



P. V. PAGE & CO.
CHARTERED ACCOUNTANTS

201, SARDAR GRIHA, 198, L. T. MARG, MUMBAI - 400 002. TELEFAX: 2209 2527 E-MAIL: office_pvp@yahoo.com

Independent Auditor's Report
To the Members of
UNIVASTU INDIA LIMITED
Report on the Financial Statements

We have audited the accompanying financial statements of **UNIVASTU INDIA LIMITED** which comprise the Balance Sheet as at March 31, 2017, the Statement of Profit and Loss, Cash Flow Statement for the year 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 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, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making 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.

Auditor's 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 thereunder.

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

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are



appropriate in the 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 (Standalone) financial statements

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2017, and its Profit/Loss and its Cash Flow for the year ended on that date.

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 purpose of our audit;
 - b. in our opinion proper books of account as required by law have been kept by the Company so far as 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 written representations received from the directors as on March 31, 2017 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2017 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 controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "**Annexure B**".
- 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) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company does not have any pending litigations which would impact its financial position.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. The Company has provided requisite disclosures in the financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8th November, 2016 to 30th December, 2016. Based on audit procedures and relying on the management representation we report that the disclosures are in accordance with books of account maintained by the Company and as produced to us by the Management.

For and on behalf of

P. V. Page & Co.

Chartered Accountants

Firm Registration Number: 107243W

Prakash Page

Partner

Membership number: 030560

Place: Mumbai

Date: 19th June 2017



"Annexure A" to the 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 March 31, 2017:

- 1) (a) The Company has fixed assets.
(b) Physical verification of Fixed assets not required.
(c) The title deeds of immovable properties are held in the name of the company.
- 2) (a) The inventories / Work in progress have been physically verified by the management at reasonable intervals during the year.
(b) In our opinion and according to the information and explanations given to us, the procedures of physical verification of inventory followed by the management are reasonable and adequate in relation to the size of the Company and the nature of its business.
(c) The Company has generally maintained proper records of inventory and the discrepancies noticed on physical verification of inventory with regard to the size and nature of operation of the company not material and have been properly dealt with in the book of accounts of the company.
- 3) The Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability partnerships or other parties covered in the Register maintained under section 189 of the Act. Accordingly, the provisions of clause 3 (iii) (a) to (C) of the Order are not applicable to the Company and hence not commented upon.
- 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) As informed to us, the maintenance of Cost Records has not been specified by the Central Government under sub-section (1) of Section 148 of the Act, in respect of the activities carried on by the company.



- 7) (a) According to information and explanations given to us and on the basis of our examination of the books of account, and records, the Company has been generally regular in depositing undisputed statutory dues including Provident Fund, Employees State Insurance, Income-Tax, Sales tax, Service Tax, Duty of Customs, Duty of Excise, Value added Tax, Cess and any other statutory dues with the appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the above were in arrears as at March 31, 2017 for a period of more than six months from the date on when they become payable.
- b) According to the information and explanation given to us, there are no dues of income tax, sales tax, service tax, duty of customs, duty of excise, value added tax outstanding on account of any dispute.
- 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.



"Annexure B" to the Independent Auditor's Report of even date on the Standalone Financial Statements of UNIVASTU INDIA 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 UNIVASTU INDIA LIMITED ("the Company") as of March 31, 2017 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"

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 judgement, 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 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

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2017, 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".

