(This file is Digitally Signed)

Auditor Detail	Signing Person Detail
Auditor's Name :- PRADIP N GORADIA	Signing Person Name :- Chintan Girishbhai Shah
Membership No. :- 040218	PAN :- AJHPS7551G
Firm Name :- P.N.Goradia & Co.	Status :- Designated Partner
FRN No. :- 103313W	
Status :- Proprietor	

Digitally signed by: Goradia Pradip
Signing Date: 11/08/2017 07:50:36 PM
Serial No.: 1397759662
Issued by: (n)Code Solutions CA 2014

Digitally signed by: CHINTAN GIRISHKUMAR SHAH
Signing Date: 11/08/2017 07:50:53 PM
Serial No.: 1400373271
Issued by: (n)Code Solutions CA 2014

P.N.Goradia & Co.
Chartered Accountants

302, Taksh Classic,Vasana Road,Opp. IOC Petrol Pump,Vadodara GUJARAT 390007
Ph. 9825014860,265-2254949

AUDITORS' REPORT

To,
The Partners of Parkway RealtyLLP, Vadodara.

We have audited the attached Balance Sheet of **Parkway Realty LLP** as at **31st March, 2017**
Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position and financial performance of the LLP. This responsibility includes the design, implementation and maintenance of internal control 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.

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. 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 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 control relevant to the LLP's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, 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

1 Further to our comments in the Annexure referred to above, we report that:
   (a) We have 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 LLP so far as appears from our examination of those books and proper returns adequate for the purpose of our audit have been received from the branch not visited by us.
   (c) The Balance Sheet and Profit and Loss account dealt with by this report are in agreement with the books of account;
   (d) In our opinion, the Balance Sheet and Profit and Loss account dealt with by this report comply with the accounting standards generally accepted in India;
   (e) In our opinion and to the best of our information and according to the explanations given to us, the said accounts, read with the Significant Accounting Policies and Notes thereon give a true and fair view:
      (i) In the case of the Balance Sheet, of the state of affairs of the LLP as at **31st March, 2017**
      (ii) in the case of the Profit and Loss account, of the **Profit** of the above named assessee for the year ending on that date;

Sd/-
(PRADIP GORADIA)
Proprietor
Membership No: 040218

Place: Vadodara
Date : 11/08/2017

Digitally signed by: Goradia Pradip
Signing Date: 11/08/2017 07:50:36 PM
Serial No.: 1397759662
Issued by: (n)Code Solutions CA 2014

Digitally signed by: CHINTAN GIRISHKUMAR SHAH
Signing Date: 11/08/2017 07:50:53 PM
Serial No.: 1400373271
Issued by: (n)Code Solutions CA 2014

M/S Parkway Realty LLP
301, Taksh Classic, Vasna Road, Race Course, Vadodara

Balance Sheet as on 31st March 2017

Particular	Sch	Amount (Current Yr.)	Amount (Previous Yr.)
I. Source of funds			
Capital Funds:			
Capital	**1**	1,95,92,033.47	2,50,67,549.17
Fixed Capital	**2**	1,00,000.00	1,00,000.00
Loan Funds:			
		1,96,92,033.47	**2,51,67,549.17**
II. Application of funds			
Fixed Assets	**5**		
Written Down Value		28,19,218.00	32,48,081.00
Add: Addition		12,01,172.90	68,646.00
Less: Sales		-	-
Less: Depreciation		6,03,002.00	4,97,509.00
Net Value		34,17,388.90	28,19,218.00
work-in-progress		-	-
Investments	**6**	**21,13,401.00**	**18,84,596.00**
Current Assets,loans and advances:			
Inventories	**7**	1,29,70,273.00	1,86,20,320.00
Cash and Bank Balance	**8**	14,00,415.23	8,14,210.08
Loan and Advances	**9**	49,41,633.00	22,79,233.00
		1,93,12,321.23	**2,17,13,763.08**
Less: Current liabilities and provisions			
Current Liabilities	**10**	1,61,973.66	1,45,140.91
Provisions	**11**	49,98,470.00	11,15,906.00
Net current assets		1,41,51,877.57	2,04,52,716.17
Miscellaneous expenditure			
Deferred Tax Asset		**9,366.00**	**11,019.00**
		1,96,92,033.47	**2,51,67,549.17**

