



FY 2018-19

# Powai Cubicles Pvt Ltd

## Annual Report

*Reported by:*

**KK Kotdiya & Co.**  
Chartered Accountants

Office # 23, Star Trade Centre,  
Chamunda circle, Sodawala lane,  
Nr. Prabodhankar Thackerey hall,  
Borivali West, Mumbai – 400 092  
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## Independent Auditors' Report

To the members of;  
**Powai Cubicles Private Limited**

### Report on the Financial Statements

We have audited the accompanying financial statements of **Powai Cubicles Private Limited** (CIN : **U74120MH2015PTC268565**) (the 'Company'), which comprise the Balance Sheet as at 31 March 2019, the Statement of Profit and Loss and Cash Flow Statement for the period then ended, and a summary of significant accounting policies and other explanatory information.

### Management's Responsibility for the Financial Statements

The Company's Board of Director is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation and presentation 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 accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Amendment Rules, 2016. This responsibility also includes maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

### Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on





whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements

#### ***Basis of qualified opinion***

*We draw attention to the following:*

*As regards the Work-in-progress of civil work in fixed assets Rs.2,05,39,192 which were not available for physical verification and in the absence of any stock records made available, we are unable to express an opinion on the appropriateness of the value and reliability of the said assets and its consequential impact on the profit for the year, assets and reserve and surplus stated in the balance sheet..*

#### ***Qualified Opinion***

*In our opinion and to the best of our information and according to the explanations given to us, except for the effect of the matters described in the Basis for Qualified Opinion paragraph, these financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2019 and its Profit/ Loss and its Cash Flow for the year ended on that date.*

#### **Emphasis of matter**

The Company has not obtained confirmation of balance from Trade Payables, Loan and Advances, Deposits and Other liabilities as referred to in Note No. 24.

Provision for the interest on unsecured loans made which is not available for the verification. Managing Directors provided the loans during the year.

Our opinion is not qualified in respect of all these matters.

#### **Report on Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), as amended, issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by section 143(3) of the Act, we report that:
  - (a) we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
  - (b) in our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
  - (c) the balance sheet, the statement of profit and loss and the cash flow statement dealt with by this Report are in agreement with the books of account;



- (d) except for the effect of the matters described in Basis for Qualified Opinion paragraph, in our opinion, the aforesaid financial statements comply with Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Amendment Rules, 2016.
- (e) on the basis of the written representations received from the directors as on 31 March 2019 taken on record by the Board of Directors, none of the directors are disqualified as on 31 March 2019 from being appointed as a director in terms of Section 164 (2) of the Act;
- (f) with respect to the adequacy of the internal financial control over financial reporting to the Company and the operating effectiveness of such controls, refers to our separate report in "Annexure B"; and
- (g) 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) Amendment Rules, 2017, in our opinion and to the best of our information and according to the explanations given to us:
- (i) The Company does not have any pending litigations which would impact its financial position.
- (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- (iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For K K Kotdiya & Co.  
Chartered Accountants  
Firm's registration No. 146030W

*K. K. Kotdiya*  
Keyur Kantibhai Kotdiya  
Proprietor  
Membership No. - 180997



Mumbai, dated – 15<sup>th</sup> Jul 2020

**UDIN – 20180997AAAAAY9135**



**"Annexure A" to the Independent Auditor's Report of even date on the Financial Statements of  
Powai Cubicles Private Limited**

**Annexure to independent auditors' report**

Referred to in paragraph 1 under the heading 'Report on Other Legal & Regulatory Requirement' of our report of even date to the financial statements of the Company for the year ended 31 March 2019:

- 1) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets;
- (b) The Fixed Assets have been physically verified by the management in a phased manner, designed to cover all the items over a period of three years, which in our opinion, is reasonable having regard to the size of the company and nature of its business. Pursuant to the program, a portion of the fixed asset has been physically verified by the management during the year and no material discrepancies between the books records and the physical fixed assets have been noticed.
- (c) The title deeds of immovable properties are held in the name of the company.
- 2) (a) The management has conducted the physical verification of inventory at reasonable intervals.
- (b) The discrepancies noticed on physical verification of the inventory as compared to books records which has been properly dealt with in the books of account were not material.
- 3) According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has granted interest free unsecured loan recoverable on demand to 3 (three) parties as listed in the register maintained under Section 189 of the Companies Act, 2013. The Company is in receipt of the principle amount regularly as and when demanded.
- 4) In our opinion and according to the information and explanations given to us, the company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 In respect of loans, investments, guarantees, and security.
- 5) The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposit) Rules, 2015 with regard to the deposits accepted from the public are not applicable.
- 6) We are informed that the maintenance of cost records has not been prescribed by the Central Government of India under sub-section (1) of Section 148 of the Act 2013, in respect of the Company's products.
- 7) (a) According to the information and explanation given to us and based on the records of the company examined by us, the Company has been regular in depositing with appropriate authorities undisputed statutory dues including *Income tax*, *Value added tax (VAT)*, *Service Tax* and *GST*. There is no arrears of the said dues as at the last day of the financial period and outstanding for more than six months from the date they become payable.



