



INDEPENDENT AUDITOR'S REPORT

**To the Members of
UNIBERA DEVELOPERS PRIVATE LIMITED.**

Report on the Audit of the Financial Statements

Opinion

We have audited the Financial Statements of UNIBERA DEVELOPERS PRIVATE LIMITED ("the Company"), which comprise the balance sheet as at 31st March 2019, and the statement of profit and loss, (*statement of changes in equity*) and statement of cash flows for the year then ended, and notes to the Financial Statements, including a summary of significant accounting policies and other explanatory information [hereinafter referred to as "the Financial Statements"].

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 Companies Act, 2013 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, and its profit/loss, (*changes in equity*) and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the Financial Statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the *Code of Ethics* issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Financial Statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

"Information Other than the Financial Statements and Auditor's Report Thereon"

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the report, but does not include the Financial Statements and our auditor's report thereon.

Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.





Hemant Maheshwari & Co.

Chartered Accountants

In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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 of these Financial Statements that give a true and fair view of the financial position, financial performance, (changes in equity) 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. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of 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.

In preparing the Financial Statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Financial Statements.

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Chartered Accountants

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- a. Identify and assess the risks of material misstatement of the Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- b. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls
- c. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- d. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Financial Statements, or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- e. Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in

- (i) Planning the scope of our audit work and in evaluating the results of our work; and
- (ii) to evaluate the effect of any identified misstatements in the Financial Statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Financial Statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. 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 Companies Act, 2013, we give in the Annexure a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - (c) The Balance Sheet, the Statement of Profit and Loss, (the Statement of Changes in 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 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, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2019 from being appointed as a director in terms of Section 164(2) of the Act.
 - (f) Since the Company's turnover as per last audited Financial Statements is less than Rs.50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs.25 Crores, the Company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls vide notification dated June 13, 2017;
 - (h) 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:

Hemant Maheshwari & Co.
Chartered Accountants



- 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 **HEMANT MAHESHWARI AND
CO,**
Chartered Accountants

Place : GHAZIABAD
Date : 11/06/2019



PRADEEP KUMAR GARG
CH.12,, SATPURA TOWER,
KAUSHAMBI, GHAZIABAD-201010
UTTAR PRADESH
0016268N

UNIBERA DEVELOPERS PRIVATE LIMITED
CIN:-U70102DL2012PTC229805
2 JAY HOUSE BIHARI PARK, DEVLII ROAD, KHANPUR, NEW DELHI-110062
Balance Sheet as at 31st March 2019

(Amount in ₹)

Particular	Note No	As at March 31, 2019	As at March 31, 2018
EQUITY AND LIABILITIES			
Shareholders' funds	3.1		
Share capital	3.1.1	2,500,000	2,500,000
Reserves & Surplus	3.1.2	51,792,955	47,953,389
Share Application Money		-	-
		54,292,955	50,453,389
Non-current liabilities	3.2		
Long-Term Borrowings	3.2.1	7,279,286	10,180,869
Deferred Tax Liabilities (Net)		-	-
Other Long Term Liabilities		-	-
Long-Term Provisions		-	-
		7,279,286	10,180,869
Current liabilities	3.3		
Short-Term Borrowings	3.3.1	-	1,500,000
Trade Payables	3.3.2	83,820,536	46,790,561
Other Current Liabilities	3.3.3	407,295,945	542,488,565
Short-Term Provisions	3.3.4	27,459,406	19,879,756
		518,575,887	610,658,882
Total		580,148,127	671,293,152
ASSETS			
Non-Current Assets	3.4		
Fixed Assets	3.4.1		
Tangible Assets		6,197,759	9,750,510
Intangible Assets		23,860	46,835
Capital Work-in-Progress		-	-
Intangible Assets Under Development		-	-
Non-Current Investments	3.4.2	587,000	570,000
Deferred Tax Assets (net)	3.4.3	3,592,792	3,601,165
Long-Term Loans & Advances	3.4.4	260,772,196	236,105,478
Other Non-Current Assets			
		271,173,607	250,073,988
Current assets	3.5		
Current Investments		-	-
Inventories	3.5.1	282,986,599	401,904,693
Trade Receivables	3.5.2	-	-
Cash & Cash Equivalents	3.5.3	2,644,239	14,228,824
Short-Term Loans & Advances	3.5.4	19,430,089	1,172,000
Other Current Assets	3.5.5	3,913,647	3,913,647
		308,974,574	421,219,164
Total		580,148,127	671,293,152