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

As per our report of even date
For P.N.Goradia & Co.
Chartered Accountants
(Registration No. 103313W)

For M/S Parkway Realty LLP

Sd/-
PRADIP N GORADIA
Proprietor
Membership No.: 040218

Sd/-
Chintan Girishbhai Shah
Partner

Place: Vadodara
Date: 11/08/2017

Digitally signed by: Goradia Pradip
Signing Date: 11/08/2017 07:50:36 PM
Serial No.: 1397759662
Issued by: (n)Code Solutions CA 2014

Digitally signed by: CHINTAN GIRISHKUMAR SHAH
Signing Date: 11/08/2017 07:50:53 PM
Serial No.: 1400373271
Issued by: (n)Code Solutions CA 2014

(F.Y. 2016-17)

M/S Parkway Realty LLP

301, Taksh Classic, Vasna Road, Race Course, Vadodara

Chintan Girishbhai Shah's Capital A/c as on 31st March 2017

Schedule: 1

Particular	Amount	Amount (P.Y.)	Particular	Amount	Amount (P.Y.)
Internet Charges		24,298.00	Balance B/F	41,75,017.44	3,50,449.98
Travelling Expense		32,200.00	Net Profit	18,11,389.89	4,78,293.45
Bank	96,04,327.43	29,90,890.32	Registration Fees		48,310.00
Balance C/F	81,53,700.90	41,75,017.43	Stamp Duty		2,46,900.00
			TDS		19,816.00
			Bank	7,52,000.00	-
			Interest to partners	2,86,148.00	4,19,219.00
			Transfer	87,310.00	29,90,890.32
			Salary to partners	1,06,46,163.00	26,68,527.00
Total	**1,77,58,028.33**	**72,22,405.75**	**Total**	**1,77,58,028.33**	**72,22,405.75**

Amit Girishbhai Shah's Capital A/c as on 31st March 2017

Schedule: 1

Particular	Amount	Amount (P.Y.)	Particular	Amount	Amount (P.Y.)
Bank	1,77,17,725.43	63,69,871.26	Balance B/F	1,50,05,725.44	3,50,449.98
Balance C/F	1,12,97,152.90	1,50,05,725.43	Net Profit	18,11,389.89	4,78,293.45
			Bank	8,52,000.00	5,00,000.00
			Advance Tax		7,60,000.00
			Interest to partners	6,99,601.00	14,48,456.00
			Transfer		1,51,69,871.26
			Salary to partners	1,06,46,162.00	26,68,526.00
Total	**2,90,14,878.33**	**2,13,75,596.69**	**Total**	**2,90,14,878.33**	**2,13,75,596.69**

(F.Y. 2016-17)

M/S Parkway Realty LLP
301, Taksh Classic, Vasna Road, Race Course, Vadodara

Girishbhai Sunderlal Shah's Capital A/c as on 31st March 2017

Schedule: 1

Particular	Amount	Amount (P.Y.)	Particular	Amount	Amount (P.Y.)
Bank	85,64,391.43	12,34,312.46	Balance B/F	19,79,391.44	3,50,449.98
Balance C/F	1,19,972.90	19,79,391.43	Net Profit	18,11,389.89	4,78,293.45
			TDS		8,634.00
			VUDA Charges		64,155.00
			Bank		50,000.00
			Advance Tax		8,25,000.00
			Interest to partners	1,18,583.00	2,02,859.00
			Transfer	47,75,000.00	12,34,312.46
Total	**86,84,364.33**	**32,13,703.89**	**Total**	**86,84,364.33**	**32,13,703.89**

Vijyalaxmi Girishbhai Shah's Capital A/c as on 31st March 2017

Schedule: 1

Particular	Amount	Amount (P.Y.)	Particular	Amount	Amount (P.Y.)
Bank	48,96,501.43	-	Balance B/F	30,36,501.44	3,50,449.98
Balance C/F	18,386.90	30,36,501.43	Net Profit	18,11,389.89	4,78,293.45
			Bank		21,00,000.00
			Interest to partners	66,997.00	1,07,758.00
Total	**49,14,888.33**	**30,36,501.43**	**Total**	**49,14,888.33**	**30,36,501.43**

