, 110024		Bank Book, Cash Book, Journal, Ledger, Purchases Register, Sales Register (Computerized)
	c)	List of books of account and nature of relevant documents examined.		Bank Book, Cash Book, Journal, Ledger, Purchases Register, Sales Register		
12		Whether the profit and loss account includes any profits and gains assessable on presumptive basis, if yes, indicate the amount and the relevant section (44AD, 44ADA, 44AE, 44AF, 44B, 44BB, 44BBA, 44BBB, Chapter XII-G, First Schedule or any other relevant section.)		No		
		Section	Amount	Remarks if any:		



13	a) Method of accounting employed in the previous year	Mercantile system				
	b) Whether there had been any change in the method of accounting employed vis-a-vis the method employed in the immediately preceding previous year.	No				
	c) If answer to (b) above is in the affirmative, give details of such change, and the effect thereof on the profit or loss.					
		Particulars	Increase in profit (Rs.)	Decrease in profit(Rs.)	Remarks if any:	
	d) Whether any adjustment is required to be made to the profits or loss for complying with the provisions of Income computation and disclosure standards notified under section 145(2)	No				
	e) If answer to (d) above is in the affirmative, give details of such adjustments					
		Particulars	Increase in profit (Rs.)	Decrease in profit (Rs.)	Net Effect(Rs.)	Remarks if any:
	f) Disclosure as per ICDS					
		ICDS	Disclosure			
		ICDS I - Accounting Policies	As per accounting policies & notes to financial statements			
		ICDS II - Valuation of Inventories	As per accounting policies & notes to financial statements			
		ICDS III - Construction Contracts	NA			
		ICDS IV - Revenue Recognition	As per accounting policies & notes to financial statements			
		ICDS V - Tangible Fixed Assets	As per Fixed Assets and Depreciation Chart annexed in FORM 3CD			
		ICDS VII - Governments Grants	NA			
		ICDS IX - Borrowing Costs	As per accounting policies & notes to financial statements			
		ICDS X - Provisions, Contingent Liabilities and Contingent Assets	Provision, Contingent Liabilities and Assets have been disclosed by way of notes in the notes on accounts, if required.			
		Total				
14	a) Method of valuation of closing stock employed in the previous year.	NRV or Cost, Which ever is less				
	b) In case of deviation from the method of valuation prescribed under section 145A, and the effect thereof on the profit or loss, please furnish:	No				
		Particulars	Increase in profit (Rs.)	Decrease in profit(Rs.)	Remarks if any:	
15	Give the following particulars of the capital asset converted into stock-in-trade:-	NA				
		Description of Capital Assets	Date of Acquisition	Cost of Acquisition	Amount at which capital assets converted into stock	Remarks if any:
16	Amounts not credited to the profit and loss account, being, -					
	a) the items falling within the scope of section 28;	Nil				
		Description	Amount	Remarks if any:		
	b) the proforma credits, drawbacks, refund of duty of customs or excise or service tax, or refund of sales tax or value added tax where such credits, drawbacks or refunds are admitted as due by the authorities concerned;	Nil				
		Description	Amount	Remarks if any:		
	c) escalation claims accepted during the previous year;	Nil				
		Description	Amount	Remarks if any:		
	d) any other item of income;	Nil				
		Description	Amount	Remarks if any:		
	e) capital receipt, if any.	Nil				
		Description	Amount	Remarks if any:		



17	Where any land or building or both is transferred during the previous year for a consideration less than value adopted or assessed or assessable by any authority of a State Government referred to in section 43CA or 50C, please furnish:					No			
	Details of property	Consideration received or accrued	Value adopted or assessed or assessable	Remarks if any:	Address Line 1	Address Line 2	City or Town or District	State	Pincode
18	Particulars of depreciation allowable as per the Income-tax Act, 1961 in respect of each asset or block of assets, as the case may be. In the following form :-					As Per Annexure "A"			
	a) Description of asset/block of assets.								
	b) Rate of depreciation.								
	c) Actual cost or written down value, as the case may be.								
	d) Additions/deductions during the year with dates; in the case of any addition of an asset, date put to use; including adjustment on account of :-								
	i) Central Value Added Tax credit claimed and allowed under the Central Excise Rules, 1944, in respect of assets acquired on or after 1st March, 1994.								
	ii) change in rate of exchange of currency, and								
	iii) Subsidy or grant or reimbursement, by whatever name called.								
	e) Depreciation allowable.								
	f) Written down value at the end of the year.								
19	Amounts admissible under sections								
	Section	Amount debited to P&L		Amount admissible as per the provisions of the Income-tax Act, 1961	Remarks if any:				
20	a) Any sum paid to an employee as bonus or commission for services rendered, where such sum was otherwise payable to him as profits or dividend. [Section 36(1)(ii)]					Nil			
	Description		Amount		Remarks if any:				
	b) Details of contributions received from employees for various funds as referred to in section 36(1)(va):					Nil			
	Name of Fund		Amount	Actual Date	Due Date	The actual amount paid			

21	a) Please furnish the details of amounts debited to the profit and loss account, being in the nature of capital, personal, advertisement expenditure etc				
	1 expenditure of capital nature;		Nil		
	Particulars		Amount in Rs.	Remarks if any:	
	2 expenditure of personal nature;		Nil		
	Particulars		Amount in Rs.	Remarks if any:	
	3 expenditure on advertisement in any souvenir, brochure, tract, pamphlet or the like published by a political party;		Nil		
	Particulars		Amount in Rs.	Remarks if any:	
	4 Expenditure incurred at clubs being entrance fees and subscriptions		Nil		
	Particulars		Amount in Rs.	Remarks if any:	
	5 Expenditure incurred at clubs being cost for club services and facilities used.		Nil		
	Particulars		Amount in Rs.	Remarks if any:	
	6 Expenditure by way of penalty or fine for violation of any law for the time being force				



