



**INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF KST BUILDWELL PRIVATE LIMITED**

Report on the Standalone Financial Statements

We have audited the accompanying financial statements of **KST BUILDWELL PRIVATE LIMITED** ('The Company'), which comprise the Balance Sheet as at 31st March 2018, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ('the Act') with respect to the preparation and presentation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act, for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these standalone financial statements based on our audit. We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

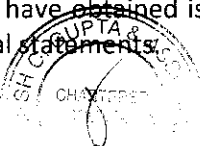
We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material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

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid 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 2018, and its loss and its cash flows for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. This report does not include a statement on the matters specified in paragraph 3 and 4 of the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, since in our opinion and according to the information and explanation given to us, the said order is not applicable to the company.
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 31st March 2018 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2018 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 A"; 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:
 - a. The Company does not have any pending litigations which would impact its financial position.
 - b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - c. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For Suresh C. Gupta & Associates
Chartered Accountants
Firm's Registration No: 004886N


Pawan Kumar Gupta
Partner
Membership No. 087852

Place: New Delhi
Date: 18.05.2018



ANNEXURE- A: TO THE AUDITORS' REPORT

To the Members of **KST BUILDWELL PRIVATE LIMITED** [Referred to in paragraph 2(f) of the Independent Auditors' Report of even date]

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

We have audited the internal financial controls over financial reporting of **KST BUILDWELL PRIVATE LIMITED** ('The Company') as of March 31, 2018 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Control

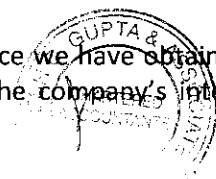
The Company's management is responsible for establishing and maintaining internal financial control based on the internal control over financial reporting criteria established by the company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India. 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" and the Standard on Auditing, issued by The Institute of Chartered Accountants of India and deemed to be prescribed under section 143(10) of the Companies Act 2013, to the extent applicable. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintaining 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 control system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial control over financial reporting, assessing the risk that a material weakness exists, and evaluating the design and operating effectiveness of internal control based on assessed risk. The procedure selected depends on the auditor's judgement, 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 control system over financial reporting.



Meaning of Internal Financial Control 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 statement for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting includes those policies and procedures that

- 1) pertain to the maintenance of the records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- 2) provide reasonable assurance that the transactions are recorded as necessary to permit preparation of financial statement in accordance with generally accepted accounting principles, and that receipts and expenditure of the company are being made only in accordance with authorization of management and directors of company; and
- 3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statement.

Inherent Limitations of Internal Financial Control over Financial Reporting

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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial control over financial reporting were operating effectively as at 31 March 2018, 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 the Chartered Accountant of India.

For Suresh C. Gupta & Associates

Chartered Accountants

Firm Registration No: 004886N



Pawan Kumar Gupta

Partner

Membership No. 087852

Place: New Delhi

Date: 18.05.2018

KST BUILDWELL PRIVATE LIMITED
BALANCE SHEET AS AT 31ST MARCH, 2018

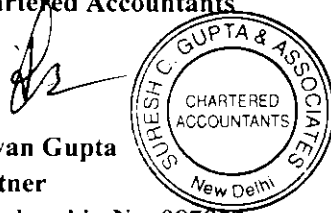
PARTICULARS	NOTE NO.	31.03.2018	31.03.2017	01.04.2016
ASSETS				
Non-current assets				
(A) Financial Assets				
(i) Loans	1	7,50,000	7,50,000	7,50,000
Total Non - Current Assets		7,50,000	7,50,000	7,50,000
Current assets				
(a) Inventories	2	1,58,60,250	1,58,60,250	1,58,60,250
(b) Financial Assets				
(i) Cash and cash equivalents	3	13,97,748	14,24,706	14,59,013
(c) Other current assets	4	2,65,256	2,65,256	2,65,256
Total Current Assets		1,75,23,254	1,75,50,212	1,75,84,519
Total Assets		1,82,73,254	1,83,00,212	1,83,34,519
EQUITY AND LIABILITIES				
Equity				
(a) Equity Share capital	5	5,00,000	5,00,000	5,00,000
(b) Other Equity	6	(1,45,226)	(1,35,627)	(1,32,910)
Total equity		3,54,774	3,64,373	3,67,090
LIABILITIES				
Non-current liabilities				
(A) Other non-current liabilities	7	50,000	85,000	1,20,000
Total non-current liabilities		50,000	85,000	1,20,000
Current liabilities				
(a) Other current liabilities	8	1,78,68,480	1,78,50,839	1,78,47,429
Total Current Liabilities		1,78,68,480	1,78,50,839	1,78,47,429
Total liabilities		1,79,18,480	1,79,35,839	1,79,67,429
Total Equity & Liabilities		1,82,73,254	1,83,00,212	1,83,34,519