Priyanka Chintan Shah's Capital A/c as on 31st March 2017

Schedule: 1

Particular	Amount	Amount (P.Y.)	Particular	Amount	Amount (P.Y.)
Bank	13,65,456.71	-	Balance B/F	4,35,456.70	1,75,224.97
Balance C/F	1,409.93	4,35,456.69	Net Profit	9,05,694.94	2,39,146.72
			Interest to partners	25,715.00	21,085.00
Total	**13,66,866.64**	**4,35,456.69**	**Total**	**13,66,866.64**	**4,35,456.69**

Digitally signed by: Goradia Pradip
Signing Date: 11/08/2017 07:50:36 PM
Serial No.: 1397759662
Issued by: (n)Code Solutions CA 2014

Digitally signed by: CHINTAN GIRISHKUMAR SHAH
Signing Date: 11/08/2017 07:50:53 PM
Serial No.: 1400373271
Issued by: (n)Code Solutions CA 2014

(F.Y. 2016-17)

M/S Parkway Realty LLP
301, Taksh Classic, Vasna Road, Race Course, Vadodara

Meenakshi Amit Shah's Capital A/c as on 31st March 2017

Schedule: 1

Particular	Amount	Amount (P.Y.)	Particular	Amount	Amount (P.Y.)
Bank	13,65,456.74	-	Balance B/F	4,35,456.71	1,75,224.99
Balance C/F	1,409.94	4,35,456.76	Net Profit	9,05,694.97	2,39,146.77
			Interest to partners	25,715.00	21,085.00
Total	**13,66,866.68**	**4,35,456.76**	**Total**	**13,66,866.68**	**4,35,456.76**

Fixed Assets as on 31st March 2017

Schedule: 5

Particulars	Dep. rate	Opening Balance	Addition		Sales During Year	Total	Depreciation	Closing Balance
			More Than 180 Days	Less Than 180 days				
Hundai Santa Fe	15.00%	27,65,119.00	-	-	-	27,65,119.00	4,14,768.00	23,50,351.00
Bike	15.00%	54,099.00	-	-	-	54,099.00	8,115.00	45,984.00
Vitara Breeza	15.00%	-	12,00,407.90	765.00	-	12,01,172.90	1,80,119.00	10,21,053.90
Total		**28,19,218.00**	**12,00,407.90**	**765.00**	**-**	**40,20,390.90**	**6,03,002.00**	**34,17,388.90**
P.Y Total		**32,48,081.00**	**68,646.00**	**-**	**-**	**33,16,727.00**	**4,97,509.00**	**28,19,218.00**

Digitally signed by: Goradia Pradip
Signing Date: 11/08/2017 07:50:36 PM
Serial No.: 1397759662
Issued by: (n)Code Solutions CA 2014

Digitally signed by: CHINTAN GIRISHKUMAR SHAH
Signing Date: 11/08/2017 07:50:53 PM
Serial No.: 1400373271
Issued by: (n)Code Solutions CA 2014

M/S Parkway Realty LLP
301, Taksh Classic, Vasna Road, Race Course, Vadodara

Schedules annexed to and forming part of balance sheet for the year ended on 31st march 2017

