



Independent Auditor's Report

To the Members of Agrani Homes Private Limited Report on the Standalone Financial Statements

We have audited the accompanying standalone financial statements of **Agrani Homes Private Limited**, which comprise the balance sheet as at 31st March 2017, the statement of profit and loss for the period starting from 01st April 2016 and ending on 31st March 2017 and 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 and for Internal Financial Controls over Financial Reporting

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 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.

The Company's management is responsible for establishing and maintaining internal financial controls. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

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 there under.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act and the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting. 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 the financial statements are free



from material misstatement and whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

An audit involves performing procedures to obtain audit evidence about the amounts, the disclosures in the financial statements and 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. In making those risk assessments, the auditor considers internal financial controls 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 Company's internal financial controls system over financial reporting and the standalone financial statements.

Basis for Qualified Opinion

- (a) The Company is engaged in business of builder cum developer and company has taken advance from customers/buyers of flat against agreement of flat booked by them in companies various projects namely, Royal City- Shivala Patna; Block K to V and Phase-1 to 3 of IOB Nagar- Sarari, Danapur Patna; Idea - Sarari, Danapur, Patna; Powergrid - Sarari, Danapur, Patna; IOB Commercial - Patna; Kalwati Regancy- RPS Engineering Collage, Danapur, Patna; Impulse Enclave- Mustafapur, Khagaul, Patna; Sunrised City- RK Puram, Saguna More, Patna; Suraj Suman Residency- Patliputra Station, Patna; Shivdhyam - Patna; Laxmi - Ramkrishna Nagar, Patna; Urmila- Ramkrishna Nagar, Patna and Sampatchak projects - Sampatchak Patna.

We found that company has taken and still taking advances from buyers of flat against their booking even though the construction approval not taken from Municipal Corporation and other concerned authorities for its various proposed projects at Patna as well as projects at Varanasi, Uttar Pradesh.

- (b) Company has entered into Development Agreement for construction of residential flats in various projects on conversion basis with landlords and have received advance from customers against by booking of flats, the balance of which as on 31st March, 2017 is Rs. 1,33,60,58,417.84 (advance related to Unapproved projects is Rs 40,93,42,827.96 and it is reported to us that MAPS for approval by the prescribed authority for construction of projects are under process).
- (c) In current financial year Rs. 19,00,47,347/- advance against flat has been reversed by transferring the amount into liability for cancellation of flat on receipt of cancellation letter from customer and liability of service tax has also been adjusted(reduced) by Rs 58,28,789/-.



- (d) Short term loans and advances (Note no 11) includes loan of Rs. 7,24,00,000.00 which was given in earlier year to Alok Kumar(Director), Rs. 99,99,997.00 given to Agrani Homes Real Services Private Limited and Rs. 14,21,114.75 to Agrani E-commerce Private Limited.

Also, during the current year, the company accepted loan of Rs. 10,84,467.00 from Agrani Homes Real Construction Private Limited and Rs. 6,06,638.00 from Agrani Homes Real Marketing Private Limited (entity in which directors are interested).

- (e) It is reported to us that company has deposited the PF and ESI for eligible employees, but except challan no other record or documents produced before us to verify the same.. Hence, the liability of the company towards provident fund, employee's state insurance and bonus of workers engaged in Company could not be ascertained or quantified.
- (f) Liability towards retirement benefits has neither been ascertained nor provided for in the accounts. The accounts are, therefore, not drawn in accordance with Accounting Standard 15 (AS 15) issued by the Institute of Chartered Accountants of India. The resultant effect on profit could not be ascertained.
- (g) Confirmation of Advance to Suppliers, advance to Employees, advance against work executed, Sundry Creditors, Security Deposits and Unsecured loans are yet to be received.

Qualified Opinion

In our opinion and to the best of our information and according to the explanations given to us, except for the effects of the matter described in the Basis for Qualified Opinion paragraph above, 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 31st March 2017 and its profit for the period starting from 01st April 2016 and ending on 31st March 2017.