For and on behalf of

P. V. Page & Co.

Chartered Accountants

Firm Registration Number: 107208v

Prakash Page

Partner

Membership number: 030700

Place: Mumbai

Date: 19th June 2017

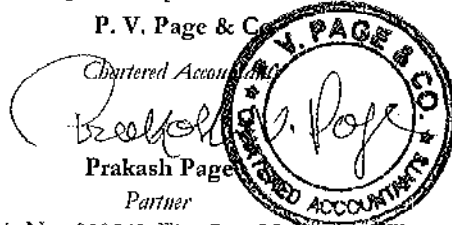


Balance Sheet As At 31st March 2017

Particulars		Note No.	As At 31st March 2017	As At 31st March 2016
I. EQUITY AND LIABILITIES				
1 Shareholders' funds				
	Share capital	2.1	4,18,53,000	1,00,00,000
	Reserves and surplus	2.2	1,87,84,098	2,65,76,666
	Money received against share warrants		-	-
2 Share application money pending allotment				
3 Non-current liabilities				
	Long-term borrowings	2.3	1,49,08,484	55,36,718
	Deferred tax liabilities (Net)		-	-
	Other Long term liabilities	2.4	2,47,34,428	2,37,55,418
	Long-term provisions		-	-
4 Current liabilities				
	Short-term borrowings	2.5	4,90,12,560	5,30,12,788
	Trade payables	2.6	8,18,70,070	5,52,57,679
	Other current liabilities	2.7	3,45,49,396	3,71,05,792
	Short-term provisions	2.8	40,08,794	33,72,272
TOTAL			26,97,20,831	21,46,17,334
II. ASSETS				
Non-current assets				
1 Fixed assets				
	Tangible assets	2.9	3,37,49,342	1,23,10,611
	Intangible assets		-	-
	Capital work-in-progress		-	-
	Intangible assets under development		-	-
	Non-current investments	2.10	45,94,340	26,94,340
	Deferred tax assets (net)		10,38,304	-
	Long-term loans and advances		-	-
	Other non-current assets		-	-
2 Current assets				
	Current investments		-	-
	Investments		-	-
	Inventories	2.11	7,75,48,332	5,98,14,243
	Trade receivables	2.12	9,23,79,695	7,69,54,140
	Cash and cash equivalents	2.13	1,02,38,025	1,60,43,677
	Short-term loans and advances	2.14	2,42,80,171	2,41,23,681
	Other current assets	2.15	2,58,92,622	2,26,76,643
TOTAL			26,97,20,831	21,46,17,334

As per our report of even date

P. V. Page & Co.



Prakash Page

Partner

Membership No - 030560, Firm Regn No - 1072431W

Pune, 19th June 2017

For UNIVASTU INDIA LTD

Pradeep Khandagale

Director

DIN - 01124220

Rajashri Khandagale

Director

DIN - 02545231

Pravin Patil

CFO



Profit and Loss for the period ended 31st March, 2017

Particulars		Note No.	Year ended 31st Mar'17	Year ended 31st Mar'16
	REVENUE			
	Revenue from operations(gross)	2.16	41,63,39,804	23,15,53,728
	Less: Excise Duty		-	-
I	Revenue from operations(net)	2.17	41,63,39,804	23,15,53,728
II	Other income		14,95,330	3,54,402
III	Total Revenue (I + II)		41,78,35,134	23,19,08,130
	EXPENSES			
IV	Cost of raw materials, components consumed	2.18	26,14,32,446	11,37,63,949
	Changes in inventories of finished goods work-in-progress and Stock-in-Trade	2.19	(1,77,34,089)	(97,80,745)
	Finance costs	2.20	1,53,64,791	90,45,214
	Employee Benefit Expenses	2.21	1,87,97,331	1,43,88,351
	Depreciation and amortization expense	2.9	46,46,389	41,73,405
	Other expenses	2.22	11,62,88,703	9,02,64,397
	Total Expenses		39,87,95,571	22,18,54,570
V	Profit before exceptional and extraordinary items and tax (III-IV)		1,90,39,563	1,00,53,559
VI	Exceptional items		-	-
VII	Profit before extraordinary items and tax (V - VI)		1,90,39,563	1,00,53,559
VIII	Extraordinary Items		-	-
IX	Profit before tax (VII- VIII)		1,90,39,563	1,00,53,559
X	Tax expense:			
	Current tax		64,29,434	39,70,026
	Deferred tax- C.Y.		(1,00,450)	-
	Deferred tax- L.Y.		(9,37,854)	-
XI	Profit (Loss) for the period from continuing operations (VII-VIII)		1,36,48,433	60,83,533
XII	Profit/(loss) from discontinuing operations		-	-
XIII	Tax expense of discontinuing operations		-	-
XIV	Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)		-	-
XV	Profit (Loss) for the period (XI + XIV)		1,36,48,433	60,83,533
XVI	Earnings per equity share:			
	Basic	2.23	6.21	6.08
	Diluted	2.23	6.21	6.08