- (b) According to the information and explanation given to us and based on the records of the company examined by us, there are no dues of Employee Provident Fund, Employee State Insurance Scheme, Income tax, Wealth tax, VAT, Service Tax, Excise duty, Custom duty which have not been deposited on account of any disputes.
- 8) In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of dues to banks. The Company has not taken any loan either from financial institutions or from the government and has not issued any debentures.
- 9) Based upon the audit procedures performed and the information and explanations given by the management, the company has not raised moneys by way of initial public offer or further public offer including debt instruments and term Loans. Accordingly, the provisions of clause 3 (ix) of the Order are not applicable to the Company and hence not commented upon.
- 10) Based upon the audit procedures performed and 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 year.
- 11) Based upon the audit procedures performed and the information and explanations given by the management, 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;
- 12) In our opinion, the Company is not a Nidhi Company. Therefore, the provisions of clause 4 (xii) of the Order are not applicable to the Company.
- 13) In our opinion, all transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 and the details have been disclosed in the Financial Statements as required by the applicable accounting standards.
- 14) Based upon the audit procedures performed and the information and explanations given by the management, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Accordingly, the provisions of clause 3 (xiv) of the Order are not applicable to the Company and hence not commented upon.
- 15) Based upon the audit procedures performed and the information and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable to the Company and hence not commented upon.





- 16) In our opinion, the company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the Company and hence not commented upon.

For K K Kotdiya & Co.  
Chartered Accountants  
Firm's registration No. 146030W

*K. K. Kotdiya*  
Keyur Kantibhai Kotdiya  
Proprietor  
Membership No. - 180997



Mumbai, dated - 8<sup>th</sup> May 2020

**UDIN - 20180997AAAAAY9135**

**"Annexure B" to the Independent Auditor's Report of even date on the Financial Statements of  
Powai Cubicles Private Limited**

**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 **Powai Cubicles Private Limited (CIN: U74120MH2015PTC268565)** ("the Company") as of 31 March 2019 in conjunction with our audit of the standalone 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.

### **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 authorizations of management and directors of the company; and (3)





provide reasonable assurance regarding prevention or timely detection of unauthorized 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**

In our opinion, the Company has, in all material aspects, an inadequate internal financial control system over financial reporting and such internal financials control over financial reporting were operating inefficiency as at 31 March 2019, 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 Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountant of India.

For K K Kotdiya & Co.  
Chartered Accountants  
Firm's registration No. 146030W

  
Keyur Kantibhai Kotdiya  
Proprietor  
Membership No. - 180997



Mumbai, dated – 15<sup>th</sup> Jul 2020

**UDIN – 20180997AAAAAY9135**



# Powai Cubicles Private Limited

## Balance sheet as at 31 March 2019

(Amount in rupees unless specified)

	Note No.	31-Mar-19	31-Mar-18
<b>EQUITY AND LIABILITIES</b>			
<b>1 Shareholders' funds</b>			
(a) Share capital	3	1,00,00,000	1,00,00,000
(b) Reserves and surplus	4	-2,41,74,054	-85,27,646
		<b>-1,41,74,054</b>	<b>14,72,354</b>
<b>2 Non-Current liabilities</b>			
(a) Long-term Borrowings	5	11,37,00,525	10,51,63,562
		<b>11,37,00,525</b>	<b>10,51,63,562</b>
<b>3 Current liabilities</b>			
(a) Trade Payables	6	7,03,88,370	2,65,04,178
(b) Other current liabilities	7	1,18,51,769	1,12,96,423
(c) Short-term provisions	8	2,60,000	1,10,000
		<b>8,25,00,139</b>	<b>3,79,10,601</b>
<b>Total</b>		<b>18,20,26,610</b>	<b>14,45,46,517</b>
<b>ASSETS</b>			
<b>1 Non-current assets</b>			
(a) Fixed assets	9	16,12,59,067	13,11,51,593
(b) Long term loans and advances	10	47,40,145	33,69,661
(c) Deferred tax assets		7,092	-
		<b>16,60,06,304</b>	<b>13,45,21,254</b>
<b>2 Current assets</b>			
(a) Trade receivables	11	56,26,292	-
(b) Cash and cash equivalents	12	1,03,623	16,066
(c) Short term loans and advances	13	55,00,651	59,21,651
(d) Other current assets	14	47,89,739	40,87,546
		<b>1,60,20,305</b>	<b>1,00,25,263</b>
<b>Total</b>		<b>18,20,26,610</b>	<b>14,45,46,517</b>

Significant Accounting Policies

1 & 2

See the accompanying notes forming part of the financial statements

In terms of our report attached

For K K Kotdiya & Co.

