

**INDEPENDENT AUDITOR'S REPORT**

**TO THE MEMBERS OF NEPTUNE VENTURES AND DEVELOPERS PRIVATE LIMITED**

**Report on the Audit of the Financial Statements**

**Qualified Opinion**

We have audited the accompanying Financial Statements of Neptune Ventures and Developers Private Limited ("the Company"), which comprise the Balance sheet as at 31<sup>st</sup> March 2020, the Statement of Profit and Loss 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 "Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements except for the effects of the matter described in the Basis for Qualified Opinion paragraph and read with points mentioned in Other Matter paragraph, give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Accounting Standards ("AS") prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2020, its Profit and its cash flows for the year ended on that date.

**Basis for Qualified Opinion**

We conducted our audit 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 qualified audit opinion and except to these standards could not be applied in their entirety for want of adequacy of appropriate internal control system and accounting procedures followed by the Company.

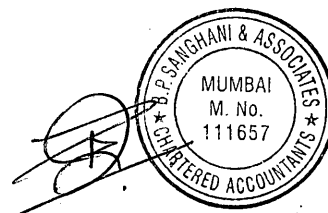
- (i) Attention is invited to Note 2.10 regarding default in repayment of term loan of Rs 74,69,53,835 to Edelweiss Asset Reconstructions Company Limited (EARC) and non-provision of interest on said loan for the period 30-9-2015 to Rs 31-3-2020 aggregating to Rs 127,05,28,819 calculated at 12.25% p.a. as stipulated. We are unable to ascertain the impact of non-provision of interest on outstanding loan payable to EARC as balance confirmation and / or statement of loan accounts from EARC are not made available to us. The amount due to EARC is disclosed based on the information available with the management and subject to reconciliation.



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- (ii) Attention is invited to Note 2.11 regarding defaulted in redemption of 16.5% Non-Convertible Debenture of Rs 25,00,00,000 issued to Beacon Trusteeship Limited and also defaulted in payment of interest. The Company has not provided interest on said debenture for Rs 3,79,72,603 for the period 01-05-2019 to 31-03-2020 calculated at 16.5% as stipulated. Beacon Trusteeship Limited has filed petition before the National Company Law Tribunal (NCLT), Mumbai Bench under the Insolvency and Bankruptcy Code, 2016 on 1<sup>st</sup> June 2020. The matter is sub-judice with NCLT, Mumbai Branch and we are unable to ascertain the impact of non-provision of interest on outstanding debenture as balance confirmation and / or statement of loan accounts from Beacon Trusteeship Limited are not made available to us.
- (iii) Pending confirmation of balances in respect of Trade Payables, Other Current Liabilities, Long Term Loans & Advances, Trade Receivables, Short Term Loans & Advances and Other Current Assets, we are unable to comment on the impact arising out of reconciliation / adjustments, if any, required upon such confirmation.
- (iv) Sundry Creditors having credit balance of Rs 4792.60 lakhs reported as 'Trade Payable' and Sundry Creditors having debit balance of Rs 1202.24 lakhs reported as 'Advances Recoverable in cash or kind' in the financials. Pending netting off and reconciliation of Sundry Creditors and Advances to creditors we are unable confirm and verify the outstanding balances. To that extent the Sundry Creditors and advances to suppliers would be overstated.
- (v) Sundry Debtors having debit balance of Rs 9598.23 Lacs reported as 'Trade Receivables' and Sundry Debtors having credit balance Rs 27339.11 Lacs reported as 'Advances from Customers' in the financials. Pending netting off and reconciliation of Sundry Debtors and Advances from Customers we are unable confirm and verify the outstanding balances. To that extent the Sundry debtors and advances from customers are overstated.
- (vi) Sundry Debtors includes a sum of Rs.5616.43 lakhs doubtful of recovery for which no provision has been made in the books.
- (vii) The Company has not undertaken physical verification of inventory as on 31<sup>st</sup> March 2020 due to covid pandemic and therefore discrepancies, if any, between book and physical inventories could not be ascertained including effect of the same in financial statements of the Company.
- (viii) The Company has granted interest free loans to its subsidiaries / associate concerns aggregating to Rs. 6780.93 lakhs reported under Short term loans and advance. There are losses in these companies during the year, their net worth is eroded and in absence of any business activities in these companies, the said loans are doubtful of recovery. The company has not made provision for the same.
- (ix) Attention is invited to Note 2.15 regarding interest free unsecured loans of Rs 19,45,11,434 given during the current year.



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- (x) The Company has granted interest free loan of Rs 2945.22 Lacs reported under Long term loans and advance. The said loans are doubtful of recovery and the company has not made provision for the same.
- (xi) The Company has settled outstanding receivable of Rs 3,74,53,985 with Metro Cash and Carry India Pvt. Ltd for Rs 3,00,00,000 vide agreement dated 23-11-2019. and the balance has been adjusted from CAM charges receivable during the year.
- (xii) The Company has executed an Agreement for Sale dated 30-11-2019 with EFCEE Global Ship Recycling Limited for purchase of land admeasuring 16373.385 square meters at village Adhewala, District, Bhavnagar, Gujarat at a consideration of Rs 12,51,00,000. The Company has made part payment of Rs 4,40,00,000 during the period 18-01-2020 to 06-02-2020 and defaulted in making balance payment as stipulated. EFCEE as per the understanding between the parties is now forfeiting the amount of Rs.4.40 crore. The Company has filed a petition before the Arbitrator for refund of Rs 4,40,00,000 paid to EFCEE Global Ship Recycling Limited. The matter is sub-judice. Pending finalization of order from the Arbitrator, payment of Rs 4,40,00,000 made to EFCEE Global Ship Recycling Limited is grouped as 'Advance Recoverable in cash or kind or value to be received'. The said payment of Rs 4,40,00,000 is doubtful of recovery for which no provision made.

**Material Uncertainty Related to Going Concern**

The Company has negative net worth of Rs 33,19,68,340/- as on balance sheet date. The Company has aggregate loans of Rs 4,29,21,43,361 payable to banks, non-banking financial companies, asset recovery companies and others. The said loans are classified as non-performing assets by the lenders. The Companies has not complied with the terms and condition of settlement proposals submitted and approved by the lender and the said settlement proposals stand withdrawn. The company has resubmitted revival proposal with the lenders and decision is yet to be taken by the appropriate lenders. The above factors cast a significant uncertainty on the Company's ability to continue as a going concern as the Company does not have sufficient assets to back these liabilities and losses. Pending the resolution of the above uncertainties, the Company has prepared the aforesaid statement on a going concern basis.

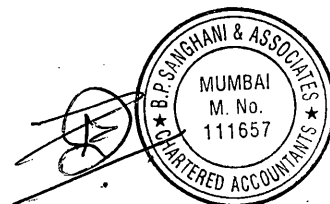
Our opinion is not modified in respect of this matter.

**Emphasis of Matters**

Without qualifying our opinion, we draw attention to the following matters in the financial statements:

Note No 2 (10) relating to non-provision of interest amounting to Rs 22,82,94,041 payable to Edelweiss Financial Asset Reconstruction Company Limited (EARC) for the financial year 2019-2020.

Note No 2 (11) relating to non-provision of interest amounting to Rs 3,79,72,603 on Non- Convertible Debenture payable to Beacon Trusteeship Limited for the financial year 2019-2020.



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We draw attention to the Notes No 17 of the financial statements which, describes the uncertainty related to the outcome of the various lawsuit filed against the Company.

Our opinion is not modified in respect of this matter.

**Other Matter:**

Due to the Covid-19 Pandemic and the lockdown and other restrictions imposed by the Government and local administration, the audit process were carried out based on the remote access of the data and records as provided and made available by the management through digital medium and have obtained sufficient appropriate audit evidence to issue our unmodified opinion on the financial statements. We bring to the attention of the users that the audit of the financial statements has been performed in the aforesaid conditions. Our audit opinion is not modified in respect of the above.

**Responsibility of Management for 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 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 statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management 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 management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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



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- 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.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- 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.
- 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.

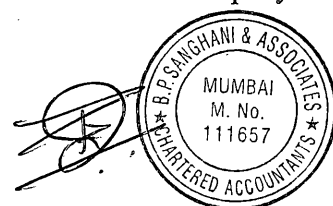
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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.

**Report on Other Legal and Regulatory Requirements**

As required by Section 143(3) of the Act, based on our audit 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 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 31 March, 2020 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2020 from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) Requirement of clause (i) of subsection (3) of section 143 is not applicable for the Company.



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- (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the Company being a private company, section 197 of the Act related to the managerial remuneration not applicable.
- (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:
- (i) The Company has disclosed the pending litigations as Note No 17 of the Notes to Account. The impact of pending litigation on financial position is not ascertainable as matter is sub judice.
- (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 B.P Sanghani & Associates**  
**Chartered Accountants**  
**(Firm's Registration No.- 122943W)**



**Bhavika Dholakia**  
**Proprietor**  
**Membership No.-111657**  
**UDIN: 21111657AAAAAK9446**  
**Place of Signature: Mumbai**  
**Date: 4<sup>th</sup> December, 2020**



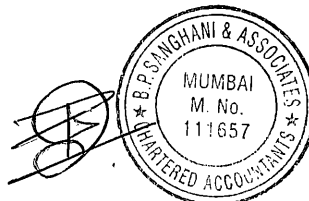
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**Annexure A to the Independent Auditor's Report**

The Annexure referred to in our Independent Auditors' Report to the members of the Company on the standalone financial statements for the year ended 31 March 2020, we report that:

- (i) (a) The Company has compiled fixed asset register in SAP and maintains proper records showing full particulars including quantitative details and situation of its fixed assets.
- (b) The fixed assets of the Company are physically verified by the management according to a phased program over a period of three years to cover all material items, which in our opinion is reasonable, having regard to the size of the company and the nature of its assets. No material discrepancies were noticed on such physical verification.
- (c) According to the information and explanation given to us and based on the documents and records produced before us, the title deeds of immovable properties are held in the name of the company.
- (ii) (a) The Company is engaged in business activity of property development & construction. It has inventory in the nature of Raw Materials, Consumables and Work In Progress. The stock of Inventory has not been physically verified by the management.
- (b) The procedures of physical verification of inventory followed by the management is not reasonable and adequate in relation to the size of the Company and the nature of its business.
- (c) The inventory records have been maintained in SAP System. The details of stock of Work In Progress have been maintained in Excel Spreadsheet.
- (iii) a) According to the information and explanations given to us and on the basis of our examination of the books of accounts, the Company has granted interest free unsecured loans to various group entities amounting to Rs.42,08,87,560 and interest free loan to its Holding Company amounting to Rs 25,72,05,249 covered in the register maintained under Section 189 of the Companies Act, 2013. In our opinion, the terms and conditions on which loans have been granted to companies, firms, or other parties are not prejudicial to the interest of the company, having regard to management's representation that the loans are given to such parties considering the Company's economic interest and long-term trade relationship with such parties.
- b) Since the loans are repayable on demand, the question of overdue amount of loans granted to companies, firms, or limited liability partnership or other parties listed in the register maintained under section 189 of the Companies Act 2013 does not arise.
- (iv) The Company has given interest free loan amounting to Rs.42,08,87,560 to various group entities in which directors are substantially interested and interest free loan to its holding company of Rs 25,72,05,249. The said loans are subject to compliance under provisions of section 185 & 186 of the Companies Act, 2013. Loan given to holding Company Rs 25,72,05,249 is not in compliance of provision of Section 185 & 186 of the Companies Act, 2013.

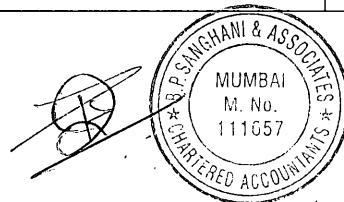


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- (v) Based on the information and explanation provided by the management, in our opinion, the company has not accepted any deposits covered under section 73 of The Companies Act and Companies (Acceptance of Deposits), Rules, 2014.
- (vi) We have been informed by the management, no cost records have been prescribed under section 148(1) of the Companies Act, 2013 in respect of products construction activity carried out by the company. According to the information and explanations provided by the management, the company is not engaged in production of any such goods or provision of any such services for which the Central Government has prescribed particulars relating to utilization of material or labour or other items of cost. Hence, the provisions of section 148(1) of the Act do not apply to the company. Hence, in our opinion, no comment on maintenance of cost records under section 148(1) of the Act is required.
- (vii) (a) According to the information and explanation given to us and based on the records of the company examined by us, the company has deposited statutory dues, including Income Tax, VAT, Service Tax, and other material statutory dues but not as per the prescribed due date as applicable with the appropriate authorities in India. The Company is in arrears of ESIC and EPF dues of Rs. 3,37,795/- and Rs 21,05,644/- payable for the year.
- (b) According to the information and explanations given to us undisputed amounts payable in respect of Income Tax, Maharashtra VAT, ESIC, Provident Fund, CBEC were in arrears as at 31st March, 2020 for a period of more than six months from the date they become payable as under:

Nature of Statutory Dues	Forum	Amount
Municipal Taxes	Municipal Corporation, Mumbai	19,36,95,013
Professional Tax Payable	State Government of Maharashtra	19,450
TDS Payable on Professional Fees	Income Tax	1,68,82,462
TDS Payable on Salary	Income Tax	1,64,20,104
Provident Fund Payable	Provident Fund	21,05,664
ESIC Payable	ESIC Fund	3,37,795
TDS Payable on Interest on securities	Income Tax	3,52,691
TDS Payable on other Interest	Income Tax	42,15,050
TDS Payable on Commission & Brokerage	Income Tax	16,850
TDS Payable on Rent on Plant & Machinery	Income Tax	540
TDS Payable on Contractor	Income Tax	6,10,541
Maharashtra Labour Welfare Fund Payable	Maharashtra State Tax	4,128
	<b>Total</b>	<b>23,46,60,268</b>





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b) Details of dues of income tax which have not been deposited as on 31<sup>st</sup> March, 2020 on account of any dispute are given below:

Nature of Statute	Nature of dues	Amount involved	Prior period to which amount relates	Forum where dispute is pending
The Income Tax Act, 1961	Income Tax	42,36,310	Prior Years.	Jurisdictional Officer

(viii) According to the records of the Company examined by us and the information and explanations given to us, the Company has defaulted in repayment of dues of financial institution or bank or debenture holders as mentioned below as at the balance sheet date:

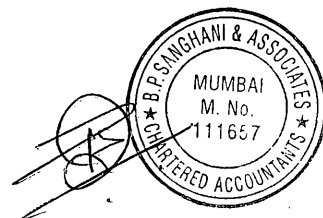
Name of Financial Institution	Amount of Default	Nature of Default	Period of Default
Edelweiss Financial Asset Reconstruction Company Limited	Rs 74,69,53,835	Noncompliance of restructured Loan schedule	Restructured loan to be repaid along with interest as on 31-3-2020
Beacon Trusteeship Ltd.	Rs 25,00,00,000	Non Payment of interest and Redemption of Debenture as stipulated	Debentures to be redeemed along with interest as on 31-3-2020

(ix) The Company has not raised any money by way of initial public offer or further public offer. The Company has raised secured non-convertible debentures of Rs 25 crore on private placement basis towards construction cost & purchase of FSI for Eastern Business Mall, towards ISA and ISRA and the residue for general corporate purpose. According to the information and explanation given to us, the moneys so raised by way of issue of debenture have been applied for the purpose for which they were raised.

(x) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per the information and explanations given by the management, we report that no fraud by the company or on the company by its officers or employees has been noticed or reported during the course of our audit.

(xi) The Managerial remuneration has been paid or provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act.

(xii) The Company is not a Nidhi Company as defined under section 406 of the Companies Act, 2013. Accordingly, reporting under this clause of the order is not applicable.



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- (xiii) In our opinion and according to the information and explanations given to us, all transactions with the related parties during the current audit period are in compliance with section 177 and 188 of Companies Act, 2013. The Company has complied with the requirement disclosing the details in the Financial Statements etc., as required by the applicable accounting standards.
- (xiv) The company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under audit. Hence, reporting requirements under this clause (xiv) are not applicable.
- (xv) On the basis of information and explanation given to us, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, clause (xv) of the order is not applicable.
- i) In our opinion and according to the information and explanations given to us, the company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

**For B.P Sanghani & Associates**  
**Chartered Accountants**  
**(Firm's Registration No.- 122943W)**



**Bhavika Dholakia**  
**Proprietor**  
**Membership No.-111657**  
**UDIN: 21111657AAAAAK9446**  
**Place of Signature: Mumbai**  
**Date: 4<sup>th</sup> December, 2020**



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**Annexure - B to the Auditor's Report**

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of Neptune Ventures and Developers Private Limited ("the Company") as of 31<sup>st</sup> March, 2020 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

**Management's Responsibility for Internal Financial Controls**

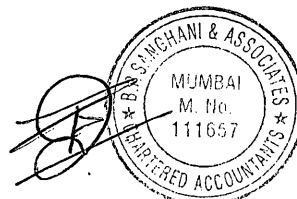
The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

**Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. 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.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.



