

REF NO.SA-G-1R

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF VIPUL LAVANYA DEVELOPERS LIMITED

Report on the Standalone Financial Statements

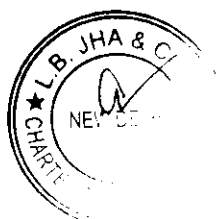
1. We have audited the accompanying financial statements of **VIPUL LAVANYA DEVELOPERS LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March, 2018, the Statement of Profit and Loss (including other comprehensive income), the Statement of Changes in Equity and the Cash Flow Statement for the year then ended, signed by us under reference to this report and a summary of the significant accounting policies and other explanatory information. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audit.

Management's Responsibility for the Financial Statements

2. 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 state of affairs (financial position), profit or loss (financial performance including other comprehensive income), cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act, read with Rules issued thereunder.
3. 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 Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

4. Our responsibility is to express an opinion on these Ind AS standalone financial statements based on our audit.



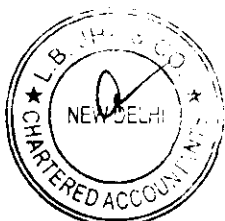
5. We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.
6. We conducted our audit in accordance with the Standards on Auditing specified 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 Ind AS financial statements are free from material misstatement.
7. An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Ind AS 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 Ind AS 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 Ind AS financial statements.
8. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Ind AS financial statements.

Opinion

9. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS 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 including the Ind AS, of the state of affairs (financial position) of the Company as at 31st March, 2018, and its loss (financial performance including other comprehensive loss), its cash flows and the changes in equity for the year ended on that date.

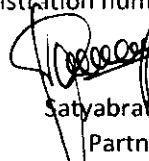
Report on Other Legal and Regulatory Requirements

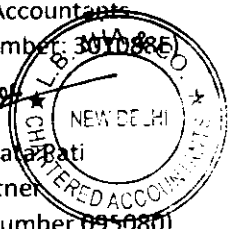
10. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure-A, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
11. 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 (including other comprehensive income), the Statement of Changes of Equity 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 Indian Accounting Standards prescribed under section 133 of the Act, read with read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
- (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 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 does not have any pending litigations which would impact its financial position.
 - ii. The Company did not have any long term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

Place:-Gurgaon
Date:-25-05-2018

For L.B. Jha & Co.,
Chartered Accountants
(Registration number: 307088)

Satyabrata Bati
Partner
(Membership number 095080)

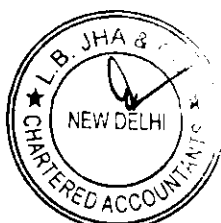


ANNEXURE- A: TO THE AUDITORS' REPORT

To the Members of Vipul Lavanya Developers Limited

[Referred to in paragraph 10 of the Independent Auditors' Report of even date]


- 1 The company does not have any fixed assets and hence this clause is not applicable.
- 2 The management has conducted physical verification of inventories at reasonable intervals during the year. No material discrepancies were noticed on such physical verification.
- 3 The company has not granted any loans, secured or unsecured, to companies, firms, and limited liability partnership or other parties covered in the register maintained under Section 189 of the Act during the current financial year.
- 4 According to the information and explanations given to us and the records of the company examined by us, the company has not made any investment, advanced any loan, given any guarantee or provided any securities during the year which attracts the provisions of section 185 and 186 of the Companies Act, 2013.
- 5 The company has not accepted any deposits within the meaning of Sections 73 or 76 of the Act and the rules framed there under.
- 6 The Central Government of India has not prescribed maintenance of cost records under sub-section (1) of Section 148 of the Act for any of the products of the company.
- 7 (a) According to the information and explanations given to us and the records of the company examined by us, in our opinion, the company is regular in depositing the undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues, as applicable, with the appropriate authorities. Further, no undisputed amounts payable in respect of income tax and sales tax were outstanding for a period of more than six months from the date they became payable as at the end of the year.
(b) According to the information and explanations given to us and the records of the company examined by us, there are no dues of income tax or sales tax or service tax or duty of customs or duty of excise or value added tax which have not been deposited on account of any dispute.
- 8 The Company has neither taken any loan from financial institutions or banks or Government nor issued any debentures.
- 9 According to information and explanations given to us and records examined by us, the Company does not obtained any term loans or raise any moneys by way of initial public offer or further public offer (including debt instruments) during the current financial year.
- 10 During the course of our examination of the books and records of the company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of fraud on or by the company, noticed or reported during the year, nor have

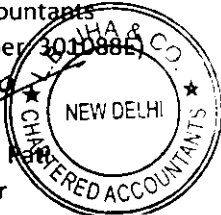


we been informed of such case by the management.