Chartered Accountants

Firm's registration No. - 146030W

*K. K. Kotdiya*

Keyur K. Kotdiya

Proprietor

Membership No. - 180997

Mumbai; dated 15 Jul 2020

UDIN - 20180997AAAAAY9135



For and on behalf of Board of Directors

*Anil Sharma*

(Mr. Anil Sharma)

DIN - 00225728

*Ankush Patel*

(Mr. Ankush Patel)

DIN - 00225646



# Powai Cubicles Private Limited

## Statement of profit and loss for the period ended 31 March 2019

(Amount in rupees unless specified)

	Note No.	For the year ended 31 March 2019	For the year ended 31 March 2018
Revenue from operations	15	86,14,733	-
Other Income	16	30,726	-
<b>Total revenue</b>		<b>86,45,459</b>	<b>-</b>
<b>Expenses</b>			
Cost of material consumed	17	-	-
Changes in Inventories of Finished Goods, Work-In-I	18	-	-
Employee benefit expenses	19	1,56,600	1,22,000
Finance Costs	20	97,17,206	4,91,309
Depreciation and amortisations	9	8,567	-
Other expenses	21	1,44,16,586	68,18,865
<b>Total expenses</b>		<b>2,42,98,959</b>	<b>74,32,174</b>
<b>Profit before extraordinary items and tax</b>		<b>-1,56,53,500</b>	<b>-74,32,174</b>
Extraordinary items		-	-
<b>Profit before tax</b>		<b>-1,56,53,500</b>	<b>-74,32,174</b>
Tax expenses - Current tax		-	-
Deferred Tax Expense/ (Income)		7,092	-
<b>Profit after tax for the year</b>		<b>-1,56,46,408</b>	<b>-74,32,174</b>
<b>Earning per equity share</b>	22		
(a) Basic		-15.65	-7.43
(b) Diluted		-15.65	-7.43

See the accompanying notes forming part of the financial statements  
In terms of our report attached

For K K Kotdliya & Co.  
Chartered Accountants  
Firm's registration No. - 146030W

*K. K. Kotdliya*

Keyur K. Kotdliya  
Proprietor  
Membership No. - 180997



Mumbai; dated 15 Jul 2020

UDIN - 20180994AAAAAY9135

For and on behalf of Board of Directors

*Anil Sharma*  
Director  
(Mr. Anil Sharma)  
DIN - 00225728

*Ankush Patel*  
Director  
(Mr. Ankush Patel)  
DIN - 00225646

Mumbai; dated 15 Jun 2020

# Powai Cubicles Private Limited

Schedules to the financial statements (*Continued*)  
for the year ended 31 March 2019

(Currency: Indian rupees)

## 1 Background

Powai Cubicles Private Limited ('the Company') was incorporated on 21<sup>st</sup> September 2016 under the Companies Act, 1956 ('the Act'). The Company is engaged in business of execution of contracts of various infrastructure projects for residential and commercial properties/ buildings.

## 2 Significant accounting policies

### 2.1 Basis of preparation of financial statements

The financial statements of the Company have been prepared in accordance with generally accepted accounting principles in India (Indian GAAP) including the accounting standards notified under the relevant provisions of the Companies, Act 2013. Further, the guidance notes/ announcements issued by the Institute of Chartered Accountants of India (ICAI) are also considered, wherever applicable. The financial statements have been prepared under the historical cost convention, on accrual basis, on the principles of going concern. The accounting policies have been consistently applied by the Company and are consistent with those used in the previous year.

These financial statements have been prepared and presented on the accrual basis of accounting, in accordance with the Generally Accepted Accounting Principles in India and the provisions of the Companies Act, 2013.

### 2.2 Use of estimates

The preparation and presentation of financial statements requires estimates and assumptions to be made that affect the reported amount of assets and liabilities and disclosures of contingent liabilities as on date of the financial statements and reported amount of revenue and expenses during the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets and liabilities in future periods. Difference between the actual results and estimates is recognised in the period in which the results are known / materialized.

### *Current and non-current classification*

All assets and liabilities are classified into current and non-current.

#### *Assets -*

An asset is classified as current when it satisfies any of the following criteria:

- a. it is expected to be realised in, or is intended for sale or consumption in, the company's normal operating cycle;
- b. it is held primarily for the purpose of being traded;
- c. it is expected to be realised within 12 months after the reporting date; or
- d. it is cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting date.





## **Powai Cubicles Private Limited**

**Schedules to the financial statements (Continued)**  
*for the year ended 31 March 2019*

(Currency: Indian rupees)

### **2 Significant accounting policies (Continued...)**

Current assets include the current portion of non-current financial assets.

All other assets are classified as non-current.

#### ***Liabilities -***

A liability is classified as current when it satisfies any of the following criteria:

- a. it is expected to be settled in the company's normal operating cycle;
- b. it is held primarily for the purpose of being traded;
- c. it is due to be settled within 12 months after the reporting date; or
- d. the company does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

Current liabilities include current portion of non-current financial liabilities.

All other liabilities are classified as non-current.

#### ***Operating cycle -***

The Company has ascertained its operating cycle as 12 months for the purpose of current – non-current classification of assets and liabilities.

### **2.3 Fixed assets and depreciation / amortisation**

#### ***Tangible assets***

Fixed assets are stated at the cost of acquisition less accumulated depreciation / amortisation and impairment losses, if any. The cost of fixed assets includes freight, duties, taxes (to the extent not recoverable from tax authorities) and expenses incidental to the acquisition / construction and installation of the respective fixed assets up to the time the assets are ready for their intended use.

