

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 2020, 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, 2020, 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 there under, 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.





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.





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, 2020 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2020 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, except as reported in Notes to Balance sheet as at 31/03/2020, 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 : 24/08/2020



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

Udin: 20098185AAAA CH4041

UNIBERA DEVELOPERS PRIVATE LIMITED

CIN:-U70102DL2012PTC229805

2 JAY HOUSE BIHARI PARK, DEVLII ROAD, KHANPUR, NEW DELHI-110062

Balance Sheet as at 31st March 2020

(Amount in `)

Particular	Note No	As at March 31, 2020	As at March 31, 2019
EQUITY AND LIABILITIES			
Shareholders' funds	3.1		
Share capital	3.1.1	2,500,000	2,500,000
Reserves & Surplus	3.1.2	58,670,787	51,792,969
Share Application Money		-	-
		61,170,787	54,292,969
Non-current liabilities	3.2		
Long-Term Borrowings	3.2.1	3,761,247	7,279,286
Deferred Tax Liabilities (Net)		-	-
Other Long Term Liabilities		-	-
Long-Term Provisions		-	-
		3,761,247	7,279,286
Current liabilities	3.3		
Short-Term Borrowings	3.3.1	-	-
Trade Payables	3.3.2	54,507,650	83,820,536
Other Current Liabilities	3.3.3	318,959,824	407,295,984
Short-Term Provisions	3.3.4	29,515,834	27,459,406
		402,983,308	518,575,926
Total		467,915,341	580,148,181
ASSETS			
Non-Current Assets	3.4		
Fixed Assets	3.4.1		
Tangible Assets		4,369,895	6,197,759
Intangible Assets		15,396	23,860
Capital Work-in-Progress		-	-
Intangible Assets Under Development		-	-
Non-Current Investments	3.4.2	587,000	587,000
Deferred Tax Assets (net)	3.4.3	3,425,359	3,592,792
Long-Term Loans & Advances	3.4.4	208,576,498	266,322,196
Other Non-Current Assets		-	-
		216,974,148	276,723,607
Current assets	3.5		
Current Investments		-	-
Inventories	3.5.1	238,379,763	282,986,599
Trade Receivables	3.5.2	-	-
Cash & Cash Equivalents	3.5.3	3,550,063	2,644,239
Short-Term Loans & Advances	3.5.4	5,097,720	13,880,089
Other Current Assets	3.5.5	3,913,647	3,913,647
		250,941,193	303,424,574
Total		467,915,341	580,148,181

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 Garg]

Partner

M. No. 098185

FRN: 016268N

Signed at New Delhi on 24.08.2020

UDIN: 20098185 AAAACH9041

for and on behalf of the Board
UNIBERA DEVELOPERS PRIVATE LIMITED

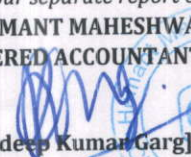

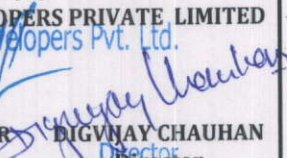
For Unibera Developers Pvt. Ltd.