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 terms of sub-section (11) of section 143 of the Act, we give in the "Annexure-A" a statement on the matters specified in the paragraph 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 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;



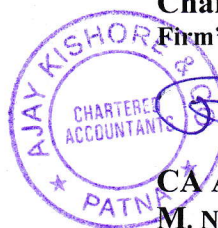
- (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies(Accounts) Rules, 2014;
- (e) On the basis of the written representations received from the directors as on 31 March 2016 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March 2017 from being appointed as a director in terms of Section 164 (2) of the Act;
- (f) In our opinion considering nature of business, size of operation and organizational structure of the entity 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 31st 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 (**As per 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 no pending litigations on its financial position in its financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses, and
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. The Company had provided requisite disclosures in its financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8th November, 2016 to 30th December, 2016 and the same are in accordance with the books of accounts maintained by the company

Place: Patna
Date :08.09.2017

For, AJAY KISHORE & Co.

Chartered Accountants

Firm's Reg. No. : 005899C



CA AJAY KISHORE JHA

M. No. : 055086

Partner

“Annexure A” to the Independent Auditors’ Report

Referred to in paragraph 1 under the heading ‘Report on Other Legal & Regulatory Requirement’ of our report of even date to the financial statements of the Company for the year ended March 31,2017:

- 1) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets;

(b) As explained to us, some of the fixed assets were physically verified during the year by the management in accordance with the programme of verification adopted by the company, which in our opinion provides for physical verification of all the fixed assets at reasonable intervals. According to the information and explanations given to us no material discrepancies were noticed on such verification.

(c) The fixed assets of the company do not comprise of any immovable property.

- 2) (a) We have been explained that physical verification in respect of inventory has been conducted by the management at reasonable intervals but no records have been shown to us.

(b) The company is not maintaining proper records of inventory and WIP.

- 3) According to the information and explanations given to us, during the year, the Company has not granted loan which covered in the Register maintained under section 189 of the Act.

- 4) In our opinion and according to the information and explanations given to us, the provisions of section 185 and 186 of the Companies Act, 2013 in respect of loans have not been complied with by the company in all cases.

Short term loans and advances (Note no 11) includes loan of Rs. 7,24,00,000.00 which was given in earlier year to Alok Kumar(Director), Rs. 99,99,997.00 given to Agrani Homes Real Services Private Limited and Rs. 14,21,114.75 to Agrani E-commerce Private Limited.

Also, during the current year, the company accepted loan of Rs. 10,84,467.00 from Agrani Homes Real Construction Private Limited and Rs. 6,06,638.00 from Agrani Homes Real marketing Private Limited (entity in which directors are interested).

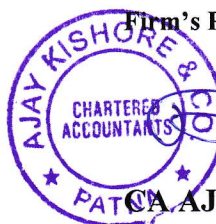
- 5) The Company has not accepted any deposits from the public.
- 6) The Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act, for any of the services rendered by the Company.
- 7) According to the records of the company, in respect of statutory dues, Income tax deducted at source for Rs. 20,03,688.00 , ESIC for Rs. 27,873.00, EPF for Rs. 83953.00 and Service Tax for Rs.1,16,39,198.80 were outstanding at the year end.
- 8) According to the information and explanations given to us, the Company had taken loan SREI Equipment Financial Ltd for Equipment purchase and outstanding balance as on 31.03.2017 is Rs. 18,54,868.72.
- 9) According to the information and explanation given to us, the company has not raised any money by way of term loans.
- 10) According to the information and explanations given to us, no material fraud on or by the Company has been noticed or reported during the course of our audit



- 11) The Company is a private limited company. Therefore, the provisions of clause 3 (xi) of the Order are not applicable to the Company.
- 12) The Company is a private limited company. Therefore, the provisions of clause 3 (xii) of the Order are not applicable to the Company.
- 13) According to the information and explanation given to us, the company has not entered into transactions with the related parties which are not in the ordinary course of business and not on an arm's length basis. Therefore, the provisions of clause 3 (xiii) of the Order are not applicable to the Company
- 14) Based upon the audit procedures performed and the information and explanations given by the management, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Accordingly, the provisions of clause 3 (xiv) of the Order are not applicable to the Company and hence not commented upon.
- 15) Based upon the audit procedures performed and the information and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable to the Company and hence not commented upon.
- 16) In our opinion, the company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the Company and hence not commented upon.