- 11 According to the information and explanations given to us and the records of the company examined by us, the company does not paid any managerial remuneration during the current financial year.
- 12 The related statutes are not applicable as the company is not a Nidhi Company.
- 13 According to the information and explanations given to us and the records of the company examined by us, the company has complied with the requirements of sections 177 and 188 of the Act with respect to its transactions with the related parties to the extent applicable. Pursuant to the requirement of the applicable Accounting Standard, details of the related party transactions have been disclosed in Note 7 (b) of the financial statements for the year under audit.
- 14 The company has neither made any preferential allotment of shares nor fully or partly convertible debentures during the year under audit.
- 15 According to the information and explanations given to us and the records of the company examined by us, the company has not entered into any non-cash transactions, with any director of the company and the holding company or persons connected with them, involving acquisition of assets by or from them for consideration other than cash.
- 16 In our opinion, and according to the information and explanations given to us, not being a non-banking financial company, the company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

Place:-Gurgaon
Date:-25-05-2018

For L.B. Jha & Co.,
Chartered Accountants
(Registration number 301088)

Satyabrata Patra
Partner
(Membership number 095080)



ANNEXURE- B: TO THE AUDITORS' REPORT

To the Members of Vipul Lavanya Developers Limited

[Referred to in paragraph 11(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")

1. We have audited the internal financial controls over financial reporting of **Vipul Lavanya Developers Limited** ("the Company") as of March 31, 2018 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Control

2. 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

3. 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.
4. 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.
5. 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

6. 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

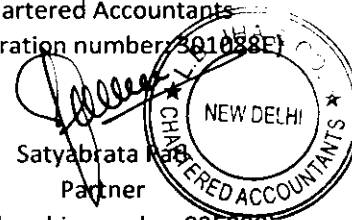
7. Because of inherent limitation of internal financial control over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to errors or fraud may occur and not be detected. Also, projections of any evaluations of the internal 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

8. 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.

Place:-Gurgaon
Date:-25-05-2018

For L.B. Jha & Co.,
Chartered Accountants
(Registration number 301058E)
Satyabrata Jha
Partner
(Membership number 095080)



VIPUL LAVANYA DEVELOPERS LIMITED
BALANCE SHEET AS AT 31ST MARCH, 2018

PARTICULARS	NOTE NO.	As At 31.03.2018	As At 31.03.2017	As At 01.04.2016
A ASSETS				
1 Non-current assets				
(a) Deferred Tax Assets (Net)		-	-	2,456
		-	-	2,456
2 Current assets				
(a) Inventories	2.1	7,009,009	7,009,009	7,009,009
(b) Financial Assets				
(i) Cash and cash equivalents	2.2	16,071	36,331	52,939
(ii) Loans	2.3	734,356	731,479	731,479
		750,427	767,810	784,418
Total Assets		7,759,436	7,776,819	7,795,883
B EQUITY AND LIABILITIES				
1 Equity				
(a) Equity Share capital	2.4	500,000	500,000	500,000
(b) Other Equity	2.5	(139,715)	(119,499)	(104,053)
		360,286	380,501	395,947
3 Current liabilities				
(a) Financial Liabilities				
(i) Trade Payables	2.6	3,692	859	3,607
(b) Other current liabilities	2.7	7,395,459	7,395,459	7,396,329
		7,399,151	7,396,318	7,399,936
Total Equity & Liabilities		7,759,436	7,776,819	7,795,883

As per our report of even date attached.

For L.B. Jha & Co.

Chartered Accountants

FRN:301088E

Satyabrata Pati

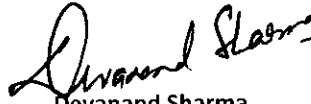
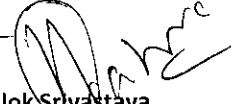
Partner

Membership No. 095980

Place: Gurgaon

Date:-25th May,2018

For & on behalf of the Board
VIPUL LAVANYA DEVELOPERS LIMITED

Devanand Sharma

Director

DIN:06940409

Alok Srivastava

Director

DIN:02381845

VIPUL LAVANYA DEVELOPERS LIMITED
STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH, 2018