MRITUNJAY KUMAR
Director

DIN: 01957053

DIGVIJAY CHAUHAN
Director

DIN: 03013964

UNIBERA DEVELOPERS PRIVATE LIMITED CIN:-U70102DL2012PTC229805 2 JAY HOUSE BIHARI PARK, DEVLII ROAD, KHANPUR, NEW DELHI-110062 Statement of Profit & Loss For the Year Ended 31st March 2020 (Amount in `)			
Particulars	Note No.	For the Year Ended March 31st, 2020	For the Year Ended March 31st, 2019
Incomes	3.6		
Revenue from operations	3.6.1	206,428,080	306,619,107
Other income	3.6.2	1,739	2,681,833
Total Revenue		206,429,819	309,300,940
Expenses	3.7		
Cost of Materials Consumed	3.7.1	62,308,366	66,746,439
Purchases of Stock-in-Trade	3.7.2	844,975	25,424,501
Changes in inventories of finished goods work-in-progress and Stock-in-Trade		44,606,836	118,918,094
Employee Benefits Expenses	3.7.3	22,978,914	22,255,458
Finance Costs	3.7.4	15,461,071	22,536,865
Depreciation & Amortization	3.4.1	1,836,328	2,870,424
Other expenses	3.7.5	49,291,651	39,121,570
Total Expenses		197,328,140	297,873,352
Profit before exceptional and extraordinary items and tax		9,101,679	11,427,588
Exceptional items		-	-
Profit before extraordinary items and tax		9,101,679	11,427,588
Prior Period item		-	-
Profit before tax		9,101,679	11,427,588
Tax expense:			
Current tax		2,056,428	7,579,650
Deferred tax-Current Year		167,433	8,373
Profit (Loss) for the period from continuing operations		6,877,818	3,839,565
Profit/(loss) from discontinuing operations		-	-
Tax expense of discontinuing operations		-	-
Profit/(loss) from Discontinuing operations (after tax)		-	-
Profit (Loss) for the period		6,877,818	3,839,565
Earnings per equity share:			
Basic		27.51	15.36
Diluted		27.51	15.36
Accounts	2 & 3		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Auditor's Report <i>"As per our separate report of event date attached"</i> FOR HEMANT MAHESHWARI & CO. CHARTERED ACCOUNTANTS  [CA Pradeep Kumar Garg] Partner M. No. 098185 FRN: 016268N Signed at New Delhi on 24.08.2020 </div> <div style="width: 45%; text-align: right;"> <i>for and on behalf of the Board</i> UNIBERA DEVELOPERS PRIVATE LIMITED <i>For Unibera Developers Pvt. Ltd.</i>  MRITUNJAY KUMAR Director DIN: 01957053 </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;">  NITUNJAY CHAUHAN Director DIN: 03013964 </div> <div style="width: 45%;"></div> </div>			
UDIN: 20098185 AAAAC H4041			

UNIBERA DEVELOPERS PRIVATE LIMITED
Significant accounting policies and notes to the accounts
for the year ended March 31, 2020

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 stae 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.
Digvijay Chauhan
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, 2020	As at March 31, 2019
Authorized Capital		
10,00,000 Equity Shares of ` 10/- each	10,000,000	10,000,000
(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	2,500,000	2,500,000
(Previous year 2,50,000 Equity Shares of ` 10/- fully paid up)		
Total	2,500,000	2,500,000

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, 2020	As at March 31, 2019
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.

[Signature]
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, 2020		As at March 31, 2019	
	No. of Shares	% Holding	No. of Shares	% Holding
Mritunjay Kumar	162,500	65.00%	162,500	65.00%
Hemant Kumar Singh	62,500	25.00%	62,500	25.00%
Digvijay Chauhan	25,000	10.00%	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, 2020	As at March 31, 2019
Securities Premium Account		
Opening balance	-	-
Add: on issue of equity shares	-	-
Closing Balance	-	-
Surplus		
Opening balance	51,792,969	47,953,389
(+) Net Profit/(Net Loss) For the current year	6,877,818	3,839,565
Short credit Written back	-	15
Total	58,670,787	51,792,969
(-) Depreciation Adjustment	58,670,787	51,792,969
Closing Balance	58,670,787	51,792,969

3.2 Non-current liabilities

3.2.1 Long Term Borrowings

(Amount in `)

Particulars	As at March 31, 2020	As at March 31, 2019
Secured		
Term Loan		
-:- HDFC bank Car Loan A/c 30109647	-	433,824
Secured Against Hypothication on Car	46,191	570,914
-:- ICICI Car Loan A/c LANOD0003229399	-	349,972
Secured Against Hypothication on Car	-	368,748
-:- ICICI Car Loan A/c LADEL00028368197	-	419,636
Secured Against Hypothication on Car	289,553	340,870
-:- ICICI Car Loan A/c LANOD00028213498	-	888,206
Secured Against Hypothication on Car	584,276	
-:- Axis Bank Car loan A/c AUR082402138890		
Secured Against Hypothication on Car		
-:- ICICI Loan A/c No LUNOD0034991219		
-:- ICICI Loan A/c No SPNOD00037841627		
	920,020	3,372,169
Unsecured Loan	2,841,227	3,907,117
	2,841,227	3,907,117
	3,761,247	7,279,286



For Unibera Developers Pvt. Ltd.