Particulars		Amount in Rs.									
Interest on TDS		53171									
7 Expenditure by way of any other penalty or fine not covered Nil above											
Particulars	Amount in Rs.	Remarks if any:									
8. Expenditure incurred for any purpose which is an offence or Nil which is prohibited by law											
Particulars	Amount in Rs.	Remarks if any:									
b) Amounts inadmissible under section 40(a):-											
i as payment to non-resident referred to in sub-clause (i)											
A Details of payment on which tax is not deducted: Nil											
Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee (optional)	Address Line 1	Address Line 2	City or Town or District	Pincode	Remarks if any:		
B Details of payment on which tax has been deducted but Nil has not been paid during the previous year or in the subsequent year before the expiry of time prescribed under section 200(1)											
Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee (optional)	Address Line 1	Address Line 2	City or Town or District	Pincode	Amount of tax deducted	Remarks if any:	
ii as payment to resident referred to in sub-clause (ia)											
A Details of payment on which tax is not deducted: Nil											
Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee (optional)	Address Line 1	Address Line 2	City or Town or District	Pincode	Remarks if any:		
B Details of payment on which tax has been deducted but Nil has not been paid on or before the due date specified in sub-section (1) of section 139.											
Date of payment	Amount of payment	Nature of payment	Name of the payer	PAN of the Payer (optional)	Address Line 1	Address Line 2	City or Town or District	Pincode	Amount of tax deducted	Amount out of (VI) deposited, if any	Remarks if any:
iii as payment referred to in sub-clause (ib)											
A Details of payment on which levy is not deducted: Nil											
Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee (optional)	Address Line 1	Address Line 2	City or Town or District	Pincode	Remarks if any:		
B Details of payment on which levy has been deducted but Nil has not been paid on or before the due date specified in sub-section (1) of section 139.											
Date of payment	Amount of payment	Nature of payment	Name of the payer	PAN of the Payer (optional)	Address Line 1	Address Line 2	City or Town or District	Pincode	Amount of tax deducted	Amount out of (VI) deposited, if any	Remarks if any:
iv Fringe benefit tax under sub-clause (ic)											
v Wealth tax under sub-clause (ia)											
vi Royalty, license fee, service fee etc. under sub-clause (ib)											
vii Salary payable outside India to a non resident without TDS Nil etc. under sub-clause (ii)											
Date of payment	Amount of payment	Name of the payee	PAN of the payee (optional)	Address Line 1	Address Line 2	City or Town or District	Pincode	Remarks if any:			





vii Payment to PF/other fund etc. under sub-clause (iv)						
ix Tax paid by employer for perquisites under sub-clause (v)						
c) Amounts debited to profit and loss account being, interest, NA salary, bonus, commission or remuneration inadmissible under section 40(b)/40(ba) and computation thereof:						
Particulars	Section	Amount debited to P/L A/C	Remarks	Description	Amount admissible	Amount inadmissible
d) Disallowance/deemed income under section 40A(3):						
A On the basis of the examination of books of account and other relevant documents/evidence, whether the expenditure covered under section 40A(3) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. If not, please furnish the details:			Yes			
Date of payment	Nature of payment	Amount	Name of the payee	PAN of the payee (optional)	Remarks if any:	
B On the basis of the examination of books of account and other relevant documents/evidence, whether the payment referred to in section 40A(3A) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. If not, please furnish the details of amount deemed to be the profits and gains of business or profession under section 40A(3A):			Yes			
Date of payment	Nature of payment	Amount	Name of the payee	PAN of the payee (optional)	Remarks if any:	
e) provision for payment of gratuity not allowable under section 40A(7):			Nil			
f) any sum paid by the assessee as an employer not allowable under section 40A(9):			Nil			
g) particulars of any liability of a contingent nature:			Nil			
Nature of Liability		Amount	Remarks if any:			
h) amount of deduction inadmissible in terms of section 14A in respect of the expenditure incurred in relation to income which does not form part of the total income:			Nil			
Particulars		Amount	Remarks if any:			
i) amount inadmissible under the proviso to section 36(1)(iii):			Nil			
22 Amount of interest inadmissible under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006:			Nil			
23 Particulars of payments made to persons specified under section 40A(2)(b):			Nil			
Name of Related Party	Relation	Date (optional)	Payment made (Amount)	Nature of transaction	PAN of Related Party (optional)	
24 Amounts deemed to be profits and gains under section 32AC or 33AB or 33ABA or 33AC:			Nil			
Section	Description	Amount	Remarks if any:			
25 Any amount of profit chargeable to tax under section 41 and computation thereof:			Nil			
Name of Party	Amount of Income	Section	Description of transaction	Computation if any	Remarks if any:	
26 In respect of any sum referred to in clause (a), (b), (c), (d), (e), (f) or (g) of section 43B, the liability for which:-						
A pre-existed on the first day of the previous year but was not allowed in the assessment of any preceding previous year and was			Nil			
a) paid during the previous year:			Nil			
Nature of Liability		Amount	Remarks if any:		Section	



b) not paid during the previous year;		Nil	
Nature of Liability	Amount	Remarks if any:	Section
B was incurred in the previous year and was			
a) paid on or before the due date for furnishing the return of income of the previous year under section 139(1):		Nil	
Nature of Liability	Amount	Remarks if any:	Section
b) not paid on or before the aforesaid date.		Nil	
Nature of Liability	Amount	Remarks if any:	Section
ii (State whether sales tax, customs duty, excise duty or any other indirect tax, levy, cess, impost, etc., is passed through the profit and loss account.)			
27 a) Amount of Central Value Added Tax credits availed of or utilized during the previous year and its treatment in the profit and loss account and Treatment of outstanding Central Value Added Tax credits in the accounts.		No	
b) Particulars of income or expenditure of prior period credited or debited to the profit and loss account.		NA	
Type	Particulars	Amount	Prior period to which it relates (Year in yyy-y format)
Remarks if any:			
28 Whether during the previous year the assessee has received any property, being share of a company not being a company in which the public are substantially interested, without consideration or for inadequate consideration as referred to in section 56(2)(vii), if yes, please furnish the details of the same.			
Name of the person from whom shares received	PAN of the person (optional)	Name of the company whose shares are received	CIN of the company
No. of Shares Received	Amount of consideration paid	Fair Market value of the shares	Remarks if any:
29 Whether during the previous year the assessee received any consideration for issue of shares which exceeds the fair market value of the shares as referred to in section 56(2)(vii), if yes, please furnish the details of the same.			
Name of the person from whom consideration received for issue of shares	PAN of the person (optional)	No. of Shares Issued	Amount of consideration received
Fair Market value of the shares	Remarks if any:		
30 Details of any amount borrowed on hundi or any amount due thereon (including interest on the amount borrowed) repaid, otherwise than through an account payee cheque. [Section 69D].			
Name of the person from whom amount borrowed or repaid on hundi	Amount borrowed	Remark if any:	PAN of the person (optional)
Address Line 1	Address Line 2	City or Town or District	State
Pincode	Date of Borrowing	Amount due including interest	Amount repaid
Date of Repayment			
31 a) Particulars of each loan or deposit in an amount exceeding the limit specified in section 269SS taken or accepted during the previous year			