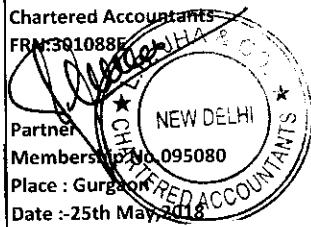
PARTICULARS	Notes	Year ended 31.03.2018 (Rs.)	Year ended 31.03.2017 (Rs.)
I Revenue from operations		-	-
II Other Income	2.8	-	-
III Total Income (I+II)		-	-
IV Expenses:			
Project Expenses	2.9	-	-
Changes in Inventory	2.10	-	-
Other Expenses	2.11	20,216	12,990
Total Expenses		20,216	12,990
V Loss before Exceptional Items and Taxes (III-IV)			
VI Exceptional Items			
VII Loss before tax (V-VI)		(20,216)	(12,990)
VIII Tax Expense:			
(i) Current Tax		-	-
(ii) Deferred Tax		-	2,456
IX Loss for the Year (VII-VIII)		(20,216)	(15,446)
X Other Comprehensive Income			
A (i) Items that will not be reclassified to profit or loss			
(ii) Income tax relating to items that will not be reclassified to profit or loss			
B (i) Items that will be reclassified to profit or loss			
(ii) Income tax relating to items that will be reclassified to profit or loss			
XI Total Comprehensive Income/(Loss) for the period (IX+X)		(20,216)	(15,446)
Earning per Share (Basic & Diluted)	2.12	(0.40)	(0.31)

The accompanying notes are an integral part of the financial statements

As per our report of even date attached.
for L.B. Jha & Co.

Chartered Accountants
FRN:301088E

Partner
Members No. 095080
Place : Gurgaon
Date :- 25th May, 2018



For and on behalf of the Board
VIPUL LAVANYA DEVELOPERS LIMITED

Devanand Sharma
Devanand Sharma
Director
DIN:06940409

Alok Srivastava
Alok Srivastava
Director
DIN:02381845

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

A. Equity Share Capital

Particulars	Balance as on 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	500,000	-	500,000	-	500,000

B. Other equity

Particulars	RESERVES & SURPLUS					TOTAL
	Capital Reserve	Securities Premium Reserve	General Reserves	Debenture Redemption Reserve	Retained Earnings	
Balance as on 01.04.2016					(104,053)	(104,053)
Net Profit/(Loss) for the year					(15,446)	(15,446)
Balance as on 31.03.2017					(119,499)	(119,499)
Net Profit/(Loss) for the year					(20,216)	(20,216)
Balance as on 31.03.2018					(139,715)	(139,715)

As per our report of even date attached.

For L.B. Jha & Co.