 Director

3.3 Current Liabilities

3.3.1 Short Term Borrowings

(Amount in `)

Particulars	As at March 31, 2020	As at March 31, 2019
Secured		
Unsecured		
	-	-

3.3.2 Trade Payable

(Amount in `)

Particulars	As at March 31, 2020	As at March 31, 2019
Trade Payable	54,507,650	83,820,536
	54,507,650	83,820,536

3.3.3 Other Current Liabilities

(Amount in `)

Particulars	As at March 31, 2020	As at March 31, 2019
Service Tax Payable Including cess	8,966,285	8,966,285
TDS Payable	4,526,542	2,753,432
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
Provident Fund Payable	44,261	523,340
Telephone Expenses Payable	-	7,130
Salary payable	15,058,789	7,984,132
Electricity Expenses payable	-	135,916
Audit Fee Payable	542,150	242,150
GST Payable	9,861,515	4,512,374
Interest Accrued but not Due	8,863	33,430
Mritunjay Kumar	-	4,414,694
Solaris Infraprojects Pvt Ltd	173,321,980	173,554,632
Advance From Customers for Against Booking of Flats/Plots	101,775,118	197,216,825
Other Liabilities	4,687,081	4,687,081
	318,959,824	407,295,984

3.3.4 Short Term Provision

(Amount in `)

Particulars	As at March 31, 2020	As at March 31, 2019
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	7,579,650
Provision For income Tax (FY 2019-20)	2,056,428	-
	29,515,834	27,459,406



For Unibera Developers Pvt. Ltd.

[Signature]
Director

3.4.2 Non Current Investments

(Amount in `)

Particulars	As at March 31, 2020	As at March 31, 2019
Trade Investment		
Non Trade Investments		
Aura Buildwell Private Limited	17,000	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	587,000

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 -167433/- [Previous Year - 8373/-]. The year-end position of Deferred Tax Liability and Asset is given below:

(Amount in `)

Particulars	As at March 31, 2020	As at March 31, 2019
Deferred Tax Assets		
OPENING BALANCE	3,592,792	3,601,165
Current year		
Related to Fixed Assets	-	-
Related to unabsorbed depreciation	-	-
Related to Prior Period	-	-
Total (a)	3,592,792	3,601,165
Deferred Tax Liability		
OPENING BALANCE	-	-
Related to Fixed Assets	167,433	8,373
Related to Unabsorbed business loss	-	-
Total (b)	167,433	8,373
Net deferred tax asset / (liability) - {(a) - (b)}	3,425,359	3,592,792

3.4.4 Long Term Loans & Advances

(Amount in `)

Particulars	As at March 31, 2020	As at March 31, 2019
Loans & Advances		
a) Capital Advances	-	-
b) Security Deposits	1,037,739	1,128,000
c) Loans & Advances to Related Parties	161,167,650	160,464,991
d) Loans & Advances to Others	46,371,109	104,729,205
	208,576,498	266,322,196

3.4.5 Other Non Current Assets

(Amount in `)

Particulars	As at March 31, 2020	As at March 31, 2019
	-	-
	-	-
	-	-



For Unibera Developers Pvt. Ltd.