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**Meaning of Internal Financial Controls over Financial Reporting**

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

**Inherent Limitations of Internal Financial Controls over Financial Reporting**

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

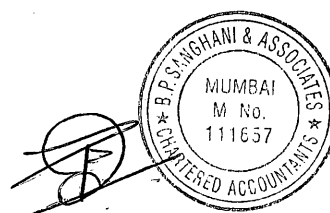
**Opinion**

According to the information and explanations given to us and on our audit, the following material weaknesses have been identified as at 31st March 2020.

At present, the Company is functioning with staff strength of minimal competence in accounting and financial reporting functions. Further, there is no clearly laid down or effective maker-checker concept resulting in some limitation in control system and processes in accounting and financial reporting functions. Further the Company does not have any internal audit being conducted as required under law.

A material weakness is a deficiency or combination of deficiencies, in internal financial control over financial reporting, such that there is reasonable possibility that a material misstatement of the company's annual financial statements will not be prevented or detected on a timely basis.

In our opinion, the Company's internal financial controls system over financial reporting are not adequate and such internal financial controls over financial reporting were not operating effectively as at 31<sup>st</sup> March 2020, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

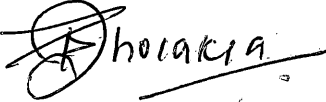


**B. P. SANGHANI & ASSOCIATES**  
**Chartered Accountants**

3, Aakash Apartments, 1st Floor, Road No.4, Mamlatdar Wadi, Malad (W) 400064  
Phone: 28885557, Mobile 9820832580

We have considered the material weaknesses identified and reported above in determining the nature, timing and extent of audit tests applied in our audit of the 31<sup>st</sup> March 2020 financial statements of the Company and these material weaknesses doesn't affect our opinion on the financial statements of the Company.

**For B.P Sanghani & Associates**  
**Chartered Accountants**  
**(Firm's Registration No.- 122943W)**



**BhavikaDholakia**  
**Proprietor**

**Membership No.-111657**

**UDIN: 21111657AAAAAK9446**

**Place of Signature: Mumbai**

**Date: 4<sup>th</sup> December, 2020**



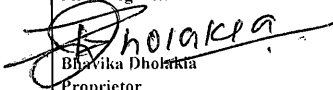
**NEPTUNE VENTURES AND DEVELOPERS PVT.LTD.**

**BALANCE SHEET AS AT 31ST March'2020**

Particulars	Refer Note	As at 31st March,2020		As at 31st March, 2019	
		Amount (Rs.)		Amount (Rs.)	
<b>I EQUITY AND LIABILITIES</b>					
<b>1 Shareholders' funds.</b>					
(a) Share capital	3	56,00,00,000		56,00,00,000	
(b) Reserves and surplus	4	(89,19,68,340)		(1,07,51,42,956)	
(c) Money received against share warrants		-	(33,19,68,340)	-	(51,51,42,956)
<b>2 Share application money pending allotment</b>		-		-	
<b>3 Non-current liabilities</b>					
(a) Long-term borrowings	5	24,99,50,604		3,92,27,61,873	
(b) Trade payables					
(i) Total outstanding dues of micro enterprises and small enterprises	6	32,50,000		32,50,000	
(ii) Total outstanding dues of other than micro enterprises and small enterprises		-		-	
(c) Deferred tax liabilities (Net)					
(d) Other Long term liabilities	7	1,23,74,253		1,21,35,059	
(e) Long-term provisions	8	47,57,399	27,03,32,256	43,70,176	3,94,25,17,108
<b>4 Current liabilities</b>					
(a) Short-term borrowings	9	-		4,65,219	
(b) Trade payables					
(i) Total outstanding dues of micro enterprises and small enterprises	10	-		-	
(ii) Total outstanding dues of other than micro enterprises and small enterprises		47,99,78,876		47,83,71,748	
(c) Other current liabilities	11	6,86,71,82,897		2,70,12,29,427	
(d) Short-term provisions	12	47,70,977	7,35,19,32,750	1,54,81,902	3,19,55,48,295
<b>TOTAL</b>			<b>7,29,02,96,668</b>		<b>6,62,29,22,448</b>
<b>II ASSETS</b>					
<b>Non-current assets</b>					
<b>1 (a) Fixed assets</b>	13				
(i) Tangible assets		70,86,555		1,01,04,502	
(ii) Intangible assets		-		-	
(iii) Capital work-in-progress		-		-	
(iv) Intangible assets under development		-	70,86,555	-	1,01,04,502
(b) Non-current investments	14	50,000		50,000	
(c) Deferred tax assets (net)		-		-	
(d) Long-term loans and advances	15	35,59,37,541		20,50,29,745	
(e) Other non-current assets		-	35,59,87,541	-	20,50,79,745
<b>2 Current assets</b>					
(a) Current investments	16	4,99,35,34,024		4,87,64,40,575	
(b) Inventories	17	95,98,23,341		71,47,14,436	
(c) Trade receivables	18	2,22,08,133		3,09,95,056	
(d) Cash and Bank balances	19	94,79,37,818		78,12,63,809	
(e) Short-term loans and advances	20	37,19,253	6,92,72,22,570	43,24,324	6,40,77,38,200
(f) Other current assets					
<b>TOTAL</b>			<b>7,29,02,96,668</b>		<b>6,62,29,22,448</b>
Summary of significant accounting policies	1				


The accompanying notes are an integral part of the financial statements.

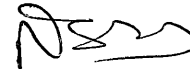
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As per our report of even date  
**For B. P. Sanghani & Associates**  
 Chartered Accountants  
 Firm Reg No.: 122943W  
  
 Bhavika Dholakia  
 Proprietor  
 Membership No.: 111657  
 Place : Mumbai  
 Date : - 4 DEC 2020




**FOR NEPTUNE VENTURES AND DEVELOPERS PVT LTD**

  
 Nayan Bheda  
 Managing Director  
 DIN : 00142737

  
 Nayan Shah  
 Director  
 DIN : 001973417

  
 Nayan Shah  
 Chief Financial Officer

  
 Chintan Doshi  
 Company Secretary  
 M. No.:- A36190

**NEPTUNE VENTURES AND DEVELOPERS PVT. LTD.**

**CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST March'20**

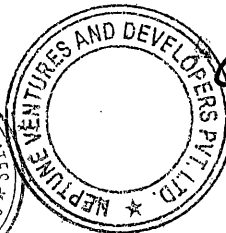
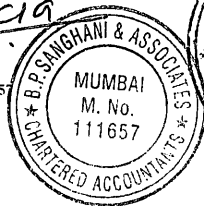
	31.12.2020		31.03.2019	
	Amount in Rupees		Amount in Rupees	
<b>A) CASH FLOW FROM OPERATING ACTIVITIES</b>				
Net Profit / Loss before Tax	18,31,74,615		(47,56,76,072)	
Add : Depreciation /Amortisation	30,61,628		52,53,315	
	18,62,36,243		(47,04,22,757)	
Add: Financial expenses	43,94,11,085		38,32,26,299	
Add: Gratuity provision	13,19,236		17,82,716	
Add: Provision for Compensated Absences	12,43,617		1,48,075	
Less: Dividend	(6,000)		(6,000)	
<b>OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES</b>		62,82,04,181		(8,52,71,667)
(Increase) / Decrease in Work In Progress/stock of unsold flats	(11,70,93,449)		20,95,19,294	
(Increase) / Decrease in Loans & Advances	(31,75,81,805)		(17,21,81,059)	
(Increase) / Decrease in Sundry Debtors	(24,51,08,905)		74,04,32,556	
(Increase) / Decrease in Other Current Asset	6,05,071		1,87,661	
Increase / (Decrease) in Creditors	16,07,128		9,14,38,408	
Increase / (Decrease) in Provisions	(1,28,86,555)		(1,63,874)	
Increase / (Decrease) in Current Liabilities	4,16,61,92,664		(53,38,42,067)	
		3,47,57,34,149		33,53,90,919
Cash generated from Operations		4,10,39,38,330		25,01,19,252
Income Tax Paid		-		-
<b>NET CASH FROM OPERATING ACTIVITIES (A)</b>		<b>4,10,39,38,330</b>		<b>25,01,19,252</b>
<b>B) CASH FLOW FROM INVESTMENTS ACTIVITIES</b>				
(Increase) / Decrease in Fixed Assets		(43,681)		(4,06,341)
Dividend Income		6,000		6,000
<b>NET CASH FROM INVESTING ACTIVITIES (B)</b>		<b>(37,681)</b>		<b>(4,00,341)</b>
<b>C) CASH FLOW FROM FINANCING ACTIVITIES</b>				
Financial expenses		(43,94,11,085)		(38,32,26,299)
Increase / ( Decrease) in Borrowings		(3,67,32,76,488)		8,34,64,013
<b>NET CASH FROM FINANCING ACTIVITIES (C)</b>		<b>(4,11,26,87,572)</b>		<b>(29,97,62,286)</b>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS (A)+(B)+(C)</b>		<b>(87,86,923)</b>		<b>(5,00,43,375)</b>
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>		<b>3,09,95,056</b>		<b>8,10,38,431</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>		<b>2,22,08,133</b>		<b>3,09,95,056</b>
<b>COMPONENTS OF CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>				
- Current Accounts With Scheduled Banks		76,96,827		1,71,41,955
- Balances in Fixed Deposit		1,24,33,993		1,38,20,130
- Cash on Hand		20,77,313		32,971
		<b>2,22,08,133</b>		<b>3,09,95,056</b>

Note: The Cashflow statement has been prepared using Indirect method as per Accounting Standard 3 "Cash flow statement" issued by the Institute of Chartered Accountants of India.

As per our report of even date

For B. P. Sanghani & Associates  
Chartered Accountants  
Firm Reg No.: 122943W

Bhavika Dholakia  
Proprietor  
Membership No.: 111657  
Place : Mumbai



FOR NEPTUNE VENTURES AND DEVELOPERS PVT. LTD.

Nayan Bheda  
Managing Director  
DIN :00142737

Nayan Shah  
Chief Financial Officer

Nayan Shah  
Director  
DIN:001973417

Chintan Doshi  
Company Secretary  
M. No.- A36190

**NEPTUNE VENTURES AND DEVELOPERS PVT.LTD.**

**PROFIT AND LOSS STATEMENT FOR THE YEAR ENDED 31ST March,2020**

Particulars	Refer Note	For the year ended 31st March,2020	For the year ended 31st March, 2019
		Amount (Rs.)	Amount (Rs.)
I Revenue from Operations	21	67,12,95,060	51,26,43,287
II Other Income	22	11,46,36,171	2,45,01,325
<b>III Total Revenue (I+II)</b>		<b>78,59,31,230</b>	<b>53,71,44,612</b>
IV Expenses:			
Cost of TDR & Land Expenses	23	1,33,32,332	-
Construction & Operation Expenses	24	10,59,51,864	20,72,03,322
Changes in Inventories of Finished Goods & Work-in-Progress	25	(25,44,49,667)	7,48,88,366
Employee Benefit Expenses	26	6,18,88,599	7,73,93,886
Finance Costs	27	43,94,11,085	38,32,26,299
Depreciation and Amortisation Expenses	13	30,61,168	52,53,315
Other Expenses	28	21,35,42,308	26,48,55,494
<b>Total Expenses</b>		<b>58,27,37,688</b>	<b>1,01,28,20,683</b>
<b>V Profit / (Loss) before exceptional and extraordinary items and tax (III-IV)</b>		<b>20,31,93,542</b>	<b>(47,56,76,072)</b>
VI Exceptional Items			
MAT credit for F.Y 18-19 w/off		(1,01,14,927)	
<b>VII Profit / (Loss) before extraordinary items and tax (V-VI)</b>		<b>19,30,78,615</b>	<b>(47,56,76,072)</b>
VIII Extraordinary Items			
Prior Period Adjustment for Income / Expenses		(99,04,000)	
<b>IX Profit / (Loss) before tax (VII- VIII)</b>		<b>18,31,74,615</b>	<b>(47,56,76,072)</b>
X Tax Expenses:			
(1) Current Tax		-	1,01,14,927
(2) Deferred Tax		-	-
(3) Less:- Mat Credit		-	(1,01,14,927)
<b>XI Profit / (Loss) for the period from continuing operations (VII-VIII)</b>		<b>18,31,74,615</b>	<b>(47,56,76,072)</b>
XII Earnings Per Equity Share:			
(1) Basic	2 (1)	36.63	(95.14)
(2) Diluted	2 (1)	36.63	(95.14)
Summary of significant accounting policies	1		

The accompanying notes are an integral part of the financial statements.

2

As per our report of even date  
For B. P. Sanghani & Associates  
Chartered Accountants  
Firm Reg No.: 122943W

FOR NEPTUNE VENTURES AND DEVELOPERS PVT LTD

*Bhavlakia*  
Bhavlakia Dholakia  
Proprietor  
Membership No.: 111657  
Place : Mumbai  
Date :- 4 DEC 2020



*Nayan Bheda*  
Nayan Bheda  
Managing Director  
DIN :00142737

*Nayan Shah*

Nayan Shah  
Director  
DIN :001973417

*Nayan Shah*  
Nayan Shah  
Chief Financial Officer

*Chintan Doshi*  
Chintan Doshi  
Company Secretary  
M. No.:- A36190



Particulars	31.03.2020	31.03.2019
<b><u>Balance At The End Of The Reporting Period</u></b>		
<b><u>Expenses To Be Recovered</u></b>		
Nayan Bheda	4,16,713	-
Sachin Deshmukh	17,66,069	-
Nayan Shah	1,53,687	73,872
	23,36,469	73,872
<b><u>Expenses To Be Reimbursed</u></b>		
Nayan Bheda	-	1,33,162
Sachin Deshmukh	-	3,62,701
Nayan Shah	-	-
	-	4,95,863
<b><u>Advances Received Against Project</u></b>		
Snehalata Deshmukh	2,00,000	2,00,000
Manohar Deshmukh	16,00,000	16,00,000
Mansi Animesh Dharamsi	1,00,000	1,00,000
Vrutti Nayan Bheda	51,000	51,000
Juhi Nayan Bheda	51,000	51,000
Aishwarya Sachin Deshmukh	51,000	51,000
Siddhi Sachin Deshmukh	51,000	51,000
	21,04,000	21,04,000
<b><u>Salary</u></b>		
Nayan Bheda	48,00,000	48,00,000
Sachin Deshmukh	36,00,000	36,00,000
Nayan Shah	37,92,000	37,92,000
Alka Bheda	12,54,960	12,00,000
Ekta Bheda	25,09,920	24,00,000
Mili Shah	12,00,000	12,00,000
Saanvi Deshmukh	15,84,000	15,84,000
Anjali Dharmasi	6,00,000	6,00,000
	1,93,40,880	1,91,76,000
<b><u>Equity Shares</u></b>		
Nayan Bheda	10	10
	10	10
<b><u>Preference Shares</u></b>		
Nayan Bheda	10	10
	10	10

For B. P. Sanghani & Associates

Chartered Accountants

Firm Reg No.: 122943W

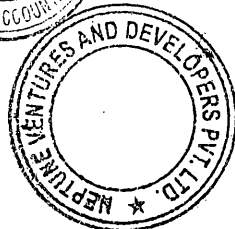
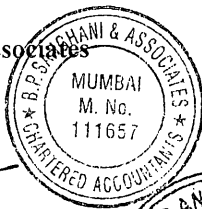
*Bhavika Dholakia*  
Bhavika Dholakia

Proprietor

Membership No.: 111657

Place : Mumbai

Date :- 4 DEC 2020



FOR NEPTUNE VENTURES AND DEVELOPERS PVT LTD

*Nayan Bheda*  
Nayan Bheda

Managing Director

DIN :00142737

*Nayan Shah*  
Nayan Shah

Chief Financial Officer

*Nayan Shah*  
Nayan Shah

Director

DIN : 001973417

*Chintan Doshi*  
Chintan Doshi

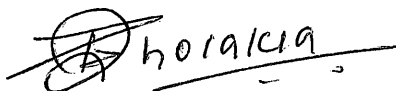
Company Secretary

M. No.:- A36190

The details of related party transaction can be referred to from Annexure 1.