Chartered Accountants

FRN:301088E

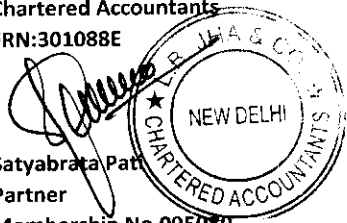
Satyabrata Patra

Partner

Membership No.095080

Place: Gurgoan

Date:-25th May,2018



For & on behalf of the Board
VIPUL LAVANYA DEVELOPERS LIMITED

Devanand Sharma

Devanand Sharma

Director

DIN:06940409

Alok Srivastava

Alok Srivastava

Director

DIN:02381845

VIPUL LAVANYA DEVELOPERS LIMITED
NOTES TO THE FINANCIAL STATEMENTS

PARTICULARS	Note No.	31st March 2018 (Rs.)	31st March 2017 (Rs.)	1st April 2016 (Rs.)		
CURRENT ASSETS						
INVENTORIES						
Inventories	2.1					
(Valued at lower of cost or net realisable value)						
Project Work-in-progress		7,009,009	7,009,009	7009009		
		<u>7,009,009</u>	<u>7,009,009</u>	<u>7,009,009</u>		
FINANCIAL ASSETS						
CASH AND CASH EQUIVALENTS						
Cash and Cash Equivalents	2.2					
- Balances with bank in current account		16,071	36,331	52939		
		<u>16,071</u>	<u>36,331</u>	<u>52,939</u>		
LOANS						
Short Term Loans & Advances	2.3					
(Unsecured, considered good)						
Advances - to others		11,434	11,434	11,434		
Input Tax Credit-GST		722,922	-	-		
Service Tax Receivable		-	720,045	720,045		
		<u>734,356</u>	<u>731,479</u>	<u>731,479</u>		
EQUITY						
Share Capital	2.4					
Authorised Capital						
50000 (P.Y 50000) Equity Shares of Rs.10/-each		500,000	500,000	500,000		
Issued, Subscribed & Paid up Capital						
50000 (P.Y 50000) Equity Shares of Rs.10/- each fully paid up in cash.		500,000	500,000	500,000		
		<u>500,000</u>	<u>500,000</u>	<u>500,000</u>		
a) Reconciliation of the number and value of shares outstanding is as follows :						
Equity Shares						
	Nos.	(Rs.)	Nos.	(Rs.)	Nos.	(Rs.)
At the beginning of the year	50000	500,000	50000	500,000	50000	500,000
Add: Issued/(Cancelled) during the year	-	-	-	-	-	-
At the end of the year	50000	500,000	50000	500,000	50000	500,000
b) Detail of shareholders holding more than 5% Shares in the Company						
Name of Shareholder	%	No. of Shares	%	No. of Shares	%	No. of Shares
Vipul Limited, the holding Company	100%	50,000	100%	50,000	100%	50,000
50,000 (PY 50,000) Equity shares of Rs. 10 each fully paid						
c) Terms/rights attached to Equity Shares						
The company has only one class of Equity Share having a par value of Rs.10/- per share. Each equity shareholder is entitled to one vote per share. The company declares and pays dividends in Indian rupees when required. In the event of liquidation of the company, the equity shareholder will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.						
OTHER EQUITY						
Reserve & Surplus	2.5					
Surplus in the Statement of Profit and Loss						
Balance as per last financial statements		(119,499)	(104,053)	(87,782)		
Add: Profit/(Loss) for the year		(20,216)	(15,446)	(16,271)		
Net deficit in the statement of Profit and Loss		<u>(139,715)</u>	<u>(119,499)</u>	<u>(104,053)</u>		



VIPUL LAVANYA DEVELOPERS LIMITED
NOTES TO THE FINANCIAL STATEMENTS

PARTICULARS	Note No.	31st March 2018 (Rs.)	31st March 2017 (Rs.)	1st April 2016 (Rs.)
CURRENT LIABILITIES				
FINANCIAL LIABILITIES				
TRADE PAYABLES				
Trade Payables	2.6			
Sundry Creditors		3,692	859	3607
		<u>3,692</u>	<u>859</u>	<u>3,607</u>
OTHER CURRENT LIABILITIES				
Other current liabilities	2.7			
Other payable				
Project advances		7,389,459	7,389,459	7389459
Audit Fees Payable		6,000	6,000	6870
		<u>7,395,459</u>	<u>7,395,459</u>	<u>7,396,329</u>



VIPUL LAVANYA DEVELOPERS LIMITED
NOTES TO THE FINANCIAL STATEMENTS

PARTICULARS	Note No.	Year ended 31.03.2018 (Rs.)	Year ended 31.03.2017 (Rs.)
<u>Other Income</u>	2.8		
Reversal of Bank Charges		-	-
		-	-
<u>Project Expenses</u>	2.9		
Cost of project		-	-
		-	-
<u>Changes in Inventories</u>	2.10		
Opening Work in progress		7,009,009	7,009,009
Less: Closing Work in progress		7,009,009	7,009,009
		-	-
<u>Other Expenses</u>	2.11		
Auditors' Remuneration			
As Auditor		7,080	6,030
Rates & Taxes		4,000	2,060
Professional Charges		3,199	4,888
Printing & Stationery		2,760	-
Bank Charges		2,557	12
Miscellaneous expense		620	-
		20,216	12,990



VIPUL LAVANYA DEVELOPERS LIMITED

1) NOTES TO FINANCIAL STATEMENTS

A. Corporate Information

Vipul Lavanya Developers Limited (the Company) is a public company limited by shares, incorporated in India.

The registered office of the Company is situated at 14/185-14/186, Ground Floor, Malviya Nagar, and Main Shivalik Road, New Delhi 110017.

The principle business activity of the company is Real Estate Development.

B. Significant Accounting Policies

1. Basis of Preparation of Financial Statements

The financial statements (Separate financial statements) have been prepared on accrual basis in accordance with the Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 and the provisions of the Companies Act, 2013. For all periods up to and including the year ended 31 March 2017, the company prepared its financial statements in accordance with accounting standards notified under section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (previous GAAP). These financial statements for the year ended 31 March 2018 are the first the company has prepared in accordance with Ind AS. The transition from previous GAAP to Ind AS has effected presentation of company's financial position, financial performance and cash flows. The financial statements have been prepared on historical cost basis, except for certain financial assets and liabilities which have been measured at fair value (refer accounting policy regarding financial instruments).