Name of the lender or depositor	Address of the lender or depositor	Amount of loan or deposit taken or accepted	Whether the loan/deposit was squared up during the Previous Year	Maximum amount outstanding in the account at any time during the Previous Year	whether the loan or deposit was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account	In case the loan or deposit was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft
Manoj Kataria	HARYANA	39740000	No	60340000	No	
Raj Hans Kataria	Haryana	34740000	No	66840000	No	
Sukhbir Kataria	HARYANA	92667000	No	163017000	No	

b) Particulars of each specified sum in an amount exceeding the limit specified in section 269SS taken or accepted during the previous year :- Nil

Name of the person from whom specified sum is received	Address of the person from whom specified sum is received	Name of the person from whom specified sum is received (optional)	PAN of the person from whom specified sum is received (optional)	Amount of specified sum taken or accepted	Whether the specified sum was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account	In case the specified sum was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft

c) Particulars of each repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T made during the previous year: Nil

Name of the payee	Address of the payee	PAN of the payee (optional)	Amount of the repayment	Maximum amount outstanding in the account at any time during the Previous Year	Whether the repayment was made by cheque or bank draft or use of electronic clearing system through a bank account	In case the repayment was made by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft

d) Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year: Nil

Name of the payer	Address of the payer	PAN of the payer (optional)	Amount of loan or deposit or any specified advance received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year





e) Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T, received by a cheque or bank draft which is not an account payee cheque or account payee bank draft during the previous year?				Nil	
Name of the payer		Address of the payer		PAN of the payer (optional)	Amount of loan or deposit or any specified advance received by a cheque or a bank draft which is not an account payee cheque or account payee bank draft during the previous year

32	a)	Details of brought forward loss or depreciation allowance, in the following manner, to the extent available :				Nil		
		Serial No	Assessment Year	Nature of loss / Depreciation allowance	Amount as returned	Amount as assessed (give reference to relevant order)		Remarks
		Serial No	Assessment Year	Nature of loss / Depreciation allowance	Amount as returned	Amount	Order U/S and date	Remarks

b) Whether a change in shareholding of the company has taken place in the previous year due to which the losses incurred prior to the previous year cannot be allowed to be carried forward in terms of section 79.

No

c) Whether the assessee has incurred any speculation loss referred to in section 73 during the previous year, if yes, please furnish the details of the same.

No

d) Whether the assessee has incurred any loss referred to in section 73A in respect of any specified business during the previous year, if yes, please furnish details of the same.

No

e) In case of a company, please state that whether the company is deemed to be carrying on a speculation business as referred in explanation to section 73, if yes, please furnish the details of speculation loss if any incurred during the previous year.

No

33 Section-wise details of deductions, if any, admissible under Chapter VIA or Chapter VII (Section 10A, Section 10AA)

Nil

Section	Amount	Remarks if any:

34 a) Whether the assessee is required to deduct or collect tax as per the provisions of Chapter XVII-B or Chapter XVII-BB, if yes please furnish:

Yes

Tax deduction and collection Account Number (TAN)	Section	Nature of payment	Total amount of payment or receipt of the nature specified in column (3)	Total amount on which tax was required to be deducted or collected out of (4)	Total amount on which tax was deducted or collected at specified rate out of (5)	Amount of tax deducted or collected out of (6)	Total amount on which tax was deducted or collected at less than specified rate out of (7)	Amount of tax deducted or collected on (8)	Amount of tax deducted or collected not deposited to the credit of the Central Government out of (8) and (9)
1	2	3	4	5	6	7	8	9	10
DELP132 56F	194J	Fees for professional or technical services	1574000	1574000	1574000	157400	0	0	0
DELP132 56F	194C	Payments to contractors	14320502	14320502	14320502	2864114	0	0	0



DEL P132 56F	194A	Interest other than Interest on securitie s	862200	862200	862200	86220	0	0	0
DEL P132 56F	194-I	Rent	780000	780000	780000	78000	0	0	0
DEL P132 56F	194H	Commis sion or brokerag e	3062000	3062000	3062000	277200	0	0	0

h) whether the assessee has furnished the statement of tax NA deducted or tax collected within the prescribed time. If not, please furnish the details:

Tax deduction and collection Account Number (TAN)	Type of Form	Due date for furnishing	Date of furnishing, if furnished	Whether the statement of tax deducted or collected contains information about all transactions which are required to be reported	Remarks if any:

c) whether the assessee is liable to pay interest under section 201 (1A) or section 206C(7). If yes, please furnish:

Tax deduction and collection Account Number (TAN)	Amount of interest under section 201(1A)/206C(7) is payable	Amount paid out of column (2)	date of payment.	Remarks if any:

35 a) In the case of a trading concern, give quantitative details of principal items of goods traded :

Item Name	Unit	opening stock	purchases during the previous year	sales during the previous year	closing stock	shortage / excess, if any

NA

b) In the case of a manufacturing concern, give quantitative details of the principal items of raw materials, finished products and by-products :

A Raw Materials :

Item Name	Unit	opening stock	purchases during the previous year	consumption during the previous year	sales during the previous year	closing stock	* yield of finished products	*percentage of yield;	*shortage / excess, if any.

NA

B. Finished products :

Item Name	Unit	opening stock	purchases during the previous year	quantity manufactured during the previous year	sales during the previous year	closing stock	shortage / excess, if any.

NA

C. By products :

Item Name	Unit	opening stock	purchases during the previous year	quantity manufactured during the previous year	sales during the previous year	closing stock	shortage / excess, if any.

NA

36 In the case of a domestic company, details of tax on distributed Nil profits under section 115-O in the following form :-

(a) Total amount of distributed profits	amount of reduction as referred to in section		(b) Total tax paid thereon	(c) Date of Payments with Amount		Remarks if any:
	115-O(1A) (i)	115-O(1A) (ii)		Dates of payment	Amount	



37	Whether any cost audit was carried out, if yes, give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the cost auditor.	No
38	Whether any audit was conducted under the Central Excise Act, 1944, if yes, give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the auditor.	No
39	Whether any audit was conducted under section 72A of the Finance Act, 1994 in relation to valuation of taxable services, if yes, give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the auditor.	No
40	Details regarding turnover, gross profit, etc., for the previous year and preceding previous year:	
	Particulars	Previous Year
	Total turnover of the assessee	576883868
	Gross profit/turnover	38043868 576883868 6.59
	Net profit/turnover	17303830 576883868 3.00
	Stock-in-trade/turnover	256870301 576883868 44.53
	Material consumed/finished goods produced	0 0 0.00
41	Please furnish the details of demand raised or refund issued during the previous year under any tax laws other than Income-tax Act, 1961 and Wealth tax Act, 1957 along with details of relevant proceedings.	
	Financial year to which demand/refund relates to	Name of other Tax law
	State	Other
	Type (Demand raised/Refund received)	Date of demand raised/refund received
	Amount	Remarks

For ANUBHA AND RAMAN  
Chartered Accountants  
(Firm Regn No.: 009944)

*(Signature)*

(RAMAN BHATIA)  
PARTNER  
Membership No: 088416

Place: NEW DELHI  
Date: 31/10/2017



**PERFECT BUILDWELL PRIVATE LIMITED**  
**Annexure "A"**

Particulars of Depreciation allowable as per the Income-Tax Act, 1961 in respect of each asset or block of assets in the following form.