#### ***Capital work in progress***

Tangible assets under installation or under construction as at balance sheet date are shown as Capital work-in-progress.

### **2.4 Depreciation**

Depreciation is provided based on useful life of the assets as prescribed in Schedule II of the Companies Act, 2013. Depreciation is provided pro-rata to the period of use on all additions during the year except addition below Rs.5,000/- which are depreciated at the rate of 100% in the year of purchase.

Depreciation on assets sold, discarded or demolished during the year is being provided at their respective rates on pro-rata up to the date on which such assets are sold, discarded or demolished.



# **Powai Cubicles Private Limited**

**Schedules to the financial statements (Continued)**  
*for the year ended 31 March 2019*

(Currency: Indian rupees)

## **2 Significant accounting policies (Continued...)**

### **2.5 Borrowing costs**

Borrowing cost includes interest, amortization of ancillary costs incurred in connection with the arrangement of borrowings and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost. Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use are capitalized as part of the cost of the respective asset. All other borrowing costs are expensed in the period they occur.

### **2.6 Impairment**

The Company assesses at each reporting date whether there is an indication that an asset may be impaired as per AS - 28 on "Impairment of Assets". If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net selling price and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used. Impairment losses are recognised in statement of profit or loss.

During the year no assets were impaired.

### **2.7 Investments**

Long term investments are carried at cost. Provision is made when there is a decline, other than temporary, in the carrying amount of such investments, determined separately for each class of investments and the resultant reduction in the carrying amount is charged to profit and loss account.

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

Profit or loss on sale of investments is determined on the basis of weighted average carrying amount of investments disposed off.





# **Powai Cubicles Private Limited**

**Schedules to the financial statements (Continued)**  
*for the year ended 31 March 2019*

(Currency: Indian rupees)

## **2 Significant accounting policies (Continued...)**

### **2.8 Inventories**

Inventories are valued as follows:

Raw materials and components: Raw materials, components, stores and spares are valued at lower of cost and net realisable value. Cost is determined on a FIFO basis and includes all applicable duties and taxes.

Work-in-progress: Costs incurred that relate to future activities on the contract are recognised as contract work-in-progress. Contract work-in-progress comprises of construction cost and other directly attributable overhead valued at cost.

### **2.9 Revenue recognition**

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

For construction service income, the revenue is recognized based on completion of work as specified by the terms of the contract.

Claims are accounted as income in the year of receipt of arbitration award or acceptance by client or evidence of acceptance received.

Retention money held by the principals have not been taken as revenue accrued in the absence of uncertainty of realization of the same.

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

Dividend is recognized as and when the right to receive payment is established by the Balance Sheet date.

### **2.10 Accounting for taxes on income**

Tax expense comprises both current and deferred tax.

Current tax is measured at the amount expected to be paid to recover from the tax authorities, using the applicable effective tax rates.

Deferred tax assets and liabilities are recognized for future tax consequences attributable to timing differences between taxable income and accounting income that are capable of reversal in one or more subsequent periods and are measured using relevant enacted or substantively enacted effective tax rate as on the balance sheet date, to the extent the timing differences are expected to crystallize. Deferred tax assets are reviewed for the appropriateness of their respective carrying values at each balance sheet date. The company reassesses recognized deferred tax assets and liabilities to the extent they become reasonably certain or virtually certain of realization, as the case may be.



# **Powai Cubicles Private Limited**

**Schedules to the financial statements (Continued)**  
*for the year ended 31 March 2019*

(Currency: Indian rupees)

## **2 Significant accounting policies (Continued...)**

### **2.11 Earnings per share ('EPS')**

Basic EPS is computed by dividing the net profit for the year attributable to equity shareholder by the weighted average number of equity shares outstanding during the year.

Diluted EPS is computed using the weighted average number of equity and diluted equity equivalent shares outstanding during the year, except where the results would be anti-dilutive.

### **2.12 Provisions**

Provisions are recognised when the Company has a present obligation, as a result of past events, for which it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made for the amount of the obligation. Provisions are not discounted to their present values and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

### **2.13 Contingent liabilities and assets**

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The company does not recognize a contingent liability but discloses its existence in the financial statements. Contingent assets are neither recognized nor disclosed in the financial statements.

### **2.14 Retirement and other employee benefits**

i) Retirement benefit in the form of Provident Fund is a defined contribution scheme. The contributions are charged to the statement of profit and loss of the year when the contributions are due. The company has no obligation other than its contribution payable.

ii) Gratuity liability is defined benefit obligation and is provided for on the basis of an actuarial valuation on projected unit credit method made at the end of each financial year.

iii) Actuarial gains/losses are immediately taken to the statement of profit and loss and are not deferred.

iv) Leave encashment is paid to employees on annual basis and recognized as expenses when it is due.





## **Powai Cubicles Private Limited**

**Schedules to the financial statements (Continued)**  
*for the year ended 31 March 2019*

(Currency: Indian rupees)

### **2.15 Cash and Cash Equivalents**

Cash and cash equivalents for purpose of the cash flow statements comprise cash at bank and in hand and short term investments with an original maturity of three months or less.