For B.P.Sanghani & Associates  
Chartered Accountants  
Firm Reg No.: 122943W

FOR NEPTUNE VENTURES AND  
DEVELOPERS PVT LTD

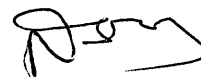


Bhavika Dholakia  
Proprietor  
Membership No.: 111657  
Place : Mumbai  
Date :- 4 DEC 2020





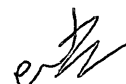
Nayan Bheda  
Director  
DIN: 00142737



Nayan Shah  
Director  
DIN: 001973417



Nayan Shah  
Chief Financial Officer



Chintan Doshi  
Company Secretary  
M. No:- A36190



# NEPTUNE VENTURES AND DEVELOPERS PVT. LTD.

Notes to financial statements for the year ended 31st March'2020

Note 3 - Share Capital

Note a. Authorised, Issued, Subscribed & Paid up Share Capital

Share Capital	As at 31st March,2020		As at 31st March, 2019	
	Number	Amount (Rs.)	Number	Amount (Rs.)
<b>Authorised</b>				
Equity Shares of Rs.10/- each	50,00,000	5,00,00,000	50,00,000	5,00,00,000
Preference Shares of Rs.100/- each	51,00,000	51,00,00,000	51,00,000	51,00,00,000
<b>Total</b>	<b>1,01,00,000</b>	<b>56,00,00,000</b>	<b>1,01,00,000</b>	<b>56,00,00,000</b>
<b>Issued, subscribed and fully paid up shares</b>				
Equity Shares of Rs.10/- each	50,00,000	5,00,00,000	50,00,000	5,00,00,000
0.0001% Optionally Convertible Preference Shares of Rs.100/- each	51,00,000	51,00,00,000	51,00,000	51,00,00,000
<b>Total</b>	<b>1,01,00,000</b>	<b>56,00,00,000</b>	<b>1,01,00,000</b>	<b>56,00,00,000</b>

Note b. (1) Reconciliation of the number of shares at the beginning & end of the the reporting year

Equity Shares	As at 31st March,2020		As at 31st March, 2019	
	Number	Amount (Rs.)	Number	Amount (Rs.)
Shares outstanding at the beginning of the year	50,00,000	5,00,00,000	50,00,000	50,00,000
<b>Shares outstanding at the end of the year</b>	<b>50,00,000</b>	<b>5,00,00,000</b>	<b>50,00,000</b>	<b>50,00,000</b>

(2) Rights, preferences and restrictions attached to Equity shares

The Company has Equity Shares having face value of Rs.10/- per share. Each shareholder is eligible for one vote per share held. The Voting rights, Dividend rights and Winding Up rights are proportionate to the number of shares held.

(3) Reconciliation of the number of shares at the beginning & end of the the reporting year (Preference Share)

Preference Shares	As at 31st March,2020		As at 31st March, 2019	
	Number	Amount (Rs.)	Number	Amount (Rs.)
Shares outstanding at the beginning of the year	51,00,000	51,00,00,000	51,00,000	51,00,00,000
Shares issued during the year	-	-	-	-
<b>Shares outstanding at the end of the year</b>	<b>51,00,000</b>	<b>51,00,00,000</b>	<b>51,00,000</b>	<b>51,00,00,000</b>

(4) Rights, preferences and restrictions attached to Preference shares

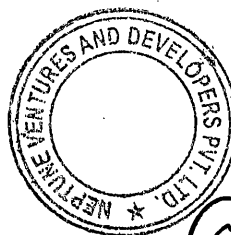
Preference shares are optionally convertible carrying coupon rate of 0.0001%. At any time after subscription to the Optionally Convertible Preference Shares the share holders will have the option but not obligation to convert the Optionally Convertible Preference Shares into equity shares. Each Optionally Convertible Preference Shares shall be converted into ten equity share.

Note c. Shares in respect of each class in the company held by its holding company or its ultimate holding company including shares held by or by subsidiaries or associates of the holding company or the ultimate holding company in aggregate;

Equity Shares	As at 31st March,2020		As at 31st March, 2019	
	Number	%	Number	%
Neptune Developers Ltd.	50,00,000	100.00%	50,00,000	100.00%
<b>Total</b>	<b>50,00,000</b>	<b>100.00%</b>	<b>50,00,000</b>	<b>100.00%</b>



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**NEPTUNE VENTURES AND DEVELOPERS PVT. LTD.**

Notes to financial statements for the year ended 31st March 2020

Note 3 - Share Capital

Preference Shares				
Particulars	As at 31st March,2020		As at 31st March, 2019	
	Number	%	Number	%
Neptune Developers Ltd.	51,00,000	100.00%	51,00,000	100.00%
<b>Total</b>	<b>51,00,000</b>	<b>100.00%</b>	<b>51,00,000</b>	<b>100.00%</b>

Note d. Shares in the company held by each shareholder holding more than 5 percent shares specifying the number of shares held

Equity Shares				
Particulars	As at 31st March,2020		As at 31st March, 2019	
	Number	%	Number	%
Neptune Developers Ltd.	50,00,000	100.00%	50,00,000	100.00%
<b>Total</b>	<b>50,00,000</b>	<b>100.00%</b>	<b>50,00,000</b>	<b>100.00%</b>

Preference Shares				
Particulars	As at 31st March,2020		As at 31st March, 2019	
	Number	%	Number	%
Neptune Developers Ltd.	51,00,000	100.00%	51,00,000	100.00%
<b>Total</b>	<b>51,00,000</b>	<b>100.00%</b>	<b>51,00,000</b>	<b>100.00%</b>

Note 4 - Reserves & Surplus

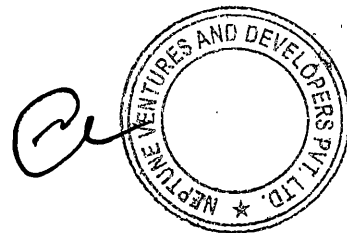
Particulars	As at 31st March,2020	As at 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
<b>(A) Revaluation Reserve</b>		
Opening Balance	53,80,54,435	1,12,40,58,321
Less: Transfer to General Reserve in proportion of revenue recognised on area agreed for sale / sold (Refer Note no. 2 (14))	(32,08,74,791)	(58,60,03,886)
	<b>21,71,79,644</b>	<b>53,80,54,435</b>
<b>(B) (Deficit) in Profit and Loss Statement</b>		
Opening balance	(3,21,54,10,411)	(2,73,97,34,339)
Add: Net Profit / Loss for the current year	18,31,74,615	(47,56,76,072)
	<b>(3,03,22,35,796)</b>	<b>(3,21,54,10,411)</b>
<b>(C) General Reserve</b>		
Opening Balance	1,60,22,13,020	1,01,62,09,135
Add:- Transfer from Revaluation Reserve in proportion of revenue recognised on area agreed for sale / sold (Refer Note no. 2 (14))	32,08,74,791	58,60,03,886
	<b>1,92,30,87,811</b>	<b>1,60,22,13,020</b>
<b>Total</b>	<b>(89,19,68,340)</b>	<b>(1,07,51,42,956)</b>

Note 5 - Long Term Borrowings

Particulars	As at 31st March,2020	As at 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
<b>Secured</b>		
<b>(A) Debentures</b>		
From Beacon Trusteeship Ltd. (Refer Note no. 5 A)	-	25,00,00,000
<b>(B) Term Loans</b>		
From Non Banking Financial Company (Refer Note no. 5 A)	0	3,38,47,65,020
<b>Interest on above loan</b>		
(HDFC Term Loan & JM Financial & Shapoorji)	-	4,61,06,309
<b>(C) Vehicle Loans</b>		
From Bank (Refer Note no. 5 A)	12,98,251	56,57,433
<b>Unsecured Loans</b>		
Other Loans and Advances	24,86,52,353	23,62,33,111
<b>Total</b>	<b>24,99,50,604</b>	<b>3,92,27,61,873</b>



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**NEPTUNE VENTURES AND DEVELOPERS PVT. LTD.**

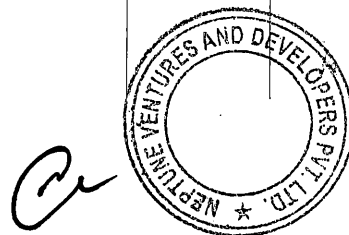
Notes to financial statements for the year ended 31st March'2020

**Note 5 A - Long Term Borrowings**

Term Loan	Amount of loan outstanding as on 31.03.2020 (Including current maturities of Long Term Debt)	Amount of loan outstanding as on 31.03.2019 (Including current maturities of Long Term Debt)
<b>(A) Debentures</b>		
<b>Beacon Trusteeship Ltd.</b> 250 Secured Redeemable Non Convertible Debentures of Face Value of Rs.10 Lacs Interest Rate : 16.5% p.a. Details of Security : Sole and Exclusive charge through a registered mortgage on preidentified units ("Security Area,") equivalent to 4011 sqmtrs of the Carpet Area on the 4th Floor of the commercial Droiect named "Eastern Business District" situated at LBS Marg Bhaniup (West), Mumbai. Repayment Terms : 36 Months from the date of issuance i.e. 12th January 2021  - Long Term Loan-Beacon Trusteeship Ltd. - Current Maturity of Long Term Debt Beacon Trusteeship Ltd	25,00,00,000	25,00,00,000
<b>(B) Term Loans</b>		
<b>From Non Banking Financial Company</b>		
<b>HDFC LIMITED</b> Interest Rate : HDFC CPLR Rate -17.55% Details of Security : Mortgage of All that piece of or parcel of land admeasuring 35645 Sq. Mt. or thereabouts situated at LBS Marg, Bhandup (W), Mumbai - 400078 bearing CTS No.372, 372/1 to 65, Village Kanjur, Taluka Kurla, Mumbai Suburban District, being Ward no. S3779, S3780, S3945 and S3963 construction there on; present and future. Repayment Terms : 48 Months from the date of first disbursement  - Long Term Loan-HDFC Bank Limited - Current Maturity of Long Term Debt HDFC Bank Limited	2,43,29,75,494	2,43,67,51,899
<b>EDELWEISS ASSET RECONSTRUCTIONS COMPANY LIMITED</b> (Refer Note No. 2 (10)) Interest Rate : 12.25% p.a Details of Security : Mortgage of unsold saleable area of 5,21,040 sq.ft. in the Magnet Mall situated at Bhandup on land bearing CTS No.372, 372/1-65, Village Kanjur, Taluka Kurla, "S" ward, L.B.S. Marg, Near Mangatram Petrol Pump, Bhandup (West),Mumbai-400 078, which is having Market Value of Approx Rs.560 Crore as per valuation ) Repayment Terms : Over a period of 4 years from the sales proceeds of Magnet Mall  - Long Term Loan -Edelweiss Asset Reconstructions Company Limited - Current Maturity of Long Term Debt Edelweiss Asset Reconstructions Company Limited	74,69,53,835	82,50,64,248
<b>JM FINANCIAL PRODUCTS LTD</b> Interest Rate : 17.75% p.a Details of Security : 1. Extension of the on a First pari passu basis by way of registered mortgage of Project Florencia having a saleable area of approximately 20,076 sqft located at Mulund,Mumbai (Florencia) and receivables therefrom from the sold/unsold units. 2. First Pari-passu registered mortgage on ready commercial area admeasuring 27,563 sqft along with sold receivables located in Magnet Mall located at Bhandup, Mumbai(Magnet Units) 3. Escrow of receivables generated from Florencia and Magnet Units Repayment Terms : 18 EMIs from 19th month of the first disbursement  - Long Term debt - JM Financial Products Ltd - Current Maturity of Long Term Debt -JM Financial Products Ltd	11,40,00,000	12,28,10,633
<b>Lodha Finserve Pvt. Ltd. (AALCS7775C)</b> Interest Rate : 16% p.a Details of Security :  - Long Term debt - Lodha Finservice Pvt Ltd - Current Maturity of Long Term Debt -Lodha Finservice Pvt Ltd	-	1,38,240
<b>Shanoorji Pallonji Development Managers Pvt Ltd</b> Interest Rate : 16% p.a Details of Security :	41,40,00,000	-



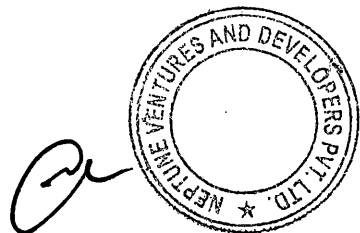
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Term Loan		Amount of loan outstanding as on 31.03.2020 (Including current maturities of Long Term Debt)	Amount of loan outstanding as on 31.03.2019 (Including current maturities of Long Term Debt)
- Long Term debt - Shapoorji Pallonji Development Managers Pvt Ltd	A	-	-
- Current Maturity of Long Term Debt -Shapoorji Pallonji Development Managers Pvt Ltd	B	41,40,00,000	-
<b>(B) Vehicle Loans :</b>			
<b>From Bank</b>			
<b>AXIS BANK LIMITED</b>			
Interest Rate :			5,32,046
14% p.a			
Details of Security :			
Phaeton Car			
Repayment Terms :			
58 Months			
- Long Term debt - Axis bank limited	A	-	5,32,046
- Current Maturity of Long Term Debt -Axis Bank Limited	B	-	-
<b>AXIS BANK LIMITED</b>			
Interest Rate :			2,97,716
14% p.a. on a Monthly Reducing Balance			
Details of Security :			
Beetle Car			
Repayment Terms :			
60 Months			
- Long Term debt - Axis bank limited	A	-	2,97,716
- Current Maturity of Long Term Debt -Axis Bank Limited	B	-	-
<b>STATE BANK OF INDIA</b>			
Interest Rate :			-
10.45% pa Floating			
Details of Security :			
Porsche Panamera			
Repayment Terms :			
60 Months			
- Long Term Loan -State Bank of India	A	-	-
- Current Maturity of Long Term Debt -State Bank of India	B	-	-
<b>STATE BANK OF INDIA</b>			
Details of Security :		13,54,792	16,42,060
Tovota Innova			
Repayment Terms :			
83 Months			
- Long Term Loan -State Bank of India	A	3,16,625	16,42,060.00
- Current Maturity of Long Term Debt -State Bank of India	B	10,38,167	-
<b>HDFC BANK LTD</b>			
Details of Security :			
Mercedez Benz			
Repayment Terms :			
36 Months			
- Long Term Loan -HDFC Bank Ltd	A	-	-
- Current Maturity of Long Term Debt -HDFC Bank Ltd	B	-	-
<b>HDFC BANK LTD</b>			
Details of Security :		2,92,238	5,18,040
Honda City			
Repayment Terms :			
60 Months			
- Long Term Loan -HDFC Bank Ltd	A	2,48,212	5,18,040.00
- Current Maturity of Long Term Debt -HDFC Bank Ltd	B	44,026	-
<b>AXIS BANK LIMITED</b>			
Details of Security :		14,07,184	20,36,300
Ford Endeavour			
Repayment Terms :			
60 Months			
- Long Term debt - Axis bank limited	A	5,79,463	20,36,300.00
- Current Maturity of Long Term Debt -Axis Bank Limited	B	8,27,721	-
<b>AXIS BANK LIMITED</b>			
Details of Security :		4,77,319	6,31,271
Mahindra Bolero			
Repayment Terms :			
60 Months			
- Long Term debt - Axis bank limited	A	1,53,952	6,31,271.00
- Current Maturity of Long Term Debt -Axis Bank Limited	B	3,23,367	-
<b>Long Term Loan (A)</b>		<b>12,98,252</b>	<b>3,64,04,22,453</b>
<b>Current Maturity of Long Term Debt (B)</b>		<b>3,96,01,62,610</b>	<b>-</b>



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# NEPTUNE VENTURES AND DEVELOPERS PVT. LTD.

Notes to financial statements for the year ended 31st March'2020

## Note 6 - Long Term Trade Payable

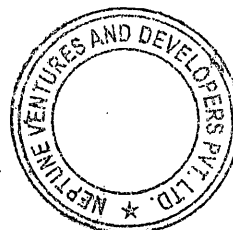
<u>Particulars</u>	As at 31st March,2020	As at 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
<u>Sundry Creditors</u>		
Land	32,50,000	32,50,000
<b>Total</b>	<b>32,50,000</b>	<b>32,50,000</b>

## Note 7 -Other Long term liabilities

<u>Particulars</u>	-	-
	Amount (Rs.)	Amount (Rs.)
<u>Sundry Creditors</u>		
Security Deposit Mall	1,23,74,253	1,21,35,059
<b>Total</b>	<b>1,23,74,253</b>	<b>1,21,35,059</b>

## Note 8 - Long Term Provisions

<u>Particulars</u>	As at 31st March,2020	As at 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
Provision for Gratuity [Refer Note no. 2 (4)]	47,57,399	43,70,176
<b>Total</b>	<b>47,57,399</b>	<b>43,70,176</b>



# NEPTUNE VENTURES AND DEVELOPERS PVT. LTD.

Notes to financial statements for the year ended 31st March'2020

## Note 9 - Short Term Borrowings

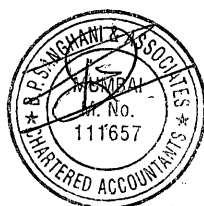
<u>Particulars</u>	As at 31st March,2020	As at 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
<b>Unsecured Loans</b>		
Loans and Advances from related parties (Refer Note 2 (18))	-	4,65,219
<b>Secured</b>		
<b>Total</b>	-	4,65,219

## Note 10 - Trade Payables

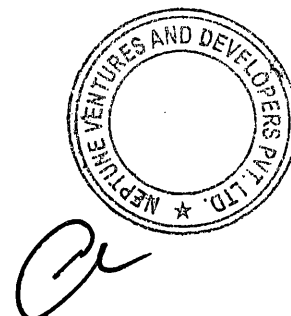
<u>Particulars</u>	As at 31st March,2020	As at 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
<b>Sundry Creditors</b>		
(a) Capital Goods	7,19,288	7,72,590
(b) Others	47,92,59,588	47,75,99,159
<b>Total</b>	47,99,78,876	47,83,71,748

## Note 11 - Other Current Liabilities

<u>Particulars</u>	As at 31st March,2020	As at 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
Current maturities of long-term debts (Refer Note no. 5 (A))	3,96,01,62,610	-
Advances From Customers	2,73,39,11,132	2,50,90,51,944
Security Deposits	1,07,45,152	1,08,96,900
Interest Accrued & due on Borrowings	8,29,17,755	340
Statutory Remittances	4,09,64,615	4,90,63,939
Other Liabilities	3,84,81,633	13,22,16,304
<b>Total</b>	6,86,71,82,897	2,70,12,29,427



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NEPTUNE VENTURES AND DEVELOPERS PVT. LTD.