As per our report of even date

P. V. Page & Co

Chartered Accountants

Prakash Page

Partner

Membership No - 030560, Firm Regn No - 107243W

Pune, 19th June 2017



For UNIVASTU INDIA LTD

Pradeep Khandagale

Director

DIN - 01124220

Pravin Patil

CFO

Rajashri Khandagale

Director

DIN - 02545231



UNIVASTU INDIA LTD

CIN - U45200PN2009PLC133864

36-B, Madhav Baug Society, Shivbhirb Nagar, Paud Road, Kothrud, Pune-411038

Cash Flow Statement for the period ended on 31st March 2017

Particulars	Year ended 31st Mar'17	Year ended 31st Mar'16
A. Cash flows from operating activities		
Net profit before tax	1,90,39,563	1,00,53,559
Adjustments for:		
Depreciation	46,46,389	41,73,405
Loss on Sales of Shares & Mutual Funds	-	1,53,856
Finance cost	1,87,97,331	1,43,88,351
Interest income	(5,70,358)	(2,63,721)
Dividend income	-	(1,885)
Operating profit before working capital changes	4,19,12,925	2,85,03,565
Adjustments for:		
Sundry debtors and other receivables	(1,54,25,555)	12,35,78,175
Loans and advances	(33,40,485)	(33,68,582)
Inventories	(1,77,34,089)	(97,80,745)
Trade Creditors	2,66,12,391	(14,93,00,324)
Current Liabilities and Provision for expenses	(19,19,874)	8,17,191
Cash generated from operations	3,01,05,313	-95,50,721
Income taxes paid (net of refunds, if any)	-64,29,434	-39,70,026
Net cash from operating activities	2,36,75,879	-1,35,20,747
B. Cash flows from investing activities		
Purchase of fixed assets and CWIP	(2,60,85,120)	(16,90,530)
(Purchase)/Sales of Investment	(19,00,000)	1,82,143
Interest income	5,70,358	2,63,721
Dividend income	-	1,885
Net cash used for investing activities	(2,74,14,762)	(12,42,781)
C. Cash flows from financing activities		
Loans Taken	63,50,548	3,67,48,935
Share Application Money Received	-	-
Increase in share capital & Reserves	1,04,12,000	25,00,000
Finance Cost	(1,87,97,331)	(1,43,88,351)
Net cash from financing activities	-20,34,783	2,48,60,584
Net increase in cash and cash equivalents (A + B + C)	-57,73,667	1,00,97,056
Cash and cash equivalents at beginning of period	1,60,11,692	59,46,621
Cash and cash equivalents at end of period	1,02,38,025	1,60,43,677

As per our report of even date

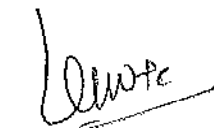
P. V. Page & Co

Chartered Accountants

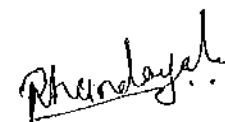

Prakash Page
Partner

Membership No - 030560, Firm Regn No - 107243W
Pune, 19th June 2017

For UNIVASTU INDIA LTD



Pradeep Khandagale
Director
DIN - 01124220



Rajashri Khandagale
Director
DIN - 02545231


Pravin Patil
CFO

Pune, 19th June 2017



Significant Accounting Policies

1. Basis of preparation

The company maintains its accounts on accrual basis following the historical cost convention in accordance with generally accepted accounting principles ("GAAP"), in compliance with the provisions the Accounting Standards as issued by the Institute of Chartered Accountants of India.

The financial statement are prepared under the historical cost convention on an accrual basis in accordance with the generally accepted accounting principles and comply with the Accounting Standards issued by the Institute of Chartered Accountants of India and the relevant provisions of the Companies Act, 2013. The financial statements have been prepared in accordance with the GAAP under the historical cost convention on an accrual basis and comply in all material respects with the mandatory Accounting Standards prescribed in the Companies (Accounting Standards) Rules, 2006 issued by the Central Government in consultation with the National Advisory Committee on Accounting Standards. The accounting policies have been consistently applied by the company and are consistent with those used in the previous year.

2. Presentation and disclosure of financial statements

The presentation and disclosure of the financial statements have been made in accordance with the revised Schedule VI notified by the Central Government vide notification no. S.O 447(E), dated 28th February 2011 (as amended by notification no. F No. 2/6/2008-CL-V, dated 30th March 2011) which has become effective for accounting periods commencing on or after 1st April 2011. The adoption of revised schedule VI does not impact recognition and measurement principles followed for preparation of financial statements. However it has significant impact on presentation and disclosures made in the financial statements. The Company has also reclassified the previous year figures in accordance with the requirements applicable in the current year.

3. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles in India requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of 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 or liabilities in future periods.

4. Fixed Assets

Tangible assets are stated at their original cost of acquisition including taxes, duties, freight, and other incidental expenses related to acquisition and installation of the concerned assets less accumulated depreciation and impairment losses, if any. Fixed assets are further adjusted by the amount of CENVAT credit and VAT credit wherever applicable and subsidy directly attributable to the cost of fixed assets. Interest and other borrowing costs during construction period to finance qualifying fixed assets is capitalised.

Subsequent expenditure related to an item of tangible asset is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance. All other expenses on existing fixed assets, including day to day repair and maintenance expenditure are charged to the statement of profit and loss for the period during which such expenses are incurred.



Significant Accounting Policies

5. Depreciation and Amortisation

Depreciation has been provided on written down value method at the rates and in the manner as prescribed in Schedule of the Companies Act, 2013.

The cost and the accumulated depreciation on fixed assets sold or otherwise disposed off are removed from the stated values and resulting gain and losses are recognised in statement of profit and loss.

6. Investments

Investments, which are readily realizable and intended to be held for not more than one year from the date on which such investments are made, are classified as current investments. All other investments are classified as long-term investments.