Description of asset/block of assets	Rate of Dep. %	Actual cost or written down value	Additions/deductions during the year with dates in the case of any addition of an asset, date put to use; including adjustment	Central Value Added Tax credit claimed and allowed under the Central Excise Rules, 1944, in respect of assets acquired on or after 1st March 1994	Change in rate of exchange of currency	Subsidy or grant or reimbursement, by whatever name called	Depreciation allowable	Written down value at the end of the year
Furniture and fitting	10%	25,550	41,625	0	0	0	4,546	62,625
Computer	50%	55,125	0	0	0	0	33,075	22,050
Plant and Machinery	15%	34,80,800	48,000	0	0	0	5,25,720	30,03,080
Total		35,61,575	89,625	0	0	0	5,63,441	30,87,759

**Addition/Deduction in Fixed Assets During the Financial Year**


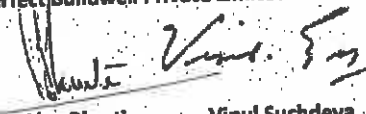
**Block 10% Furniture and fitting**

S.No.	Particulars	More Than 180 Days	Less than 180 Days	Total	Date of Accounting	Date of Put to the Use
1.	Furniture	0	41,625	41,625	10/10/2016	10/10/2016
	Total	0	41,625	41,625		

**Block 15% Plant and Machinery**

S.No.	Particulars	More Than 180 Days	Less than 180 Days	Total	Date of Accounting	Date of Put to the Use
1	Inventor	0	48,000	48,000	15/10/2016	15/10/2016
	Total	0	48,000	48,000		



M/S PERFECT BUILDWELL PRIVATE LIMITED CIN:U45201DL2004PTC125145			
BALANCE SHEET AS AT 31ST MARCH, 2017			
Particulars	Note No.	Figures as at the end of current reporting period	Figures as at the end of previous reporting period
<b>1. EQUITY AND LIABILITIES</b>			
(1) Shareholders' funds	1	30,000,000	30,000,000
(a) Share capital	2	15,887,963	3,969,291
(b) Reserves and surplus		-	-
(c) Money received against share warrants		-	-
(2) Share application money pending allotment			
(3) Non-current liabilities			
(a) Long-term borrowings			166,985
(b) Deferred tax liabilities	3	397,155,820	198,294,445
(c) Other Long term liabilities			-
(d) Long-term provisions			-
(4) Current liabilities			
(a) Short-term borrowings	4	201,740,492	408,034,868
(b) Trade payables	5	18,059,942	9,796,687
(c) Other current liabilities	6	5,953,166	261,755
(d) Short-term provisions			
<b>TOTAL (Rs)</b>		<b>668,797,384</b>	<b>650,524,030</b>
<b>II. ASSETS</b>			
(1) Non-current assets			
(a) Fixed assets	7	2,076,585	2,992,372
(i) Tangible assets			
(ii) Intangible assets			
(b) Non-current Investments	8	136,569	
(c) Deferred tax assets (net)	9	337,748,396	171,522,396
(d) Long-term loans and advances	10	37,491,396	22,437,962
(e) Other non-current assets			
(2) Current assets			
(a) Current Investments	11	256,870,301	323,091,465
(b) Inventories	12	12,503,092	43,177,670
(c) Trade receivables	13	5,985,231	56,083,496
(d) Cash and Cash equivalents			
(e) Short-term loans and advances	14	15,985,813	31,218,669
(f) Other current assets			
<b>TOTAL (Rs)</b>		<b>668,797,384</b>	<b>650,524,030</b>
Notes to Accounts 1-21			
For Anubha & Raman Chartered Accountants Firm Reg. No: 09944N		For and on behalf of Perfect Buildwell Private Limited	
			
Raman Bhatia Partner Membership No. 088416 Place: New Delhi Date : 02.09.2017		Ajay Bhatti (Director) DIN: 00999777	Vipul Suchdeva (Director) DIN: 01210309





**M/S PERFECT BUILDWELL PRIVATE LIMITED**

CIN:U45201DL2004PTC125145

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2017**

Particulars	Note No.	Figures as at the end of current reporting period	Figures as at the end of previous reporting period
I. Revenue from operations	15	572,715,625	1,126,000
II. Other income	16	6,358,573	3,840,214
III. Total Revenue (I+II)		579,074,198	4,966,214
IV. Expenses:			
(a) Cost of materials consumed	17	479,067,441	193,091,771
(b) Purchases of Stock In Trade			
(c) Changes in inventories of finished goods, work-in-process and stock-in-Trade	11	66,221,164	(206,363,445)
(d) Employee benefits expenses	18	8,161,206	1,199,000
(e) Finance costs	19	272,761	7,264,161
(f) Depreciation and amortization expenses		1,005,412	1,194,362
(g) Other Expenses	20	7,042,384	7,791,514
Total Expenses		561,770,368	4,177,363
V. Profit before exceptional and extraordinary items and Tax (III-IV)		17,303,830	788,851
VI. Exceptional items		-	-
VII. Profit before extraordinary items and tax (V-VI)		17,303,830	788,851
VIII. Extraordinary Items		-	-
IX. Profit before Tax (VII-VIII)		17,303,830	788,851
X. Tax expense:			
(1) Current tax		5,688,711	243,755
(2) Deferred tax Assets/ (Liabilities)		(303,554)	173,563
(3) Previous Tax/Int. Adjusted			
XI. Profit (loss) for the period from continuing operations (VII-VIII)		11,918,673	371,533
XII. Profit / (loss) from discontinuing operations		-	-
XIII. Tax expense of discontinuing Operations		-	-
XIV. Profit / (loss) from Discontinuing operations (after tax) (XII-XIII)		-	-
XV. Profit (Loss) for the period (XI +XIV)		11,918,673	371,533
XVI. Earnings per equity share:			
(1) Basic		3.97	0.12
(2) Diluted		-	-