Notes to financial statements for the year ended 31st March'2020

Note 12 - Short Term Provisions

<u>Particulars</u>	As at 31st March,2020	As at 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
Provision for Gratuity [Refer Note no. 2 (4)]	36,39,306	27,82,912
Provision for Compensated Absences	11,31,671	25,84,063
Provision for Income Tax ( MAT ) A.Y 19-20	-	1,01,14,927
<b>Total</b>	<b>47,70,977</b>	<b>1,54,81,902</b>

Note 14 - Non Current Investment

<u>Particulars</u>	As at 31st March,2020	As at 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
<b>Investment In Shares</b> (Non Traded, Unquoted, valued at cost) The Shamrao Vitthal Co-op Bank Ltd. [2000 Equity Shares (P.Y. 2000 Shares) of Rs.25 each fully paid up]	50,000	50,000
<b>Total</b>	<b>50,000</b>	<b>50,000</b>

Note 15 - Long Term Loans & Advances

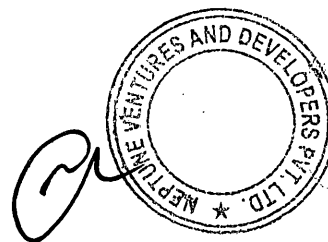
<u>Particulars</u>	As at 31st March,2020	As at 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
<b>Security Deposits</b> Unsecured, Considered Good	-	-
Advance Tax	6,14,15,780	10,49,69,976
<b>Advances Recoverable in Cash or in Kind or for Value to be Received</b> Loans to Others((Interest Free)	29,45,21,761	10,00,59,769
<b>Total</b>	<b>35,59,37,541</b>	<b>20,50,29,745</b>

Note 16 - Inventories

<u>Particulars</u>	As at 31st March,2020	As at 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
Closing Stock of Raw Material	86,22,637	1,26,55,533
Closing Work In Progress - 100 Above	2,95,76,18,503	2,65,33,30,591
Commercial Development - Work in Progress (Refer Note No 2 (14))	1,86,98,15,789	2,06,30,60,541
Stock of Finished Flats - Flying Kite	15,74,77,095	14,73,93,910
<b>Total</b>	<b>4,99,35,34,024</b>	<b>4,87,64,40,575</b>



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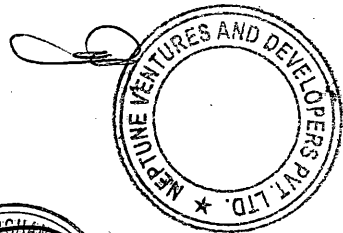


# NEPTUNE VENTURES AND DEVELOPERS PVT. LTD.

Notes to financial statements for the year ended 31st March, 2020

## NOTE 13 - FIXED ASSETS

Particulars	GROSS BLOCK				DEPRECIATION				NET BLOCK		
	As at April 1, 2019	Additions	Deduction	As at Mar 31,2020	For April 01, 2019	Additions for the period	Deductions for the period	Deductions for retirement	Upto Mar, 2019	As at Mar 31,2020	As at Mar 31,2019
BUILDINGS	-	-	-	-	-	-	-	-	-	-	-
FURNITURE & FIXTURE	24,97,062	-	-	24,97,062	23,42,777	21,200	-	-	23,63,978	1,33,085	1,54,285
OFFICE EQUIPMENT	62,73,521	-	-	62,73,521	56,26,324	1,87,628	-	-	58,13,952	4,59,569	6,47,197
PLANT & MACHINERY	70,13,323	-	-	70,13,323	58,95,546	2,78,891	-	-	61,74,437	8,38,886	11,17,777
VEHICLE	3,54,41,189	-	-	3,54,41,189	2,83,14,767	21,06,740	-	-	3,04,21,507	50,19,682	71,26,422
COMPUTERS	46,76,795	43,220	-	47,20,015	36,17,974	4,66,709	-	-	40,84,683	6,35,333	10,58,821
<b>TOTAL</b>	<b>5,59,01,891</b>	<b>43,220</b>	<b>-</b>	<b>5,59,45,111</b>	<b>4,57,97,388</b>	<b>30,61,168</b>	<b>-</b>	<b>-</b>	<b>4,88,58,556</b>	<b>70,86,555</b>	<b>1,01,04,502</b>
CAPITAL WORK IN PROGRESS	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL</b>	<b>5,59,01,891</b>	<b>43,220</b>	<b>-</b>	<b>5,59,45,111</b>	<b>4,57,97,388</b>	<b>30,61,168</b>	<b>-</b>	<b>-</b>	<b>4,88,58,556</b>	<b>70,86,555</b>	<b>1,01,04,502</b>
Previous Year	5,70,77,474	19,74,416	31,50,000	5,59,01,891	4,21,25,997	52,53,315	-	15,81,924	4,57,97,388	1,01,04,502	1,49,51,477



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# NEPTUNE VENTURES AND DEVELOPERS PVT. LTD.

Notes to financial statements for the year ended 31st March'2020

## Note 17 - Trade Receivables

<u>Particulars</u>	As at 31st March,2020	As at 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
Outstanding for a period exceeding six months from the date they were due for payment	-	-
<b>Other Trade Receivables</b> Unsecured, Considered good	95,98,23,341	71,47,14,436
<b>Total</b>	<b>95,98,23,341</b>	<b>71,47,14,436</b>

## Note 18 - Cash & Bank balances

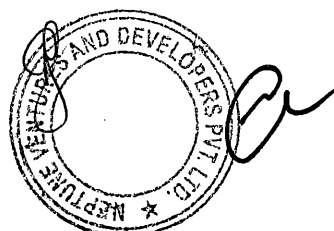
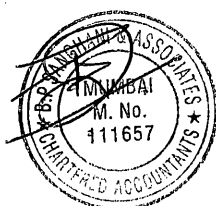
<u>Particulars</u>	As at 31st March,2020	As at 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
<b>Cash &amp; Cash Equivalents</b>		
(a) Cash on Hand	20,77,313	32,971
(b) Balances with Banks	76,96,827	1,71,41,955
(c) Fixed Deposits with maturity more than three months	95,93,606	1,09,79,743
	1,93,67,746	2,81,54,669
<b>Other Bank Balances</b>		
Fixed Deposit held as margin money against Bank Guarantee	28,40,387	28,40,387
	28,40,387	28,40,387
<b>Total</b>	<b>2,22,08,133</b>	<b>3,09,95,056</b>

## Note 19 - Short Term Loans & Advances

<u>Particulars</u>	As at 31st March,2020	As at 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
<b>Loans &amp; Advances to Related Parties</b>		
Unsecured, Considered good	67,80,92,809	53,66,44,935
Goods Service Tax	14,96,07,961	14,44,63,258
<b>Advances Recoverable in Cash or in Kind or for Value to be Received</b>		
Unsecured, Considered good	12,02,24,049	10,00,19,507
<b>Others</b>		
Loans & Advances to Employees	13,000	1,36,108
<b>Total</b>	<b>94,79,37,818</b>	<b>78,12,63,809</b>

## Note 20 - Other Current Assets

<u>Particulars</u>	As at 31st March,2020	As at 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
Prepaid Expenses	91,446	9,86,624
Other Recoverables	36,27,807	33,37,700
<b>Total</b>	<b>37,19,253</b>	<b>43,24,324</b>



# NEPTUNE VENTURES AND DEVELOPERS PVT. LTD.

Notes to financial statements for the year ended 31st March'2020

## Note 21 - Revenue From Operations

<u>Particulars</u>	For the year ended 31st March,2020	For the year ended 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
Sales	57,98,88,798	44,40,89,448
Lease Income	2,45,87,474	3,46,87,120
Common Area Maintenance Charges (Recovery)	6,68,18,787	3,38,66,719
<b>Total</b>	<b>67,12,95,060</b>	<b>51,26,43,287</b>

## Note 22 - Other Income

<u>Particulars</u>	For the year ended 31st March,2020	For the year ended 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
Dividend Income	6,000	6,000
Other Receipts from Customers	10,56,94,340	1,06,42,434
Sundry Balance Written Back	24,92,478	1,22,93,981
Interest on IT refund	64,43,353	15,58,910
M. C. G. M. Fees	-	-
<b>Total</b>	<b>11,46,36,171</b>	<b>2,45,01,325</b>

## Note 23 - Cost of TDR & Land Expenses

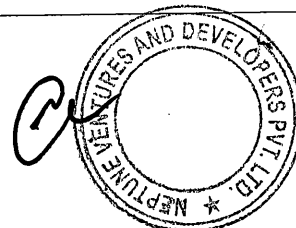
<u>Particulars</u>	For the year ended 31st March,2020	For the year ended 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
TDR Cost	1,33,32,332	-
<b>Total</b>	<b>1,33,32,332</b>	<b>-</b>

## Note 24 - Construction & Operation Expenses

<u>Particulars</u>	For the year ended 31st March,2020	For the year ended 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
Payment towards Construction Permissions, Property Tax & Others	82,50,327	2,01,31,088
Cost of Raw Material	1,52,78,949	5,89,52,698
Labour Charges & Hire Charges	4,01,50,175	8,65,71,557
Professional & Consultancy Fees	2,73,08,380	2,69,27,167
Other Expenses	1,49,64,033	1,46,20,813
Liasioning Expenses - Search	-	-
<b>Total</b>	<b>10,59,51,864</b>	<b>20,72,03,322</b>



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# NEPTUNE VENTURES AND DEVELOPERS PVT. LTD.

Notes to financial statements for the year ended 31st March'2020

Note 25 - (Increase) / Decrease in Finished Goods & Work In Progress

<u>Particulars</u>	For the year ended 31st March,2020	For the year ended 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
<b>Closing Stock</b>		
Work-in-Progress - Residential	2,95,76,18,503	2,65,33,30,591
Work-in-Progress - Commercial	1,86,98,15,789	2,06,30,60,541
Stock of Finished Flats - Flying Kite	15,74,77,095	14,73,93,910
	4,98,49,11,387	4,86,37,85,042
<b>Opening Stock</b>		
Work-in-Progress - Residential	2,65,33,30,591	2,55,54,54,204
Work-in-Progress - Commercial	2,06,30,60,541	2,51,26,60,664
Reversal of FSI Premium / TDR for earlier year	(13,33,23,323)	(12,94,41,460)
Stock of Finished Flats - Flying Kite	14,73,93,910	
	4,73,04,61,719	4,93,86,73,409
<b>(Increase) / Decrease In Inventory</b>	<b>-25,44,49,667.47</b>	<b>7,48,88,366</b>

Note 26- Employee Benefit Expenses

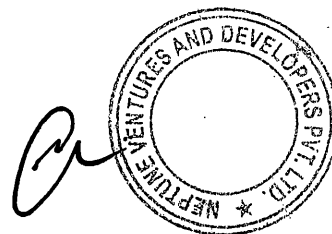
<u>Particulars</u>	For the year ended 31st March,2020	For the year ended 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
Salaries, Bonus & Exgratia	5,65,63,627	7,10,34,002
Welfare Expenses	21,53,797	20,83,379
Company's contribution to Provident and Other Funds	18,51,939	23,45,714
Gratuity	13,19,236	17,82,716
Compensated Absences	-	1,48,075
<b>Total</b>	<b>6,18,88,599</b>	<b>7,73,93,886</b>

Note 27 - Finance Cost

<u>Particulars</u>	For the year ended 31st March,2020	For the year ended 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
Interest Expenses (Net) (Refer Note no. 2 (10) and 2 (11))	43,77,06,064	38,21,71,383
Other Borrowing Costs	17,05,021	10,54,916
<b>Total</b>	<b>43,94,11,085</b>	<b>38,32,26,299</b>



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**NEPTUNE VENTURES AND DEVELOPERS PVT. LTD.**

Notes to financial statements for the year ended 31st March'2020

Note 28 - Other Expenses

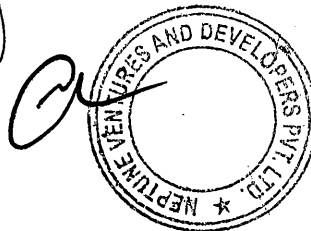
<u>Particulars</u>	For the year ended 31st March,2020	For the year ended 31st March, 2019
	Amount (Rs.)	Amount (Rs.)
<b><u>Administrative &amp; Mall Operation Expenses</u></b>		
Auditors Remuneration (Refer Details below)	4,00,000	4,00,000
Lease Rent	61,290	92,59,775
Professional & Consultancy	1,87,48,026	1,32,39,708
Utilities Expenses (net)	11,10,16,288	7,07,12,347
Security Charges	1,29,57,391	69,16,690
House Keeping Expenses	13,49,437	13,51,516
Telephone Expenses	6,91,696	6,55,930
Vehicle Expenses	19,60,607	29,19,716
Property Tax - Commercial	3,87,24,096	3,78,33,929
Sundry Balance W/ Off	8,38,318	3,77,40,277
Other Administrative Expenses	2,53,48,337	56,81,214
	21,20,95,487	18,67,11,102
<b><u>Selling &amp; Marketing Expenses</u></b>		
Professional Fees Selling & Marketing	-	5,09,13,879
Advertisement Expenses	94,251	32,34,177
Brokerage	6,81,704	84,19,979
Other Marketing Expenses	6,70,866	1,55,76,358
	14,46,821	7,81,44,393
<b>Total</b>	<b>21,35,42,308</b>	<b>26,48,55,494</b>

**Auditor's Remuneration**

<u>Payment to Auditor</u>	For the year ended 31st March,2020	For the year ended 31st March, 2018
	Amount (Rs.)	Amount (Rs.)
<b>As Auditor:</b>		
Audit Fee	4,00,000	4,00,000
<b>In Other Capacity:</b>		
Taxation Matters	-	-
Tax Audit Matters	-	-
Company Law Matters	-	-
<b>Total</b>	<b>4,00,000</b>	<b>4,00,000</b>



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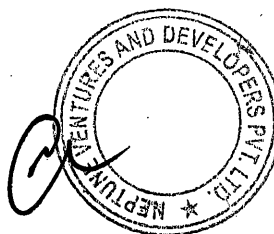