Current investments are carried in the financial statements 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 recognize a decline other than temporary in the value of the investments.

On disposal of an investment, the difference between its carrying amount and net disposal proceeds is charged or credited to the statement of profit and loss.

7. Inventories

Raw materials, components, stores and spares are valued at lower of cost and net realizable value. However, materials and other items held for use in the production of inventories are not written down below cost if the finished products in which they will be incorporated are expected to be sold at or above cost. Cost of raw materials, components and stores and spares is determined on a first-in-first-out basis.

Work-in-progress and finished goods are valued at lower of cost and net realizable value. Cost includes direct materials and labour and a proportion of manufacturing overheads based on normal operating capacity. Cost of finished goods includes excise duty and is determined on a first-in-first-out basis.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

8. Revenue Recognition

a. Income from construction is recognised as determined by the project manager by taking into consideration actual cost incurred and profit evaluated and duly certified by the client. All other income are recognised and accounted for an accrual basis. Losses on contracts are fully accounted for as and when incurred. Foreseeable losses are accounted for when they are determined. Insurance claims are accounted for on cash basis. Price escalation claims and additional claims, which in the opinion of the management, are probable of resulting in revenue and are capable of being reliable measured, are recognised as revenue.

b. Turnover represent work certified as determined by the project managers by taking into consideration the actual costs incurred and profit evaluated and duly certified by the client.

c. Dividends are accounted for when the right to receive dividend is established.

d. Income from interest on deposits, loans and interest bearing securities is recognised on time proportionate method.

e. Share of profit/loss from firms, in which the company is a partner, is accounted for in the financial year ending on (or immediately before) date of the balance sheet.

9. Taxes on Income:

Current tax is determined on the basis of taxable income computed in accordance with the provisions of the Income Tax Act, 1961.

Deferred Tax is recognised, subject to the consideration of prudence in respect of deferred tax asset and liability differences, being the difference between taxable income and accounting income that originate in one period and are capable of reversal in one or more subsequent periods.



Significant Accounting Policies

10. Foreign Currency Transactions

Foreign currency transactions on initial recognition in the reporting currency are accounted for at the exchange rates prevailing on the date of transaction.

Foreign exchange gain or loss, resulting on account of reinstatement of monetary items on the date of balance sheet using exchange rate as on the date of balance sheet is recognized as income or expense for the period.

11. Provision and Contingent Liabilities

Provisions are recognised when the company has a present legal or constructive obligation as a result of past event, it is probable that an outflow of resources will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made. Provisions are determined based on the best estimate required to settle the obligation at the balance sheet date. Provisions are reviewed at each balance sheet date and adjusted to reflect current best estimates. A disclosure of contingent liability is made where there is a possible obligation or a present obligation that may, but probably will not require an outflow of resources.

12. Impairment of Assets

The management periodically assesses, using external and internal sources whether there is any indication that an asset may be impaired. If an asset is impaired, the company recognises an impairment loss as an excess of the carrying amount of the asset over the recoverable amount.

13. Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

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

14. Borrowing costs

Borrowing cost includes interest and other 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 or sale are capitalized as part of the cost of the respective asset. All other borrowing costs are expensed in the period they occur.

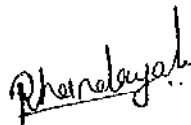
For UNIVASTU INDIA LTD



Pradeep Khandagale

Director

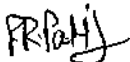
DIN - 01124220



Rajashri Khandagale

Director

DIN - 02545231



Pravin Patil

CFO

Pune, 19th June 2017



Notes to Financial Statements for the period ended March 31, 2017

Figures in Rupees, except share data, and if otherwise stated

Share Capital	As At		As At	
	March 31, 2017		March 31, 2016	
	Number of shares	Amount	Number of shares	Amount
Authorised Capital				
Equity Shares of Rs.10 Each	60,00,000	6,00,00,000	20,00,000	2,00,00,000
Issued, Subscribed and Fully paid up				
Equity Shares of Rs.10 each	41,85,300	4,18,53,000	10,00,000	1,00,00,000

The Company has only one class of shares referred to as equity shares having a par value of Rs. 10/-. Each holder of equity shares is entitled to one vote per share.