Significant Accounting Policies and Notes to the Accounts

2 & 3

Auditor's Report

"As per our separate report of event date attached"

FOR HEMANT MAHESHWARI & CO.
CHARTERED ACCOUNTANTS

[CA Pradeep Kumar Gargi]
Partner

M. No. 098185

FRN: 016268N

Signed at New Delhi on 11.06.2019

For and on behalf of the Board

UNIBERA DEVELOPERS PRIVATE LIMITED

MRITUNJAY KUMAR

Director

DIN: 01957053

DIGVIJAY CHAUHAN

Director

DIN: 03013964

UNIBERA DEVELOPERS PRIVATE LIMITED
CIN:-U70102DL2012PTC229805
2 JAY HOUSE BIHARI PARK, DEVL ROAD, KHANPUR, NEW DELHI-110062
Statement of Profit & Loss For the Year Ended 31st March 2019

(Amount in ₹)

Particulars	Note No.	For the Year Ended March 31st, 2019	For the Year Ended March 31st, 2018
Incomes	3.6		
Revenue from operations	3.6.1	306,619,107	1,098,152,427
Other income	3.6.2	2,681,833	233,105
Total Revenue		309,300,940	1,098,385,532
Expenses	3.7		
Cost of Materials Consumed	3.7.1	66,746,439	490,606,994
Purchases of Stock-in-Trade	3.7.2	25,424,501	64,984,438
Changes in inventories of finished goods work-in-progress and Stock-in-Trade		118,918,094	382,344,882
Employee Benefits Expenses	3.7.3	22,255,458	22,323,709
Finance Costs	3.7.4	22,041,610	15,820,476
Depreciation & Amortization	3.4.1	2,870,424	4,281,900
Other expenses	3.7.5	39,616,825	48,182,097
Total Expenses		297,873,351	1,028,544,497
Profit before exceptional and extraordinary items and tax		11,427,589	69,841,035
Exceptional items			
Profit before extraordinary items and tax		11,427,589	69,841,035
Prior Period item		-	65,686
Profit before tax		11,427,589	69,775,349
Tax expense:			
Current tax		7,579,650	19,453,123
Deferred tax-Current Year		8,373	-175,898
Profit (Loss) for the period from continuing operations		3,839,566	50,498,124
Profit/(loss) from discontinuing operations		-	-
Tax expense of discontinuing operations		-	-
Profit/(loss) from Discontinuing operations (after tax)		-	-
Profit (Loss) for the period		3,839,566	50,498,124
Earnings per equity share:			
Basic		15.36	201.99
Diluted		15.36	201.99
Accounts	2 & 3		

Auditor's Report

"As per our separate report of event date attached"

FOR HEMANT MAHESHWARI & CO.
CHARTERED ACCOUNTANTS

[CA Pradeep Kumar Garg]

Partner

M. No. 098185

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Signed at New Delhi on 11.06.2019

for and on behalf of the Board
UNIBERA DEVELOPERS PRIVATE LIMITED

MRITUNJAY KUMAR

Director

DIN: 01957053

DIGVIJAY CHAUHAN

Director

DIN: 03013964

UNIBERA DEVELOPERS PRIVATE LIMITED
Significant accounting policies and notes to the accounts
for the year ended March 31, 2019

1 Background and Nature of Operation

UNIBERA DEVELOPERS PRIVATE LIMITED was formed on 10-01-2012 having CIN Number U70102DL2012PTC229805. At present Hemant Kumar Singh, Mritunjay Kumar & Digvijay Chauhan are directors of the Company.

2 Significant accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared and presented under the historical cost convention on the accrual basis of accounting except for certain financial instruments which are measured at fair values and comply with the Accounting Standards prescribed by Companies (Accounting Standards) Rules, 2015, as amended, other pronouncements of the Institute of Chartered Accountants of India (ICAI) and the relevant provisions of the Companies Act, 2013, to the extent applicable.

All assets and liabilities have been classified as current or non-current as per criteria set out in the Schedule III to the Companies Act, 2013.

2.2 Revenue Recognition

Revenue from sale of goods is recognized only when risks and rewards incidental to ownership are transferred to the customer, it can be reliably measured and it is reasonable to expect ultimate collection.

Interest income is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable.

Revenue from construction Activity is recognised on the basis of norms prescribed under Percentage of Completion Method as stated in AS 7 & Guidance note on Real Estate Developer issued by Institute of Chartered Accountants of India (ICAI).