As per our report of even date attached.

for Suresh C. Gupta & Associates

FRN No 004886N

Chartered Accountants



Pawan Gupta

Partner

Membership No. 087852

Place: New Delhi

Date: 18.05.2018

For & on behalf of the Board of Directors

Director

Director

KST BUILDWELL PRIVATE LIMITED
Profit and loss statement for the year ended March 31st, 2018

Particulars		Note No.	For the year ended 31.03.2018(Rs.)	For the year ended 31.03.2017(Rs.)
I.	Other Income			
	Land holding charges		35,000	35,000
II.	Total Revenue (I)		35,000	35,000
III.	Expenses:			
	Changes in inventories of Work-in-Progress		-	-
	Finance Cost		-	-
	Other expenses	9	44,599	37,717
VI.	Total expenses		44,599	37,717
V.	Profit before exceptional and extraordinary items and tax (II-IV)		(9,599)	(2,717)
VI.	Exceptional items		-	-
VII.	Profit before extraordinary items and tax (V - VI)		(9,599)	(2,717)
VIII.	Extraordinary Items		-	-
IX.	Profit before tax (VII- VIII)		(9,599)	(2,717)
X.	Tax expense:			
	(1) Current tax			
	For Current Year		-	-
	For Prior Years		-	-
	(2) Deferred tax			
XI.	Profit (Loss) for the period from continuing operations (IX-X)		(9,599)	(2,717)
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)		(9,599)	(2,717)
XVI.	Earnings per equity share:			
	(1) Basic		(0.19)	(0.05)
	(2) Diluted		(0.19)	(0.05)
	Significant Accounting Policies and other notes to the financial statement	10		
	The notes form an integral part of these Financial Statements			

As per our report of even date attached.

for Suresh C. Gupta & Associates
FRN No 004886N

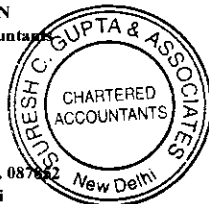
Chartered Accountants

Pawan Gupta
Partner

Membership No. 087002

Place: New Delhi

Date: 18.05.2018



For & on behalf of the Board of Directors
KST BUILDWELL PRIVATE LIMITED

[Signature]
Director

[Signature]
Director

KST BUILDWELL PRIVATE LIMITED
Notes to the Financial Statements

NON CURRENT ASSETS

FINANCIAL ASSETS

LOANS

Note No.	Particulars	As at		As at 01.04.2016 (Rs.)
		As at 31.03.2018(Rs.)	31.03.2017(Rs.)	
1	Loans and advances to related parties Unsecured, considered good PKBK Buildwell Pvt Ltd (a 100% follow subsidiaries Company of Holding company and directors are also directors in the company)	7,50,000	7,50,000	7,50,000
	Total	7,50,000	7,50,000	7,50,000

CURRENT ASSETS

INVENTORIES

Note No.	Particulars	As at		As at 01.04.2016 (Rs.)
		As at 31.03.2018(Rs.)	31.03.2017(Rs.)	
2	Inventories Land (including stamp duty and other incidental expnses)	1,58,60,250	1,58,60,250	1,58,60,250
	Total	1,58,60,250	1,58,60,250	1,58,60,250

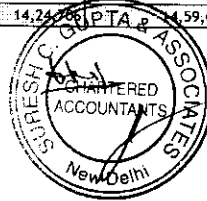
FINANCIAL ASSETS

CASH AND CASH EQUIVALENTS

Note No.	Particulars	As at		As at 01.04.2016 (Rs.)
		As at 31.03.2018(Rs.)	31.03.2017(Rs.)	
3	Cash and cash equivalents			
a	Balances with banks - in Current Accounts	13,95,328	14,22,286	76,593
b	Cash on hand	2,420	2,420	13,82,420
	Total	13,97,748	14,24,706	14,59,013

OTHER CURRENT ASSETS

RSE



Note No.	Particulars	As at		
		31.03.2018(Rs.)	31.03.2017(Rs.)	01.04.2016 (Rs.)
4	Other current assets			
a	Advance for Land	2,60,000	2,60,000	2,60,000
b	Advance payment of Income Tax	5,256	5,256	5,256
	Total	2,65,256	2,65,256	2,65,256