Reconciliation of the number and amount of shares capital outstanding	As At		As At	
	March 31, 2017		March 31, 2016	
	Numbers	Amount	Numbers	Amount
outstanding at the beginning of the year	10,00,000	1,00,00,000	7,50,000	75,00,000
Add/Less: Allotment	5,00,000	50,00,000	2,50,000	25,00,000
Add/Less: Bonus	25,50,000	2,55,00,000		
Add/Less: Right Issue	1,25,000	12,50,000		
Add/Less: Right Issue	10,300	1,03,000		
outstanding at the end of the year	41,85,300	4,18,53,000	10,00,000	1,00,00,000

Details of Shares held by each shareholder holding more than 5% shares					
Name of Shareholder	Percentage of holding	Number of Shares Held	Percentage of holding	Number of Shares Held	
Mr. Pradheep Kisan Khandagale	94.06%	39,36,500	91.50%	9,15,000	
Mrs Rajashree Pradheep Khandagale	5.70%	2,38,500	8.50%	85,000	

Reserve and Surplus	As At		As At	
	March 31, 2017		March 31, 2016	
General Reserve				
Opening Balance of profit and loss				
Closing Balance of General reserves (A)				
Share Premium				
Opening Balance				
Add: Collected during the year	40,59,000			
Closing Balance of Share Premium (B)	40,59,000			
Profit & Loss Account				
Opening balance	2,65,76,665	2,04,93,133		
Add:				
Profit for the year	1,36,48,433	60,83,533		
Less:				
Transfer for Bonus	2,55,00,000			
Closing Balance of Profit and loss (C)	1,47,25,098	2,65,76,666		
Total Balance (A+B+C)	1,87,84,098	2,65,76,666		

Long - Term Borrowings	As At		As At	
	March 31, 2017		March 31, 2016	
Outstanding towards Bank Term Loan				
HDFC Bank Term Loan	7,87,791	13,09,084		
(Secured against Concrete Pump)				
HDFC Bank Term Loan	33,90,663	31,42,233		
(Secured against House)				
Vehicle Loans	90,53,160			
(Secured against the Vehicles of Company)				
Unsecured Loan from Directors	16,76,870	10,85,401		
Total	1,49,08,484	55,36,718		

Other Long term liabilities	As At		As At	
	March 31, 2017		March 31, 2016	
Payable to National Small Industries Corporation	2,47,34,428	2,37,55,418		
Total	2,47,34,428	2,37,55,418		



UNIVASTU INDIA LTD

CIN - U45200PN2009PLC133864

36-B, Madhav Baug Society, Shivthirth Nagar, Paud Road, Kothrud, Pune-411038

Notes to Financial Statements for the period ended March 31, 2017

Short - Term Borrowings

Note No :- 2.5

Vehical Loans (Secured against the Vehicals of Company)		6,24,627
Cash Credit Loan (Secured against Book Debts and Stock)	4,61,91,116	4,54,13,899
Business Loan (Unsecured)	28,21,444	69,74,263
Total	4,90,12,560	5,30,12,788

Trade Payables

Note No :- 2.6

Particulars	As At	As At
	March 31, 2017	March 31, 2016
Trade Payables		
Micro and Small Enterprises		
Others	8,18,70,070	5,52,57,679
Total	8,18,70,070	5,52,57,679

Other Current Liabilities

Note No :- 2.7

Particulars	As At	As At
	March 31, 2017	March 31, 2016
<u>Duties & Taxes Payable</u>		
TDS Payable	24,43,023	9,71,801
Service Tax Payable	19,33,770	7,51,214
Income Tax Payable	20,82,224	-
Vat Tax Payable	2,95,295	-
<u>Other Payable</u>		
Advance from Customers		2,92,174
Advance against Contract	35,19,511	1,44,56,668
Advance for Material Purchase	2,42,75,573	2,06,33,935
Total	3,45,49,396	3,71,05,792

Short Term Provision

Note No :- 2.8

Particulars	As At	As At
	March 31, 2017	March 31, 2016
Provision for expenses	7,28,000	3,56,030
Outstanding towards Employees	31,89,051	26,85,810
Other Provision	91,743	3,30,432
Total	40,08,794	33,72,272