For, AJAY KISHORE & Co.
Chartered Accountants

Firm's Reg. No. : 005899C



CA AJAY KISHORE JHA

M. No. : 055086

Partner

Place: Patna

Date :08.09.2017

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- 13) According to the information and explanation given to us, the company has not entered into transactions with the related parties which are not in the ordinary course of business and not on an arm's length basis. Therefore, the provisions of clause 3 (xiii) of the Order are not applicable to the Company
- 14) Based upon the audit procedures performed and the information and explanations given by the management, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Accordingly, the provisions of clause 3 (xiv) of the Order are not applicable to the Company and hence not commented upon.
- 15) Based upon the audit procedures performed and the information and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable to the Company and hence not commented upon.
- 16) In our opinion, the company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the Company and hence not commented upon.

For, AJAY KISHORE & Co.
Chartered Accountants

Firm's Reg. No. : 005899C



CA AJAY KISHORE JHA

M. No. : 055086

Partner

Place: Patna

Date :08.09.2017

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 **Agrani Homes Private Limited** ("the Company") as of 31 March 2017 in conjunction with our audit of the standalone Ind AS 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 except for accounting entries which are maintained in Tally.ERP9, Lacks Maker and Checker control as the present system allows anyone to modify or make correction as and when they feel to do so 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.

Place: Patna
Date :08.09.2017

For, AJAY KISHORE & Co.
Chartered Accountants
Firm's Reg. No. : 005899C



CA AJAY KISHORE JHA
M. No. : 055086
Partner

AGRANI HOMES PRIVATE LIMITED
REGD. OFF.: C/O ALOK KUMAR HOUSE NO:- 15, WARD NO:- 1FA
PATLIPUTRA COLONY, PATNA – 800013

BALANCE SHEET AS AT 31ST MARCH, 2017

Particulars	Note No	Figures as at 31-03-2017	Figures as at 31-03-2016
EQUITY AND LIABILITIES			
1 Shareholder's Funds			
(a) Share Capital	3	200000.00	200000.00
(b) Reserves and Surplus	4	11338252.20	10146132.50
2 Non-Current Liabilities			
(a) Long Term Borrowings	5	4545973.72	3234467.00
3 Current Liabilities			
(a) Trade Payables	6	1634081798.34	1450301151.28
(b) Other Current Liabilities	6	13754712.80	13957360.56
(c) Short-term provisions	6	1170000.00	1238610.00
Total		1665090737.06	1479077721.34
ASSETS			
1 Non-current assets			
(a) Fixed assets - Tangible Assets	7A	10487089.00	10209150.00
(b) Fixed assets - Intangible Assets	7B	281424.00	763909.00
(c) Deferred Tax Assets		863995.00	396584.00
2 Current assets			
(a) Inventories	8	1514026137.57	1342247588.10
(b) Trade receivables	9	0.00	0.00
(c) Cash and cash equivalents	10	5033658.27	11262518.24
(d) Short-term loans and advances	11	134398433.22	114197972.00
Total		1665090737.06	1479077721.34