Notes to Accounts

1-21

For Anubha & Raman  
Chartered Accountants  
Firm Reg. No: 009944N

Raman Bhatia  
Partner

Membership No. 088416

Place: New Delhi

Date : 02.09.2017

For and on behalf of

Perfect Buildwell Private Limited

Ajay Bhardi

(Director)

DIN: 00999777

Vipul Suchdeva

(Director)

DIN: 01210309



**M/S PERFECT BUILDWELL PRIVATE LIMITED**  
**CIN:U45201DL2004PTC125145**  
**D-64, 1st Floor, Defence Colony, New Delhi-110024**  
**Email Id-director@perfectbuildwell.com, Tel: 011-24616415**

**NOTES TO FINANCIAL STATEMENTS FOR THE YEAR OF 31st MARCH, 2017**

**Note 1: Share Capital**

Particulars	As on 31.03.2017	As on 31.03.2016
<b>SHARE CAPITAL</b>		
<b>AUTHORISED</b>		
30,00,000 Equity Shares of Rs. 10/- each	30,000,000	30,000,000
(30,00,000 Equity Shares of Rs. 10/- each)		
<b>ISSUED SUBSCRIBED &amp; PAID UP</b>		
30,00,000 Equity Shares of Rs. 10/- each fully paid up	30,000,000	30,000,000
(30,00,000 Equity Shares of Rs. 10/- each) previous year		
<b>List of Shareholders holding more than 5% shares</b>		
<b>Name of Shareholders</b>	<b>No. of Shares</b>	<b>No. of Shares</b>
(i) Vipul Suchdeva 50%	1,500,000	1,500,000
(iii) Ajay Bharti 50%	1,500,000	1,500,000

**Note 2: Reserves and Surplus**

Particulars	As on 31.03.2017	As on 31.03.2016
Opening Balance	3,969,291	3,597,758
Net Profit of Current Year	11,918,673	371,533
Closing Balance	15,887,963	3,969,291
<b>Total (Rs.)</b>	<b>15,887,963</b>	<b>3,969,291</b>

**Note 3: Other Long Term Liabilities**

Particulars	As on 31.03.2017	As on 31.03.2016
<b>Advances</b>		
Perspicacity Consultants Pvt Ltd		8,250,000
M.S. Kataria		5,000,000
Raj Hans Kataria	66,840,000	32,100,000
Responsive Finance	9,285,000	9,285,000
Shri Paras Enterprises	4,500,000	3,900,000
Axis Bank OD	41,105,075	749,029
HDFC Used Car Loan	2,822,543	3,499,214
M.K. Dang	14,500,000	14,500,000
Nupur Kataria	25,000,000	25,000,000
Manoj Kataria	60,340,000	20,600,000
Sukhbir Kataria	163,017,000	70,350,000
Bhasin Associates	1,000,000	1,000,000
Krishna Creative Developers Pvt. Ltd.	1,000,000	1,000,000
Dinesh Arya	7,585,000	2,900,000
<b>From Shareholders &amp; Directors</b>		
Director's Current Account	161,202	161,202
<b>Total (Rs.)</b>	<b>397,155,820</b>	<b>198,294,445</b>



**Note 4: Trade Payables**

Particulars	As on 31.03.2017	As on 31.03.2016
Trade Payable	4,182,277	1,310,118
Advance from Customers	197,558,215	406,724,750
<b>Total (Rs.)</b>	<b>201,740,492</b>	<b>408,034,868</b>

**Note 5: Other Current Liabilities**

Particulars	As on 31.03.2017	As on 31.03.2016
Sunil Mehendiratta	19,101	19,101
S. K. Arora	-	2,190,330
Vivek Mittal	500,000	500,000
Labour Cess	1,495,492	-
Harneet Singh & Associates	17,730	-
TDS Payable-Rent U/s 194I	6,500	-
Vat 1%	7,681,505	-
CCD-AEBC-63008 (Credit Card)	6,205	-
TDS Payable U/S 194A	-	133,967
TDS Payable on Commission	29,000	111,700
TDS Payable on Contractor	390,649	374,710
TDS Payable on Professional	30,000	37,500
TDS Payable -PBW	-	13,857
Salary Payable	467,930	385,580
Retention Money	3,433,022	327,827
Service Tax Payable	927,309	2,289,799
TDS Payable on Employee	55,000	31,000
WCT Payable	2,963,713	814,410
Customers in Waiting	-	2,544,499
Swachh Bharat Cess Payable	36,787	22,407
<b>Total (Rs.)</b>	<b>18,059,942</b>	<b>9,796,687</b>

**Note 6: Short-term Provisions**

Particulars	As on 31.03.2017	As on 31.03.2016
Audit Fee Payable	20,700	18,000
Provision for Income Tax	5,932,466	243,755
<b>Total (Rs.)</b>	<b>5,953,166</b>	<b>261,755</b>



*[Handwritten signature]*

*V. S. Singh*





M/S PERFECT BUILDWELL PRIVATE LIMITED  
CIN:U45201DL2004PTC125145  
D-64, 1st Floor, Defence Colony, New Delhi-110024  
Email: id-director@perfectbuildwell.com, Tel: 011-24616415

NOTES OF FIXED ASSETS AS PER COMPANIES ACT 2013

Annexure-1

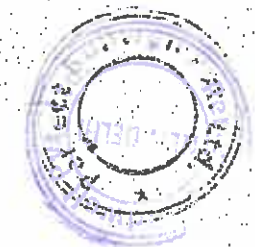
TANGIBLE ASSETS AS ON 31-03-2017  
Note-7 Depreciation Schedule

S.No.	PARTICULARS	GROSS BLOCK			DEPRECIATION				NET BLOCK		
		BALANCE AS ON 01.04.2016	ADDITIONS DURING THE YEAR	ADJUSTMENTS DURING THE YEAR	BALANCE AS ON 31.03.2017	BALANCE AS ON 01.04.2016	CHARGED DURING THE YEAR	ADJUSTMENTS DURING THE YEAR	BALANCE AS ON 31.03.2017	BALANCE AS ON 31.03.2017	BALANCE AS ON 31.03.2016
1	Air Conditioner	27,000	-	-	27,000	25,158	492	-	25,650	1,350	1,842
2	Furniture	27,000	41,625	-	68,625	1,455	17,966	-	19,421	49,204	25,545
3	Laptop	46,000	-	-	46,000	8,835	28,489	-	37,324	8,676	37,165
4	Printer	12,400	-	-	12,400	1,609	4,847	-	6,456	5,944	10,791
5	Server	31,250	-	-	31,250	7,954	17,330	-	24,684	6,566	23,895
6	UPS	1,500	-	-	1,500	241	572	-	813	687	1,259
7	Mobile	62,000	-	-	62,000	2,901	18,463	-	21,364	40,636	59,099
8	Inventor	-	48,000	-	48,000	-	24,280	-	24,280	23,720	-
9	Range Rover Car	4,000,000	-	-	4,000,000	1,167,225	892,973	-	1,060,198	1,939,802	2,832,775
	TOTAL	4,207,150	89,625	-	4,296,775	1,214,778	1,005,412	-	2,220,190	2,076,585	2,992,372