JNIVASTU INDIA LTD
CIN - U45200PN2009PLC133864

6-B, Madhav Baug Society, Shivthirth Nagar, Paud Road, Kothrud, Pune-411038

Notes to Financial Statements for the period ended March 31, 2017

Figures in Rupees, except share data, and if otherwise stated

Tangible Assets

Note No :- 2.9

Sr No	PARTICULARS	Rate of Dep	GROSS BLOCK			DEPECIATION			NET BLOCK			
			As at 01.04.2016	Additions During the year	Sale during the year	As at 31.03.2017	Upto 01.04.2016	For the year	Deletion	upto 31.03.17	As at 31.03.2017	As at 31.03.2016
1	Computer Equipment	63.16%	9,72,307	54,302	-	10,26,609	8,55,305	71,622	-	9,26,927	99,682	1,17,002
2	Furniture and fixtures	25.89%	46,72,090	3,48,309	-	50,20,399	21,79,300	6,78,752	-	28,58,052	21,62,347	24,92,790
3	Office Equipment	45.07%	16,72,231	4,35,063	-	21,07,294	10,66,202	3,68,034	-	14,34,235	6,73,059	6,06,029
4	Vehicles	39.30%	45,54,779	1,11,21,914	10,65,602	1,46,11,091	25,33,889	17,28,688	6,46,968	36,15,608	1,09,95,483	20,20,890
5	Two - Wheeler	25.89%	1,96,120	-	-	1,96,120	1,43,929	16,746	-	1,60,676	35,444	52,191
6	Plant & Machineries	22.09%	1,24,58,394	41,75,742	-	1,66,34,136	55,11,841	17,31,010	-	72,42,851	93,91,285	69,46,553
7	Tempo	39.30%	3,11,482	-	-	3,11,482	2,59,872	23,269	-	2,83,140	28,342	51,610
8	Mobile Handset	-	1,77,144	-	-	1,77,144	1,56,706	10,889	-	1,67,596	9,548	20,438
9	Trademark	-	9,000	-	-	9,000	5,892	777	-	6,669	2,331	3,108
10	Flat at Nasik	4.87%	-	1,03,68,423	-	1,03,68,423	-	16,601	-	16,601	1,03,51,822	-
	TOTAL		2,50,23,547	2,65,03,753	10,65,602	5,04,61,698	1,27,12,936	46,46,389	6,46,968	1,67,12,356	3,37,49,342	1,23,10,611



UNIVASTU INDIA LTD

CIN - U45200PN2009PLC133864

36-B, Madhav Baug Society, Shivthirth Nagar, Paud Road, Kothrud, Pune-411038

Notes to Financial Statements for the period ended March 31, 2017

Non Current Investments

Note No :- 2.10

Particulars	As At	As At
	March 31, 2017	March 31, 2016
Investments in Partnership firm		
M/s. Unique India Property (30% Share in Profit)	75,000	75,000
M/s. The North Worth Infra (11% Share in Profit)	4,80,000	4,80,000
Investments in Shares		
M/s. Unique Vastu Nirman & Projects Pvt. Ltd.	1,25,000	1,25,000
M/s. Unicon Vastu Nirman India Pvt. Ltd.	40,000	40,000
Amigos Trading and Commerce Pvt Ltd	19,00,000	-
Inveture Growth & Securities	19,61,840	19,61,840
Shares of Sharad Sahakari Bank Ltd.	12,500	12,500
Total	45,94,340	26,94,340

Inventories

Note No :- 2.11

Particulars	As At	As At
	March 31, 2017	March 31, 2016
Closing Stock of WIP	7,75,48,332	5,98,14,243
Total	7,75,48,332	5,98,14,243

Trade receivables

Note No :- 2.12

Particulars	As At	As At
	March 31, 2017	March 31, 2016
<i>(Unsecured & Considered Good)</i>		
a) More than six months	2,61,80,874	3,27,60,972
b) Less than six months	6,61,98,821	4,41,93,167
Total	9,23,79,695	7,69,54,140

Cash and cash equivalents

Note No :- 2.13

Particulars	As At	As At
	March 31, 2017	March 31, 2016
i. Cash on Hand	5,34,022	44,32,831
ii. Balances with Banks		
a) In Current Accounts	20,93,803	44,01,568
b) Cheque in Hand		
b) Balance in term Deposit	76,10,200	72,09,277
Total	1,02,38,025	1,60,43,677

Other disclosures related to Cash and cash equivalents

Particulars	As At	As At
	March 31, 2017	March 31, 2016
Earmarked balances with banks (unpaid dividends)		
Balances with banks to the extent held against bank guarantee	76,10,200	72,09,277
Bank deposits with more than 12 months maturity	76,10,200	72,09,277



UNIVASTU INDIA LTD

CIN - U45200PN2009PLC133864

36-B, Madhav Baug Society, Shivthirth Nagar, Paud Road, Kothrud, Pune-411038

Notes to Financial Statements for the period ended March 31, 2017

Short-term loans and advances

Note No :- 2.14

Particulars	As At	As At
	March 31, 2017	March 31, 2016
Advance- Unsecured, Considered Good :		
Employees	4,97,784	1,71,200
Land Purchase	14,00,000	13,05,000
Material Purchase	-	46,90,607
Associates (Related Parties)	1,71,01,973	1,32,95,741
Advance- Secured, Considered Good :		
Flat Purchase	52,80,414	46,61,133
Total	2,42,80,171	2,41,23,681

Other Current Assets

Note No :- 2.15

Particulars	As At	As At
	March 31, 2017	March 31, 2016
Prepaid Expenses	1,85,155	2,64,215
VAT Refund Receivable	16,03,131	74,72,398
Income Tax Refund Receivable	32,19,676	26,60,250
Security Deposits (Unsecured, considered goods)	1,99,10,624	1,22,79,780
Other Current Assets	94,036	-
IPO Expenses	8,80,000	-
Total	2,58,92,622	2,26,76,643

