

**M/s.PROFESSIONAL REALTORS PRIVATE LIMITED  
BALANCE SHEET  
FOR THE FINANCIAL YEAR  
2016 - 2017**

## **Independent Auditors' Report**

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### **To The Members of Professional Realtors Private Limited**

#### **Report on the Standalone Financial Statements**

We have audited the accompanying financial statements of **Professional Realtors Private Limited** ("the Company"), which comprises the Balance Sheet as at March 31, 2017, and the Profit and Loss and Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

#### ***Management's Responsibility for the standalone Financial Statements***

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flow 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 judgements 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 circumstance, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Director, 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 financial statements.

#### ***Opinion***

In our opinion and to the best of our information and according to the explanations given to us, the 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 March 31, 2017, its and its cash flows for the year ended on that date.



## Report on Other Legal and Regulatory Requirements

1. The Companies (Auditor's Report) Order, 2017 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 the Companies Act, 2015, 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 purpose of our audit.
  - b. In our opinion, proper books of account as required by law have been kept by the Company so far as appears from our examination of those books.
  - c. The Balance Sheet and Statement of Profit and Loss and Cash Flow Statement dealt with by this Report are in agreement with the books of account.
  - d. In our opinion, the Balance Sheet, statement of Profit and Loss and Cash Flow Statement comply with the Accounting Standards notified 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 March 31, 2017, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2017 from being appointed as a director in terms of sub-section (2) of section 164 of the Companies Act.
  - f. 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.

**For M/S.D. M. Jani & Company  
Chartered Accountants  
Firm Regn. No: 104047W**



**Dilip M. Jani  
Proprietor  
Membership No. 17259**

**Place : Mumbai.  
Date: 14<sup>th</sup> August, 2017**

**Professional Realtors Private Limited**  
**Balance Sheet as at 31st March, 2017.**

(Amount in INR)

Particulars		Note No	As at 31st March, 2017	As at 31st March, 2016
<b>I. EQUITY AND LIABILITIES</b>				
<b>1 Shareholders' funds</b>				
(a)	Share capital	1	1,00,000	1,00,000
(b)	Reserves and surplus	2	(23,233)	(23,233)
<b>2 Current liabilities</b>				
(a)	Short-term borrowings	3	22,77,881	22,74,581
(b)	Other current liabilities	4	23,136	11,336
<b>TOTAL</b>			<b>23,77,784</b>	<b>23,62,684</b>
<b>II. ASSETS</b>				
<b>1 Non-current assets</b>				
(a)	Fixed assets			
	Preoperative Expenses	5	7,10,360	6,95,260
<b>2 Current assets</b>				
(a)	Cash and cash equivalents	6	8,290	8,290
(b)	Short-term loans and advances	7	16,54,550	16,54,550
(c)	Other Current Assets		4,584	4,584
<b>TOTAL</b>			<b>23,77,784</b>	<b>23,62,684</b>
The notes form an integral part of these financial statements				

As per our report of even date

For D.M.JANI & Co.

Chartered Accountants




Dilip.M.Jani

Proprietor

Membership Number 17259

Place : Mumbai.

Date : 14th August, 2017.

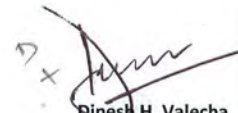
For and on behalf of the Board



Karan J. Valecha

Director

DIN: 01534231



Dinesh H. Valecha

Director

DIN: 00012945



**Professional Realtors Private Limited**  
**Statement of Profit and Loss for the year ending 31st March, 2017.**

( Amount in INR)

Particulars		Note No	As at 31st March, 2017	As at 31st March, 2016
I.	Revenue from operations		-	-
II.	Other income			
III.	<b>Total Revenue (I + II)</b>		-	-
IV.	Expenses:			
	Other expenses	8	-	172
	Total expenses		-	172
V.	<b>Profit before tax (III- IV)</b>		-	(172)
VI.	Tax expense:			
	(1) Current tax		-	-
	(2) Deferred tax		-	-
VII.	<b>Profit (Loss) for the period</b>		-	(172)

The notes form an integral part of these financial statements

As per our report of even date

For D.M.JANI & Co.

Chartered Accountants




Dilip.M.Jani

Proprietor

Membership Number 17259

Place : Mumbai.

Date : 14th August, 2017.

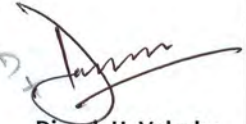
For and on behalf of the Board



Karan J. Valecha

Director

DIN: 01534231



Dinesh H. Valecha

Director

DIN: 00012945



Note 1: Share capital	31/03/2017		31/03/2016	
	( Amount in INR)		( Amount in INR)	
<b>(I) Authorised</b>				
10,000 Equity Shares of Rs 10 each		1,00,000		1,00,000
<b>(II) Issued and Subscribed</b>				
10,000 Equity Shares of Rs 10 each		1,00,000		1,00,000
<b>Total</b>		<b>1,00,000</b>		<b>1,00,000</b>

Note 1 (a) Reconciliation of number of shares :

Particulars	As at 31.03.2017		As at 31.03.2016	
	No. of Shares held	Amt. in Rs.	No. of Shares held	Amt. in Rs.
Equity Shares				
Shares of the beginning of the year	10,000	1,00,000	10,000	1,00,000
Add : Shares issued during the year	-	-	-	-
Shares at the end of the year	10,000	1,00,000	10,000	1,00,000

Note 1 (b) Right, Preferences and restrictions attached to shares :

The company has only one class of Equity Shares having a par value of Rs. 10/- per share. Each share holder is eligible for one vote per share.  
In the event of liquidation, the equity share holders are eligible to received the remaining assets of the company, after distribution of all preferential amounts, in proportion of their share holding.