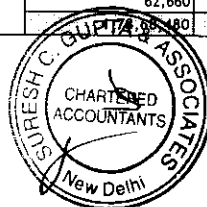
EQUITY

Note No.	Particulars	As at 31.03.2018		As at 31.03.2017	
		Number	Rs	Number	Rs
5	Share Capital				
a	Authorised				
	Equity Shares of Rs.10/- each	50,000	5,00,000	50,000	5,00,000
b	Issued				
	Equity Shares of Rs.10/- each	50,000	5,00,000	50,000	5,00,000
c	Subscribed & fully Paid up				
	Equity Shares of Rs.10/- each fully paid	50,000	5,00,000	50,000	5,00,000
	Total	50,000	5,00,000	50,000	5,00,000
d	Equity Shares				
	Shares outstanding at the beginning of the year	50,000	5,00,000	50,000	5,00,000
	Shares issued during the year	0	0	0	0
	Shares bought back during the year	0	0	0	0
	Any other movement (please specify)	0	0	0	0
	Shares outstanding at the end of the year	50,000	5,00,000	50,000	5,00,000
e	Details of shareholders holding more than 5 % equity shares of the company :				
S. No.	Name of Shareholder	As at 31.03.2018		As at 31.03.2017	
		No. of Shares held	% of Holding	No. of Shares held	% of Holding
1	Vipul SEZ Developers Pvt. Ltd. - Holding Co.(6 shares held through its nominees)	50,000	100	50,000	100

The company has one class of Equity Shares having a par value of Rs 10/-. Each shareholder is eligible for one vote per share held. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be to the number of equity shares held by the shareholders.

OTHER EQUITY

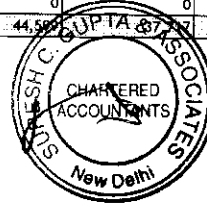
Note No.	Particulars	As at		
		31.03.2018(Rs.)	31.03.2017(Rs.)	01.04.2016 (Rs.)
6	Reserves & Surplus			
a	Surplus			
	Opening balance	(1,35,627)	(1,32,910)	(1,12,496)
	(+) Net Profit/(Net Loss) For the current year	(9,599)	(2,717)	(20,414)
	Closing Balance	(1,45,226)	(1,35,627)	(1,32,910)
	Total	(1,45,226)	(1,35,627)	(1,32,910)
	NON CURRENT LIABILITIES			
	OTHER NON CURRENT LIABILITIES			
7	Other Long Term Liabilities			
	Income received in advance	50,000	85,000	1,20,000
		50,000	85,000	1,20,000
	CURRENT LIABILITIES			
	OTHER CURRENT LIABILITIES			
8	Other Current Liabilities			
a	Project Advances Received			
	-From Vipul SEZ Developers Private Limited (100% holding company)	1,78,00,750	1,78,00,750	1,78,00,750
b	Others Payable * (From Vipul Limited-Ultimate Holding Company)	3,970	3,970	3,970
c	Due to Director	1,100	1,100	1,100
d	Others Payable *	62,660	45,019	41,609
	Total	1,78,05,480	1,78,50,839	1,78,47,429



[Handwritten Signature]

* Includes contractually reimbursable expenses payable, statutory dues etc

Note No.	Particulars	For the year ended 31.03.2018(Rs.)	For the year ended: 31.03.2017(Rs.)	As at 01.04.2016 (Rs.)
9	Other Expenses			
a	Payments to the auditor as			
	-Audit Fee	17,641	17,193	17,118
b	Filing Fees	10,400	3,260	1,262
c	Legal & Professional Charges	15,084	14,952	12,595
d	Courier Charges	550	0	0
e	Bank Charges	924	2,312	24,381
f	Misc expenses	0	0	58
	Total	44,599	37,717	55,414



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Note No.	Particulars
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10 Significant Accounting Policies and other notes to the financial statement

- a Significant Accounting Policies
- i Basis of Accounting

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 2018 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 2017, 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. For the purpose of comparatives, financial statements for the year ended 31 March 2017 and opening balance sheet as at 1 April 2016 are also prepared as per Ind AS.

ii Revenue Recognition

Revenue is recognized as follows:

Profit on construction/development of properties is recognized according to percentage of completion method after making appropriate allowance for foreseeable loss, if any. However, no profit is booked in the accounts unless formal agreement to sell is made and in respect of partly completed projects until actual construction reaches 30% level

Revenue in respect of other items is recognized on accrual basis.

iii Fixed Assets

As there is no fixed assets in the company the disclosure of policy is not required

iv Depreciation

As there is no fixed assets in the company the disclosure of policy is not required

v Inventories

All expenses directly attributable to the projects are shown under the head "Inventory". Major costs related to the Inventory are land & other project related expenses.