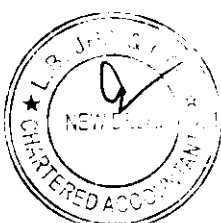
2. Use of Estimate and management judgements

The preparation of financial statement in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

3. Summary of significant accounting policies

a. Property, Plant and Equipment

The cost of an item of property, plant and equipment comprises of its purchase price, any costs directly attributable to its acquisition and an initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, the obligation for which the company incurs when the item is acquired. Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to profit or loss during the reporting period in which



they are incurred. Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately.

An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the Property, plant and equipment is derecognized.

On transition to Ind AS, the company has elected to continue with the carrying value of all its property, plant and equipment recognized as at 1st April 2016 measured as per the previous GAAP and use that carrying value as the deemed cost of the property, plant and equipment.

b. Intangible Assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortization and accumulated impairment loss.

The amortization period and the amortization method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period

On transition to Ind AS, the company has elected to continue with the carrying value of all its intangible assets recognized as at 1 April, 2016 measured as per the previous GAAP and use that carrying value as the deemed cost of intangible assets.

c. Inventories

Inventory is stated at the lower of cost and net realizable value (NRV).

NRV for completed inventory is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Company, based on comparable transactions identified by the Company for inventories in the same geographical market serving the same real estate segment.

NRV in respect of inventory under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

d. Revenue Recognition-

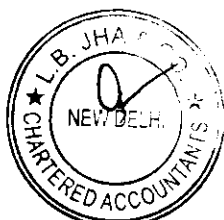
All incomes are accounted on accrual basis.

Interest Income

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis.

e. Borrowing Costs

Borrowing costs attributable to the acquisition or construction of a qualifying asset are carried as part of the cost of such asset. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are expensed in the year they are incurred.



f. Depreciation and amortization

Depreciation on property, plant and equipment is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives.

The useful lives estimated for the major classes of property, plant and equipment are as follows:

Depreciation on tangible assets is provided on written down value method over the useful lives of assets estimated by the management and as given in schedule II of The Companies Act, 2013. Depreciation for assets purchased / sold during a period is proportionately charged.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

g. Impairment

The management periodically assesses using external and internal sources, whether there is an indication that both tangible and intangible asset may be impaired. An impairment loss is recognized wherever the carrying value of an asset exceeds its recoverable amount. An impairment loss for an asset is reversed if, and only if, the reversal can be related objectively to an event occurring after the impairment loss was recognized.

h. Provisions, Contingent Liabilities and Contingent Assets

Provisions are recognized for liabilities that can be measured only by using a substantial degree of estimation if the company has a present obligation as a result of past event and the amount of obligation can be reliably estimated.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

Possible future or present obligations that may but will probably not require outflow of resources or where the same cannot be reliably estimated is disclosed as contingent liability in the financial statement.

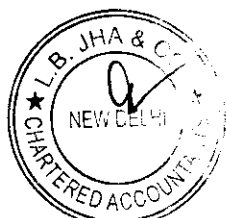
Where an inflow of economic benefits is probable, a brief description of the nature of the contingent assets at the end of reporting period, and, where practicable, an estimate of their financial effect is disclosed.

i. Taxes on Income

Tax expense comprises both current and deferred tax. Current tax is determined in respect of taxable income for the year based on applicable tax rates and laws.

Deferred tax Asset/liability is recognized, subject to consideration of prudence, on timing differences being the differences between taxable incomes and accounting income that originates in one year and is capable of reversal in one or more subsequent year and measured using tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date. Deferred tax assets are not recognized unless there is virtual certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are reviewed at each Balance Sheet date to reassess their reliability.

k. Segment Reporting



The company has identified that its operating activity is a single primary business segment viz. Real Estate Development & Services carried out in India. Accordingly, whole of India has been considered as one geographical segment

I. Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

m. Cash & Cash Equivalents

Cash and cash equivalents comprise cash & cash on deposit with banks and corporations. The Company considers all highly liquid investments with a remaining maturity at the date of purchase of three months or less, which are subject to an insignificant risk of changes in value and that are readily convertible to known amounts of cash to be cash equivalents.

n. Financial Instruments

➤ Financial Assets

- Initial recognition and measurement

All financial assets are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

- Subsequent measurement

The Subsequent measurement of financial assets depends on their classification which is as follows:

- Financial assets at fair value through profit or loss: Financial assets at fair value through profit and loss include financial assets held for sale in the near term and those designated upon initial recognition at fair value through profit or loss.
- Financial assets measured at amortized cost: Loans and receivables are non derivative financial assets with fixed or determinable payments that are not quoted in an active market. Trade receivables do not carry any interest and are stated at their nominal value as reduced by appropriate allowance for estimated irrecoverable amounts based on the ageing of the receivables balance and historical experience. Additionally, a large number of minor receivables are grouped into homogenous groups and assessed for impairment collectively. Individual trade receivables are written off when management deems them not to be collectible.
- Financial assets at fair value through OCI: All equity investments, except investments in subsidiaries, joint ventures and associates, falling within the scope of Ind AS 109, are measured at fair value through Other Comprehensive Income (OCI). The company makes an irrevocable election on an instrument by instrument basis to present in other comprehensive income subsequent changes in the fair value. The classification is made on initial recognition and is irrevocable. If the company decides to designate an equity instrument at fair value through OCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI.



- De recognition

The company derecognizes a financial asset when the contractual rights to the cash flows from the assets expire or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset. Upon derecognition of equity instruments designated at fair value through OCI, the associated fair value changes of that equity instrument is transferred from OCI to Retained Earnings.

➤ **Financial liabilities –**

- Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate.

The Group's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts.

- Subsequent measurement

The Subsequent measurement of financial liabilities depends on their classification which is as follows:

- Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading, if any.

- Financial liabilities measured at amortized cost

Interest bearing loans and borrowings including debentures issued by the company are subsequently measured at amortized cost using the effective interest rate method (EIR). Amortized cost is calculated by taking into account any discount or premium on acquisition and fee or costs that are integral part of the EIR. The EIR amortized is included in finance costs in the statement of profit and loss.

- **De recognition**

A financial liability is derecognized when the obligation under the liability is discharged or expires.

➤ **Fair Value measurement**

The company measures certain financial instruments at fair value at each reporting date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the assets or liability or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to the company. The company uses valuation technique that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.



All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable, or
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

n. Impairment of non financial assets

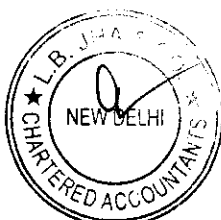
The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CG exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

Impairment losses, including impairment on inventories, are recognized in the statement of profit and loss. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

o. Impairment of financial assets

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses, if the credit risk on the financial asset has increased significantly since initial recognition.



p. Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:

- i. Expected to be realised or intended to be sold or consumed in normal operating cycle;
- ii. Held primarily for the purpose of trading;
- iii. Expected to be realised within twelve months after the reporting period, or
- iv. Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period All other assets are classified as non-current.

A liability is current when:

- v. It is expected to be settled in normal operating cycle; -
- vi. It is held primarily for the purpose of trading;
- vii. It is due to be settled within twelve months after the reporting period, or
- viii. There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Company classifies all other liabilities as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The real estate development projects undertaken by the Company generally run over a period ranging upto 5 years. Operating assets and liabilities relating to such projects are classified as current based on an operating cycle of upto 5 years. Borrowings in connection with such projects are classified as short term (i.e current) since they are payable over the term of the respective projects. Assets and liabilities, other than those discussed above, are classified as current to the extent they are expected to be realized / are contractually repayable within 12 months from the Balance sheet date and as non-current, in other cases. Deferred tax assets and liabilities are classified as non-current assets and liabilities.

q. Loans and borrowings

In the opinion of the management, the value on realization of loans and advances in the ordinary course of the business will not be less than the value, which is stated in the Balance Sheet as at the end of the year.

r. Trade and other payables

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is due within 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

s. First time adoption of Ind AS

These separate financial statements of Vipul Lavanya Developers Limited for the year ended 31 March, 2018 have been prepared in accordance with Ind AS. For the purposes of transition to Ind



AS, the company has followed the guidance prescribed in Ind AS 101 - First Time adoption of Indian Accounting Standard, with 1 April, 2016 as the transition date and Indian GAAP as the previous GAAP.

The transition to Ind AS has resulted in changes in the presentation of the financial statements, disclosures in the notes there to and accounting policies and principles. The accounting policies set out in **Note No. 1** have been applied in preparing the separate financial statements for the year ended 31 March, 2018 and the comparative information. An explanation of how the transition from previous GAAP to Ind AS has affected the company's Balance Sheet, Statement of Profit and Loss is explained in **Note No. 1.4.(D)**.

t. Exemptions applied

Ind AS 101 allows first-time adopters certain exemptions from the retrospective application of certain requirements under Ind AS. The Company has applied the following exemptions:

1. Fair value as deemed cost exemption:

The Company has elected to measure items of property, plant and equipment at its carrying value at the transition date.