2.3 Use of Estimates

The preparation of financial statements is in conformity with the generally accepted accounting principles ('GAAP') in India requires management to make estimates and assumptions that affect the reported amounts of income and expenses of the period, assets and liabilities and disclosures relating to contingent liabilities as of the date of the financial statements. Actual results could differ from those estimates. Any revision to accounting estimates is recognized prospectively in future periods.

2.4 Change in accounting policy

The financial statements have been prepared and presented as per previous accounting Policies, so there is no change in accounting policy during the year

2.5 Fixed Assets And Depreciation

2.5.1 Fixed assets are stated at cost, less accumulated depreciation. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use. Financing costs relating to acquisition of fixed assets are also included to the extent they relate to the period till such assets are ready to be put to use.

2.5.2 Depreciation on fixed assets is provided on Written Down Value Method based at the rates specified in Schedule II to the Companies Act, 2013 or the rates determined as per the useful lives of the respective assets, whichever is higher.

2.5.3 Fixed assets individually costing Rs 5000 or less are fully depreciated in the year of purchase/installation. Depreciation on addition and disposals during the period is provided on prorata basis.

2.6 Investments

2.6.1 Long-term investments are carried at cost less any other-than-temporary diminution in value, determined on the specific identification basis.

2.6.2 Current investments are carried at the lower of cost and fair value. The comparison of cost and fair value is carried out separately in respect of each investment.

2.6.3 Profit or loss on sale of investments is determined as the difference between the sale price and carrying value of investment.

2.7 Cash and cash equivalents

Cash and cash equivalents in the cash flow statement comprises cash in hand and balance in bank in current accounts, deposit accounts and in margin money deposits.



For Unibera Developers Pvt. Ltd.

[Signature]
Director

2.8 Tax Expenses

Income tax expense comprises current tax as per Income Tax Act, 1961, deferred tax charge or credit (reflecting the tax effects of timing differences between accounting income and taxable income for the period). The deferred tax charge or credit and the corresponding deferred tax liabilities or assets are recognized using the tax rates that have been enacted or substantively enacted by the balance sheet date.

Deferred tax assets are recognized only to the extent there is reasonable certainty that the asset can be realized in future; however, where there is unabsorbed depreciation or carried forward loss under taxation laws, deferred tax assets are recognized only if there is a virtual certainty of realization of such assets. Deferred tax assets are reviewed as at each balance sheet date and written down or written up to reflect the amount that is reasonably / virtually certain, as the case may be, to be realized.

2.9 Foreign Currency Transactions

Initial Recognition

Transactions denominated in foreign currency are recorded at the exchange rate prevailing on the date of transactions.

Subsequent Recognition

As at the reporting date, non-monetary items which are carried in terms of historical cost denominated in a foreign currency are reported using the exchange rate at the date of the transaction.

All monetary assets and liabilities in foreign currency are restated at the end of accounting period.

Exchange differences on restatement of all other monetary items are recognized in the Statement of Profit and Loss.

2.10 Inventories

Stores, Spares, Packing Materials, Raw Materials, Finished Goods and Stock in Process - at lower of cost and net realizable value.

Customs Duty and Excise Duty have been accounted for on the basis of both payments made in respect of goods cleared as well as provision made for goods lying in bonded warehouse. Such provision is included in the valuation of closing stocks of respective materials and goods. Direct Cost Allocated to the Construction Contract is capitalised in the respective Construction project inventory.

2.11 Employee Benefits

Short term employee benefits are accounted in the period during which the services have been rendered.

Company does not incur any Long term employee Benefits during Current Period

3 Notes to the financial statements

3.1 Shareholders funds

3.1.1 Share Capital

(Amount in ₹)

Particulars	As at March 31, 2019	As at March 31, 2018
Authorized Capital		
10,00,000 Equity Shares of ₹ 10/- each	10,00,000	10,00,000
(Previous year 10,00,000 Equity Shares of ₹ 10/- each)		
Issued, Subscribed and Paid up:		
2,50,000/- Equity Shares of ₹ 10/- each fully paid up	2,50,000	2,50,000
(Previous year 2,50,000 Equity Shares of ₹ 10/- fully paid up)		
Total	2,50,000	2,50,000

b) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period is as given below:

(Amount in Nos)

Particulars	As at March 31, 2019	As at March 31, 2018
Shares outstanding at the beginning of the year	250,000	250,000
Shares Issued during the year	-	-
Shares bought back during the year	-	-
Shares outstanding at the end of the year	250,000	250,000



For Unibera Developers Pvt. Ltd.