Other inventories are carried at cost or net realizable value whichever is less.

vi Contingent Liabilities

Contingent liabilities are not provided for in the books of account and are disclosed by way of note to the accounts, if any.

vii Taxes on Income

Provision for Income Tax is made on the basis of the estimated taxable income for the Current Accounting period in accordance with the Income Tax Act, 1961

Deferred Tax resulting from timing difference between booked and tax profit is accounted for under liability method, at the current rate of tax, to the extent that the timing differences are capable of reversal in one or more subsequent periods. Deferred Tax assets are not recognized on unabsorbed depreciation and carried forward of losses unless there is virtual certainty that sufficient future taxable income will be available against which such deferred tax asset can be realized.

viii Preliminary Expenses

Preliminary expenses are amortized over a period of 3 years.

b OTHER NOTES ON ACCOUNTS

- f Contingent Liabilities not provided for Bank Guarantee of Rs. Nil (Previous Year Rs. Nil)




ii Operating Cycle

The company's normal operating cycle in respect of operations related to under construction real estate projects may vary from project to project depending upon the size of the project, type of development, project complexities and related approvals. Assets and liabilities have been classified into current and non current based on the operating cycle of respective projects.

iii

As per information available to the management, neither any amount is due nor is any claim outstanding by the company to any small scale and ancillary industrial undertaking provided in the "Micro, Small and Medium Enterprises Development Act, 2006".

iv Realisable value of Current Assets

In the opinion of the management, the current assets, loans and advances have a value on realization in the ordinary course of business at least equal to the amount at which these are stated in the Balance Sheet.

v Deferred Tax:-

Deferred Tax asset on Unabsorbed losses have not been provided in view of no virtual certainty for future taxable income.

vi Solitaire Capital India, A shareholder of Vipul SEZ Developers Pvt. Ltd. along with Solitaire Ventures Pte. Ltd moved the Hon'ble Supreme Court of India in terms of Section 11(5) and (6) of the Arbitration and Conciliation Act, 1996 and accordingly the Arbitral Tribunal stood constituted . The Parties namely Solitaire Ventures Pte. Ltd and Solitaire Capital India are treated to be Claimants therein and Vipul Group consisting of eight companies Vipul Ltd., Vipul SEZ Developers Pvt. Ltd., PKB Buildcon Pvt. Ltd., PKBK Buildwell Pvt. Ltd., KST Buildwell Pvt. Ltd., Entrepreneurs (Calcutta) Pvt. Ltd., URR Housing and Construction Pvt. Ltd. & Ritwiz Builders & Developers Pvt. Ltd. as well as Silverstone Developers Pvt. Ltd. and Karamchand Developers Pvt. Ltd. are treated to be Respondents.

All the Parties have filed their respective Claims/Counter Claims against each other.
The Arbitral Proceedings are continuing.

Solitaire Capital India, A shareholder of the holding company, along with Solitaire Ventures Pte. Ltd have filed a petition before the Hon'ble High court of Delhi at New Delhi and also Silverstone Developers Pvt Ltd have filed three petitions in Hon'ble Delhi High court for seeking interim relief and the Hon'ble High court vide its order dated 10th March 2015 has disposed of all three petitions as under :

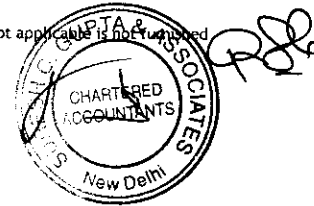
Under these circumstances , all the three petitions are accordingly disposed of, with the direction that the interim order passed on 3rd Decemebr 2012 and modification order dated 27th September 2013 in OMP NO 1123/2012 shall continue during the pendency of arbitral proceedings unless the said order is modified by the Arbitral Tribunal in respect of 132.568 acres (as 6 acres of land already sold with the consent of the parties) as per revised Project land as per the MOU/Agreement dated 13th September 2008.