 Director

3.5 Current Asset

3.5.1 Inventories

(Amount in `)

Particulars	As at March 31, 2020	As at March 31, 2019
Closing Work in Progress (As valued and certify by the management)	211,408,473	256,015,309
Land- Patna Project	26,971,290	26,971,290
	238,379,763	282,986,599

3.5.2 Trade Receivables

(Amount in `)

Particulars	As at March 31, 2020	As at March 31, 2019
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, 2020	As at March 31, 2019
Balances with banks		
In current Accounts		
:- Karur Vayasa Bank	220,023	220,023
:- HDFC Bank	353,357	14,675
:- ICICI Bank 402	49,790	50,162
:- ICICI Bank 546	411	200,327
:- ICICI Bank 539	74,284	65,039
:- Syndicate Bank	-	1,825
:- IDBI Bank	5,507	-
Cash In Hand	2,846,691	2,092,187
Cheque in hand	-	-
	3,550,063	2,644,239

3.5.4 Short Term Loans & Advances

(Amount in `)

Particulars	As at March 31, 2020	As at March 31, 2019
Considered Good		
Advance Rent For Guest House	310,000	400,000
Advance Salary	653,100	671,900
Advance to Suppliers	4,059,350	12,808,189
TDS Receivables (FY 2019-20)	75,270	-
	5,097,720	13,880,089

3.5.5 Other current assets

(Amount in `)

Particulars	As at March 31, 2020	As at March 31, 2019
Vat Receivables	3,913,647	3,913,647
	3,913,647	3,913,647



For Unibera Developers Pvt. Ltd.

[Signature]
Director

3.4.1 Schedule-II of FIXED ASSETS

As Per Companies Act -2013

Fixed assets consist of the following :

	- Fixed Assets	Gross Block					Accumulated Depreciation				Net Block	
		Balance as at 1 April 2019	Additions	Deletion/ Transfer	Revaluati ons/ (Impairm ents)	Balance as at 31 March 2020	Balance as at 1 April 2019	Depreciatio n charge for the year	Adjustm ent due to revaluati ons	On disposals/ Transfer	Balance as at 31 March 2020	Balance as at 31 March 2019
a	Tangible Assets (Not Under Lease)											
	Furniture & fixture	6,112,693	-	-	-	6,112,693	4,982,461	278,779		-	851,453	1,130,232
	Vending machine	25,500	-	-	-	25,500	24,225			-	1,275	1,275
	Electric fittings	873,305	-	-	-	873,305	829,387	252		-	43,666	43,918
	Office Equipment	285,625	-	-	-	285,625	279,781			-	5,844	5,844
	HP Printer	41,650	-	-	-	41,650	39,567	1,173		-	2,083	2,083
	Mobile Phone	355,797	-	-	-	355,797	323,649			-	30,975	32,148
	Vehicle	28,248,927	-	-	-	28,248,927	23,366,548	1,515,953		-	3,366,426	4,882,379
	Air conditioner	938,626	-	-	-	938,626	868,785	31,707		-	38,145	69,852
	Computer & Hardware	599,572	-	-	-	599,572	569,544			-	30,028	30,028
	Total	37,481,695	-	-	-	37,481,695	31,283,947	1,827,864	-	-	4,369,895	6,197,759
b	Intangible Assets											
	Trade Mark	29,214	-	-	-	29,214	27,753			-	1,461	1,461
	Computer Softwares	199,035	-	-	-	199,035	176,636	8,464		-	13,935	22,399
	Total	228,249	-	-	-	228,249	204,389	8,464	-	-	15,396	23,860
c	Capital Work In Progress	-	-	-	-	-	-	-		-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	-
	Grand Total	37,709,944	-	-	-	37,709,944	31,488,336	1,836,328	-	-	4,385,291	6,221,619
	Previous Year	40,877,058	-	3,167,114	-	37,709,944	31,079,728	2,870,424	-	2,461,816	6,221,619	9,797,345