### **2.16 Cash Flow Statement**

Cash Flow Statement is prepared segregating the cash flows from operating, investing and financing activities. Cash flow from operating activities is reported using indirect method. Under the indirect method, the net profit is adjusted for the effects of:

- i) Transactions of a non-cash nature
- ii) Any deferrals or accruals of past or future operating cash receipts or payments and
- iii) Items of income or expense associated with investing or financing cash flows Cash and cash equivalents (including bank balances) are reflected as such in the Cash Flow Statement.

Those cash and cash equivalents which are not available for general use as on the date of Balance Sheet are also included under this category with a specific disclosure.



# Powai Cubicles Private Limited

## Notes forming part of the financial statements

(Amount in rupees unless specified)

	31-Mar-19	31-Mar-18
<b>Note No. 3 Share capital</b>		
<b>Authorised</b>		
10,00,000 (Previous year 10,00,000) equity shares of Rs.10/- each having voting rights	1,00,00,000	1,00,00,000
<b>Total</b>	<b>1,00,00,000</b>	<b>1,00,00,000</b>
<b>Issued, subscribed &amp; fully paid up</b>		
10,00,000 (Previous year 10,00,000) equity shares of Rs.10/- each having voting rights	1,00,00,000	1,00,00,000
<b>Total</b>	<b>1,00,00,000</b>	<b>1,00,00,000</b>

	31-Mar-19		31-Mar-18	
<b>Note No. 3(a) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting period:</b>				
	<b>No. of shares</b>	<b>Rs.</b>	<b>No. of shares</b>	<b>Rs.</b>
Equity share of Rs.10/- each				
Opening balance	10,00,000	1,00,00,000	10,00,000	1,00,00,000
Add: Issued during the year	-	-	-	-
<b>Closing balance</b>	<b>10,00,000</b>	<b>1,00,00,000</b>	<b>10,00,000</b>	<b>1,00,00,000</b>

<b>Note No. 3(b) Detail of the rights, preferences and restrictions attaching to each class of shares Equity shares of Rs.10/- each outstanding:</b>	
--	--

The Company has only one class of equity shares, having a par value of Rs.10/-. The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to approval by the shareholders at the ensuing Annual General Meeting. The holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holders of the equity shares will be entitled to receive any of the remaining assets of the Company, after distribution to all other parties concerned. The distribution will be in proportion to number of equity shares held by the shareholders.

	31-Mar-19		31-Mar-18	
<b>Note No. 3(c) Details of equity shares held by each shareholder holding more than 5% of shares:</b>				
	<b>No. of shares</b>	<b>%</b>	<b>No. of shares</b>	<b>%</b>
Mr. Anil Sharma	4,25,000	42.50%	4,25,000	42.50%
Mr. Ankush Patel	5,75,000	57.50%	5,75,000	57.50%

	31-Mar-19		31-Mar-18	
<b>Note No. 4 Reserves and surplus</b>				
<b>General Reserve</b>				
Opening balance	-85,27,646		-10,95,472	
Add: Transfer from statement of profit and loss account	-1,56,46,408	-2,41,74,054	-74,32,174	-85,27,646
<b>Capital Reserve</b>				
Opening balance	-		-	
Add: Created during the year	-		-	
Less: Transfer to General Reserve etc.	-	-	-	-
<b>Investment Allowance Reserve</b>				
Opening balance	-		-	
Add: Created during the year	-		-	
Less: Transfer to General Reserve etc.	-	-	-	-
<b>Investment Allowance Utilisation Reserve</b>				
Opening balance	-		-	
Add: Created during the year	-		-	
Less: Transfer to General Reserve etc.	-	-	-	-
<b>Closing balance</b>	<b>-2,41,74,054</b>		<b>-85,27,646</b>	





# Powai Cubicles Private Limited

## Notes forming part of the financial statements

(Amount in rupees unless specified)