Effect, if any, required to be made in the financial statement of the company in this respect shall be made on finality of the matter.

vii Previous year figures have been regrouped, rearranged and recasted wherever considered necessary.

viii

Additional information pursuant to the Revised schedule III of the Companies Act, 2013 to the extent not applicable is not furnished



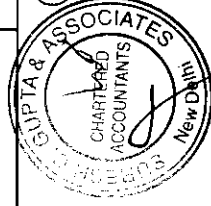
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2018

A. Equity Share Capital

Particulars	Balance as on 01.04.2016	Issued during the year	Balance as on 31.03.2017	Issued during the year	Balance as on 31.03.2018
Equity Share Capital	5,00,000	-	5,00,000	-	5,00,000

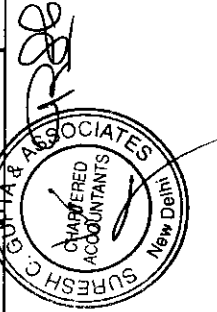
A. Other equity

Particulars	RESERVES & SURPLUS					TOTAL
	Capital Reserve	Securities Premium Reserve	General Reserves	Debtenture Redemption Reserve	Retained Earnings	
Balance as on 01.04.2016					(1,32,910)	(1,32,910)
Net Profit/(Loss) for the year					(2,717)	(2,717)
Balance as on 31.03.2017					(1,35,627)	(1,35,627)
Net Profit/(Loss) for the year					(9,599)	(9,599)
Balance as on 31.03.2018					(1,45,226)	(1,45,226)



ix Related party transaction in terms of Accounting Standard- 18

Name of Related Party	Relationship	Nature of Transaction	Period	Balance as on 01.04.2017 Dr/ (Cr) Rs.	Amount of transaction		Balance as on 31.03.2018 Dr/ (Cr) Rs.
					Debit Rs.	Credit Rs.	
Vipul Limited	Ultimate Holding Company	Project Advance	Current Year	3,970	0	0	3,970
			Previous Year	3,970	0	0	3,970
Vipul SEZ Developers Pvt Ltd	Holding Company	Advance	Current Year	(1,78,00,750)	0	0	(1,78,00,750)
			Previous Year	(1,78,00,750)	0	0	(1,78,00,750)
Vipul SEZ Developers Pvt Ltd	Holding Company	Land Holding charges	Current Year	(85,000)	35,000	0	(50,000)
			Previous Year	(1,20,000)	35,000	0	(85,000)
PKBK Buildcon Private Limited	Fellow Subsidiary	Advance	Current Year	7,50,000	0	0	7,50,000
			Previous Year	7,50,000	0	0	7,50,000
Rakesh Sharma	Director	Other Current Liabilities	Current Year	(1,100)	0	0	(1,100)
			Previous Year	(1,100)	0	0	(1,100)



KST BUILDWELL PRIVATE LIMITED

CASH FLOW STATEMENT AS AT

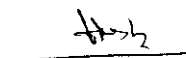
Particulars	31.03.2018 Rs.	31.03.2017 Rs.	01.04.2016 Rs.
A. CASH FLOW FROM OPERATING ACTIVITY			
Net Profit/(Loss) before Tax, appropriation, and extra-Ordinary items	(9,599)	(2,717)	(20,414)
Preliminary Expenses w/o			
Operating Profit before Working Capital Changes	(9,599)	(2,717)	(20,414)
Adjusted for			
Tax Paid during the year	-	-	-
Current Assets decrease/(Increase)	-	-	1,45,000
Current Liabilities Increase/(Decrease)	17,641	3,410	(1,74,119)
Other long term Liabilities Increase/(Decrease)	(35,000)	(35,000)	1,20,000
Inventory Changes	-	-	-
Cash generated from operation	(26,958)	(34,307)	70,467
NET CASH FROM OPERATING ACTIVITY	(26,958)	(34,307)	70,467
B. CASH FLOW FROM INVESTING ACTIVITY			
Interest Received	-	-	-
NET CASH FROM INVESTING ACTIVITY	-	-	-
C. CASH FLOW FINANCING ACTIVITY			
Issue of Equity Share Capital	-	-	-
NET CASH USED IN FINANCING ACTIVITY	-	-	-
Total (A+B+C)	(26,958)	(34,307)	70,467
Net Increase/(Decrease) In Cash And cash Equivalents	(26,958)	(34,307)	70,467
Cash And Cash Equivalents (Opening Balance)	14,24,706	14,59,013	13,88,546
Cash And Cash Equivalents (Closing Balance)	13,97,748	14,24,706	14,59,013

As per our report of even date attached.
for Suresh C. Gupta & Associates
FRN No. 004886N
Chartered Accountants


Pawan Gupta
Partner
Membership No. 087852
Place: New Delhi
Date: 18.05.2018

For & on behalf of the Board of Directors
KST BUILDWELL PRIVATE LIMITED


Director


Director