For Unibera Developers Pvt. Ltd.
[Signature]
 Director

UNIBERA DEVELOPERS PRIVATE LIMITED

Depreciation schedule As per Income Tax Act

Financial year 2019-20

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%	3,324	-	-	-	3,324	1,329	1,994
Computer software	40%	22,645	-	-	-	22,645	9,058	13,587
Office Equipment	15%	817,969	-	-	-	817,969	122,695	695,274
Mobile Phones	15%	142,236	-	-	-	142,236	21,335	120,900
Vehicle	15%	13,392,503	-	-	-	13,392,503	2,008,875	11,383,628
Furniture & Fixture	10%	3,158,700	-	-	-	3,158,700	315,870	2,842,830
Intangible Asset								
Trade Mark	25%	4,550	-	-	-	4,550	1,137	3,412
Total		17,541,926	-	-	-	17,541,926	2,480,301	15,061,625



For Unibera Developers Pvt. Ltd.

 Director

3.6 Incomes

3.6.1 Revenue From Operations

(Amount in `)

Particulars	For the Year Ended March 31st, 2020	For the Year Ended March 31st, 2019
Sales of Goods	206,428,080	306,619,107
	206,428,080	306,619,107

3.6.2 Other Income

(Amount in `)

Particulars	For the Year Ended March 31st, 2020	For the Year Ended March 31st, 2019
Sale of Steel	-	2,156,572
Booking Cancellation Charges	-	36,000
Other Income	-	1,563
Interest earned on FDR	1,739	-
Profit on Sale of Fixed Asset	-	487,698
	1,739	2,681,833

3.7 Expenses

3.7.1 Purchase

(Amount in `)

Particulars	For the Year Ended March 31st, 2020	For the Year Ended March 31st, 2019
Construction Cost	62,308,366	66,746,439
	62,308,366	66,746,439

3.7.2 Cost Of Material Purchase

(Amount in `)

Particulars	For the Year Ended March 31st, 2020	For the Year Ended March 31st, 2019
Cost of Material Purchase		
Purchase Material	844,975	25,424,501
	844,975	25,424,501

3.7.3 Employee Benefits Expense

(Amount in `)

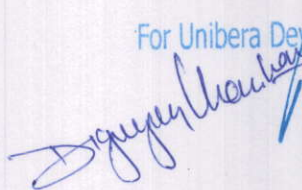
Particulars	For the Year Ended March 31st, 2020	For the Year Ended March 31st, 2019
Salaries and Incentives		
Salary & Wages to staff	14,546,030	13,807,551
Director Remuneration	8,280,000	8,340,000
Employee Welfare Expenses	152,884	107,907
	22,978,914	22,255,458

3.7.4 Finance Costs

(Amount in `)

Particulars	For the Year Ended March 31st, 2020	For the Year Ended March 31st, 2019
Interest Expenses	14,596,681	21,396,647
Interest on Car Loans	204,912	615,933
Interest on TDS Payment	165,575	
Interest on GST Payment	-	495,255
Interest on WCT Payment	400,000	
Bank Charges	93,903	29,030
	15,461,071	22,536,865



For Unibera Developers Pvt. Ltd.

 Director

3.7.5 **Other Expenses**

(Amount in `)

Particulars	For the Year Ended March 31st, 2020	For the Year Ended March 31st, 2019
Advertisement & Publicity Expenses	24,000	1,776,837
Audit Fee	300,000	200,000
Benefit of GST Transferred to Customers/GST Expenses	2,634,968	4,643,110
Commission Expenses	7,878,907	5,833,430
Conveyance Expenses	620,771	1,040,263
Diesel Expenses	83,970	128,684
Electricity Expenses	718,675	496,809
External Development Expenses	116,020	523,275
Festival Celebration Expenses	107,246	22,000
Generator Rent	150,000	150,000
Guest House Rent	1,292,000	1,100,000
Insurance Vehicle Expenses	155,172	238,783
Internet Charges	27,073	76,367
Late Fee GST	-	4,793
Loan Processing Fees	-	13,631
Membership Expenses	-	250,000
Office Expenses	475,027	666,166
Office Rent	1,440,000	1,140,000
PF Employer Share	121,881	279,258
Postage & Courier Expenses	17,997	17,863
Printing & Stationery	112,490	316,873
Professional Fee	355,000	436,361
Repair Plant & Machinery	55,564	75,225
RERA Registration Fees	30,000	232,984
ROC Expenses	56,800	23,800
Security Guard Expenses	351,232	598,927
Short & Excess	11,250	23
Site Development Expenses	31,157,941	17,753,464
Software Renewal Expenses	10,800	10,800
Telephone Expenses	193,277	233,143
Tour & Travelling	262,870	195,005
Transportation Expenses	-	1,273
Vehicle Running & Maintenance	458,895	556,009
Water Expenses	60,910	62,750
Website Maintenance Charges	10,915	23,665
	49,291,651	39,121,570