Note No. 5	Long Term Borrowings	31-Mar-19	31-Mar-18
<b>Secured loans</b>			
	Bank OD Accounts	8,86,81,563	8,90,92,446
<b>Unsecured loans</b>			
	From Directors & Relatives	2,49,73,962	1,60,71,116
	From Others	45,000	-
	<b>Total</b>	<b>11,37,00,525</b>	<b>10,51,63,562</b>
<hr/>			
Note No. 6	Trade Payables	31-Mar-19	31-Mar-18
	Trade Payables	6,99,95,726	2,65,04,178
	Prakash (Anchor Properties)	3,92,644	-
	<b>Total</b>	<b>7,03,88,370</b>	<b>2,65,04,178</b>
<hr/>			
Note No. 7	Other Current Liabilities	31-Mar-19	31-Mar-18
	TDS payable	13,51,769	7,96,423
	Deposits - AWFIS	1,05,00,000	1,05,00,000
	<b>Total</b>	<b>1,18,51,769</b>	<b>1,12,96,423</b>
<hr/>			
Note No. 8	Short Term Provisions	31-Mar-19	31-Mar-18
	Audit fees payable	1,80,000	30,000
	Salary Payable	80,000	80,000
	<b>Total</b>	<b>2,60,000</b>	<b>1,10,000</b>
<hr/>			
Note No. 10	Long term loans and advances	31-Mar-19	31-Mar-18
<b>Loans and Advances to PARTIES</b>			
	Unsecured considered good	17,82,000	-
<b>Balance with Revenue Authorities</b>			
	GST input credit available	19,60,040	28,89,119
	TDS receivables	9,98,105	4,80,542
	<b>Total</b>	<b>47,40,145</b>	<b>33,69,661</b>
<hr/>			
Note No. 11	Trade receivables	31-Mar-19	31-Mar-18
<b>Unsecured considered good</b>			
	Outstanding for a period not exceeding 6 months	56,26,292	-
	Outstanding for a period exceeding 6 months	-	-
	<b>Total</b>	<b>56,26,292</b>	<b>-</b>
<hr/>			
Note No. 12	Cash and cash equivalents	31-Mar-19	31-Mar-18
	Cash in hand	85,338	-
<b>Balances with banks:</b>			
	- In current accounts	18,284	16,066
	<b>Total</b>	<b>1,03,623</b>	<b>16,066</b>



# Powai Cubicles Private Limited

Notes forming part of the financial statements

(Amount in rupees unless specified)

	31-Mar-19	31-Mar-18
<b>Note No. 13 Short-term loans and advances</b>		
<i>Other current assets</i>		
Prepaid expenses	-	-
Advance against trade payable	-	-
Advances given	55,00,651	59,21,651
<b>Total</b>	<b>55,00,651</b>	<b>59,21,651</b>
	31-Mar-19	31-Mar-18
<b>Note No. 14 Other Current Assets</b>		
Accrued interest on Fds	27,489	-
Deposits for Flats	47,62,250	40,87,546
<b>Total</b>	<b>47,89,739</b>	<b>40,87,546</b>
	31-Mar-19	31-Mar-18
<b>Note No. 15 Revenue from operations</b>		
Sale of services	86,14,733	-
Sale of products	-	-
Other operating revenue	-	-
<b>Total</b>	<b>86,14,733</b>	<b>-</b>
	31-Mar-19	31-Mar-18
<b>Note No. 16 Other Income</b>		
Interest received from Bank	30,726	-
<b>Total</b>	<b>30,726</b>	<b>-</b>
	31-Mar-19	31-Mar-18
<b>Note No. 17 Cost of materials consumed</b>		
Opening stock of raw material	-	-
Add: Purchases	-	-
Less: Closing stock of trading goods	-	-
<b>Consumption of trading goods</b>	<b>-</b>	<b>-</b>
	31-Mar-19	31-Mar-18
<b>Note No. 18 Changes in Inventories of Finished Goods, Work-In-Progress</b>		
<b>Decrease / (Increase) in Stock</b>		
Opening stock of Work In Process	-	-
Closing stock of Work In Process	-	-
Opening stock of Finished Goods	-	-
Closing stock of Finished Goods	-	-
Opening stock of Scrap	-	-
Closing stock of Scrap	-	-
<b>Total</b>	<b>-</b>	<b>-</b>
	31-Mar-19	31-Mar-18
<b>Note No. 19 Employee benefit expenses</b>		
Salaries & wages	1,56,600	1,22,000
<b>Total</b>	<b>1,56,600</b>	<b>1,22,000</b>





# Powai Cubicles Private Limited

## Notes forming part of the financial statements

(Amount in rupees unless specified)

Note No. 20	Finance Costs	31-Mar-19	31-Mar-18
	Interest expenses on loan	82,84,586	4,91,309
	Other Borrowings cost	14,32,620	-
	<b>Total</b>	<b>97,17,206</b>	<b>4,91,309</b>

Note No. 21	Other expenses	31-Mar-19	31-Mar-18
	Advertisement expenses	17,500	-
	Audit fees	1,50,000	30,000
	Bank charges	3,84,774	2,27,956
	Communication expenses	3,951	-
	Conveyance expenses	52,472	-
	Insurance expenses	1,77,567	-
	Legal & Professional charges	22,02,134	6,46,940
	Rent paid	97,17,563	54,32,026
	Repair & Maintenance expenses	13,22,908	-
	Miscellaneous expenses	3,87,717	4,81,943
	<b>Total</b>	<b>1,44,16,586</b>	<b>68,18,865</b>

Note No. 22	Earnings per share	31-Mar-19	31-Mar-18
<b>Basic &amp; Diluted</b>			
	Net profit for the period attributable to the equity shareholders	-1,56,46,408	-74,32,174
	Weighted Average number of equity shares	10,00,000	10,00,000
	Par value per share	Rs.10/-	Rs.10/-
	<b>Earnings per share – Basic &amp; Diluted</b>	<b>-15.65</b>	<b>-7.43</b>

### Note No. 24 Disclosure under MSMED Act, 2006

The information required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified based on information available with the Company. There are no overdue to parties on account of principle amount and/ or interest accordingly no additional disclosures have been made in this financial statements.