# NEPTUNE VENTURES & DEVELOPERS PVT. LTD.

## NOTES TO ACCOUNTS

### ANNEXURE 1

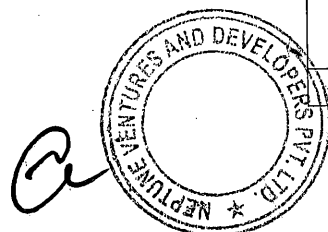
Particulars	31.03.2020	31.03.2019
<b>1) Holding Company - Neptune Developers Ltd</b>		
<b><u>Transaction During The Year</u></b>		
Expenses To Be Reimbursed	73,28,683	1,87,68,713
Expenses To Be Recovered	2,12,53,356	6,42,77,375
Loans Taken And Received Back	14,74,98,580	37,37,58,930
Loans Given And Repaid	26,24,81,920	40,00,25,704
	43,85,62,539	85,68,30,722
<b><u>Balance At The End Of The Year</u></b>		
Loan Given	24,76,25,253	13,26,41,913
Expenses To Be Reimbursed	95,79,996	43,44,677
Issue Of Equity Shares	5,00,00,000	5,00,00,000
Issue Of Preference Shares	51,00,00,000	51,00,00,000
	81,72,05,249	69,69,86,590
<b>2) Fellow Subsidiaries And Enterprises Over Which KMP Are Able To Exercies Control</b>		
<b><u>Transaction During The Year</u></b>		
<b><u>Expenses To Be Recovered</u></b>		
Neptune Construction	1,94,57,265	10,99,396
Neptune Developers & Construction Pvt Ltd	5,000	1,58,24,027
Neptune Developers	6,40,691	75,55,169
Vrutti Developers LLP	83,48,609	90,79,109
Vedant Realtors LLP	1,95,492	21,92,775
Neptune Realtors & Developers Pvt Ltd	11,500	5,300
Neptune Entertainment Pvt Ltd	21,99,829	15,730
Homeshell Estate Pvt Ltd	5,675	8,930
Sachin Manohar Deshmukh & Nayan Ashok Bheda - AOP	89,89,840	30,40,966
Neptune Enclave Pvt Ltd	3,52,482	13,550
Prithviraj Shares & Securities Pvt Ltd	75,000	7,700
	4,02,81,383	3,88,42,652
<b><u>Expenses To Be Reimbursed</u></b>		
Neptune Construction	1,63,44,700	7,44,090
Neptune Developers & Construction Pvt Ltd	2,500	3,15,91,553
Vrutti Developers LLP	84,33,450	90,88,330
Vedant Realtors LLP	9,000	22,09,615
Neptune Realtors & Developers Pvt Ltd	7,800	7,800
Neptune Entertainment Pvt Ltd	2,500	-
Neptune Developers	45,000	58,38,437
Homeshell Estate Pvt Ltd	-	58,035
Prithviraj Shares & Securities Pvt Ltd	-	7,300
Neptune Enclave Pvt Ltd	-	13,550
Sachin Manohar Deshmukh & Nayan Ashok Bheda - AOP	38,70,000	30,37,112
	2,87,14,950	5,25,95,822
<b><u>Loans Given And Repaid</u></b>		
Neptune Entertainment Pvt Ltd	2,27,000	3,50,000
Neptune Developers	2,85,455	-
Kavya Residency LLP	600	13,100



Particulars	31.03.2020	31.03.2019
Nicon Infra & Constructions Pvt Ltd	7,13,068	55,000
Homeshell Estate Pvt Ltd	-	24,00,000
Vedant Realtors LLP-Loans	2,50,000	-
	14,76,123	28,18,100
<b><u>Loans Taken And Received Back</u></b>		
Neptune Entertainment Pvt. Ltd	-	1,00,000
Kavya Residency LLP	-	13,100
Nicon Infra & Constructions Pvt. Ltd	2,500	1,54,576
Homeshell Estate Pvt Ltd	-	-
Vedant Realtors LLP	2,00,000	-
	2,02,500	2,67,676
<b><u>Balance At The End Of The Reporting Period</u></b>		
<b><u>Towards Expenses Recoverable</u></b>		
Neptune Constructions	49,54,538	18,41,973
Neptune Developers	1,57,56,952	1,51,61,261
Neptune Entertainment Pvt Ltd	22,16,259	18,930
Neptune Developers And Constructions Pvt Ltd	2,500	-
Sachin Manohar Deshmukh & Nayan Ashok Bheda - AOP	46,54,621	-
Vrutti Developers LLP	6,57,738	7,42,579
Vedant Realtors LLP	2,21,595	35,103
Neptune Realtors And Developers Pvt Ltd	3,700	-
Prithviraj Shares & Securities Pvt Ltd	15,15,880	14,40,880
Homeshell Estate Pvt Ltd	5,675	-
Neptune Enclave Pvt Ltd	3,52,482	-
	3,03,41,940	1,92,40,726
<b><u>Towards Expenses Payable</u></b>		
Sachin Manohar Deshmukh & Nayan Ashok Bheda - AOP	-	4,65,219
	-	4,65,219
<b><u>Loans And Advance Given</u></b>		
Neptune Entertainment Pvt Ltd	24,06,99,232	24,04,72,232
Kavya Residency LLP	14,54,04,803	14,54,04,203
Neptune Developers	31,80,069	28,94,614
Vedant Realtors LLP	4,80,000	4,30,000
	38,97,64,105	38,92,01,049
<b><u>Guarantee Given</u></b>		
Neptune Entertainment Pvt Ltd	11,82,383	17,25,763
Neptune Construction	17,07,14,830	22,00,00,000
Homeshell Estate Pvt Ltd	29,79,00,000	29,79,00,000
	46,97,97,213	51,96,25,763
<b>3) Key Management Personnel And Their Relatives</b>		
<b><u>Transaction During The Year</u></b>		
<b><u>Expenses To Be Reimbursed</u></b>		
Nayan Bheda	2,85,297	18,82,056
Sachin Deshmukh	6,44,220	54,38,265
Nayan Shah	3,75,163	2,47,447
	13,04,680	75,67,768
<b><u>Expenses To Be Recovered</u></b>		
Nayan Bheda	5,68,848	18,25,787
Sachin Deshmukh	20,47,588	42,91,410
Nayan Shah	6,02,723	6,02,431
	32,19,159	67,19,628



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## NEPTUNE VENTURES AND DEVELOPERS PVT. LTD.

### NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2020

#### A. BACKGROUND: -

NEPTUNE VENTURES AND DEVELOPERS PVT. LTD. is a Company registered under the Companies Act, 1956. It was incorporated on 15<sup>th</sup> January, 2009 under Part IX conversion of Partnership Firm 'Neptune Enterprises'. The Company is engaged in Real Estate Development and Construction Business.

#### B. SIGNIFICANT ACCOUNTING POLICIES: -

##### 1. Basis of Preparation of Financial Statements

The financial statements have been prepared on accrual basis under the historical cost convention and in accordance with the applicable accounting standards prescribed by companies (Accounting Standards), Rules 2006 as amended from time to time. The accounting policies have been consistently applied unless otherwise stated.

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in the Revised Schedule III to the Companies Act, 2013. The Company has ascertained varying operating cycles for its different business/ segments for the purpose of current – non-current classification of assets and liabilities. Creditors are classified under trade payables since the expenses have been allocated to the projects.

##### 2. Use of Estimates

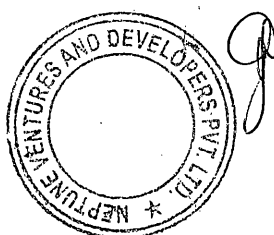
The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent liabilities on the date of the financial statements and the reported amounts of revenues and expenses during the period reported. Actual results could differ from those estimates. Any revision to accounting estimates is recognised in accordance with the requirements of the respective accounting standard.

##### 3. Revenue Recognition

###### Revenue from Construction Activity:

Effective April 1, 2012, The Guidance Note on Accounting for Real Estate Transactions (Revised 2012) issued by the Institute of Chartered Accountants of India has become applicable to all projects in real estate which are commenced on or after April 1, 2012 and also to projects which have already commenced but where revenue is being recognized for the first time on or after April 1, 2012.

Revenue from real estate projects including revenue from sale of undivided share of land is recognised upon transfer of all significant risk and rewards of ownership of such real estate/ property, as per terms of the contracts entered into with the buyers, which generally coincides with the firming of the sales contracts/agreements. Where the group still has obligations to perform substantial acts even after the transfer of all significant risks and rewards, revenue in such cases is



recognised by applying the percentage of completion method only if the following thresholds have been met:

- a. All critical approvals necessary for the completion of the project have been obtained;
- b. The expenditure incurred on construction and development cost (excluding land cost) is not less than 25% of the total estimated construction and development cost;
- c. At least 25% of the saleable project area is secured by contracts/agreements with buyers; and
- d. At least 10% of the contracts/agreements value are realized at the reporting date in respect of the reporting date in respect of such contracts and agreements

Income from Leased premises:

Income from providing facilities/ lease of premises is accrued over the period mentioned in the facility/ leases and license agreement. Revenue is recognized to the extent that it is probable that economic benefits will flow to the Company and revenue can be reliably ascertained.

Interest Income:

Interest on deployment of surplus fund is recognised using time proportion method based on underlying interest rate.

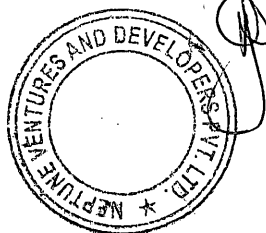
Dividend:

Dividend Income is recognised when the right to receive the dividend is established.

#### 4. Income Taxes

Tax expense comprises of current tax, deferred tax. Deferred tax is accounted for in accordance with Accounting Standard 22 on "Accounting for Taxes on Income", (AS 22) issued by the Institute of Chartered Accountants of India. Current tax is measured at the amount expected to be paid to/recovered from the tax authorities, using the applicable tax rates. Deferred tax assets and liabilities are recognised for future tax consequences attributable to timing differences between taxable income and accounting income that are capable of reversal in one or more subsequent years and are measured using relevant enacted tax rates. The carrying amount of deferred tax assets at each Balance sheet date is reduced to the extent that it is no longer reasonably certain that sufficient future taxable income will be available against which the deferred tax asset can be realized.

In case the Company is liable to pay Income tax u/s 115JB of Income Tax Act, 1961 (i.e., MAT), the MAT credit is recognised as an asset only when and to the extent there is convincing evidence that the Company will pay normal income tax during the specified period. In the year in which MAT credit becomes eligible to be recognised as an asset in accordance with the recommendations contained in Guidance Note issued by the Institute of Chartered Accountants of India, the said asset is created by way of a credit to the Profit and Loss Account and shown as MAT Credit Entitlement. The Company reviews the same at each Balance Sheet date and writes down the carrying amount of MAT Credit Entitlement to the extent there is no longer convincing evidence to the effect that Company will pay normal Income Tax during the specified period.



## 5. Fixed Assets

Fixed assets are stated at cost, less accumulated depreciation and impairment losses, if any. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use.

## 6. Depreciation

Depreciation on assets is provided using written down value method at the rates prescribed under Schedule II of the Companies Act, 2013. Individual low-cost assets (acquired for less than Rs. 5,000/- and not forming part of cluster of Assets) are fully depreciated in the year of acquisition. The asset categories and their useful lives over which depreciation is provided are as under:

Asset Type	Maximum useful Life in years
Plant & Machinery	15
Building	60
Computers	3
Furniture & Fixtures	10
Vehicles	8
Office equipments	5

## 7. Impairment of Assets

The Management periodically assesses using external and internal sources whether there is any indication that an asset may be impaired. Impairment of an asset occurs where the carrying value exceeds the present value of cash flow expected to arise from the continuing use of the asset and its eventual disposal. The provision for impairment loss is made when recoverable amount of the asset is lower than the carrying amount.

## 8. Earnings per Share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders (after deducting preference dividends and allocated taxes) by the weighted average number of equity shares outstanding during the year.

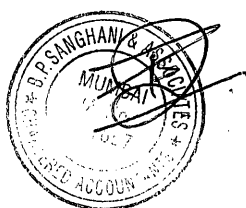
For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

## 9. Investments

Investments that are readily realisable and intended to be held for not more than a year are classified as current investments. All other investments are classified as long-term investments. Current investments are carried at lower of cost and fair value determined on an individual investment basis. Long term investments are carried at cost. However, provision for diminution in value is made to recognise a decline other than temporary in the value of the investments.

## 10. Borrowing Cost

Borrowing costs that are attributable to long term project development activities and/or construction of qualifying assets for its intended use or sale are capitalized as part of project cost.



Other borrowing costs are recognised as an expense in the period in which they are incurred. Any income on the temporary investment of these borrowings is netted off.

## 11. Provisions, Contingent Liabilities and Contingent Assets

Provisions involving substantial degree of estimation in measurement are recognised when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources. Contingent liabilities are not recognised but are disclosed in the notes. Contingent assets are neither recognised nor disclosed in the financial statements.

## 12. Inventories

### Work in progress

Direct Expenditure relating to construction activity is inventoried. Cost is determined by including cost of land and cost of development rights, Borrowing costs and construction and development costs directly attributable to the project. The interest cost and the employee benefit expenses that are directly attributable to the project are added to construction cost which is capitalized to Closing Work in Progress.

Project and construction related Work in Progress is valued at lower of cost and net realizable value.

### Materials

Materials not consumed during the year are shown as stock in hand and are valued at cost or net realizable value whichever is low.

### Finished Goods

Completed unsold inventory is valued at lower of cost or net realisable value.

### Land

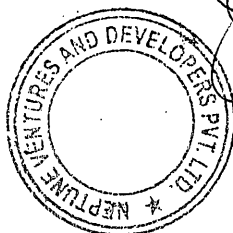
Land for development is valued at cost. Advances paid by the company to the seller/intermediary toward outright purchase of land are recognised as advance for land under loans and advances. On obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Company, land is shown as stocks. On commencement of construction of phase of a project the land allocated towards the phase is transferred to Work in Progress.

### Commercial Development – Work in progress

Commercial development- Work in progress comprises of the premises of Magnet Mall which has been converted from fixed asset to work in process at the market rate as on 25<sup>th</sup> September 2015. The conversion difference has been credited to Revaluation Reserve.

### Transferable Development Rights

Transferable Development Rights (TDR) is stated at Cost or Net Realisable Value, whichever is lower. Expenses incurred on Premium paid on FSI, Stamp Duty added to cost of TDR and discount allowed was reduced from cost of TDR.



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### 13. Employee Benefits

a. Provident fund:

Retirement benefits in the form of provident fund are a defined contribution scheme and the contributions are charged to the profit and loss account of the year when the contributions to the provident fund are due. There are no other obligations other than the contribution payable to the government administered provident fund.

b. Gratuity:

The Company has made Provision for Gratuity based on Actuarial Valuation done by an independent actuary and the fund balance, as at the year-end.

c. Compensated Absences:

Provision in respect of compensated absences is made based on the extent of leave credit available to the employees as at the year end. Short-term compensated absences are provided, based on actual. There are no long-term compensated absences.

In a financial year, the employees are allowed, 21 days paid leave. Any unveiled leave is allowed to be carried forward to next two financial year, maximum to the extent of 42 days of leave. Newly joined employees are allowed paid leave on pro-rata basis. Any unveiled leave as per Company's policy is not cashed.

### 14. Foreign Currency Transactions

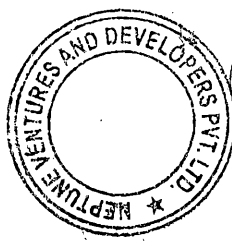
- a. All transactions in foreign currency are recorded at the rates of exchange prevailing on the dates relevant transactions take place.
- b. Monetary Assets and Liabilities in foreign currency, outstanding at the close of the year, are converted in Indian Currency at the appropriate rates of exchange prevailing on the date of Balance Sheet. Resultant gain or loss is accounted during the year.
- c. In terms of the clarification provided by the Institute of Chartered Accountants of India for Accounting Standard – Changes in Foreign Exchange Rates (AS)-11, the exchange gain/loss on transaction with regard to the Fixed Assets are capitalized along with Fixed Assets. The other exchange gains related to current assets has been charged to the profit & loss account.

### 15. Segment Reporting

The Company's business activities fall within one segment, viz. Real Estate and Development and Construction Contracts, which operate only in domestic market.

### 16. Cash Flows

Cash flows are reported using the indirect method, whereby profit/loss before extraordinary items and tax is adjusted for the effects of transactions of non cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.



**NOTE 2: NOTES TO ACCOUNTS FOR THE YEAR ENDED 31ST MARCH, 2020**

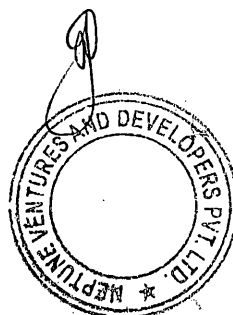
1. Earnings Per Share

Particulars	<u>F.Y. 2019-20</u>	<u>F.Y. 2018-19</u>
	Amount (Rs)	Amount (Rs)
<b>Basic</b>		
Net Profit / (Loss) attributable to equity shareholders (A)	18,31,74,615	(47,56,76,072)
Weighted average number of shares outstanding (B)	50,00,000	50,00,000
Basic Earnings Per Share (Face Value 10/- per share) (A/B)	36.63	(95.14)
<b>Diluted</b>		
Net Profit / (Loss) attributable to shareholders (A)	18,31,74,615	(47,56,76,072)
Weighted average number of shares outstanding (B)	50,00,000	50,00,000
Diluted Earnings Per Share (Face Value 10/- per share) (A/B)	36.63	(95.14)

Since Diluted earnings per shares are increased when taking the optionally Convertible Preference Shares into account, the Optionally Convertible Preference Shares are Anti-Diluted and are ignored in the calculation of Diluted per Share

2. Contingent Liabilities

Guarantee Given on behalf of	Guarantee Given to	Amount of Guarantee Given	Amount Outstanding as on 31.03.2020	Remark
Neptune Entertainment Pvt. Ltd.	The Shamrao Vitthal Co-Op. Bank Ltd.	2,15,41,000	11,82,383	Corporate Guarantee
Neptune Constructions	Karur Vysya Bank	26,50,00,000	17,07,14,830	
Homeshell Estate Pvt. Ltd.	Catalyst Trusteeship Ltd.	29,70,00,000	29,79,00,000	Non-Convertible Debenture



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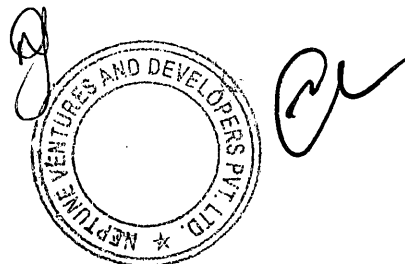
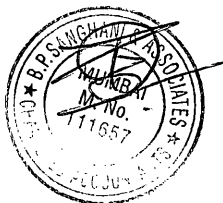
3. The dues payable to MSME is based on the info available with the company and takes into account only those suppliers who have responded to the enquiries made by the company for this purpose.

