



# A. B. DOTIYA & COMPANY

Chartered Accountants

CA Aditya Dotiya

ACA, B.Com

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14/15, Divya Jyoti, Road No.07, Daulat Nagar, Borivali - (E), Mumbai - 400 066.

## Independent Auditors' Report

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, 2019, 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, 2019, 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, 2019, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2019 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. A. B. Dotiya & Company  
Chartered Accountants  
Firm Regn. No:135371W**

  
**Aditya B. Dotiya  
Proprietor  
Membership No. 152421**

**Place : Mumbai.  
Date: 31st May 2019.**



**Professional Realtors Private Limited**  
**Balance Sheet as at 31st March 2019**

Particulars		(Amount in INR)		
		Note No	As at 31st March, 2019	As at 31st March, 2018
<b>I.</b>	<b>ASSETS</b>			
<b>1</b>	<b>Current Assets</b>			
	<b>Financial Assets</b>			
	(a) Cash and Cash equivalents	1	8,290	8,290
	(b) Loans	2	16,54,550	16,54,550
	<b>Total current Assets</b>		<b>16,62,840</b>	<b>16,62,840</b>
	<b>TOTAL ASSETS</b>		<b>16,62,840</b>	<b>16,62,840</b>
<b>II.</b>	<b>EQUITY AND LIABILITIES</b>			
<b>1</b>	<b>Equity</b>			
	(a) Equity Share Capital	3	1,00,000	1,00,000
	(b) Other Equity	4	(8,02,037)	(7,77,377)
	<b>Total Equity</b>		<b>(7,02,037)</b>	<b>(6,77,377)</b>
<b>2</b>	<b>Current liabilities</b>			
	(a) <b>Financial Liabilities</b>			
	1) Borrowing	5	23,41,741	23,05,281
	2) Trade payables	6	23,136	34,936
	<b>Total Current Liabilities</b>		<b>23,64,877</b>	<b>23,40,217</b>
	<b>TOTAL EQUITY &amp; LIABILITIES</b>		<b>16,62,840</b>	<b>16,62,840</b>

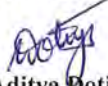
The notes form an integral part of these financial statements

As per our report of even date

For A. B. DOTIYA & CO.

Chartered Accountants

FRN: 135371W



Aditya Dotiya

Proprietor

Membership No : 152421

Place : Mumbai

Date : 31st May 2019



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 & Loss for the Year Ended on 31st March 2019

( Amount in INR)

Particulars	Note No	As at	As at
		31st March, 2019	31st March, 2018
I. Revenue from operations		-	-
II. Total Revenue (I)		-	-
III. Expenses:			
ROC fees		10,700	27,400
Audit fees		11,800	11,800
Legal & Profession		2,160	-
Miscellaneous Expenses		-	4,584
Total expenses		24,660	43,784
IV. Loss before exceptional and extraordinary items and tax (II-III)		(24,660)	(43,784)
V. Exceptional items		-	7,10,360
VI. Loss before extraordinary items and tax (IV - V)		(24,660)	(7,54,144)
VII. Extraordinary Items		-	-
VIII. Loss before tax (VI- VII)		(24,660)	(7,54,144)
IX Tax expense:			
(1) Current tax		-	-
(2) Deferred tax		-	-
X Loss for the period		(24,660)	(7,54,144)
XI Earnings per equity share:			
(1) Basic		(2.47)	(75.41)
(2) Diluted		(2.47)	(75.41)

The notes form an integral part of these financial statements

As per our report of even date

For A. B. DOTIYA & CO.

Chartered Accountants

FRN: 135371W

  
Aditya Dotiya  
Proprietor

Membership No : 152421

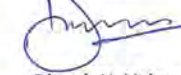
Place : Mumbai

Date : 31st May 2019



For and on behalf of the Board

  
Karan J. Valecha  
Director  
DIN:01534231

  
Dinesh H. Valecha  
Director  
DIN:00012945



NOTES ON FINANCIAL STATEMENTS FOR THE YEAR ENDED ON 31ST MARCH,2019		
Note 1 Cash and cash equivalents	As at 31st March, 2019	As at 31st March, 2018
1) Cash on Hand	-	-
2) Balances with Banks In Current Accounts	8,290	8,290
<b>Total</b>	<b>8,290</b>	<b>8,290</b>

Note 2 Short Term Loan and Advance	As at 31st March, 2019	As at 31st March, 2018
Deposits	16,54,550	16,54,550
<b>Total</b>	<b>16,54,550</b>	<b>16,54,550</b>



Professional Realtors Private Limited

Amount in INR

NOTES ON FINANCIAL STATEMENTS FOR THE YEAR ENDED ON 31ST MARCH, 2019		As at 31st March, 2019		As at 31st March, 2018	
SHARE CAPITAL		No. of Share	Amount	No. of Share	Amount
(I) Authorised Share Capital					
10,000 Equity Shares of Rs 10 each		10,000	1,00,000	10,000	1,00,000
		10,000	1,00,000	10,000	1,00,000
(II) Equity Shares - Issued, Subscribed and Paid up					
10,000 Equity Shares of Rs 10.00 each		10,000	1,00,000	10,000	1,00,000
		10,000	1,00,000	10,000	1,00,000

3.1 Reconciliation of Number of shares  
Equity Share

Particular	As at 31st March, 2019		As at 31st March, 2018	
	No. of Share	Amount	No. of Share	Amount
At the beginning of the year	10,000	1,00,000	10,000	1,00,000
Add: Issued during the year	-	-	-	-
At the end of the year	10,000	1,00,000	10,000	1,00,000

3.2 Equity shares held by each shareholder holding more than 5% equity shares in the Company are as follows:

Particular	As at 31st March, 2019		As at 31st March, 2018	
	No. of share	% of holding	No. of share	% of holding
M/s. Valecha Engineering Ltd. (and it's nominees)	10,000	100	10,000	100
	10,000	100	10,000	100

3.3 Terms / Rights attached to Shares:

- (a) The company has only one class of equity shares having par-value of Rs. 10/- per share. Each holder of equity shares is entitled to one vote per share.  
(b) 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 in proportion to the number of equity shares held by the shareholders.

4 OTHER EQUITY

	As at 31st March, 2019	As at 31st March, 2018
Surplus / (Deficit) in Statement of Profit & Loss		
Balance Brought Forward	(7,77,377)	(23,233)
Surplus / (Deficit) in Statement of Profit & Loss during the Year	-8,02,037	(7,54,144)
Total	-8,02,037	-7,77,377

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	As at 31st March, 2019	As at 31st March, 2018
Short-term borrowings		
Loans & Advances from related parties		
Unsecured	23,41,741	23,05,281
Total	23,41,741	23,05,281

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	As at 31st March, 2019	As at 31st March, 2018
Trade Payable	23,136	34,936
Sundry Creditor-Other		
Total	23,136	34,936