*[Signature]*

*[Signature]*



**Note 8: Defered Tax**

Particulars	As on 31.03.2017	As on 31.03.2016
Balance as per Last Balance Sheet	(166,985)	6,578
Balance debited/credited to P&L A/c	136,569	173,563
Total (Rs.)	(303,554)	(166,985)

**Note 9: Long Term Loans & Advances**

Particulars	As on 31.03.2017	As on 31.03.2016
Bhagwati Dream Homes Pvt Ltd	4,229,477	4,229,477
Sri Venkatesh Builders	15,945,000	15,945,000
Deluris Buildtech India Pvt. Ltd	140,550,000	75,500,000
Manmohan Krishan Dang	21,950,000	21,950,000
Tedre Realcon India P Ltd.	7,400,000	2,600,000
Ajay Bharti	8,250,000	5,750,000
Sandeep Maheshwari	39,200,000	31,700,000
Nishit Kataria	6,000,000	6,000,000
Deepak Gupta	5,000,000	-
Prem Rani	1,000,000	-
Hind Pal Singh Ahuja	10,000,000	-
SAHIL MAHESHWARI	35,200,000	-
Shri Paras Enterprises	600,000	-
Jagdish	1,100,000	-
Manish Singhal	1,650,000	-
Tushar	3,000,000	3,000,000
Vipul Sachdeva	1,945,000	1,945,000
E-Responsive Prop.(Kavita Maheshwari)	1,000,000	1,000,000
Ravi	24,000	48,000
Sanjeev Bahl	200,000	200,000
Zara Infrastructure Pvt. Ltd	31,850,000	-
JV- Bhagwati Dream Homes	1,654,919	1,654,919
Total (Rs.)	337,748,396	171,522,396

**Note 10: Other Non Current Assets**

Particulars	As on 31.03.2017	As on 31.03.2016
FDR-Axis Bank	32,585,000	2,800,000
FDR-RBL Bank Guarantee	3,580,188	18,950,000
Security Deposit	750	750
Accrued Interest	1,325,458	687,212
Total (Rs.)	37,491,396	22,437,962

**Note 11: Inventories**

Particulars	As on 31.03.2017	As on 31.03.2016
Opening Stock	323,091,465	116,728,020
Closing Stock	256,870,301	323,091,465
Total (Rs.)	66,221,164	(206,363,445)



**Note 12: Trade Receivable**

Particulars	As on 31.03.2017	As on 31.03.2016
Trade Receivables	12,503,092	43,177,670
<b>Total (Rs.)</b>	<b>12,503,092</b>	<b>43,177,670</b>

**Note 13: Cash and cash equivalents**

Particulars	As on 31.03.2017	As on 31.03.2016
Cash In Hand	2,956,416	2,809,507
Balance with Banks In Current Accounts		
-HDFC Nirwana Greens A/c	484,574	49,204
-Vijaya Bank	1,137,588	225,717
-Axis Bank	1,406,653	52,999,068
<b>Total (Rs.)</b>	<b>5,985,231</b>	<b>56,083,496</b>

**Note 14: Other Current Assets**

Particulars	As on 31.03.2017	As on 31.03.2016
TDS	141,823	144,703
Advance Income Tax	275,000	275,000
Income Tax Refund Receivable for AY. 2012-13	20,230	20,230
Krishi Kalyan Cess	4,152	
House Constructions 61-62 NG	3,378,104	3,064,505
TDS A.Y. 2017-18	98,430	135
Mobilisation Advance	8,533,349	24,321,210
Service Tax Input	3,447,410	3,305,571
TCS Collected at Source	2,530	2,530
Tax Deducted From Rent Upto 31.3.10	84,785	84,785
<b>Total (Rs.)</b>	<b>15,985,813</b>	<b>31,218,669</b>



*[Signature]*

*Vinod Kumar*



**Note 15: Revenue from operations**

Particulars	As on 31.03.2017	As on 31.03.2016
Nirwana Green Sale	840,625	1,126,000
Project Sale	571,875,000	
<b>Total (Rs.)</b>	<b>572,715,625</b>	<b>1,126,000</b>

**Note 16: Other Income**

Particulars	As on 31.03.2017	As on 31.03.2016
Interest on FDR	1,513,674	1,455,940
Rent Income	117,000	
Interest on income tax refund		2,030
Cancellation Charges	1,390,000	1,775,000
Discount Received	7,084	125,630
Other Income	65,110	7,000
Balance Written off	3,265,705	15,730
SBOP-FDR Interest Income-PBW		458,884
<b>Total (Rs.)</b>	<b>6,358,573</b>	<b>3,840,214</b>

**Note 17: Cost of Materials Consumed**

Particulars	As on 31.03.2017	As on 31.03.2016
Purchases	1,729,161	21,436,650
Direct Expenses	477,338,280	171,655,121
<b>Total (Rs.)</b>	<b>479,067,441</b>	<b>193,091,771</b>

**Note 18: Employee Benefit Expenses**

Particulars	As on 31.03.2017	As on 31.03.2016
Staff Salary	8,161,206	1,199,000
<b>Total (Rs.)</b>	<b>8,161,206</b>	<b>1,199,000</b>

**Note 19: Finance Cost**

Particulars	As on 31.03.2017	As on 31.03.2016
Bank Charges & Interest	31,036	33,336
Bank Guarantee Expense	241,725	7,230,825
<b>Total (Rs.)</b>	<b>272,761</b>	<b>7,264,161</b>



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**Note 20 : Other Expenses**