Summary of Significant Accounting Policies 2.1

The accompanying notes are an integral part of financial statements

As per our report of even date attached

Alok Kumar

DIRECTOR
ALOK KUMAR
DIN :01747677

Padum Singh

DIRECTOR
PADUM SINGH
DIN:03439349



For AJAY KISHORE & CO.
Chartered Accountants

Ajay Kishore Jha
CA Ajay Kishore Jha
PARTNER
M. No. : 055086

Place : Patna
Date : 08.09.2017

AGRANI HOMES PRIVATE LIMITED

REGD. OFF.: C/O ALOK KUMAR HOUSE NO:- 15, WARD NO:- 1FA
PATLIPUTRA COLONY, PATNA – 800013

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

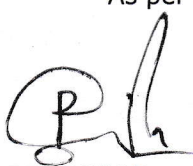
Particulars	Note No	Figures as at the end of current Year	Figures as at the end of previous Year
1 Revenue from operations	12	15,66,94,977.00	19,58,99,832.00
2 Other Income	13	17,38,688.00	7,91,328.00
3 Total Revenue		15,84,33,665.00	19,66,91,160.00
4 Expenses:			
Consumption Cost	14	11,06,92,082.00	15,03,83,234.07
Employee benefit expense	15	3,15,24,160.00	3,18,33,316.00
Financial costs	16	2,93,198.92	3,99,921.42
Other expenses	17	1,00,16,762.38	73,36,321.33
Depreciation	7	40,47,623.00	42,95,795.00
Total Expenses		15,65,73,826.30	19,42,48,587.82
5 Profit before tax		18,59,838.70	24,42,572.18
9 Tax expense:			
(a) Current Income tax		11,70,000.00	12,38,610.00
(b) Income tax Earlier Year		-34,870.00	1,88,786.00
(c) Deferred tax Assets		-4,67,411.00	-3,57,655.00
7 Profit/(Loss) for the period		11,92,119.70	13,72,831.18
8 Earning per equity share:			
(a) Basic			
(b) Diluted			

Summary of Significant Accounting Policies 2.1
The accompanying notes are an integral part of financial statements

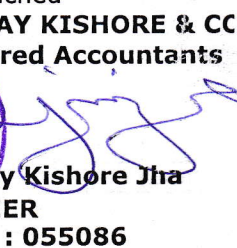
As per our report of even date attached



DIRECTOR
ALOK KUMAR
DIN :01747677



DIRECTOR
PADUM SINGH
DIN:03439349


For AJAY KISHORE & CO
Chartered Accountants

CA Ajay Kishore Jha
PARTNER
M. No. : 055086

Place : Patna
Date : 08.09.2017

AGRANI HOMES PRIVATE LIMITED

Notes to Financial Statements for the year ended March 31, 2017

PARTICULARS	Figures as at 31-03-2017	Figures as at 31-03-2016
NOTE NO. - 3- SHARE CAPITAL		
Authorised		
10,000 Equity Share of Rs. 100/- each	1000000.00	1000000.00
Issued, Subscribed & Paid up		
2,000 Equity Share of Rs. 100/- Each	200000.00	200000.00
Total	200000.00	200000.00
Shareholders holding more than 5 percent shares		
Name	Current Year	Previous Year
	% No. of Shares	% No. of Shares
Sri Alok Kumar	90 1800	90 1800
Sri Padum Singh	10 200	10 200
NOTE NO. - 4 - RESERVE AND SURPLUS		
Surplus		
Opening Balance	10146132.50	8773301.32
Add: Profit/ (Loss) for the Year	1192119.70	1372831.18
TOTAL	11338252.20	10146132.50
NOTE NO. - 5 - LONG TERM BORROWINGS		
Unsecured Loan	4545973.72	3234467.00
TOTAL	4545973.72	3234467.00
NOTE NO. - 6 - CURRENT LIABILITIES		
Trade Payables (Acceptance)		
Liabilities for Supplies	89048923.80	36184013.70
Liabilities for Expenses	10409766.00	2101570.00
Advance against Flat	1336058417.84	1406543334.88
Security Deposits	3316505.70	450394.70
Liability for payment for cancellation of Flat	190047347.00	0.00
Registry Fund from Customer	5200838.00	5021838.00
	1634081798.34	1450301151.28
Other Current Liabilities		
Service tax Payable	11639198.80	12006146.00
TDS Payable	2003688.00	1437663.56
EPF Payable	83953.00	200616.00
ESI Payable	27873.00	312935.00
	13754712.80	13957360.56
Short term Provision		
Provision for Income tax	1170000.00	1238610.00
	1170000.00	1238610.00