Director

Dr. Anurag Chaudhary
Director

- c) Shares in the company held by each shareholder holding more than 5 percent shares specifying the number of shares held is as given below:

Name of Shareholder	As at March 31, 2019		As at March 31, 2018	
	No. of Shares	% Holding	No. of Shares	% Holding
Mritunjay Kumar	162,500	65.00%	137,500	55.00%
Hemant Kumar Singh	62,500	25.00%	62,500	25.00%
Digvijay Chauhan	25,000	10.00%	25,000	10.00%
Faiyyaz Qureshi	-	0.00%	25,000	10.00%

- d) The Company has not allotted any fully paid up equity shares without payment being received in cash and by way of bonus shares nor has bought back any class of equity shares during the period of five years immediately preceding the balance sheet date.

3.1.2 Reserves and Surplus

(Amount in ₹)

Particulars	As at March 31, 2019	As at March 31, 2018
Securities Premium Account		
Opening balance	-	-
Add: on issue of equity shares	-	-
Closing Balance	-	-
Surplus		
Opening balance	47,953,389	(2,544,735)
(+) Net Profit/(Net Loss) For the current year	3,839,566	50,498,124
Total	51,792,955	47,953,389
(-) Depreciation Adjustment		
Closing Balance	51,792,955	47,953,389
	51,792,955	47,953,389

3.2 Non-current liabilities

3.2.1 Long Term Borrowings

(Amount in ₹)

Particulars	As at March 31, 2019	As at March 31, 2018
Secured		
Term Loan		
-:- HDFC bank Car Loan A/c 30109647 Secured Against Hypothecation on Car	433,824	1,119,997
-:- HDFC bank Car Loan A/c 30116186 Secured Against Hypothecation on Car	-	337,271
-:- ICICI Car Loan A/c LANOD0003229399 Secured Against Hypothecation on Car	570,914	1,044,724
-:- ICICI Car Loan A/c LADEL00028368197 Secured Against Hypothecation on Car	349,972	1,736,130
-:- ICICI Car Loan A/c LANOD00028213498 Secured Against Hypothecation on Car	368,748	1,753,086
-:- ICICI Car Loan A/c SPNOD00034259285 Secured Against Hypothecation on Car	-	345,238
-:- Axis Bank Car loan A/c AUR082402138890 Secured Against Hypothecation on Car	419,636	550,860
-:- ICICI Loan A/c No LUNOD0034991219	340,870	793,563
-:- ICICI Loan A/c No SPNOD00037841627	888,206	-
	3,372,169	7,680,869
Unsecured Loan	3,907,117	2,500,000
	3,907,117	2,500,000
	7,279,286	10,180,869



For Unibera Developers Pvt. Ltd.

[Signature]
Director

[Signature]
Director

3.3 Current Liabilities

3.3.1 Short Term Borrowings

(Amount in ₹)

Particulars	As at March 31, 2019	As at March 31, 2018
Secured		
Unsecured		
Kanta Devi	-	1,500,000
	-	1,500,000

3.3.2 Trade Payable

(Amount in ₹)

Particulars	As at March 31, 2019	As at March 31, 2018
Trade Payable	83,820,536	46,790,561
	83,820,536	46,790,561

3.3.3 Other Current Liabilities

(Amount in ₹)

Particulars	As at March 31, 2019	As at March 31, 2018
Service Tax Payable Including cess	8,966,285	17,368,285
TDS Payable	2,753,432	10,135,904
Interest Payable on TDS (15-16)	138,131	138,131
Interest Payable on TDS (16-17)	29,109	29,109
Work Contract Tax Payable	2,097,323	12,316,481
Provident Fund Payable	523,340	216,492
Telephone Expenses Payable	7,130	6,683
Salary payable	7,984,093	2,068,925
Electricity Expenses payable	135,916	-
Audit Fee Payable	242,150	162,150
GST Payable	4,512,374	4,482,558
Interest Accrued but not Due	33,430	56,782
Mritunjay Kumar	4,414,694	3,961,463
Solaris Infraprojects Pvt Ltd	173,554,632	181,603,042
Advance From Customers for Against Booking of Flats/Plots	197,216,825	304,955,479
Other Liabilities	4,687,081	4,987,081
	407,295,945	542,488,565

3.3.4 Short Term Provision

(Amount in ₹)

Particulars	As at March 31, 2019	As at March 31, 2018
Provision For income Tax (FY 2016-17)	426,633	426,633
Provision For income Tax (FY 2017-18)	19,453,123	19,453,123
Provision For income Tax (FY 2018-19)	7,579,650	-
	27,459,406	19,879,756



For Unibera Developers Pvt. Ltd.