3.7.6 **Provisions & Write Off**

(Amount in `)

Particulars	For the Year Ended March 31st, 2020	For the Year Ended March 31st, 2019
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, 2020	For the Year Ended March 31st, 2019
Profit after tax and extraordinary items as reported	6,877,818	3,839,565
Exceptional item:		
Profit before exceptional items	6,877,818	3,839,565
Shares:		
Weighted average number of equity shares outstanding during the year	250,000	250,000
Earnings per share (before exceptional items (net of tax))	27.51	15.36
Earnings per share (after exceptional items (net of tax))	27.51	15.36
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, 2020	For the Year Ended March 31st, 2019
Statutory Audit	150,000	100,000
Tax Audit	75,000	50,000
ROC Matters	75,000	50,000
	300,000	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:

- 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.
- Key Managerial Personnel**
Mritunjay kumar
Digvijay Chauhan
Hemant Kumar Singh
- Transactions with related party**

Nature of Transaction	Related Party where control exists	Key Managerial Personnel
	Amount in `	Amount in `
Purchase		
Solaris Infraprojects Pvt. Ltd. (Against Purchase of Land FSI)		232,652
Unibera Constructin Limited (Aganst Work Contract)		15,038,855
Loans and Advances Given		
Unibera Infraprojects Pvt Ltd.		6,500
Unibera Hospitality Services Pvt Ltd		1,899,341
Unibera Agri Foods Pvt. Ltd.		7,800
Unibera Software Solution Pvt. Ltd.		2,768,049
Unibera Group Limited		6,976,000
Loans and Advances Received		
Unibera Group Limited		1,500,000
Unibera Constructin Limited		481,055
Loans and Advances Outstanding		
Unibera Infraprojects Pvt Ltd.		44,797,058
Unibera Hospitality Services Pvt Ltd		13,711,557
Unibera Agri Foods Pvt. Ltd.		13,509,704
Unibera Software Solution Pvt. Ltd.		24,093,814
Unibera Constructin Limited		14,117,345
Unibera Group Limited		27,461,718
Kumar Builders		3,155,000
Kumar Hem India Buildcon Pvt Ltd.		110,000
Hemant Kumar Singh		6,074,776
Balance Payable		
Solaris Infraprojects Pvt. Ltd.		173,321,980
Mritunjay Kumar		99,443
Director Remuneration		
Mritunjay kumar	5,400,000	
Digvijay Chauhan	1,200,000	
Hemant Kumar Singh	1,680,000	



For Unibera Developers Pvt. Ltd.
Digvijay Chauhan
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 20,64,28,080.
- b) Percentage Completion Method used to determine the Project Revenue recognised during the year and 74.61% work is Completed as on 31 March 2020.
- c) Progress Of Project at the end of 31st March 2020:-
 - (i) The aggregate amounts of Costs incurred during the year of Rs 10,25,01,695.
 - (ii) The aggregate amounts of profit recognised during the year of Rs 60243422.
 - (iii) The Total Amount of Rs 211408473 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, 2019 to March 31, 2020. (Previous year refers to April 01, 2018 to March 31, 2019).

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 24.08.2020

For Unibera Developers Private Limited

MRITUNJAY KUMAR

Director

DIN: 01957053

Director

DIGVIJAY CHAUHAN

Director

DIN: 03013964