### Note No. 25 Disclosue required pursuant to Accounting Standards - 28 "Impairment of Assets" prescribed by Companies (Indian Accounting Starndards) Rules, 2015 is follows:

The Company has carried out impairment test on its fixed assets as on the date of Balance sheet and the management is of the opinion that, there is no assets for which provision for impairment is required to be made as per Accounting Standard - 28, "Impairment of Assets"

Note No. 26	Disclosue required pursuant to Accounting Standards - 22 "Accounting for taxes on income" prescribed by Companies (Indian Accounting Starndards) Rules, 2015 is follows:	31-Mar-19	31-Mar-18
	<b>Deferred tax (liabilities)/ assets, arised during the period</b>		
	Opening balance	-	-
	<b>Tax effects of Timing differences related to Fixed Assets</b>	<b>7,092</b>	<b>-</b>
	Closing Balance	7,092	-

### Note No. 27 Disclosue required pursuant to Accounting Standards - 22 "Employee benefits" prescribed by Companies (Indian Accounting Starndards) Rules, 2015 is follows:

During the period under consideration, the Company has not made any provisions in respect of the employee benefits viz, gratuity and leave encashment liabilities.

### Note No. 28 Disclosue required pursuant to Accounting Standards - 18 "Related Party Disclosure" prescribed by Companies (Indian Accounting Starndards) Rules, 2015 is follows:

**Related Parties**  
Entities & Persons having Control/ Substantial Interest / Significant Influence / Key Managerial Personnel (KMP) & Relat

Mr. Anil Shastri  
Mr. Anand Shastri



# Powai Cubicles Private Limited

Notes forming part of the financial statements

(Amount in rupees unless specified)

11 - The related party transactions are detailed out as required by AS - 18, are as under -

Sr. No.	Particulars	Entitles & Persons having Control	Significant Influence	KMP & Relative of KMP
	<b>Income -</b>			
(a) (i)	Sale of Products	- (-)	- (-)	- (-)
	<b>Expenses -</b>			
(a) (i)	Remuneration to director	- (-)	- (-)	- (-)
	<b>Closing Balances as on 31.03.2019</b>			
(d) (i)	Long Term Loans and Advances	-	-	-
	Mr. Ankush Patel	1,73,14,862 (10924449)	- (-)	- (-)
	Mr. Anil Sharma	76,59,100 (5146667)	- (-)	- (-)

## NOTES :

1. Disclosure given for the period during which such relationship exists
2. Figures in bracket denotes previous year's figures.
3. Reimbursements are not included in above table.

Note No. 29	Balance confirmations from vendors/ customers
(a)	Balances relating to trade payables and loans & advances are subject to pending confirmations from the respective parties. Adjustments if any will be made in the year in which the said confirmations shall be received.
(b)	In the opinion of the management, the balances shown under trade receivables and loans and advances have approximately, the same realizable value as shown in the financial statement.

Note No. 30	Segment reporting disclosure
	The Companies operations predominantly consists of constructions activities, hence, there are no reportable segment under the Accounting Standard - 17 "Segment Reporting" during the period under report, the Company has engaged its business only within India and not in any other country. The condition prevailing in India being uniform no separate geographical disclosures are considered necessary.

Note No. 31	Previous year's figures
	Previous year's figures have been regrouped and rearranged wherever required and to the extent possible to correspond with the current year's classification / disclosure.

In terms of our report attached

For K K Kotdiya & Co.  
Chartered Accountants  
Firm's registration No. - 146030W

*K. K. Kotdiya*  
Keyur Kantibhai Kotdiya  
Proprietor  
Membership No. - 180997

Mumbai; dated 15 Jun 2020



For and on behalf of Board of Directors

*Anil Sharma*  
Director  
(Mr. Anil Sharma)  
DIN - 00225728

*Ankush Patel*  
Director  
(Mr. Ankush Patel)  
DIN - 00225646

Mumbai; dated 15 Jun 2020



# Powal Cubicles Private Limited

Cash flow statement for the period ended 31 March 2019

(Amount in rupees unless specified)