The details of amounts outstanding to Micro, Small and Medium Enterprises under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act), based on the available information with the Company are as under:

Sr. No.	Particulars	As at 31 <sup>st</sup> March, 2020	As at 31 <sup>st</sup> March, 2019
1.	Principal Amount due and remaining unpaid		
2.	Interest due on (1) above and the unpaid interest	-	-
3.	Interest paid on all delayed payments under MSMED Act	-	-
4.	Payment made beyond the appointed day during the year	-	-
5.	Interest due and payable for the period of delay other than (3) above	-	-
6.	Interest accrued and remaining unpaid	-	-
7.	Amount of further interest remaining due and payable in succeeding years	-	-

4. The Company has made Provision for Gratuity based on Actuarial Valuation Report. The report is issued based on unaudited data received from company in electronic form.

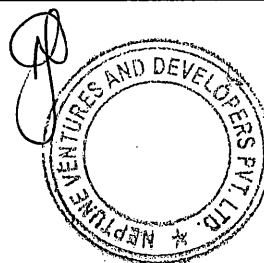
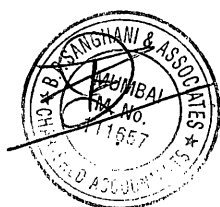
Particulars	2019-20	2018-19
Parameter	Basis	Basis
Number of members eligible for benefit under the scheme	69	73
Eligible salary per month of the members	14,19,991	14,71,974
Average salary per month	20,580	20,164
Average Past Services	5.81 Years(s)	5.62 Years(s)
Average Age	38.03 Years	37.62 Years
Average Future Services	16 years	16 years
Vesting Period	5 years for retirement & resignation	5 years for retirement & resignation
Mortality Rate	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)
Attrition Rate	2% p.a.	2% p.a.
Salary Inflation	6% p.a.	6% p.a.
Discount Rate	6.86% p.a.	7.79% p.a.
Method of Valuation	Projected Unit Credit method	Projected Unit Credit method



Gratuity Disclosure Statement as per Accounting Standard -15 for the period 01.04.2019 - 31.03.2020

All Amounts are in INR

I. Assumptions	2019-20	2018-19
Discount Rate	6.86%	7.79%
Salary Escalation	6.00%	6.00%
Attrition Rate	2.00%	2.00%
II. Table Showing Change in the Present Value of Defined Benefit Obligation;	2019-20	2018-19
Present Value of Benefit Obligations at the Beginning of the Current Period	71,53,088	55,34,246
Interest Cost	5,57,226	4,34,438
Current Service Cost	5,67,715	5,85,267
Transition Liability Incurred During the Period	-	-
Past Service Cost (Non-Vested Benefit) Incurred During the Period	-	-
Past Service Cost (Vested Benefit) Incurred During the year	-	-
Liability Transferred in (Liability Transferred out) (Benefit Paid)	-	-
Actual (Gains)/Losses on Obligations	(42,135)	(1,63,874)
Present value of Benefit Obligation As at the end of the Current Period	1,60,811	7,63,011
	83,96,705	71,53,088
III. Table of Recognition of Actual Gains/Losses	2019-20	2018-19
Actuarial (Gains)/Losses on Obligation for the Period	1,60,811	7,63,011
Actuarial (Gains)/Losses on Asset for the Period	-	-
Subtotal	1,60,811	7,63,011
Actuarial (Gains)\losses Recognized in Income & Expenses Statement	1,60,811	7,63,011
IV. Amount recognized in the Balance Sheet:	2019-20	2018-19
Fair Value of Plan Assets at the end of period	-	-
(Present Value Benefits obligation at the end of period)	(83,96,705)	(71,53,088)
Funded Status	(83,96,705)	(71,53,088)
Unrecognised Past Service Cost at the end of the period	-	-
Unrecognised Transitional liability at the end of the period	-	-
Net (Liability)/Asset Recognised in the Balance Sheet	(83,96,705)	(71,53,088)



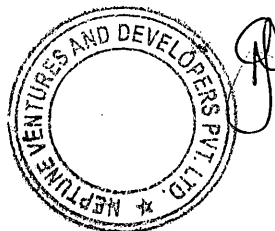
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V. Expenses Recognised in the Income Statement	2019-20	2018-19
Current Service Cost	5,67,715	5,85,267
Net Interest Cost	5,57,226	4,34,438
Actuarial (Gains)\Losses	1,60,811	7,63,011
Past Service Cost (Non-Vested Benefit)		
Recognised during the period	-	-
Past Service Cost (Vested Benefit)		
Recognised during the period	-	-
Transitional Liability Recognized	-	-
Expense recognized in P&L	12,85,752	17,82,716
VI. Balance Sheet Reconciliation	2019-20	2018-19
Opening net Liability	71,53,088	55,34,246
Expense as above	12,85,752	17,82,716
Net Transfer in		
(Net Transfer Out)	-	-
(Benefit Paid)	(42,135)	(1,63,874)
(Benefit paid on account of settlements)	-	-
Net Liability/(Asset) recognised in the balance sheet	83,96,705	71,53,088

5. In opinion of the management, current assets, loans & advances are approximately of the value stated, if realized in the ordinary course of business, and provision for all the known liabilities and doubtful assets have been made.
6. Determination of revenue under percentage of completion method necessarily involves making estimates by management for percentage of completion, cost to completion, projected profits and foreseeable loss. These estimates have been relied upon by the auditors.
7. Balances under various heads viz. Trade Receivable, Trade payable, deposits, loans & advances and advances received for future projects are subject to confirmation and reconciliation, if any. In the absence of confirmation, debit and credit balances are taken as per books of accounts.
8. Expenditure in Foreign Currency:
 

There was no expenditure incurred in foreign currency in during the year (Previous Year Rs. NIL)
9. The company has not maintained cost records as maintenance of cost records in terms of section 148 (1) of Companies Act read with Companies (Cost Records and Audit) Rules, 2014 as amended from time to time as it is not applicable for the year.
10. Debt to Edelweiss Financial Asset Reconstruction Company Limited (EARC)
  1. The Company has borrowed amount of Rs. 275,00,00,000/- from Edelweiss Financial Asset Reconstruction Company Limited (EARC) towards restructured loan. The total outstanding loan as on 31<sup>st</sup> March 2020 is Rs. 74,69,53,835 as per books of account without allocation of the repayments towards principal and interest. The Company has not provided interest of Rs 127,05,28,819 from the specified date i.e., 30-9-2015 to 31-3-20 on said loan calculated at 12.25% p.a. as stipulated. The terms and condition of the restructured settlement has not been



complied by the Company and in view of the same the restructured settlement proposal stands withdrawn. The company is negotiating with EARC expecting waiver/ concessions in interest and repayment of restructured loan. The supporting documents in the matter are not available since negotiations are being done verbally. The decision is yet to be taken by EARC.

- a. The outstanding Term Loan availed from Central Bank of India (Bank) has been classified as 'Non-Performing Assets (NPA)' and Bank has assigned the said term loan to Edelweiss Financial Asset Reconstruction Company Limited (EARC) vide assignment agreement dated 24th September 2015. The total amount assigned by Bank to EARC was Rs 340,91,85,663.
- b. EARC has restructured the said loan in terms of their letter dated 20th September 2016 and loan payable was restructured at Rs 275,00,00,000 carrying interest at 12.25% p.a. The restructured loan is repayable along with interest at 12.25% p.a. over period of 4 years from cutoff date viz. 30-9-2015, through the sale of area in the Secured Asset.
- c. The Company has deposited sum of Rs 192,49,35,752 to EARC till 31-3-2019 and further sum of Rs 7,81,10,413 deposited during the financial year 2019-2020 to be adjusted towards interest /principal which is yet to be finalized / confirmed by EARC. The Company has not provided interest on restructured loan of Rs 275,00,00,000 @ 12.25% p.a. as stipulated from cutoff date viz. 30-9-2015 till 31-3-2020.
- d. The Company has not complied with the repayment terms and condition of restructuring proposal dated 24<sup>th</sup> September 2015. The Company is renegotiating the loan with EARC and expecting waiver/concessions in interest and repayment terms from EARC. The supporting documents in the matter are not available since renegotiations are being done verbally.
- e. Pending approval from EARC the Company has:
  - i. Not provided for interest on debt due to EARC amounting to Rs 127,05,28,819/- (Rs 53,03,13,528 for the period 24-9-2015 to 31-3-2017, Rs 27,80,95,519 for financial year 2017-18, Rs23,75,85,908 for financial year 2018-19, Rs.22,82,94,041 for financial year 2019-20) at the rates notified by EARC.
  - f. The Loss for the current year would have been higher by Rs 22,82,94,041 on account of non-provision of interest on loan.

#### 11. Secured Non-Convertible Debenture to Beacon Trusteeship Limited

The Company has outstanding Secured Non-Convertible Debenture of Rs 25,00,00,000 payable to Beacon Trusteeship Limited. The Company has defaulted in repayment of interest and principal on said debenture failing which Beacon Trusteeship Limited has filed petition before the National Company Law Tribunal (NCLT), Mumbai Bench under the Insolvency and Bankruptcy Code, 2016 on 1<sup>st</sup> June 2020. The matter is sub-judice with NCLT, Mumbai Branch. The Company has not provided interest of Rs 3,79,72,603 for the period 1-5-2019 to 31-3-2020 calculated at 16.50% as stipulated. The Company is negotiating with Beacon Trusteeship Limited and the supporting documents in the matter are not available since negotiations are being done verbally.



- i. The Loss for the current year would have been higher by Rs 3,79,72,603 on account of non-provision of interest on debenture.

## 12. Note on Creation of DRR

Pursuant to provision of Companies (Share Capital and Debentures) Rules, 2014 ('Rules') and circular No 04/2013 of MCA dated 11th February, 2013, the Company is required to create Debenture Redemption Reserve (DRR) amounting to Rs. 6,25,00,000 which is worked out at the rate of 25% of the Value of Debentures amounting to 250,000,000. However, in absence of availability profit, the Company has not created Debenture Redemption Reserve.

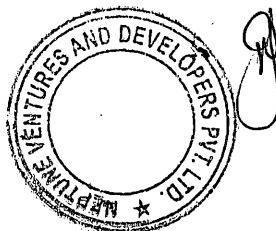
13. The Company has executed Development Agreement dated 20<sup>th</sup> May 2019 with Shapoorji Pallonji Development Managers Pvt. Ltd for development of Residential project 'Eleve'. The Company is negotiating with HDFC Ltd for restructure of existing outstanding term loan of Rs 2,43,29,75,494/- availed for the said project and supporting documents in the matter are not available since negotiations are being done verbally. The decision is yet to be taken by HDFC Ltd.

## 14. Commercial Development of Magnet Mall

Work in progress comprises of the premises of Eastern Business District which has been converted from fixed asset at market value of Rs. 5,60,15,47,573 as on 25th September 2015. The Mall has been refurbished and developed into commercial office premises.

The Company had converted Mall Building from 'Fixed Assets' to "Stock in Trade" on 25<sup>th</sup> September 2015 at market value as on that day and undertook conversion/refurbishment of mall building into commercial office building viz. Eastern Business District for sale. The difference between market value and written down value of mall building of Rs 53,80,54,435 had been credited to Revaluation Reserve. The Revaluation Reserve so created would be transferred to General Reserve in the proportion of revenue recognized under the percentage of completion method on entering into agreements / contracts for sale. The Company has accordingly transferred a sum of Rs 32,08,74,791/- from Revaluation Reserve to General Reserve account during the year.

15. The Company has granted interest free unsecured loan of Rs 16,95,11,434 to Unicorn Tie-Up Private Limited and interest free unsecured loan of Rs 2,50,00,000 to Novus Tradestar Private Limited for which no supporting documents nor the reason for the advance provided.
16. Previous year figures have been regrouped/ re-casted wherever considered necessary to make them comparable with those of the current year.
17. Subsequent to search action on 07.01.2015 u/s 132 of The Income Tax Act, 1961 and filing of petition before The Income Tax Settlement Commission (ITSC) on 15.11.2016, the company has received the final order on 16.05.2018 under section 245D (4) of The Income Tax Act, 1961 accepting all the request made by the company.



However, the jurisdiction income tax authority has filed a petition before the High Court, Mumbai objecting the final order. The matter is sub-judicial with High Court, Mumbai.

#### 18. Related party Disclosure

The Management has identified the following Companies, firms and individuals as related parties of the Company for the year ended 31<sup>st</sup> March, 2020 for the purposes of reporting as per AS 18 – Related Party Transactions (Relatives are disclosed to the extent of transactions entered or outstanding at the yearend):

##### 1. Holding Company

Neptune Developers Ltd.

##### 2. Fellow Subsidiaries Partnership Firms

Neptune Infra Ventures Pvt. Ltd.	Kavya Realtors Pvt. Ltd.
Neptune Housing and Realty Pvt. Ltd.	Juhi Realtors Pvt. Ltd.
Deshmukh Projects Developers Pvt. Ltd.	Neptune Developers
Neptune Realtors & Developers Pvt Ltd.	Homeshell Estate Pvt. Ltd.
Nicon Infra & Construction Pvt. Ltd.	Neptune Enclave Pvt. Ltd.
Neptune Homes Pvt. Ltd.	

##### 3. Key Management Personnel

- Nayan Bheda
- Sachin Deshmukh
- Nayan Shah

##### 4. Relatives of Key Management Personnel

Snehalata Deshmukh	Alka Bheda
Manohar Deshmukh	Ekta Bheda
Aishwarya Sachin Deshmukh	Mili Shah
Siddhi Sachin Deshmukh	Mansi Animesh Dharamsi
Vrutti Nayan Bheda	Juhi Nayan Bheda

##### 5. Enterprises over which the KMP is able to exercise significant influence

Kavya Residency LLP	Neptune Entertainment Pvt. Ltd.
Vedant Realtors LLP	Neptune Constructions
Vrutti Developers LLP	Prithviraj Shares and Securities Pvt. Ltd
Sachin Deshmukh & Nayan Bheda (AOP)	NMS Holdings Pvt. Ltd.
Neptune Developers & Constructions Pvt. Ltd.	



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NEPTUNE VENTURES AND DEVELOPERS PVT. LTD.