Director

Digvijay Maheshwari
Director

3.4.2 Non Current Investments

(Amount in ₹)

Particulars	As at March 31, 2019	As at March 31, 2018
Trade Investment		
Non Trade Investments		
Aura Buildwell Private Limited	17,000	-
Unibera Agri Foods Pvt Ltd	250,000	250,000
Unibera Construction Limited	270,000	270,000
Unibera Group Limited	50,000	50,000
	587,000	570,000

3.4.3 Deferred Tax Asset / Liability (NET)

As per the requirement of the Accounting Standard 22 on "Accounting for Taxes on Income" issued by the Institute of Chartered Accountants of India, the net deferred tax asset/liability Transferred to Profit during the year is -8373/- [Previous Year - 175898/-]. The year-end position of Deferred Tax Liability and Asset is given below:

(Amount in ₹)

Particulars	As at March 31, 2019	As at March 31, 2018
Deferred Tax Assets		
OPENING BALANCE	3,601,165	3,425,267
Current year		
Related to Fixed Assets	-	-
Related to unabsorbed depreciation	-	175,898
Related to Prior Period	-	-
Total (a)	3,601,165	3,601,165
Deferred Tax Liability		
OPENING BALANCE	-	-
Related to Fixed Assets	8,373	-
Related to Unabsorbed business loss	-	-
Total (b)	8,373	-
Net deferred tax asset / (liability) - ((a) - (b))	3,592,792	3,601,165

3.4.4 Long Term Loans & Advances

(Amount in ₹)

Particulars	As at March 31, 2019	As at March 31, 2018
Loans & Advances		
a) Capital Advances	-	-
b) Security Deposits	1,128,000	1,128,000
c) Loans & Advances to Related Parties	160,464,991	128,111,188
d) Loans & Advances to Others	99,179,205	106,866,290
	260,772,196	236,105,478

3.4.5 Other Non Current Assets

(Amount in ₹)

Particulars	As at March 31, 2019	As at March 31, 2018
	-	-
	-	-
	-	-



For Unibera Developers Pvt. Ltd.

Director

Director

3.5 Current Asset

3.5.1 Inventories

(Amount in ₹)

Particulars	As at March 31, 2019	As at March 31, 2018
Closing Work in Progress (As valued and certify by the management)	256,015,309	374,933,403
Land- Patna Project	26,971,290	26,971,290
	282,986,599	401,904,693

3.5.2 Trade Receivables

(Amount in ₹)

Particulars	As at March 31, 2019	As at March 31, 2018
Unsecured		
Debts overdue for a period exceeding six months		
- Considered Good	-	-
- Doubtful	-	-
Other debts	-	-
- Considered Good	-	-
- Doubtful	-	-
	-	-

3.5.3 Cash and Cash Equivalents

(Amount in ₹)

Particulars	As at March 31, 2019	As at March 31, 2018
Balances with banks		
In current Accounts		
:- Karur Vayasa Bank	220,023	220,082
:- HDFC Bank	14,675	388,123
:- ICICI Bank 402	50,162	50,487
:- ICICI Bank 546	200,327	193,137
:- ICICI Bank 539	65,039	3,020,252
:- Syndicate Bank	1,825	1,011,941
Cash In Hand	2,092,187	9,224,801
Cheque in hand	-	120,000
	2,644,239	14,228,824

3.5.4 Short Term Loans & Advances

(Amount in ₹)

Particulars	As at March 31, 2019	As at March 31, 2018
Considered Good		
Advance Salary	671,900	772,000
Advance Rent For Guest House	400,000	400,000
Advance to Suppliers	18,358,189	-
	19,430,089	1,172,000

3.5.5 Other current assets

(Amount in ₹)

Particulars	As at March 31, 2019	As at March 31, 2018
Vat Receivables	3,913,647	3,913,647
	3,913,647	3,913,647



For Unihera Developers Pvt. Ltd.