Revenue from operations(gross)

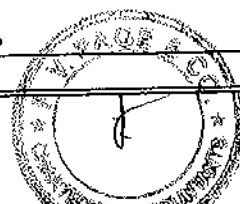
Note No :- 2.16

Particulars	As At	As At
	March 31, 2017	March 31, 2016
Sale of Construction Material	17,42,10,584	2,24,84,435
Receipts from Infrastructure Contracts	24,21,29,220	20,90,69,292
Total	41,63,39,804	23,15,53,728

Other income

Note No :- 2.17

Particulars	As At	As At
	March 31, 2017	March 31, 2016
Discount Received from Parties	2,022	58,631
Dividend Income	-	1,885
Interest on Fixed Deposits	5,70,358	2,63,721
Profit on Sale of Assets	81,366	-
Other Income	8,41,583	30,165
Total	14,95,330	3,54,402



UNIVASTU INDIA LTD

CIN - U45200PN2009PLC133864

36-B, Madhav Baug Society, Shivdinh Nagar, Paud Road, Kothrud, Pune-411038

Notes to Financial Statements for the period ended March 31, 2017

Particulars	Note No :- 2.18	
	As At March 31, 2017	As At March 31, 2016
Cost of materials consumed		
Opening Stock of Raw material & Components		
Add:		
Purchases of Raw Material and Construction Material	261,432,446	113,763,949
Less:		
Closing stock of Raw material & Components		
Cost of Material Consumed	261,432,446	113,763,949

Particulars	Note No :- 2.19	
	As At March 31, 2017	As At March 31, 2016
Changes in inventories of finished goods work-in-progress and Stock-in-Trade		
Opening Stock of WIP	59,814,243	50,033,498
Closing Stock of WIP	77,548,332	59,814,243
Total	(17,734,089)	(9,780,745)

Particulars	Note No :- 2.20	
	As At March 31, 2017	As At March 31, 2016
Finance Costs		
Bank Charges	780,963	54,639
L.C. / Loan Processing Charges	4,236,279	2,634,166
Interest on Loan	10,347,549	6,356,409
Total	15,364,791	9,045,214

Particulars	Note No :- 2.21	
	As At March 31, 2017	As At March 31, 2016
Employee Benefit Expenses		
Salaries & Wages	12,337,156	8,891,347
Directors Remuneration	3,250,000	3,140,672
Staff Welfare Expenses	2,530,112	724,637
Contribution to PF	649,917	359,933
Employee Group Insurance	30,146	1,271,762
Total	18,797,331	14,388,351



UNIVASTU INDIA LTD

CIN - U45200PN2009PLC133864

36-B, Madhav Baug Society, Shivthirth Nagar, Paud Road, Kothrud, Pune-411038

Notes to Financial Statements for the period ended March 31, 2017

Other Expenses

Note No :- 2.22

Particulars	As At	As At
	March 31, 2017	March 31, 2016
Administration Charges	5,83,434	7,84,383
Advertisement Expenses	41,000	94,000
Audit Fees	3,00,000	1,80,000
Business Promotion Expenses	25,44,488	21,26,733
Donation	15,750	1,00,000
Electricity Charges	30,02,434	14,83,527
Insurance Charges	8,91,960	6,14,109
Interest on Mobilisation advances	86,89,770	59,55,519
Interest on taxes	2,14,633	3,32,663
Labour / Casual Wages	4,31,36,200	4,14,85,763
Loss on Mutual Fund/ Shares	-	1,53,856
Machinery Rent	42,94,959	39,83,295
Office Expenses	9,20,695	5,92,333
Postage & Telephone	4,28,190	10,66,096
Printing & Stationary Expenses	2,43,067	1,44,889
Profession Tax	2,500	2,500
Professional Fees	13,68,897	10,36,035
Rates & Taxes	4,955	90,819
Rent	21,41,779	38,36,647
Repairs & Maintenance	10,34,868	5,38,479
Security Charges	12,31,180	9,08,966
Service Tax	50,12,790	17,95,734
Site Expenses	23,89,025	13,59,014
Testing Charges	1,71,357	1,60,278
Transportation Charges	40,19,562	9,90,605
Travelling Expenses	12,70,247	10,82,819
VAT Payable	94,67,414	1,13,28,093
Water Charges	4,56,330	8,31,540
Work Execution Charges	2,24,11,220	72,05,701
Total	11,62,88,703	9,02,64,397