GROUPINGS OF BALANCE SHEET AS AT 31ST MARCH, 2020

Particulars	As at 31.03.2020			
	Rupees	Rupees	Rupees	Rupees
<b>A] SHARE CAPITAL</b>				
<b>1] Equity Share Capital</b>				
Nayan Bheda [1 Share (P.Y. 500 Shares) Of Rs.10 Each Fully Paid Up]		10		
Neptune Developers Ltd. [49,99,999 Shares (P.Y. 49,98,500 Shares) Of Rs.10 Each Fully Paid Up]		4,99,99,990	5,00,00,000	
<b>2] Preference Share Capital</b>				
Neptune Developers Ltd. [51,00,000 Shares (P.Y. 50,99,250 Shares) Of Rs.10 Each Fully Paid Up]		51,00,00,000	51,00,00,000	
<b>B) Non Current Liabilities</b>				
<b>1) Long Term Borrowings</b>				56,00,00,000
<b>(a) Debentures</b>				
Beacon Trusteeship Ltd. - Unsec. Ncd 16.50%	25,00,00,000	25,00,00,000		
<b>b) Term Loans from Non Banking Financial Company</b>				
Shapoorji Pallonji Development Managers Pvt Ltd	41,40,00,000			
Hdfc Limited	2,43,29,75,494			
Edelweiss Asset Reconstructions Company Limited	74,69,53,835			
J M Finance Ltd	11,40,00,000			
Interest on above loan (HDFC Term Loan & JM Financial & Shapoorji)	-	3,70,79,29,329	3,95,79,29,329	
<b>c) Vehicle Loans From Banks</b>				
Hdfc Bank Ltd. Loan - Honda City (39718527)	2,48,212			
Sbi Ltd. Loan - Toyota Innova (36276828603)	3,16,625			
Axis Bank Ltd. Loan - Endeavour (Aur032702356317)	5,79,463			
Axis Bank Ltd. Loan - Bolero (Aur032702847205)	1,53,952	12,98,252		
<b>d) Unsecured Loans</b>				
Bombay Rayon Fashions Ltd.	19,00,00,000			
Oak Wood Estate LLP	2,45,68,788			
Romell Real Estate Pvt. Ltd.	1,20,00,000			
Brahmacorp Limited	17,50,000			
EVERGREEN FINANCIAL SERVICES	18,00,000			
Lodha Ventures Holdings Pvt. Ltd.	1,85,33,565			
Unseured Loans		24,86,52,353	4,20,78,79,934	
<b>2) Long Term Trade Payable</b>				
<b>Sundry Creditors</b>				
Trade Payble - Capital Goods				
Trade Payble - Others				
Sundry Creditors - Materials	-			
Sundry Creditors - Expenses	-			
Sundry Creditors - Professional Charges	-			

Sundry Creditors - Labour Contractor	-		
Sundry Creditors - Labour + Material	-		
Sundry Creditors - Land	32,50,000		
Sundry Creditors - Employee	-		
Sundry Creditors - Retention Liability	-		
Sundry Creditors - Transporter	-		
GR/IR Clearing account - Services	-	32,50,000	32,50,000
<b>3) Long Term Provisions</b>			
Provision for Gratuity - LT	47,57,399	47,57,399	47,57,399
<b>4) Other Current Liabilities</b>			
(a) Security Deposit Mail	1,23,74,253	1,23,74,253	1,23,74,253
<b>C) Current Liabilities</b>			
<b>1) Short-Term Borrowings</b>			
<b>a) Debentures</b>			
Beacon Trusteeship Ltd.	25,00,00,000		
<b>b) Term Loans</b>			
HDFC Bank Ltd. (T/L A.NO-6210224693)	2,43,29,75,494		
Shapoorji Pallonji Development Managers Pvt Ltd	41,40,00,000		
Edelweiss Asset Reconstructions Company Limited	74,69,53,835		
JM FINANCIAL PRODUCTS LTD	11,40,00,000		
<b>Interstet on above loan</b>			
(HDFC Term Loan & JM Financial & Shapoorji)	8,20,30,179	4,03,99,59,508	
<b>Sundry Creditors</b>			
Trade Payable - Capital Goods	7,19,288		
<b>Trade Payable - Others</b>			
Sundry Creditors - Materials	3,52,56,210		
Sundry Creditors - Expenses	24,75,79,147		
Sundry Creditors - Professional Charges	3,51,15,781		
Sundry Creditors - Labour Contractor	90,70,841		
Sundry Creditors - Labour + Material	8,47,44,829		
Sundry Creditors - Employee	59,78,895		
Sundry Creditors - Retention Liability	5,80,78,559		
Sundry Creditors - Transporter	22,74,891		
GR/IR Clearing account - Services ( Details kept in Folder)	11,60,436		
			47,99,78,876
			47,99,78,876

2) Other Current Liabilities

a) Other CI -Advances From Customers

Advance from Customers - Residential	1,47,16,87,817
Advance from Customers - Commercial	91,61,65,625
Advance from Customers - Lease	38,13,833
Advance from Customers - Others	12,48,00,524
Advance from Customers (Flat Cancelled)	1,00,00,000
Sundry Debtors - Other	34,78,821
Amount to be received from customer	16,97,81,742
Excess Amt Recd from Customers - Residential	3,41,82,770

2,73,39,11,132

b) Other CI -Sd

Fitout Deposit - Refundable	1,07,45,152
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1,07,45,152

c) Other CI -Interest Accrued & Due On Borrowings

Interest Payable on Loan RCL [LRD]	8,87,577
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8,87,577

d) Other CI -Other Liabilities

Club House Maintenance	74,732
Society Formation Charges	28,17,412
Society Maintenance Charges	1,43,75,502
Share Money Charges - Sale of Shop	7,000
Society Formation Charges - Sale of Shop	50,000
Salary Payable	1,11,01,747
Bonus Payable	21,642
Employee Loan Recovery	11,000
Interest Payable on Loans - Avanti	17,41,745
Provision of Expenses	15,59,678
Share Money	1,58,200
Society Corpus Fund	65,62,975

3,84,81,633

e) Term Loans -Bank

State Bank of India - Toyota Innova	10,38,167
HDFC bank Ltd- Honda City	44,026
Axis Bank Ltd - Ford Endeavour	8,27,721
Axis Bank Ltd - Mahindra Bolero	3,23,367

22,33,281

f) Other CL -Statutory Remittances

TDS Payable on Other Interest	42,15,050
TDS Payable on Contractor	6,10,541
TDS Payable on Commission & Brokerage	16,850
TDS Payable on Rent on Plant & Machinery	540
TDS Payable on Professional Fees	1,68,82,462
TDS Payable on Salary	1,64,20,104
ESIC Payable	3,37,795
Provident Fund Payable	21,05,644
Profession Tax Payable	19,450
Maharashtra Labour Welfare Fund Payable	4,128
TDS Payable on Professional Fess (Foreign )	400
TDS Payable on Interest on Securities	3,52,691
TDS Payable on Commission & Brokerage (foreign)	300
Customer Tax Payable - Magnet Mall	60

4,09,64,615

2,82,72,23,390

3) Short Term Provision

a) St Provi- Compensated Absences

Gratuity Provision	36,39,306		
Provision for Compensated Absences	11,31,671	47,70,977	47,70,977
<b>2 Asset</b>			
<b>1) Non Current Asset</b>			
<b>a) Non Current Investment</b>			
The Shamrao Vithal Co-Op. Bank Ltd. (Equity Share)		50,000	50,000
<b>b) Long Term Loans &amp; Advances</b>			
<b>i) LT Loan &amp; Advances - Cash or Kind</b>			
Kanji B. Shah - Loan A/c	2,84,72,312		
Sunil V. Sangoi - Loan A/c	2,29,01,869		
Kookey Multitrading Pvt. Ltd.	4,00,00,000		
S. Kumar Construction Company (Loan Given)	25,00,000		
Bridge Fintech Solutions Pvt. Ltd.	6,36,147		
Ornate Spaces Pvt. Ltd.	5,00,000		
Unity Infraprojects Ltd.	50,00,000		
UNICON TIE UP PRIVATE LIMITED	16,95,11,434		
Novus Tradestar Pvt. Ltd.	2,50,00,000		
		29,45,21,761	
<b>ii) Lt Loans &amp; Advances - Advance Tax</b>			
TDS on Interest on FD- AY 11-12	2,36,866		
TDS on Interest on FD- AY 12-13	1,37,556		
TDS on Interest on FD- AY 13-14	31,295		
TDS on Interest on FD- AY 14-15	74,357		
TDS on Interest on FD- AY 15-16	2,84,997		
TDS on Interest on FD- AY 17-18	24,737		
TDS on Miscellaneous Income F Y - 2010-11	20,693		
TDS on Miscellaneous Income F Y - 2011-12	1,72,694		
T.D.S. on Security Deposit	3,13,146		
T.D.S. on Rental Income - A. Y. 11-12	986		
T.D.S. on Rental Income - A. Y. 12-13	30,956		
T.D.S. on Magnet Mall - A.Y.12-13	9,09,211		
T.D.S. on Magnet Mall - A.Y.13-14	54,25,212		
T.D.S. on Sale of Immovable Property - A.Y.14-15	4,21,951		
T.D.S. on Magnet Mall - A.Y.15-16	9,62,003		
T.D.S. on Sale of Immovable Property - A.Y.15-16	6,37,812		
T.D.S. on Sale of Immovable Property - A.Y.16-17	1,37,572		
T.D.S. on Sale of Immovable Property - A.Y.17-18	92,36,185		
TDS on Interest received On Loan A.Y.15-16	80,260		
I.T. Refund Receivable F.Y.2009-10	1,80,914		
T.D.S. on Magnet Mall - A.Y.17-18	6,98,638		
T.D.S. on Sale of Immovable Property - A.Y.18-19	2,15,10,052		
TDS on Interest received On Loan A.Y.20-21	9,894		
TDS Receivable on Interest (Income)	3,10,598		
TDS on Interest on FD- AY 18-19	2,31,061		
T.D.S. on Magnet Mall - A.Y.18-19	18,37,346		
T.D.S. on Rental Income - A.Y.18-19	2,16,213		
VAT Refundable	4,92,124		
TDS on Interest on FD- AY 19-20	1,82,264		
T.D.S. on Magnet Mall - A.Y.19-20	36,74,238		
TDS on Interest on FD- AY 19-20	1,18,312		
T.D.S. on Magnet Mall - A.Y.20-21	41,04,793		
T.D.S. on Sale of Immovable Property - A.Y.20-21	65,80,376		
T.D.S. on Rental Income - A.Y.20-21	11,24,833		
T.D.S. on Sale of Immovable Property - A.Y.19-20	10,05,637	6,14,15,780	35,59,37,541
<b>2 Current Asset</b>			
<b>a) Cash &amp; Bank Balances</b>			
<b>Cash &amp; Cash Equivalents</b>			



**i) Cash & Bank - Cash On Hand**

Nvdpl - Ho Main Cash	20,53,049	
Petty Cash CAM-Mall	19,836	
Nvdpl - Ho Petty Cash	4,428	20,77,313

**ii) Cash & Bank - Bank**

Axis Bank Ltd. (Phase - II)- Main	66,426	
Axis Bank Ltd. (Maintenance)- Main	60,699	
Axis Bank Ltd. (Metro)- Main	1,04,288	
Indian Bank Ltd.- Main	4,447	
The Shamrao Vithal Co-op. Bank Ltd.- Main	30,634	
AXIS Bank Ltd. - Residential Constructi	57,024	
AXIS Bank Ltd. - Magnet Mall Expenses (	85,417	
AXIS Bank Ltd. - CAM Account	11,22,217	
AXIS Bank Ltd. - CAM Account Outgoing	41,389	
AXIS Bank Ltd. - CAM Account - UEC	1,97,760	
Central Bank of India Current-3173142797 Main	1,31,941	
Central Bank of India Escrow-3173136657 Main	16,26,263	
HDFC Bank Ltd (Escrow Ac) 600350112078 Main	13,91,174	
HDFC Bank Ltd (Current Ac)-15035000011 Main	8,23,712	
HDFC Bank Ltd (Current Ac) 15035000011 Outgoing	33,810	
IDBI Bank-017310200014085 (Main)	3,47,263	
IDBI Bank-017310200014085 (Outgoing)	47,394	
Syndicate Bank (Current A/c) 50881010000373 (Main)	4,386	
ELEVE PROJECT PASSTHROUGH A/C (HDFC-117) Main	749	
ELEVE PROJECT DESIGNATED A/C (HDFC-124) Main	76,670	
State Bank of India (ICW)-34312946746 (Main)	58,184	
Axis Bank Ltd (ICW)-914020058027512 (Main)	3,50,146	
Axis Bank Ltd (ICW)-914020058027512 (Out)	76,050	
Axis Bank Ltd (Cream Centre)-914020057844996(Main)	1,58,977	
Axis Bank Ltd (Cream Centre)-914020057844996(Out)	62,250	
NVDPL Neptune Magnet Mall EsAc (HDFC) - 0210 -Main	90,880	
NVDPL Current Ac (HDFC) 00150350000185 - Main	66,190	
HDFC Bank Ltd (Escrow Ac) 00150350000247- UED	79,650	
HDFC Bank Ltd (Mega Hit) - 00150350000281 Main	1,57,672	
HDFC Bank Ltd (Current Ac) - 00150350000271- Main	90,377	
IDBI Bank-017310200014085 - UEC	4,42,749	
Axis Bank Ltd (Cream Centre)-914020057844996- UEC	2,183	
HDFC Bank Ltd (Escrow Ac) - 5750000131056- Main	6,10,641	
HDFC Bank Ltd (Escrow Ac) - 5750000131056-UED	2,50,000	
HDFC Bank Ltd (Current Ac) - 5750000131362- Main	21,712	
The Mumbai District C.Coop Bank L.(10/03/000458)-M	1,75,109	
Axis Bank Ltd (ICW)-914020058027512 - UEC	14,909	
IDFC First Bank - 10051266127- Out	1,04,560	
NVDPL - Petty Cash (1160) FK - Maintenance	1,493	
IDFC First Bank - 10051266127- Main	7,12,883	
IDFC First Bank - 10051266127- UEC	37,340	
		76,96,827

**iii) Cash & Bank - Other Bank - Less Than 3 Month**

Fixed Deposit With Axis Bank Ltd		26,55,567
Fixed Deposit With Hdfc Bank Ltd.		69,38,039

**iv) Other Bank Balances****Cash & Bank - Other Bank - Fd Margin Money**

Fd With Indian Bank		28,40,387	2,22,08,133
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**b) Short Term Loan & Advances****i) St Loans & Advance- Related Parties**

Neptune Foundation	1,35,858	
Neptune Constructions	49,54,538	
Nicon Infra & Construction Pvt. Ltd.	6,10,992	
Prithviraj Shares & Securities Pvt. Ltd.	15,15,880	
S.M.Deshmukh & N.A.Bhoda - AOP	46,54,621	
Neptune Developers Ltd. - Expenses	95,79,996	
Neptune Developers Ltd. - Loans	24,76,25,253	
Neptune Developers - Exps	1,57,56,952	

Neptune Developers - Loans	31,80,069		
Neptune Developers & Construction Pvt.L	2,500		
Neptune Homes Pvt.Ltd. - exps	3,600		
Juhi Relators Pvt.Ltd. - Expenses	6,000		
Kavya Realtors Pvt. Ltd. - Expense	7,400		
Neptune Enclave Pvt.Ltd. - Expenses	3,52,482		
Neptune Realtors & Developers P.L. - Exps	3,700		
Neptune Entertainment Pvt. Ltd.- Exps	22,16,259		
Neptune Entertainment Pvt. Ltd.- Loans	24,06,99,232		
Neptune Housing & Realty P. L. - Exps	3,700		
Neptune Infra Ventures Pvt. Ltd. - Expenses	4,565		
NMS Holdings Pvt. Ltd.-Expenses	2,500		
Vruti Developers LLP-Expenses	6,57,738		
Kavya Residency LLP-Advances	14,54,04,803		
Vedant Realtors LLP-Expenses	2,21,595		
Vedant Realtors LLP-Loans	4,80,000		
Homeshell Estate Private Limited-Expenses	5,675		
Deshmukh Projects Developers Pvt.Ltd.	6,900		
		67,80,92,809	
<b>ii)St Loans&amp;Advance- Advance Tax</b>			
Input IGST TAX	19,175		
Input CGST TAX	28,28,598		
Input SGST TAX	28,28,598		
Output CGST TAX	-10,07,055		
Output SGST TAX	-10,07,051		
Input CGST TAX RCM	6,35,024		
Input SGST TAX RCM	6,35,024		
Output CGST TAX RCM	-6,35,021		
Output SGST TAX RCM	-6,35,023		
Electronic Credit Ledger CGST	10,88,85,082		
Electronic Credit Ledger SGST	3,70,49,678		
Electronic Cash Ledger CGST Interest	83		
Electronic Cash Ledger SGST Interest	83		
Electronic Cash Ledger CGST Late Fee	1,200		
Electronic Cash Ledger SGST Late Fee	1,200		
Electronic Cash Ledger CGST Tax	4,183		
Electronic Cash Ledger SGST Tax	4,183		
		14,96,07,961	
<b>ii)St Loans&amp;Advance- Advance Tax</b>			
Advance to Vendor - Material	31,57,626		
Advance to Vendor - expenses	1,23,98,226		
Advance to Vendor - Professional	1,73,07,136		
Advance to Vendor - Inbour	6,68,152		
Advance to Vendor - Labour + Material	1,13,95,899		
Advance to Vendor - Land	40,00,000		
Mob Advance - labour + material	70,82,488		
Deposit Paid	2,42,14,521		
		8,02,24,049	
<b>iii) St Loans&amp;Advance- Others - Employee</b>			
Loans To Employees	13,000	13,000	90,79,37,818
<b>3) Other Current Assets</b>			
<b>i) Other Current Assers - Prepaid</b>			
Prepaid staff Medicliam Insurance	18,615		
Prepaid Vehicle Insurance	72,830		
		91,445	
<b>ii)Other Current Assets - Recoverable</b>			
Interest Accrued on Bank Deposits - AXI	4,096		
Interest Accrued on Bank Deposits - Indian Bank	6,94,845		
Share Money Receivable From Customer	1,000		
Neptune Sun Horizon CHS.Ltd.	8,69,867		

Neptune Starlake CHS.Ltd.		4,76,841		
Neptune Charming Autumn CHS.Ltd.		10,98,337		
Neptune Snowden Peak CHS.Ltd.		4,82,821		
			36,27,807	37,19,252