Particulars	As on 31.03.2017	As on 31.03.2016
House Tax	139,125	-
Audit Fees	20,700	20,000
Administrative and Other Expenses Nirwana Greens	398,796	2,294,421
Interest on Late Payment of Refund to Customers	25,899	5,470
Interest on Income Tax	-	1,008
Vehicle Repair & Maintenance	43,614	-
Visa Expenses	582,089	-
Data Card & EPABX Expenses	11,876	-
Electricity Bill DA	277,910	111,240
ROC Fee	23,559	36,412
Legal & Professional Charges	1,647,600	636,000
Computer Repair & Maintenance	48,635	-
Office Expenses	34,257	-
Printing & Stationery	113,053	76,935
Office Rent	780,000	-
Interest on TDS	53,171	21,160
Repair & Maintenance	74,200	149,800
Telephone Expenses	35,781	2,163
Travelling & Conveyance	1,229,281	1,701,275
Water Charges	16,920	-
Postage and Courier	102,176	46,760
Valuation Expenses	28,500	40,000
Misc. Expenses	52,104	12,508
Interest on OD Account	747,289	3,904
Interest on Loan	-	2,000,000
Phone Insurance	-	4,050
Processing Fee	25,000	22,500
Round Off	(76)	2
Short Recovery	(1,170)	100
Insurance Premium	88,432	76,945
Interest on Car Loan	415,329	409,214
Sales and Promotion Expenses	3,000	6,205
Swachh Bharat Cess	25,334	88,498
Website Development Expenses	-	24,945
<b>Total (Rs.)</b>	<b>7,042,384</b>	<b>7,791,514</b>



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**Depreciation Schedule as per Income Tax Act, 1961**

S.No.	PARTICULARS	W.D.V. AS ON 01/04/2016 (Rs.)	ADDITIONS DURING THE YR. PUT TO USE FOR		AMOUNT ADJUSTED DURING THE YEAR	AMOUNT CHARGEABLE TO DEPRECIATION (Rs.)	RATE %	DEPRECIATION (Rs.)	W.D.V. AS ON 31/03/2017 (Rs.)
			MORE THAN 180 DAYS	LESS THAN 180 DAYS					
1	Air Conditioner	11,979.77				11,979.77	0.15	1,796.97	10,182.80
2	Furniture	25,650.00		41,625.00		67,275.00	0.10	6,646.25	62,628.75
3	Laptop	32,200.00				32,200.00	0.60	19,320.00	12,880.00
4	Printer	11,470.00				11,470.00	0.15	1,720.50	9,749.50
5	Server	21,875.00				21,875.00	0.60	13,125.00	8,750.00
6	Inverter			48,000.00		48,000.00	0.15	7,200.00	44,400.00
7	UPS	1,050.00				1,050.00	0.60	630.00	420.00
8	Mobile	57,350.00				57,350.00	0.15	8,602.50	48,747.50
9	Range Rover Car	3,400,000.00				3,400,000.00	0.15	510,000.00	2,890,000.00
	<b>TOTAL</b>	<b>3,561,574.77</b>		<b>89,625.00</b>		<b>3,651,199.77</b>		<b>563,441.22</b>	<b>3,087,758.55</b>

**Calculation of DTA/DTL**

Depreciation as per CI	1,005,412	911,028	93,484
Depreciation as per IT	563,441	520,399	43,042
Timing difference (Resulting in Assets)	441,871	391,528	50,443
DTA	196,569	120,982	15,587
Less: DTL Opening	166,985		
DTL Reversed and DTA Created in P&L	303,554	120,982	15,587



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*Vinod. Soni*



## PERFECT BUILDWELL PRIVATE COMPANY

### Note: - 21 SIGNIFICANT ACCOUNTING POLICIES

FOR THE YEAR ENDED MARCH 31, 2017

(All amounts in rupees)

#### 1. BACKGROUND

Perfect Buildwell Private Limited ('the Company') is engaged primarily in the business of colonization and real estate development. The operations of the Company span all aspects of real estate development, from the identification and acquisition of land, to planning, execution, construction and marketing of projects. The Company is also engaged in the business of leasing, maintenance services and recreational activities which are related to the overall development of real estate business. The Company is domiciled in India and its registered office is situated at D-64, First Floor, Defence Colony, New Delhi-110 024.

#### 2. GENERAL INFORMATION AND STATEMENT OF COMPLIANCE WITH IND AS

These standalone financial statements ('financial statements') of the Company have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs ('MCA') under Section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and other relevant provisions of the Act. The Company has uniformly applied the accounting policies during the periods presented.

These financial statements for the year ended 31 March 2017 are the first financial statements which the Company has prepared in accordance with Ind AS. For all periods up to and including the year ended 31 March 2016, the Company had prepared its financial statements in accordance with accounting standards notified under Section 133 of the Act, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Previous GAAP), which have been adjusted for the differences in the accounting principles adopted by the Company on transition to Ind AS.

#### 3. BASIS OF PREPARATION

The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Further, the financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities and share based payments which are measured at fair values as explained in relevant accounting policies

#### 4. RECENT ACCOUNTING PRONOUNCEMENT

In March 2017, the Ministry of Corporate Affairs issued the Companies (Indian Accounting Standards) (Amendments) Rules, 2017, notifying amendments to Ind AS 7, 'Statement of cash flow' and Ind AS 102, 'Share-based payment.' The amendments are applicable to the Company from 1 April 2017.



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## Amendment to Ind AS 7

The amendment to Ind AS 7 requires the entities to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes, suggesting inclusion of a reconciliation between the opening and closing balances in the balance sheet for liabilities arising from financing activities, to meet the disclosure requirement. The Company is evaluating the requirements of the amendment and its impact on the financial statements.

## 5. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements have been prepared using the significant accounting policies and measurement basis summarised below. These were used throughout all periods presented in the financial statements, except where the Company has applied certain accounting policies and exemptions upon transition to Ind AS. The significant accounting policies are as follows:

### (a) Current and non-current classification-

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set-out in the Act. Deferred tax assets and liabilities are classified as non-current assets and non-current liabilities, as the case may be.

### (b) Capital work-in-progress under development-

Capital work-in-progress under development represents expenditure incurred in respect of capital projects/intangible assets under development and are carried at cost. Cost includes land, related acquisition expenses, development/ construction costs, borrowing costs and other direct expenditure.

### (c) Inventories-

- Land and plots other than area transferred to constructed properties at the commencement of construction are valued at lower of cost/approximate average cost/ as re-valued on conversion to stock and net realizable value. Cost includes land (including development rights and land under agreement to purchase) acquisition cost, borrowing cost, estimated internal development costs and external development charges.
- Construction work-in-progress of constructed properties other than Special Economic Zone (SEZ) projects includes the cost of land (including development rights and land under agreements to purchase), internal development costs, external development charges, construction costs, overheads, borrowing cost, development/ construction materials and is valued at lower of cost/ estimated cost and net realizable value.
- Development rights represent amount paid under agreement to purchase land/development rights and borrowing cost incurred by the Company to acquire irrevocable and exclusive licenses/development rights in identified land and constructed properties, the acquisition of which is either completed or is at an advanced stage.
- Construction/ development material is valued at lower of cost and net realizable value.