2. Investments in subsidiaries, joint ventures and associates:

The Company has elected to measure investment in subsidiaries, joint venture and associate at cost.

4. Notes to reconciliations between previous GAAP and Ind AS

A. Other comprehensive income

Under Indian GAAP, the Company has not presented other comprehensive income (OCI) separately. Hence, it has reconciled Indian GAAP profit/loss to profit/loss as per Ind AS. Further, Indian GAAP profit/loss is reconciled to total comprehensive income as per Ind AS.

B. Ind AS mandatory exceptions

• Estimates

An entity's estimates in accordance with Ind AS at the date of transition to Ind AS shall be consistent with estimates made for the same date in accordance with previous GAAP (after adjustments to reflect any difference in accounting policies), unless there is objective evidence that those estimates were in error.

Ind AS estimates as at 1 April 2016 are consistent with the estimates as at the same date made in conformity with previous GAAP.

• Classification and measurement of financial assets and liabilities

Classification of financial asset is required to be made on the basis of the facts and circumstances that exist at the date of transition to Ind AS. Further, if it is impracticable for the Company to apply retrospectively the effective interest method in Ind AS 109, the fair value of the financial asset or the financial liability at the date of transition to Ind AS shall be the new gross carrying amount of that financial asset or the new amortized cost of that financial liability at the date of transition to Ind AS.



C. Financial Risk Management

The Company's principal financial liabilities comprise other payables. The Company's principal financial assets cash and cash equivalents derive directly from its operations.

Credit Risk

Credit risk is the risk that a customer or counter party to a financial instrument fails to perform or pay the amounts due causing financial loss to the company. Credit risk arises from company's activities in investments and outstanding receivables from customers. The company has prudent and conservative process for managing its credit risk arising in the course of its business activities.

Liquidity Risk

Liquidity risk arises from the company's inability to meet its cash flow commitments on time. Since the company is subsidiary of Vipul Limited, the cash flow deficits are funded by its holding company.

D. Reconciliations between previous GAAP and Ind AS

The following reconciliations provide the effect of transition to Ind AS from previous GAAP in accordance with Ind AS 101:

a) Equity as at 1 April, 2016 and as at 31 March, 2017

	As at 31.03.2017	As at 01.04.2016
Equity Under previous GAAP	380,501	395,947
Adjustments	-	-
Equity under IND AS	380,501	395,947

b) Net Profit for the year ended 31 March, 2017

	Year ended 31.03.2017
Profit/(loss) after tax under previous GAAP	(15,446)
Adjustments	-
Total Comprehensive Income/(loss) as per Ind AS	(15,446)

c) There are no material adjustments to the statements of cash flows as reported under previous GAAP.

3)

Auditors Remuneration		2018	2017
i.	As Auditor*	6000	6000
ii.	For Taxation matters	-	-
iii.	For Other Services**	-	-
iv.	For reimbursement of expenses	-	-

4) The company has entered into a Development agreement with Bhubaneswar Development Authority (BDA) for the development of the Project Facilities in the state of Orissa. Vipul Ltd, the holding company



and being a party to the agreement, has paid the part lease premium for obtaining the development right from BDA. The cost incurred for the development is shown under the head "Inventory" vide note no.2.1

- 5) In absence of virtual certainty of sufficient future taxable income the company has not recognized the deferred tax assets on carry forward losses.
- 6) As per information available with the company, there are no dues outstanding in respect Micro and Small enterprises as provided in the 'Micro, Small and Medium Enterprises Development Act, 2006' at the year end. Further, no interest during the year has been paid or payable in respect thereof. The parties have been identified based on the information available with the company and the same has been relied upon by the auditor.