Alok Kumar

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GRANI HOMES PRIVATE LIMITED

Notes to Financial Statements for the year ended March 31, 2017

NOTE NO. - '7' OF FIXED ASSETS FORMING PART OF THE BALANCE SHEET AS ON 31.03.2017**NOTE NO. - '7' A- Tangible Assets**

PARTICULARS	Gross Block			Accumulated Depreciation			Net Block	
	as on 01.04.2016	Addition	TOTAL	Upto 01.04.2016	During the year	TOTAL	WDV as on 31.03.2017	WDV as on 31.03.2016
Furniture & Fixtures	5769780.00	81974.00	5851754.00	1647064.00	1088600.00	2735664.00	3116090.00	4122716.00
Air Conditioners	1677390.00	873582.00	2550972.00	577029.00	354704.00	931733.00	1619239.00	1100361.00
Computer & Accessories	1999151.00	100950.00	2100101.00	1426603.00	418181.00	1844784.00	255317.00	572548.00
Computer Printer	60900.00	54900.00	115800.00	50680.00	41131.00	91811.00	23989.00	10220.00
Telephone & Mobile Accessories	313180.00	116433.00	429613.00	146134.00	43061.00	189195.00	240418.00	167046.00
Inverter	223130.00	0.00	223130.00	76368.00	26564.00	102932.00	120198.00	146762.00
Vibrator Machine	42680.00	0.00	42680.00	23062.00	3551.00	26613.00	16067.00	19618.00
Photo Copier	315500.00	0.00	315500.00	114505.00	36380.00	150885.00	164615.00	200995.00
CCTV Camera	205789.00	0.00	205789.00	63602.00	25736.00	89338.00	116451.00	142187.00
Tools & Machinery	411174.00	2441038.00	2852212.00	145463.00	273018.00	418481.00	2433731.00	265711.00
Mixture Machine	110000.00	0.00	110000.00	47331.00	11343.00	58674.00	51326.00	62669.00
Electrical Fittings	489420.00	0.00	489420.00	145563.00	62238.00	207801.00	281619.00	343857.00
Office Equipments	297850.00	68200.00	366050.00	55862.00	56144.00	112006.00	254044.00	241988.00
Vehicles	4238464.00	0.00	4238464.00	1425992.00	1105301.00	2531293.00	1707171.00	2812472.00
Generator	0.00	106000.00	106000.00	0.00	19186.00	19186.00	86814.00	0.00
TOTAL Rs. (A)	16154408.00	3843077.00	19997485.00	5945258.00	3565138.00	9510396.00	10487089.00	10209150.00

NOTE NO. - '7' B- Intangible Assets

PARTICULARS	Gross Block			Accumulated Depreciation			Net Block	
	as on 01.04.2015	Addition	TOTAL	Upto 01.04.2015	During the year	TOTAL	WDV as on 31.03.2016	WDV as on 31.03.2015
Computer Software	2847964.00	0.00	2847964.00	2084055.00	482485.00	2566540.00	281424.00	763909.00
TOTAL Rs. (B)	2847964.00	0.00	2847964.00	2084055.00	482485.00	2566540.00	281424.00	763909.00
GRAND TOTAL	19002372.00	3843077.00	22845449.00	8029313.00	4047623.00	12076936.00	10768513.00	10973059.00

Previous year's figures

16380964.00	2621408.00	19002372.00	3733518.00	4295795.00	8029313.00	10973059.00
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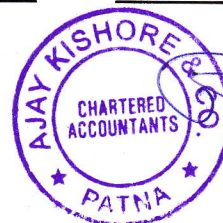
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AGRANI HOMES PRIVATE LIMITED