[Signature]
Director

3.4.1 Schedule-II of FIXED ASSETS

As Per Companies Act -2013

Fixed assets consist of the following :

	Gross Block				Accumulated Depreciation				Net Block	
	Balance as at 1 April 2018	Additions	Deletion / Transfer	Balance as at 31 March 2019	Balance as at 1 April 2018	Depreciation charge for the year	Adjustment due to revaluations	On disposals/ Transfer	Balance as at 31 March 2019	Balance as at 31 March 2018
Fixed Assets										
a	Tangible Assets (Not Under Lease)									
	6,112,693	-	-	6,112,693	4,591,880	390,581	-	-	1,130,232	1,520,813
Furniture & fixture	25,500	-	-	25,500	24,225	-	-	-	1,275	1,275
Vending machine	873,305	-	-	873,305	825,536	3,851	-	-	43,918	47,769
Electric fittings	285,625	-	-	285,625	279,781	-	-	-	5,844	5,844
Office Equipment	41,650	-	-	41,650	39,567	-	-	-	2,083	2,083
HP Printer	355,797	-	-	355,797	317,624	6,025	-	-	32,148	38,173
Mobile Phone	31,416,041	-	3,167,114	28,248,927	23,443,089	2,385,275	-	2,461,816	4,882,379	7,972,952
Vehicle	938,626	-	-	938,626	807,068	61,717	-	-	69,852	131,573
Air conditioner	599,572	-	-	599,572	569,544	-	-	-	30,028	30,028
Computer & Hardware	40,648,809	-	3,167,114	37,481,695	30,898,314	2,847,449	-	2,461,816	6,197,759	9,750,510
Total										
b	Intangible Assets									
	29,214	-	-	29,214	27,753	-	-	-	1,461	1,461
Trade Mark	199,035	-	-	199,035	153,661	22,975	-	-	22,399	45,374
Computer Softwares	228,249	-	-	228,249	181,414	22,975	-	-	23,860	46,835
Total										
c	Capital Work In Progress									
	-	-	-	-	-	-	-	-	-	-
Total										
Grand Total	40,877,058	-	3,167,114	37,709,944	31,079,728	2,870,424	-	2,461,816	6,221,619	9,797,345
Previous Year	40,666,434	210,624	-	40,877,058	26,797,828	4,281,900	-	-	9,797,345	13,868,606



For Unibera Developers Pvt. Ltd.
[Signature]
 Director

UNIBERA DEVELOPERS PRIVATE LIMITED
Depreciation schedule As per Income Tax Act
Financial year 2018-19

Particular		Opening Balance as on 01-04-2018	Addition more than 180 days	Addition Less than 180 days	Sale/ Disposed off during the period	Closing Balance as on 31-03-2019	Depreciation for the Year	Closing Balance as on 31-3-2019
Tangible Assets -								
Computers and Printers	40%	5,539	-	-	-	5,539	2,216	3,324
Office Equipment	15%	962,316	-	-	-	962,316	144,347	817,969
Mobile Phones	15%	167,336	-	-	-	167,336	25,100	142,236
Vehicle	15%	16,948,886	-	-	1,193,000	15,755,886	2,363,383	13,392,503
Computer software	40%	37,742	-	-	-	37,742	15,097	22,645
Furniture & Fixture	10%	3,509,667	-	-	-	3,509,667	350,967	3,158,700
Intangible Asset								
Trade Mark	25%	6,066	-	-	-	6,066	1,517	4,550
Total		21,637,553	-	-	1,193,000	20,444,553	2,902,626	17,541,926



For Unibera Developers Pvt. Ltd.
[Signature]
Director

3.6 Incomes

3.6.1 Revenue From Operations

(Amount in ₹)

Particulars	For the Year Ended March 31st, 2019	For the Year Ended March 31st, 2018
Sales of Goods	306,619,107	1,098,152,427
	306,619,107	1,098,152,427

3.6.2 Other Income

(Amount in ₹)

Particulars	For the Year Ended March 31st, 2019	For the Year Ended March 31st, 2018
Sale of Steel	2,156,572	-
Booking Cancellation Charges	36,000	222,707.00
Other Income	1,563	10,398.00
Sale of Car	487,698	-
	2,681,833	233,105

3.7 Expenses

3.7.1 Purchase

(Amount in ₹)

Particulars	For the Year Ended March 31st, 2019	For the Year Ended March 31st, 2018
Construction Cost	66,746,439	79,785,834
Land	-	410,821,160
	66,746,439	490,606,994

3.7.2 Cost Of Material Purchase

(Amount in ₹)

Particulars	For the Year Ended March 31st, 2019	For the Year Ended March 31st, 2018
Cost of Material Purchase		
Purchase Material - Noida Project	25,424,501	64,984,438
	25,424,501	64,984,438