**NEPTUNE VENTURES AND DEVELOPERS PVT. LTD.**

**GROUPINGS OF PROFIT AND LOSS ACCOUNT FOR  
THE YEAR ENDED 31ST MARCH, 2020**

Particulars	As at 31.03.2020		
	Rupees	Rupees	Rupees
<b>1  REVENUE FROM OPERATION</b>			
i) Revenue Recognised	57,98,88,798	57,98,88,798	
ii) Lease Income			
Income from MGLR	6,36,750		
Rental Income	2,39,50,724	2,45,87,474	
iii) Common Area Maintenance Charges (Recovery)			
CAM Received Tenants (Income)	2,04,49,173		
Reimbursement of Expenses from Tenants	4,63,69,614	6,68,18,787	67,12,95,060
<b><u>OTHER INCOME</u></b>			
i) <b><u>Dividend income</u></b>			
Dividend from Shares	6,000	6,000	
ii) <b><u>Other Receipts from Customers</u></b>			
Other Miscellaneous Income	1,53,25,699		
Legal Charges - Non Refundable	1,05,000		
Amenity Charges (One Time) - Non Refundable	24,62,000		
Water Connection Charges (Non CAM)	2,00,000		
Income from Business Center	9,43,050	1,90,35,749	
iii) <b><u>Other Receipts</u></b>			
I.T. Refund A.Y.AY 2017-18	21,10,353		
I.T. Refund A.Y.AY 2014-15	43,33,000		
Sundry Balance Written Back	341	64,43,694	
iv) Edelweiss ARC Interest Written Back (Refer Note no. 2 (10))			2,54,85,443
<b><u>Expenses</u></b>			
1) <b><u>Cost of TDR &amp; Land Expenses</u></b>			
i) <b><u>Tdr Cost</u></b>			
a) Cancellation Charges for PPL	1,33,32,332	1,33,32,332	
ii) <b><u>LAND RELATED COST</u></b>			1,33,32,332
2) <b><u>Construction &amp; Operation Expenses</u></b>			
i) <b><u>Payment towards Construction Permissions &amp; Others</u></b>			
M. C. G. M. Fees	3,07,389		
Property Tax - Residence	79,40,728		
M.P.C.B	2,210	82,50,327	
ii) <b><u>Cost of Raw Material</u></b>			
Aggregate - Cons	2,73,977		
FI - Aggregate - Cons	9,78,300		
Cement - Cons	87,401		
FI - Cement - Cons	7,924		
Precast Material - Cons	88,280		
FI - Glass - Cons	30,637		
FI - RMC - Cons	3,87,499		

Steel - Cons	11,686	
Stone - Cons	23,248	
Structural Steel - Cons	90,223	
FI - Structural Steel - Cons	29,758	
FI - Tile Internal - Cons	3,41,938	
FI - Tile External - Cons	1,00,510	
FI - Paints - Cons	2,43,362	
Water Charges - Construction - Cons	22,40,500	
FI - Water Charges - Construction -	30,56,973	
Other Building Material - Cons	2,91,543	
FI - Other Building Material - Cons	58,791	
Electrical Cables & Wires - Cons	2,15,916	
FI - Electrical Cables & Wires - Cons	410	
Electrical Switches & lightings - Co	1,61,692	
FI - Electrical Switches & lightings	55,714	
Electrical Infrastructural Material	2,38,433	
Electronics Item - Cons	10,66,850	
FI - Electronics Item - Cons	3,15,036	
Plumbing Material - Cons	20,587	
FI - Plumbing Material - Cons	6,70,455	
Bath Fittings - Cons	4,27,925	
Sanitary Material - Cons	29,581	
Price Difference Account - Plumbing Mate	86	
Door Frames - Cons	27,510	
Other Wooden Material - Cons	10,169	
FI - Other Wooden Material - Cons	7,205	
Door Fittings - Cons	30,578	
Wood Hardwares - Cons	450	
Other Hardware Material - Cons	5,095	
FI - Other Hardware Material - Cons	5,46,771	
FI - Safety Material - Cons	24,800	
FI - Parking System - Cons	1,35,593	
FI - Housekeeping Material - Cons	396	
Pump Set - Cons	46,750	
FI - Pump Set - Cons	13,368	
Chillers - Cons	2,41,860	
Plumbing Spares	5,050	
FI - Sanitary Material - Cons	4,794	
FI - Precast Material - Cons	15,890	
FI - Signages - Cons	900	
FI - Stone - Cons	4,185	
FI - Electrical Infrastructural Material	1,23,966	
FI - Bath Fittings - Cons	38,513	
FI - Door Fittings - Cons	720	
Signages - Cons	34,730	
FI - D. G. Set Spares - Cons	24,14,421	
		1,52,78,949

iii) Labour Charges & Hire Charges

Labour Charges - Dismantling Work	24,78,000	
Labour Charges - Civil Work	-3,37,090	
Labour Charges - Departmental Work	5,51,974	
Labour Charges - Drilling & Grouting Work	11,764	
Labour Charges - Repairing & Renovation	3,59,977	
Labour Charges with Material Waterproofing	14,95,345	
Labour Charges with Material - Fire Fighting	1,16,45,920	
Labour Ch-Material - HVAC, Ele,Plumb&Fi	2,44,890	
Labour Charges - Carpentry	42,26,995	
Labour Charges with Material - Fabrication	6,60,346	
Labour Charges - Gypsum Work	6,72,045	
Labour Charges - Painting Work	8,23,222	
Labour Charges - Fabrication Work	1,74,644	
Labour Charges -Material- Structural Glazing & ACP	3,55,416	
Labour Charges - Tiling Work	86,426	
Labour Charges With Material-Plumbing Work	61,92,062	
Labour Charges - Landscaping Work	4,41,846	
Hire Charges - Machinery	3,01,047	
Labour With Material - Civil Work (General)	-3,672	
Labour Charges with Material Painting Work	29,41,993	
Labour Charges with Material Electrical Work	37,97,183	
Labour Charges with Material Gypsum Work	1,15,060	
Labour Charges with Material Carpentry Work	5,17,369	

Labour Charges Electronic Works	2,200		
Labour Charges HVAC, Electrical, Plumb&FireFighSy	9,85,291		
Labour Ch - Sewerage Treatment	75,000		
Labour Charges - Facade Work	3,000		
Labour Charges with Material- Finishing Work	11,35,091		
Labour Charges - Trimix Work	1,59,231		
Labour Charges - UG Tank	37,600		
		4,01,50,175	
<b>iv) Professional &amp; Consultancy Fees</b>			
Labour Charges - Electrical Contractor	2,03,814		
Professional Fees - Liasoning Work	2,36,000		
Professional Fees - Others Consultant	1,47,78,566		
Professional Fees - Liasoning Consultant	1,20,00,000		
Professional Fees - Legal Matter	90,000		
		2,73,08,380	
<b>v) Other Direct Expenses</b>			
Freight Inward on Materials	3,880		
Transportaion on Outward material	25,76,348		
Electricity Expenses - Site	10,06,512		
Pest Control Charges	62,360		
Repairs & Maintenance - Site	1,29,152		
Sundry Office Expenses - Site	4,245		
Compensation Against Flat Cancellation	38,63,828		
Repairs & Maintenance - Office	14,890		
Sundry Expenses - Head Office (Do Not Use)	11,991		
Repairs & Maintenance-Mall Management	1,28,241		
Sundry Expenses - Mall Management	21,49,803		
Water Charges - Mall	73,270		
AMC For Escalators	19,01,824		
AMC For Lift	6,29,238		
AMC for Mall Maintenance	14,53,750		
AMC for Fire Fighting System	1,19,000		
AMC of HVAC work	5,93,526		
Bank Interest Reimbursement to Customer	1,24,900		
Water Tank Cleaning Charges	7,000		
Site Office Cost	40,000		
Safety Audit	70,275		
		1,49,64,033	10,59,51,864
<b>3) (INCREASE) / DECREASE IN FINISHED GOODS, WORK-IN-PROGRESS</b>			
<b>i) Closing Stock</b>			
Work-in-Progress - Residential*	2,95,76,18,503		
Work-in-Progress - Commercial	1,86,98,15,789		
Stock of Finished Flats - Flying Kite	15,74,77,095		
		4,98,49,11,387	
<b>ii) Opening Stock</b>			
Work-in-Progress - Residential	2,65,33,30,591		
Work-in-Progress - Commercial	2,06,30,60,541		
Reversal of FSI Premium / TDR for earlier year	(13,33,23,323)		
Stock of Finished Flats - Flying Kite	14,73,93,910		
		4,73,04,61,719	
			-25,44,49,667
<b>4) EMPLOYEE BENEFIT EXPENSES</b>			
<b>i) Salary, Bonus &amp; Exgratia</b>			
Attire Allowance (Salary Part)	2,34,523		
Bonus Paid	4,52,244		
Books & Periodicals (Salary Part)	9,70,334		
Compensated Absences	(14,52,392)		
Driver Allowance (Salary Part)	23,46,060		
Mobile Allowance (Salary Part)	9,55,334		
Petrol & Maintenance (Salary Part)	19,36,619		
Salaries Paid	5,11,20,905		
		5,65,63,627	5,65,63,627
<b>ii) Welfare Expenses</b>			
Canteen Expenses	1,24,939		
Drinking Water Expenses	76,225		

Leave Encashment	5,123		
Medical Expenses	6,246		
Staff Medical Insurance	14,18,531		
Staff Refreshment Expenses	97,382		
Staff Welfare Expenses - Meal Vouchers	4,02,039		
Staff Welfare Expenses - Others	23,312		
		21,53,797	21,53,797
<b>iii) <u>Company's Contribution to Provident and other funds</u></b>			
EDLI Admin Charges	39,082		
Employer Pension Contribution	10,03,244		
Employer PF	5,13,602		
ESI Company Contribution	1,56,438		
LWF Company Contribution	5,076		
PF Admin Charges	1,34,497	18,51,939	
<b>iv) <u>Gratuity</u></b>			
Gratuity paid		13,19,236	
<b>v) <u>Compensated Absences</u></b>			
Compensated Absences			6,18,88,599
<b>5) <u>FINANCE COST</u></b>			
<b>i) <u>Interest Expenses Net</u></b>			
Interest Paid on Loan Taken	7,23,251		
Interest On Car Loan - Axis Bank - Beetle	22,661		
Interest On Car Loan - Axis Bank - Phaeton	34,076		
Bank Interest Reimbursement to Customer	3,14,687		
Interest On Car Loan- HDFC H-City (39718527)	39,517		
Interest On Car Loan- SBI - Toyota (36276828603)	1,49,916		
Interest On F.D. ( Indian Bank)	-3,22,342		
Interest Received on Loans Given	-95,409		
Interest On F.D. ( Axis Bank)	-1,95,873		
Interest On Car Loan- Axis Bank Endeavor (56317)	1,44,560		
Interest On Debentures	35,26,949		
Interest On Car Loan-Axis Bolero (AUR032702847205)	47,816		
Interest On F.D. ( HDFC Bank)	-3,91,099		
Interest On F.D. ( IDBI Bank)	-2,01,694		
Interest Paid on Loan Taken	5,36,93,657		
Interest on Term Loan-HDFC (6210224693)	38,02,22,242		
Bank Interest Received	-6,851	43,77,06,064	43,77,06,064
<b>ii) <u>Other Borrowing Cost</u></b>			
Professional Fees - Financial	1,47,500		
Professional Fees - Project Valuation Service	2,36,000		
Bank Guarntee Charges	88,126		
Stamp Duty & Registration Charges	12,33,395	17,05,021	
			43,94,11,085
<b>6) <u>OTHER EXPENSES</u></b>			
<b>ij) <u>Administrative Expenses</u></b>			
<b>a) <u>Auditors Remuneration</u></b>			
Statutory Audit	4,00,000		
Tax Audit	75,000		
Company Law	1,75,000		
Taxation Advisory Matters	75,000	7,25,000	7,25,000
<b>b) <u>Lease Rent</u></b>			
Rent Charges	61,290	61,290	61,290
<b>c) <u>Professional &amp; Consultancy</u></b>			
Professional Fees - Others Consultant	62,09,342		
Professional Fess - Gratuity Acturial Valuation	23,600		
Professional Fees - Company Law Retaine	20,000		
Professional Fees - Legal Matter	70,17,728		
Professional Fees - Prov Fund & P Tax	36,240		
Professional Fees - Consultancy & adviso	47,39,900		
Professional Fees - Company Law Compliance	4,300		

Professional Fees - Tax Audit	-		
Professional Fees - XBRL Conversion	9,000		
Professional Fees - ABAP Services	2,82,916		
Professional Fees - Secretarial Audit	80,000		
		1,84,23,026	1,84,23,026
<b>d) Utilities Expenses (net)</b>			
FI - Water Charges - Construction -	12,45,000		
Diesel & Oil Expenses	3,76,023		
Electricity Expenses - Site	1,01,44,291		
Property Tax - Residence	50,14,790		
Electricity Expenses - Head Office	9,91,150		
Gas Charges	65,86,443	2,43,57,696	
<b>e) Housekeeping Expenses</b>			
Labour Charges - House Keeping	7,56,875		
Purchase - House Keeping Material	5,92,563	13,49,437	
<b>f) Telephone Expenses</b>			
Telephone Expenses - Landline	20,297		
Telephone Expenses - Internet	3,61,967		
Telephone Expenses - Mobile	3,03,452		
Telephone Expenses - Others	5,980	6,91,696	
<b>g) Security Charges</b>			
Security Charges - Indirect Exp.	37,32,594		
Security Charges-Site	92,24,797	1,29,57,391	
<b>h) Vehicle Expenses</b>			
Petrol Expenses	7,27,327		
Repairs & Maintenance - Vehicles	8,87,727		
Motor Car Insurance	3,45,554	19,60,607	
<b>i) Rates &amp; Taxes</b>			
Property Tax - Commercial	3,87,24,096	3,87,24,096	
<b>j) Sundry Balances W/off</b>			
Compensation damage / loss on cancellation on contract (efcee)	4,00,00,000		
Sundry Balances W/off	8,38,318	4,08,38,318	
<b>i) Other Administration Expenses</b>			
Bank Charges	84,586		
Books & Periodicals	2,225		
Cartridge Refilling Expenses	6,400		
CDSL Demat Expenses	75,000		
Club House Expenses	2,75,000		
Compensation Delay in Possession	46,14,518		
Computer Expenses	3,743		
Conveyance Expenses	6,39,450		
Donation Given	94,76,575		
ESIC Others Charges	1,04,176		
E-TDS Filling Fees	2,870		
Festival Celebration	30,082		
FI - Aggregate - Cons	(6,937)		
FI - Bath Fittings - Cons	41,244		
FI - Door Fittings - Cons	1,170		
FI - Electrical Cables & Wires - Con	38,277		
FI - Electrical Infrastructural Material	340		
FI - Electrical Switches & lightings	51,587		
FI - Glass - Cons	2,685		
FI - Other Hardware Material - Cons	1,425		
FI - Other Wooden Material - Cons	15,858		
FI - Stone - Cons	5,320		
FI -Computer Peripherals - Cons	57,250		
Freight Inward on Materials	7,300		
Interest On Late Payment of GST	2,69,839		



Interest on Late Payment of T.D.S.	20,89,392		
Labour Ch with Material Sewerage Treatment	46,500		
Labour Charges - Departmental Work	20,250		
Labour Charges - Landscaping Work	33,611		
Labour With Material - Civil Work (General)	32,496		
Late Fee on Delayed GST Return	70,450		
Legal Expenses	15,43,067		
Lift Maintenance - AMC	2,41,486		
Loading & Unloading Charges	7,750		
M. C. G. M. Fees	82,870		
Penalty On Profession Tax Return	3,000		
Pest Control Charges	9,973		
Postage, Courier & Stamp Charges	72,799		
Printing Expenses	13,153		
Profession Tax - Company	2,500		
Rebate & Discount	(967)		
Repairs & Maintenance - Office	32,412		
Repairs & Maintenance - Site	1,90,939		
RERA Registration Fees	21,474		
ROC Filing Fees	52,566		
Shops & Establishment Expenses	12,666		
Software & Licences Expenses	29,227		
Staff Welfare Expenses - Site	46,088		
Stamp Paper & Notary Expenses	42,650		
Stationery Expenses	44,738		
Sundry Expenses - Head office	2,75,933		
Sundry Expenses - Head Office (Do Not Use)	18,913		
Sundry Office Expenses - Site	8,350		
Telephone Expenses - Landline	11,235		
Transportaion on Outward material	1,06,202		
Water Charges - Residential	43,65,743		
Zerox Charges	20,889		
		2,53,48,336	16,54,36,894
<b>ii) <u>Selling &amp; Marketing Expenses</u></b>			
<b>a) <u>Advertisement Expenses</u></b>			
Advertisement Expenses	3,000		
Event Expenses	91,251	94,251	
<b>b) <u>Brokerage</u></b>			
Brokerage Paid	6,81,704	6,81,704	
<b>c) <u>Other Marketing Expenses</u></b>			
Business Promotion Expenses	4,44,240		
Travelling Expenses - Tickets	27,366		
Sundry Expenses - Sales Office	5,960		
Tele Marketing Expenses	1,93,300	6,70,866	14,46,821