Notes to Financial Statements for the year ended March 31, 2017

PARTICULARS	Figures as at 31-03-2017	Figures as at 31-03-2016
NOTE NO. - 8 - INVENTORIES		
Closing Stock of Development Expenditure (WIP)	1514026137.57	1342247588.10
TOTAL	1514026137.57	1342247588.10
NOTE NO. - 9 - TRADE RECEIVABLES		
(Secured, Unsecured Considered good & doubtful)		
Debts more than 6 months	0.00	0.00
Other Debts	0.00	0.00
TOTAL	0.00	0.00
NOTE NO. - 10 - CASH AND CASH EQUIVALENTS		
<i>Balance with Banks(In Current A/c)</i>		
Dena - 88	22621.98	22621.98
Dena Bank -86	6001.42	6001.42
Dena Bank -87	5546.00	5546.00
Dena Bank-89	53536.00	53536.00
ICICI - Banaras	13893.37	3730952.37
ICICI Bank	257487.95	9980.95
Indian Overseas Bank 157	18318.30	121471.00
Indian Overseas Bank-311	2715.30	13656.21
Indian Overseas Bank (Varanasi) 016	24087.71	2145586.50
Indusind Bank Ltd	4544.56	4544.56
IOB - 103	900.23	935.71
IOB - 139	391001.09	207139.10
lob- 246	1228839.18	0.00
lob - 248	24108.26	0.00
IOB- 249	8762.38	0.00
I.O.B-341	10687.49	147681.26
IOB -345	85579.07	1358700.00
State Bank of India	882811.90	15302.65
State Bank of India (S.K.Puri- 33900367938)	1635685.08	2666546.53
Syndicate Bank - Varanashi	272973.00	273087.00
Yes Bank Varanasi	3167.00	269275.00
IOB -300	0.00	49707.79
IOB -148	0.00	111572.21
Cash in Hand	80391.00	48674.00
TOTAL	5033658.27	11262518.24
NOTE NO. - 11 - SHORT TERM LOAN AND ADVANCES		
Advance to Suppliers	2318422.47	9421132.00
Security Deposit against Rent	3105500.00	2862500.00
Advance to Land Owner	31280834.00	13315000.00
Advance to Director	72400000.00	72400000.00
Advance against Work Executed	1708704.00	2996120.00
Advance to Employees	6043470.00	4097537.00
Income Tax Deducted at Sources	100402.00	65069.00
Income Tax Refundable	30840.00	30840.00
Advance to others : (Rana Ranvir Singh)	1500000.00	1500000.00
Advance to Sister Concern Company		
<i>Agrani Homes Real Marketing Pvt. Ltd.</i>	0.00	614685.00
<i>Agrani Homes Real Services Pvt. Ltd.</i>	9999997.00	2405940.00
<i>Agrani E-commerce Pvt. Ltd.</i>	1421114.75	0.00
Agrani Developers (Expenses incurred for Stamp)	4489149.00	4489149.00
TOTAL	134398433.22	114197972.00



AGRANI HOMES PRIVATE LIMITED

Notes to Financial Statements for the year ended March 31, 2017

PARTICULARS	Figures as at 31-03-2017	Figures as at 31-03-2016
NOTE NO. - 12- REVENUE FROM OPERATIONS		
Sale of Flats	156694977.00	195899832.00
Total	156694977.00	195899832.00
NOTE NO. - 13 - OTHER INCOME		
Interest Income	399285.00	650694.00
Miscellaneous Receipts	1339403.00	140634.00
TOTAL	1738688.00	791328.00
NOTE NO. - 14 - CONSUMPTION COST		
Opening Stock of Development Expenditure (WIP)	1342247588.10	1164491502.40
Add : Construction cost during the year	282470631.47	328139319.77
	1624718219.57	1492630822.17
Less : Closing Stock of Development Expenditure (WIP)	1514026137.57	1342247588.10
TOTAL	110692082.00	150383234.07
NOTE NO. - 15 - EMPLOYEE BENEFIT EXPENSE		
Salary, Bonus and Other Benefits	25263996.00	25562258.00
Director's Remuneration	6000000.00	6000000.00
Staff Welfare	260164.00	271058.00
TOTAL	31524160.00	31833316.00
NOTE NO. - 16 - FINANCIAL COST		
Bank Charges	140378.20	250513.42
Interest on Advance	152820.72	149408.00
TOTAL	293198.92	399921.42
NOTE NO. - 17 - OTHER EXPENSES		
Travelling & Conveyance	1612232.00	1332156.00
Office Maintenance	379128.00	1358772.00
Audit Fee	34500.00	30000.00
Electrical Expenses	1022331.00	205233.00
Repairs & Maintenance	144033.00	1606588.00
Postage, Stamp & Legal Expenses	54518.00	13816.00
Generator Running Expenses	145241.00	135373.00
Insurance	23679.00	124285.00
Interest on delayed Payment of Service Tax	0.00	17005.00
Interest on delayed Payment of TDS	24.44	502170.33
TDS Fine (Penalty)	4743662.00	191000.00
Telephone and Mobile Expenses	1822413.94	1791823.00
ROC Filing Fee	35000.00	34100.00
TOTAL	10016762.38	7336321.33