Particulars	SCH.	For the Period Ended on 31/03/2017	For the Period Ended on 31/03/2016
Fixed Capital	**2**		
Amit Girishbhai Shah		20,000.00	20,000.00
Chintan Girishbhai Shah		20,000.00	20,000.00
Girishbhai Sundarlal Shah		20,000.00	20,000.00
Meenakshi Amitbhai Shah		10,000.00	10,000.00
Priyanka Chintanbhai Shah		10,000.00	10,000.00
Vijayalaxmi G Shah		20,000.00	20,000.00
Total		**1,00,000.00**	**1,00,000.00**
Investments	**6**		
Commercial Shop		21,13,401.00	18,84,596.00
Total		**21,13,401.00**	**18,84,596.00**
Inventories	**7**		
Stock-in-progress		1,29,70,273.00	1,86,20,320.00
Total		**1,29,70,273.00**	**1,86,20,320.00**
Cash and Bank Balance	**8**		
Cash at Bank		13,91,202.23	8,06,401.08
Cash in Hand		9,213.00	7,809.00
Total		**14,00,415.23**	**8,14,210.08**
Loan and Advances	**9**		
Advances recoverable in cash or in kind or for value to be received		76,306.00	64,233.00
Balance with Revenue Authorities, etc.		47,85,327.00	21,35,000.00
Deposits, Loans and advances to corporates and Others		80,000.00	80,000.00
Total		**49,41,633.00**	**22,79,233.00**
Current Liabilities	**10**		
Sundry Creditors		1,46,938.66	1,31,010.91
Others payable		15,035.00	14,130.00
Total		**1,61,973.66**	**1,45,140.91**
Provisions	**11**		
Other Provision		43,470.00	59,781.00
Provision for Income Tax		49,55,000.00	10,56,125.00
Total		**49,98,470.00**	**11,15,906.00**

M/S Parkway Realty LLP
301, Taksh Classic, Vasna Road, Race Course, Vadodara

Cash at Bank

S.N0.	Particulars	Amount (Current Yr.)	Amount (Previous Yr.)
1	HDFC Bank Ltd 31	-	31,988.84
2	HDFC Bank Ltd 30	13,91,202.23	7,74,412.24
	Total	**13,91,202.23**	**8,06,401.08**

Deposits, Loans and advances to corporates and Others

S.N0.	Particulars	Amount (Current Yr.)	Amount (Previous Yr.)
1	Deposit with Alkapuri Automobiles	80,000.00	80,000.00
	Total	**80,000.00**	**80,000.00**

Advances recoverable in cash or in kind or for value to be received

S.N0.	Particulars	Amount (Current Yr.)	Amount (Previous Yr.)
1	Prepaid Car Insurance	75,876.00	63,500.00
2	P.N.Goradia and Co.	430.00	733.00
	Total	**76,306.00**	**64,233.00**

Balance with Revenue Authorities, etc.

S.N0.	Particulars	Amount (Current Yr.)	Amount (Previous Yr.)
1	Income Tax Paid for A.Y.2016-17	-	21,35,000.00
2	Income Tax Paid for A.Y. 2017-18	47,75,000.00	-
3	TCS on Car	10,327.00	-
	Total	**47,85,327.00**	**21,35,000.00**

Sundry Creditors

S.N0.	Particulars	Amount (Current Yr.)	Amount (Previous Yr.)
1	Alkapuri Automobiles	28,963.66	21,523.91
2	Bhoomi Developers	87,975.00	77,287.00
3	C P Travel and Tour	-	32,200.00
4	Vicky M Shah	18,000.00	-
5	Kamlesh R Shah	12,000.00	-
	Total	**1,46,938.66**	**1,31,010.91**

Others payable

S.N0.	Particulars	Amount (Current Yr.)	Amount (Previous Yr.)
1	TDS Payable	15,035.00	14,130.00
	Total	**15,035.00**	**14,130.00**

Digitally signed by: Goradia Pradip
Signing Date: 11/08/2017 07:50:36 PM
Serial No.: 1397759662
Issued by: (n)Code Solutions CA 2014

Digitally signed by: CHINTAN GIRISHKUMAR SHAH
Signing Date: 11/08/2017 07:50:53 PM
Serial No.: 1400373271
Issued by: (n)Code Solutions CA 2014

M/S Parkway Realty LLP
301, Taksh Classic, Vasna Road, Race Course, Vadodara

Other Provision

S.N0.	Particulars	Amount (Current Yr.)	Amount (Previous Yr.)
1	Auditors Remuneration Payable	43,470.00	43,281.00
2	Salary Payable	-	16,500.00
	Total	**43,470.00**	**59,781.00**

Provision for Income Tax

S.N0.	Particulars	Amount (Current Yr.)	Amount (Previous Yr.)
1	Provision for Income Tax A.Y 2017-18	49,55,000.00	-
2	Provision for Income Tax A.Y 2016-17	-	10,56,125.00
	Total	**49,55,000.00**	**10,56,125.00**