3.7.3 Employee Benefits Expense

(Amount in ₹)

Particulars	For the Year Ended March 31st, 2019	For the Year Ended March 31st, 2018
Salaries and Incentives		
Salary & Wages to staff	13,807,551	14,021,280
Director Remuneration	8,340,000	8,190,000
Employee Welfare Expenses	107,907	112,429
	22,255,458	22,323,709

3.7.4 Finance Costs

(Amount in ₹)

Particulars	For the Year Ended March 31st, 2019	For the Year Ended March 31st, 2018
Interest Expenses	22,012,580	15,808,873
Bank Charges	29,030	11,603
	22,041,610	15,820,476



For Unibera Developers Pvt. Ltd.

[Signature]
Director

[Signature]
Director

3.7.5 **Other Expenses**

(Amount in ₹)

Particulars	For the Year Ended March 31st, 2019	For the Year Ended March 31st, 2018
Advertisement & Publicity Expenses	1,776,837	1,122,250
Audit Fee	200,000	200,000
Benefit of GST Transferred to Customers	4,643,110	6,378,138
Cartage inward	-	168,463
Commission Expenses	5,833,430	8,943,090
Conveyance Expenses	1,040,263	119,044
Membership Expenses	250,000	250,000
Credai Registration Fees	-	380,000
External Development Expenses	523,275	653,633
Diesel Expenses	128,684	125,570
Donations	-	25,000
Electricity Expenses	496,809	686,811
Fee Rates and Taxes	-	42,456
Festival Celebration Expenses	22,000	398,770
Generator Rent	150,000	150,000
Guest House Rent	1,100,000	1,200,000
Insurance Vehicle Expenses	238,783	218,236
Interest Paid on GST	495,255	-
Internet Charges	76,367	62,309
Late Fee GST	4,793	-
Loan Processing Fees	13,631	50,000
Office Expenses	666,166	1,039,723
Office Rent	1,140,000	720,000
Software Renewal Expenses	10,800	17,500
Postage & Courier Expenses	17,863	25,260
Printing & Stationery	316,873	201,832
Professional Fee	436,361	5,062,538
PF Employer Share	279,258	-
Repair Plant & Machinery	75,225	82,975
RERA Registration Fees	232,984	97,000
ROC Expenses	23,800	13,504
Sale Promotion Expenses	-	290,221
Security Guard Expenses	598,927	817,599
Short & Excess	23	3,000
Site Development Expenses	17,753,464	16,186,991
Swach Bharat & Krishi Kalyan Cess	-	19,890
Telephone Expenses	233,143	238,129
Tour & Travelling	195,005	1,413,010
Transportation Expenses	1,273	21,840
Vehicle Running & Maintenance	556,009	661,949
Water Expenses	62,750	71,472
Website Maintenance Charges	23,665	23,895
	39,616,825	48,182,097

3.7.6 **Provisions & Write Off**

(Amount in ₹)

Particulars	For the Year Ended March 31st, 2019	For the Year Ended March 31st, 2018
Preliminary Expenses Written Off	-	-



For Unibera Developers Pvt. Ltd.

[Signature]
Director

3.9 Earning Per Share

The computation of earnings per share is set out below:

(Amount in ₹)

Particulars	For the Year Ended March 31st, 2019	For the Year Ended March 31st, 2018
Profit after tax and extraordinary items as reported	3,839,566	50,498,124
Exceptional item:		
Profit before exceptional items	3,839,566	50,498,124
Shares:		
Weighted average number of equity shares outstanding during the year	250,000	250,000
Earnings per share (before exceptional items (net of tax))	15.36	201.99
Earnings per share (after exceptional items (net of tax))	15.36	201.99
At the beginning	250,000	250,000
Shares issued during the year	-	-
Bonus shares issued during the year	-	-
Weighted average number of equity shares at the end	250,000	250,000

3.10 Amount Paid / Payable to Auditors

(Amount in ₹)

Particulars	For the Year Ended March 31st, 2019	For the Year Ended March 31st, 2018
Statutory Audit	100,000	100,000
Tax Audit	50,000	50,000
ROC Matters	50,000	50,000
	200,000	200,000

3.11 Dealing in Foreign Exchange

(Amount in ₹)

Particulars	As at March 31, 2019	
	Amount in FE	Amount in ₹

3.12 Related Party Disclosures

As per accounting standard 18 on "Related Party Disclosure" issued by the Institute of Chartered Accountants of India the disclosure of transactions with the related party is as under:

a) Related Party where control exists:

Unibera Infraprojects Pvt Ltd.
Solaris Infraprojects Pvt. Ltd.
Unibera Agri Foods Pvt. Ltd.
Unibera Software Solution Pvt. Ltd.
Unibera Constructin Limited
Unibera Group Limited
Kumar Builders
Kumar Hem India Buildcon Pvt Ltd.

b) Key Managerial Personnel

Mritunjay kumar
Digvijay Chauhan
Hemant Kumar Singh

c) Transactions with related party

(Amount in ₹)

Nature of Transaction	Related Party where control exists	Key Managerial Personnel
	Amount in ₹	Amount in ₹
Loans and Advances Given		
Unibera Infraprojects Pvt Ltd.		603,600
Solaris Infraprojects Pvt. Ltd.		-
Unibera Hospitality Services Pvt Ltd		4,255,660
Unibera Agri Foods Pvt. Ltd.		42,700
Unibera Software Solution Pvt. Ltd.		910,195
Unibera Constructin Limited		32,432
Unibera Group Limited		3,365,500
Loans and Advances Repaid		
Unibera Group Limited		2,885,000
Loans and Advances Outstanding		
Unibera Infraprojects Pvt Ltd.		44,790,558
Unibera Hospitality Services Pvt Ltd		11,812,216
Unibera Agri Foods Pvt. Ltd.		13,501,904
Unibera Software Solution Pvt. Ltd.		21,325,765
Unibera Constructin Limited		11,708,238
Unibera Group Limited		21,985,718
Kumar Builders		3,155,000
Kumar Hem India Buildcon Pvt Ltd.		110,000
Balance Payable		
Solaris Infraprojects Pvt. Ltd.		173,554,632
Purchase of Fsl of land		
Solaris Infraprojects Pvt. Ltd.		8,048,410
Director Remuneration		
Mritunjay kumar	5,400,000	
Digvijay Chauhan	1,260,000	
Hemant Kumar Singh	1,680,000	



For Unibera Developers Pvt. Ltd.

[Signature]
Director

3.13 As per accounting standard 7 on "Construction Contracts" & Guidance Note on Accounting For Real Estate Transactions issued by the Institute of Chartered Accountants of India the disclosure of Recognition of Revenue is as under:

- a) Total Project Revenue Recognised during the Year of Rs 30,66,19,107.
- b) Percentage Completion Method used to determine the Project Revenue recognised during the year and 68.93% work is Completed as on 31 March 2019.
- c) Progress Of Project at the end of 31st March 2019:-
 - (i) The aggregate amounts of Costs incurred during the year of Rs 13,44,15,087.
 - (ii) The aggregate amounts of profit recognised during the year of Rs 340073974.
 - (iii) The Total Amount of Rs 25,60,15,309 to be Carried forward as a Work in Progress.

3.14 Information pursuant to the provisions of Section 22 of Micro, Small and Medium Enterprises Development Act, 2006 During the year company has not paid any interest in terms of the section 18 of the above mentioned act. No principal amount or interest amount are due at the end of this accounting year which is payable to any Micro, Small or Medium enterprises as defined in the Micro, Small and Medium Enterprises Development Act, 2006.

3.15 The accounts of certain Sundry Debtors and Creditors, Advances for supplies and are subject to confirmation / reconciliation and adjustment, if any. The Management does not expect any material difference affecting the current year's financial statements.

In the opinion of the management, the current assets, loans and advances are expected to realize at least the amount at which they are stated, if realized in the ordinary course of business and provision for all known liabilities have been adequately made in the books of accounts.

3.16 The Company has prepared these financial statements as per the format prescribed by Revised Schedule III to the Companies Act, 2013 ('the schedule') issued by Ministry of Corporate Affairs.

3.17 The Current Year refers to the period April 01, 2018 to March 31, 2019. (Previous year refers to April 01, 2017 to March 31, 2018).

The previous year figures have been regrouped, rearranged and reclassified wherever necessary to conform to this year's classification.

FOR HEMANT MAHESHWARI & CO.
CHARTERED ACCOUNTANTS

[CA Pradeep Kumar Garg]

Partner

M. No. 098185

FRN: 016268N

Signed at New Delhi on 11.06.2019

For Unibeam Developers Private Limited

MRITUNJAY KUMAR

Director

DIN: 01957053

DIGVIJAY CHAUHAN

Director

DIN: 03013964