Note 1 (c) Details of shares held by shareholders holding more than 5% of the aggregate shares in the Company

The details of Shareholders holding more than 5% shares :	As at 31.03.2017		As at 31.03.2016	
	No. of Shares	% held	No. of Shares	% held
Name of the Shareholder				
Valecha Engineering Limited	10,000	100	10,000	100

Note 2: Reserves and surplus	31/03/2017		31/03/2016	
	( Amount in INR)		( Amount in INR)	
<b>(I) Surplus / (Deficit) in Statement of Profit and Loss</b>				
Balance as per last Balance Sheet		(23,233)		(23,061)
Surplus / (Deficit) for the year		-		(172)
<b>Total</b>		<b>(23,233)</b>		<b>(23,233)</b>

Note 3: Short-term borrowings	31/03/2017		31/03/2016	
	( Amount in INR)		( Amount in INR)	
<b>(I) Loans and Advances from related parties</b>				
Unsecured		22,77,881		22,74,581
<b>Total</b>		<b>22,77,881</b>		<b>22,74,581</b>

Note 4: Other current liabilities	31/03/2017		31/03/2016	
	( Amount in INR)		( Amount in INR)	
<b>(I) Other Payables</b>				
a Others		23,136		11,336
<b>Total</b>		<b>23,136</b>		<b>11,336</b>

Note 5: Fixed Assets - Capital Work in Progress	<u>31/03/2017</u>	<u>31/03/2016</u>
	( Amount in INR)	( Amount in INR)
(I) Preoperative Expenses	7,10,360	6,95,260
<b>Total</b>	<b>7,10,360</b>	<b>6,95,260</b>

Note 6: Cash and cash equivalents	<u>31/03/2017</u>	<u>31/03/2016</u>
	( Amount in INR)	( Amount in INR)
(I) Cash on Hand	-	-
(II) Balances with Banks In Current Accounts	8,290	8,290
<b>Total</b>	<b>8,290</b>	<b>8,290</b>

Note 7: Short-term loans and advances	<u>31/03/2017</u>	<u>31/03/2016</u>
	( Amount in INR)	( Amount in INR)
(I) Loans and Advances (Deposites)	16,54,550	16,54,550
<b>Total</b>	<b>16,54,550</b>	<b>16,54,550</b>

Note 8: Other expenses	<u>31/03/2017</u>	<u>31/03/2016</u>
	( Amount in INR)	( Amount in INR)
(I) Bank Charges	-	172
<b>Total</b>	<b>-</b>	<b>172</b>

**CASH FLOW STATEMENT FOR THE YEAR ENDED ON 31<sup>st</sup> MARCH, 2017**

Particulars	As at 31.03.2017	As at 31.03.2016
<b>A Cash flow from Operating Activity</b>		
Profit Before Tax and Extraordinary Item	-	(172)
<b>Add / (Deduct) Adjustment for :</b>		
Interest Received	-	-
<b>Operating Profit before working capital changes</b>	-	(172)
Increase in Current Assets	11,800	100
<b>Net Cash Flow from Operating Activity</b>	<b>11,800</b>	<b>(72)</b>
<b>B Cash Flow from Investing Activity</b>		
Capital work in progress	(15,100)	(1,90,093)
Purchase of Investments	-	-
<b>Net Cash flow From Investing Activity</b>	<b>(15,100)</b>	<b>(1,90,093)</b>
<b>C. Cash Flow from Financing Activities</b>		
Proceeds from short term borrowing	3,300	1,89,993
<b>Net Cash From Financing Activities</b>	<b>3,300</b>	<b>1,89,993</b>
<b>Net Increase in Cash and Cash Equivalents</b>	-	(172)
<b>Opening Balance of Cash and Cash Equivalents</b>	<b>8,290</b>	<b>8,462</b>
<b>Closing Balance of Cash and Cash Equivalents</b>	<b>8,290</b>	<b>8,290</b>

As per our report of even date  
For D.M.JANI & Co.  
Chartered Accountants

For and on behalf of the Board

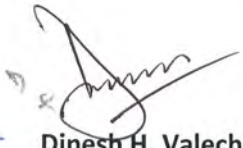
Dilip.M.Jani  
Proprietor

Place : Mumbai.

Date : 14th August, 2017.

  
Karan J. Valecha  
Director

DIN: 01534231

  
Dinesh H. Valecha  
Director

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