7) Earnings Per Share

Particulars	31.3.2018	31.3.2017
Profit/(Loss) for the year (Rs.)	(20,216)	(15,446)
Weighted average number of Equity Shares	50000	50,000
Nominal Value of Each Share (Rs)	10	10
Basic and Diluted Earning / (Loss) Per Share (Rs)	(0.40)	(0.31)

8) Related party disclosures are given below:

(a) Names of the related parties

Holding Company

- 1 VIPUL LIMITED

Key Management Personnel

- 1 Mrs. GUNINDER SINGH
2 Mr. ALOK SRIVASTAVA
3 Mr. PRAVEEN KUMAR

Fellow Subsidiary

- 1 VIPUL SEZ DEVELOPERS PVT LTD
2 PKBK BUILDWELL PVT LTD
3 PKB BUILDCON PVT LTD
4 KST BUILDWELL PVT LTD
5 ENTREPRENEURS (CALCUTTA) PVT LTD
6 VIPUL HOSPITALITY LTD
7 VIPUL SOUTHERN INFRACON LTD
8 UNITED BUILDWELL PVT LTD
9 BHATINDA HOTELS LTD
10 RITWIZ BUILDERS AND DEVELOPERS PRIVATE LTD.
11 GRAPHIC RESEARCH & CONSULTANTS INDIA PVT LTD
12 ABHIPRA TRADING PVT LTD
13 VINEETA TRADING PVT LTD
14 VSD BUILDWELL PVT LTD
15 VIPUL EASTERN INFRACON PRIVATE LIMITED
16 URR HOUSING & CONSTRUCTION PRIVATE LIMITED
17 HIGH CLASS PROJECTS LIMITED

Entities having Common Key Management Personnel

- 1 MAXWORTH MARKETING PVT. LTD.
2 VIPUL VOCATIONAL INSTITUTES PVT LTD
3 VIPUL INFRACON PVT LTD



- 4 LAXPO COMPANY PVT LTD
5 ESSART INDIA PVT. LTD.
6 S. PAUL LEASING & FINANCE PVT. LTD.
7 GREEN VILLAS PVT. LTD.
8 VIPUL KARAMCHAND SEZ PVT LTD
9 GREEN FIELD BUILDWELL PVT. LTD.
10 VG BUILDCON PVT. LTD.

7(b) Related Party Transactions:

Current Year						In Rupees
Name	Relationship	Nature of Transaction	Opening Balance Dr/ (Cr)	Amount of transaction		Outstanding Amount at the end of Year
				Payment Dr	Receipt (Cr)	
Vipul Limited	Holding Company	Security Deposit	(73,89,459)	6,256	(6,256)	(73,89,459)

Previous Year						In Rupees
Name	Relationship	Nature of Transaction	Opening Balance Dr/ (Cr)	Amount of transaction		Outstanding Amount at the end of Year
				Payment Dr	Receipt (Cr)	
Vipul Limited	Holding Company	Security Deposit	(73,89,459)	Nil	Nil	(73,89,459)

8) Previous year's figures have been regrouped/rearranged & reclassified wherever considered necessary.



VIPUL LAVANYA DEVELOPERS LIMITED
Cash Flow Statement for the year ended 31st March, 2018

Particulars	31st March, 2018 in Rupees	31st March, 2017 in Rupees
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit/(Loss) before Tax, appropriation, and extra-Ordinary items	(20,216)	(12,990)
Operating Profit before Working Capital Changes	(20,216)	(12,990)
Adjustment for:		
Decrease/(Increase) in Inventories	-	-
Increase/(Decrease) in other current liability	2,833	(3,618)
Decrease/(Increase) in Loans & Advances	(2,877)	-
Cash generated from Operations	(44)	(3,618)
NET CASH FROM OPERATING ACTIVITIES	(20,260)	(16,608)
B. CASH FLOW FROM INVESTING ACTIVITIES	-	-
NET CASH FROM INVESTING ACTIVITIES	-	-
C. CASH FLOW FINANCING ACTIVITIES		
NET CASH FROM FINANCING ACTIVITIES	-	-
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS-(A+B+C)	(20,260)	(16,608)
CASH AND CASH EQUIVALENTS (OPENING BALANCE)	36,331	52,939
CASH AND CASH EQUIVALENTS (CLOSING BALANCE)	16,071	36,331

Note:

Breakup of Cash & Cash equivalents

Balances with Scheduled Banks- In Current account

16,071

36,331

16,071

36,331

As per our report of even date attached.

For L.B. Jha & Co.

Chartered Accountants

FRN:301088E

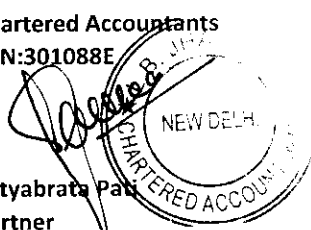
Satyabrata Patra

Partner

Membership No.095080

Place : Gurgaon

Date :-25th May,2018



For & on behalf of the Board

VIPUL LAVANYA DEVELOPERS LIMITED

Devanand Sharma

Director

DIN:06940409

Alok Sivastava

Director

DIN:02381845