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(d) Revenue Recognition

Revenue is recognized when it is probable that the economic benefits will flow to the Company and it can be reliably measured. Revenue is measured at the fair value of the consideration received/receivable net of rebate and taxes. The Company applies the revenue recognition criteria to each nature of revenue transaction as set-out below:

*Revenue from real estate projects*

Revenue from constructed properties for all projects is recognized in accordance with the "Guidance Note on Accounting for Real Estate Transactions" ("Guidance Note"). As per this Guidance Note, the revenue has been recognized on percentage of completion method and on the percentage of actual project costs incurred thereon to total estimated project cost, provided the conditions specified in Guidance Note are satisfied.

*Sale of land and plots*

Sale of land and plots (including development rights) is recognized in the financial year in which the agreement to sell/application forms (containing salient terms of agreement to sell) is executed and there exists no uncertainty in the ultimate collection of consideration from buyers. Where the Company has any remaining substantial obligations as per agreements, revenue is recognized on 'Percentage of Completion method' as explained above under 'revenue from real estate projects'.

*Rental Income*

Rental income is recognized on a straight-line basis over the terms of the lease, except for contingent rental income which is recognized when it arises and where scheduled increase in rent compensates the lessor for expected inflationary costs. Parking income and fit out rental income is recognized in statement of profit and loss on accrual basis.

(e) Unbilled receivables

Unbilled receivables represent:

- Revenue recognized based on percentage of completion method, as per policy on revenue, over and above the amount due as per the payment plans agreed with the customers; and
- Balance on account of straight lining of rental income over the estimated rent free period.

(f) Cost of revenue-

*Cost of real estate projects*

Cost of constructed properties other than SEZ projects, includes cost of land (including cost of development rights/land under agreements to purchase), estimated internal development costs, external development charges, borrowing costs, overheads, construction costs and development/construction materials, which is charged to the statement of profit and loss based on the revenue recognized as explained in accounting policy for revenue from real estate projects above, in



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consonance with the concept of matching costs and revenue. Final adjustment is made on completion of the specific project

#### *Cost of land and plots*

Cost of land and plots includes land (including development rights), acquisition cost, estimated internal development costs and external development charges, which is charged to the statement of profit and loss based on the percentage of land/ plotted area in respect of which revenue is recognized as explained in accounting policy for revenue from 'Sale of land and plots', in consonance with the concept of matching cost and revenue. Final adjustment is made on completion of the specific project.

#### (g) Borrowing costs-

Borrowing costs directly attributable to the acquisition and/or construction of a qualifying asset are capitalized during the period of time that is necessary to complete and prepare the asset for its intended use or sale. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to the statement of profit and loss as incurred.

#### 6. MANAGERIAL REMUNERATION

Managerial remuneration paid to directors during the year is NIL.

#### 7. LEASES

The company does not have any operating leases for its office as on 31.03.2017.

#### 8. Corporate Social Responsibility (CSR)

As per Section 135 of the Companies Act, 2013; CSR is not applicable on the Company.

9. Payment to Auditors:	2016-17	2015-16
As Audit Fees	20,700/-	20,000/-

#### 10. As per the provisions of the accounting standard 22:

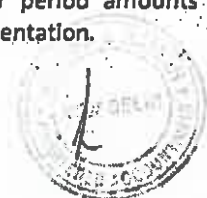
As per Accounting Standard 22 on accounting for taxes on income issued by the Institute of Chartered Accountant of India. There is provision for Deferred Tax Assets as at 31st March is Rs. 1,36,569/- during the year.

#### 11. Segment Information

The Board of Directors of the Company reviews the performance of the Company. Company has no reportable primary segments.

#### 12. Prior Period Comparatives

Prior period amounts have been reclassified, wherever necessary, to confirm the current year's presentation.



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13. Bank Notes (SBN) held and transacted during the period from 8th November 2016 to 30th December 2016, the denomination wise SBNs and other notes as per the notification is given below:

Particulars	SBNs*	Other Denomination	Total
Closing cash in hand as on 8th November 2016	30,95,000	7,08,555	38,03,555
Add: Permitted receipts		9,45,500	9,45,500
Less: Permitted Payments	-	36,232	36,232
Less: Amount deposited in banks	30,95,000	-	30,95,000
Closing cash in hand as on 30th December 2016	-	16,17,823	16,17,823

14. Related Party Disclosure as per AS-18

Name of Party	Relationship
Ajay Bharti	Director/ Key Managerial Person
Vipul Suchdeva	Director/ Key Managerial Person
Magic Info Solutions Private Limited	Company in which KMP is Director
Sri Venkatesh Builders	Propriety concern of Director
Zara TM Projects Private Limited	Company in which KMP is Director
Deluris Buildtech India Private Limited	Company in which KMP is Director
Satkartar Promoters And Builders Private Limited	Company in which KMP is Director
Mega Infratech Private Limited	Company in which KMP is Director
Gromax Properties Private Limited	Company in which KMP is Director
Best Floriculture Private Limited	Company in which KMP is Director
Tedre Realcon India Private Limited	Company in which KMP is Director
Sri Venkatesh Builder	Firm in which Director is Partner
Zara Infrastructure Private Limited	Company in which KMP is Director

Name of Party	Loan Taken/ Received	Loan Given/ Repay	Remuneration
Ajay Bharti	5,50,000/-	14,00,000/-	22,50,000/-
Zara Infrastructure Private Limited	4,36,50,000/-	7,55,00,000/-	N.A.
Satkartar Promoters And Builders Private Limited	Nil	16,50,000/-	N.A.
Deluris Buildtech India Private Limited	3,10,00,000/-	9,60,50,000/-	N.A.
Tedre Realcon India Private Limited	Nil	48,00,000/-	N.A.

For Anubha & Raman  
Chartered Accountants  
Firm Reg. No: 009944N

Raman Bhatia  
Partner  
M. No. 088416  
Place: New Delhi  
Date: 02 September, 2017

For and on behalf of

Perfect Buildwell Private Limited

Ajay Bharti  
Director  
DIN: 00999777

Vipul Suchdeva  
Director  
DIN: 01210309