Particulars	For the year ended 31 March 2019	For the year ended 31 March 2018
<b>Cash flow from operating activities</b>	<b>A</b>	
Net profit/ (loss) before tax	-1,56,53,500	-74,32,174
Other Income		
Adjustments for:		
Depreciation and amortizations	8,567	-
Interest and finance charges	97,17,206	4,91,309
<b>Operating profit before working capital changes</b>	<b>-59,27,727</b>	<b>-69,40,865</b>
Changes on account of:		
Increase in inventories	-	-
Increase in trade receivables	56,26,292	-
Increase in short-term loans and advances	-4,21,000	-68,18,359
Decrease/ (Increase) in long-term loans and advances	13,70,484	-33,69,661
Increase in trade payables	2,92,71,592	75,04,178
Increase in other current liabilities	5,55,346	3,01,04,412
Increase in long term provisions	1,50,000	-
<b>Cash generated from operations</b>	<b>3,65,52,714</b>	<b>2,74,20,570</b>
Tax payments	-	-
<b>Net cash from / (used in) operating activities</b>	<b>3,06,24,987</b>	<b>2,04,79,705</b>
<b>Cash flow from investing activities</b>	<b>B</b>	
Purchase of fixed assets	-3,01,16,041	-7,55,50,016
Increase in the deposits	-7,02,193	-
<b>Net cash (used in) / from investing activities</b>	<b>-3,08,18,234</b>	<b>-7,55,50,016</b>
<b>Cash flow from financing activities</b>	<b>C</b>	
Equity share capital introduced during the period	-	-
Proceed from long-term borrowings	-	5,52,15,313
Loans and advances taken from related parties	99,98,010	-
Interest paid	-97,17,206	-4,91,309
<b>Net cash (used in)/from financing activities</b>	<b>2,80,804</b>	<b>5,47,24,004</b>
<b>Net increase/ (decrease) in cash and cash equivalents</b>	<b>(A+B+C) 87,557</b>	<b>-3,46,307</b>
<b>Cash and cash equivalent at the commencement of the year, comprising;</b>	<b>16,066</b>	<b>3,62,373</b>
<b>Cash and cash equivalent at the end of the period, comprising;</b>	<b>1,03,623</b>	<b>16,066</b>
<b>Net increase/ (decrease) as disclosed above</b>	<b>87,557</b>	<b>-3,46,307</b>

## Notes:

Figures in negative(-) are outflows / deductions.

See the accompanying notes forming part of the financial statements

In terms of our report attached

For K K Kotdiya & Co.

Chartered Accountants

Firm's registration No. - 146030W

Keyur K. Kotdiya

Proprietor

Membership No. - 180997

Mumbai; dated 15 Jun 2020

For and on behalf of Board of Directors

(Mr. Anil Sharma)

DIN - 00225728

(Mr. Ankush Patel)

DIN - 00225646

Mumbai; dated 15 Jun 2020

# Powai Cubicles Private Limited

## Notes forming part of the financial statements

Note No. 9		Fixed assets				(Amount in rupees unless specified)			
Particulars	Gross block				Depreciation			Net Block	
	Opening Balance	Additions	Deletions	Closing Balance	Opening Balance	During the Year	Closing Balance	As on 31 March 2019	As on 31 March 2018
<b>Tangible Assets</b>									
Chairs - Office furniture	-	1,04,550	-	1,04,550	-	8,567	8,567	95,983	-
Unit No 1601 AP	3,64,01,748	-	-	3,64,01,748	-	-	-	3,64,01,748	3,64,01,748
Unit No 1602 AS	2,52,62,666	-	-	2,52,62,666	-	-	-	2,52,62,666	2,52,62,666
Unit No 1604 (PCPL)	2,78,28,428	-	-	2,78,28,428	-	-	-	2,78,28,428	2,78,28,428
Unit No 1707 (PCPL)	2,17,91,676	-	-	2,17,91,676	-	-	-	2,17,91,676	2,17,91,676
<b>Capital Work-in-process</b>									
Civil Work	1,79,77,075	25,62,117	-	2,05,39,192	-	-	-	2,05,39,192	1,79,77,075
Unit No. 1401 (PCPL)	6,30,000	2,74,49,374	-	2,80,79,374	-	-	-	2,80,79,374	6,30,000
Unit No. 1407 (PCPL)	6,30,000	-	-	6,30,000	-	-	-	6,30,000	6,30,000
Unit No. 1801 (PCPL)	6,30,000	-	-	6,30,000	-	-	-	6,30,000	6,30,000
<b>Total assets (Current Year)</b>	<b>13,11,51,593</b>	<b>3,01,16,041</b>	<b>-</b>	<b>16,12,67,634</b>	<b>-</b>	<b>8,567</b>	<b>8,567</b>	<b>16,12,59,067</b>	<b>13,11,51,593</b>
<b>Total assets (Previous Year)</b>	<b>5,56,01,577</b>	<b>7,55,50,016</b>	<b>-</b>	<b>13,11,51,593</b>	<b>-</b>	<b>-</b>	<b>-</b>		

\* - As per certificate obtained from board of directors of the Company.





# Powai Cubicles Private Limited

Notes forming part of the financial statements

(Amount in rupees unless specified)

Deferred tax (liabilities)/ assets calculation	Tax effect	
<b>Deferred tax (liability) -</b>		
<i>Timing difference on account of difference in depreciable assets;</i>		
WDV as per income-tax Act, 1961	99,323	
WDV as per Companies Act, 2013	72,046	
<b>Aggregate of deferred tax (liability)/ assets</b>	<b>27,276</b>	<b>7,092</b>
<b>Deferred tax assets -</b>		
<i>Disallowance of statutory dues for delay in payment of;</i>		
Section 43B Disallowances	-	
Eligible expenses on which TDS is not deducted	-	
<b>Aggregate of deferred tax assets</b>	<b>-</b>	<b>-</b>
<b>Net timing difference</b>	<b>27,276</b>	
Rate of income-tax	26.00%	
<b>Deferred tax (liability)/ assets</b>	<b>7,092</b>	<b>7,092</b>