M/S Parkway Realty LLP
301, Taksh Classic, Vasna Road, Race Course, Vadodara

Schedule - 19

ACCOUNTING POLICIES & NOTES ON ACCOUNTS

I. Significant Accounting Policies adopted in the preparation and presentation of the accounts are as under;

a) METHOD OF ACCOUNTING:

The LLP adopts Mercantile System of Accounting.

b) BASIS OF ACCOUNTING:

The accounts have been prepared on the basis of historical cost convention, the generally applicable accounting standards issued by the Institute of Chartered Accountants of India.

c) REVENUE RECOGNITION:

The income of booking of plots of LLP is recognized on execution of agreement to sale or sale deed, whichever is earlier.

d) FIXED ASSETS:

Fixed assets are stated at cost less depreciation.

e) INVESTMENTS

Current investments are valued at the lower of cost or fair value. Long term investments are valued at cost except in the case of a permanent diminution in their value, in which case necessary provision is made.

f) INVENTORIES:

Inventories are valued at cost.

g) BORROWING COST:

Borrowing costs that are directly attributable to the acquisition, construction or production of qualifying assets are capitalised till the asset is ready to put to use.

h) DEPRECIATION:

Depreciation is provided as per "Written Down Value Method" at the rates specified in the Income Tax Rules, 1962. Depreciation @ 50% of prescribed rate is provided wherever the assets are used for less than 180 days in a year. No depreciation is provided on assets, which is sold during the year.

i) TAXES ON INCOME:

Tax Expenses for the period, comprising current tax, deferred tax in determining the net profit / (loss) for the year.

Current Tax is recognized in accordance with the prevailing provision of the Income Tax Act 1961.

Deferred Tax is recognized for all timing differences between accounting income and taxable income.

Deferred Tax Assets and Liabilities are measured at the tax rates that have been enacted or substantively enacted at the balance sheet date.

j) IMPAIRMENT OF ASSETS:

At each Balance Sheet date, the LLP assesses whether there is any indication of that an asset may be impaired, if any such indication exists, the LLP estimate the recoverable amount. If the carrying amount of the asset exceeds its recoverable amount, an impairment loss is recognised in the profit and loss account to the extent of the carrying amount of an asset exceeds its recoverable amount.

M/S Parkway Realty LLP
301, Taksh Classic, Vasna Road, Race Course, Vadodara

II. **Notes to Account:**

a) Previous year figures are regrouped, rearranged or reclassified, wherever necessary.

(A) Calculation of Deferred Tax Assets

Particulars	2016-17	2015-16
A. Assets		
Excess Depreciation in Accounts than allowable as per Income Tax	**30312**	**35659**
Total (A)	**30312**	**35659**
B. Liabilities		
Total (B)	**0**	**0**
Net Timing Difference (A - B)	**30312**	**35659**
Rate of Tax (%)	30.90%	30.90%
Deferred Tax Assets / (Liabilities)	**9366**	**11019**

(B) Calculation of Deferred Tax Expense /(Income) For The Year

Particulars	2016-17	2015-16
Opening Balance of DTA / (DTL)	11019	(73459)
Closing Balance DTA / (DTL)	9366	11019
Deferred Tax Exps./(Income) for the year	**1653**	**(84478)**

Signature to Schedule "1 to 19 "
As per Our Separate Audit Report of Even date attached.

For P.N.Goradia & Co.
Chartered Accountants
(Registration No. 103313W)

Sd/-
PRADIP N GORADIA
Proprietor
Membership No. 040218

Place: Vadodara
Date: 11/08/2017

For M/S PARKWAY REALTY LLP

Sd/-
Chintan Girishbhai Shah
Partner

Digitally signed by: Goradia Pradip
Signing Date: 11/08/2017 07:50:36 PM
Serial No.: 1397759662
Issued by: (n)Code Solutions CA 2014

Digitally signed by: CHINTAN GIRISHKUMAR SHAH
Signing Date: 11/08/2017 07:50:53 PM
Serial No.: 1400373271
Issued by: (n)Code Solutions CA 2014