UNIVASTU INDIA LTD

CIN - U45200PN2009PLC133864

36-B, Madhav Baug Society, Shivthirth Nagar, Paud Road, Kothrud, Pune-411038

Notes to Financial Statements for the period ended March 31, 2017

Earning Per Share

Note No :- 2.23

Particulars	As At	As At
	March 31, 2017	March 31, 2016
Net Profit attributable to equity shareholders	1,36,48,433	60,83,533
Weighted average number of equity shares outstanding	21,96,576	10,00,000
Earnings Per Share Basic & Diluted (₹)	6.21	6.08

Payment to Auditors

Note No :- 2.24

Particulars	As At	As At
	March 31, 2017	March 31, 2016
As :		
a) Auditors	1,50,000	1,50,000
b) For Taxation Audit	30,000	30,000
c) For Taxation matters	-	-
d) For Company Law matters	-	-
e) For Management Services	-	-
f) For Other Services	-	-
g) For Reimbursement of Expenses	-	-
Total	1,80,000	1,80,000

Earning in foreign currency

Note No :- 2.25

Particulars	As At	As At
	March 31, 2017	March 31, 2016
Earning in foreign currency	NIL	NIL
Total Contingent Liabilities	-	-

Expenditure in Foreign Currency

Note No :- 2.26

Particulars	As At	As At
	March 31, 2017	March 31, 2016
Expenditure in Foreign Currency	NIL	NIL
Total	-	-

Contingent Liabilities & Commitments

Note No :- 2.27

Particulars	As At	As At
	March 31, 2017	March 31, 2016
Outstanding Bank Guarantees	2,50,00,000	2,50,00,000
Total	2,50,00,000	2,50,00,000



UNIVASTU INDIA LTD

CIN - U45200PN2009PLC133864

36-B, Madhav Baug Society, Shivthirth Nagar, Paud Road, Kothrud, Pune-411038

Notes to Financial Statements for the period ended March 31, 2017

Disclosure pursuant to Accounting Standard
(AS) 18 Related Party Disclosures :

Note No :- 2.28

Name of Relationship	As At March 31, 2017	As At March 31, 2016
Key Management Personnel - Director		
Mr. Pradeep Khandagale (Advance Received for Project)	12,28,537	20,737
Mrs. Rajashree Khandagale (Advance Received for Project)	4,48,333	10,64,664
Associate Company		
Unique Vastu Nirman & Projects Pvt. Ltd. (Advance given for Project)	22,70,800	15,00,400
Unique Vastu Nirman India Pvt. Ltd. (Advance given for Project)	1,48,31,173	1,07,89,941

Transaction with Concern in Which Directors
are Interest

Purchase from Unique Vastu Developers Pvt Ltd	1,91,98,071	3,32,38,219
Transportation Charges to Prem Enterprises	2,34,333	-

Disclosure pursuant to Accounting Standard
(AS) 19 Leases :

Note No :- 2.29

Particulars	As At March 31, 2017	As At March 31, 2016
The Company's significant leasing arrangements are in respect of residential flats, office premises, plant and machinery and equipments taken on lease. In respect of above, lease rentals payable are recognised in the statement of profit and loss for the year and included under Rent & Machinery Rent charges.	64,36,738	78,19,942

Confirmations

Note No :- 2.30

The balances in the accounts of Trade Receivables, Trade Payables, Loans and Advances, Other Current Assets and Other Current Liabilities are subject to confirmation / reconciliation, if any, The Management does not expect any significant variance from the reported figures.



Notes to Financial Statements for the period ended March 31, 2017

Disclosure on Specified Bank Notes

Note No :- 2.31

During the year, The company had Specified Bank Notes (SBN's) or other denomination notes as defined in the MCA Notification, G.S.R. 308(E), dated March 31, 2017. The Details of SBN's held and transacted during the period from November 8, 2016 to December 30, 2016, the denomination-wise SBN's and other notes as per the notification are as follows :

Particulars	(Amount in Rs)		
	SBN's	Other Denomination	Total
Closing Cash in Hand as on November 8, 2016	33,90,000	4,25,483	38,15,483
Add : Permitted receipts	-	-	-
Less : Permitted Payments	3,10,000	-	3,10,000
Less : Amount Deposited in Banks	30,80,000	-	30,80,000
Closing Cash in Hand as on December 30, 2016	-	4,25,483	4,25,483

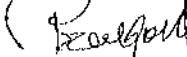
Reclassification

Note No :- 2.32

The Company has recast, re-grouped and reclassified previous year figures to conform to this year's classification.

P. V. Page & Co

Chartered Accountants



Prakash Page

Partner

Membership No - 030560, Firm Regn No - 107243W

Pune, 19th June 2017



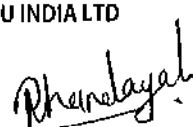
For UNIVASTU INDIA LTD



Pradeep Khandagale

Director

DIN - 01124220



Rajashri Khandagale

Director

DIN - 02545231



Pravin Patil

CFO

Pune, 19th June 2017

