ANNUAL REPORT

TRUE VALUE INFRAWORLD LLP

TRUE VALUE HOUSE,
OPP. ISRO,
NEAR SUNDARVAN BUS STOP,
SATELLITE,
AHMEDABAD-380015

F.Y. 2015-2016

VKJD & ASSOCIATES

CHARTERED ACCOUNTANTS

808, SPAN TRADE CENTER,
OPP. KOCHARAB ASHARAM,
NEAR PALDI CROSS ROADS,
ASHRAM ROAD,
AHMEDABAD - 380 007.

TEL. NO. 079-26582289

V K J D & ASSOCIATES
Chartered Accountants

808, Span Trade Centre,
Opp. Kocharab Ashram,
Nr. Paldi Cross Road,
Ashram Road, Ahmedabad –7.
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INDEPENDENT AUDITORS' REPORT

To,
The Partners of
TRUE VALUE INFRAWORLD LLP

Report on the Financial Statements

We have audited the accompanying financial statements of True Value Infraworld LLP ("the LLP"), which comprise the balance sheet as at March 31, 2016 and Profit and Loss Account for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements:

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance of the LLP in accordance with the Accounting Standards notified by the Institute of Chartered Accountants of India. 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.

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 there under.

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 risk 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 statement in order to design audit procedure 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 a basis for our audit opinion.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the 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 policies generally accepted in India:

a) In case of the Balance sheet, of the state of affairs of the LLP as at 31st March 2016 and

b) In the case of the Profit and Loss Statement, No Profit/Loss ended on that date.

Report on Other Legal and Regulatory Requirements

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 specified in the LLP Act, 2008 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 by us;

(c) the Balance Sheet and Statement of Profit and Loss 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 comply with the Accounting Standards notified by The Institute of Chartered Accountants of India.

FOR, VKJD & ASSOCIATES
CHARTERED ACCOUNTANTS

AHMEDABAD

JIGNASHU SHAH
PARTNER
M. No.117481
FIRM REGD. NO.: 128985W

PLACE: AHMEDABAD
DATE: 25/08/2016

TRUE VALUE INFRAWORLD LLP

BALANCE SHEET AS AT 31ST MARCH, 2016

PARTICULARS	SCHEDULE	As At 31-03-2016 AMOUNT(Rs.)
SOURCES OF FUNDS :		
Partners' Contribution		
Fixed Capital	2	130000
Partner's Current Capital A/C	3	0
Loan Funds		
Unsecured Loans	4	443794780
TOTAL :...		443924780
APPLICATION OF FUNDS :		
Fixed Assets :		
Gross Block		0
Less : Depreciation		0
Net Block		0
Current Assets, Loans and Advances :		
Cash and Cash Equivalents	5	593792
Loans and Advances	6	594067
Inventory	7	471461113
Other Current Assets	8	1259245
Total Current Assets		473908217
Less:		
Sundry Creditors And Other Current Liabilities	9	29983437
Total Current Liability		29983437
Net Current Assets...		443924780
TOTAL :...		443924780

Significant Accounting Policies & Notes forming part of accounts 1 to 17

As per our report of even date
attached herewith

FOR, VKJD & ASSOCIATES
CHARTERED ACCOUNTANTS

JIGNASHU K. SHAH
PARTNER
M.No.117481
FIRM REGN.NO.: 128985W

PLACE : AHMEDABAD
DATE : 25/08/2016

FOR, TRUE VALUE INFRAWORLD LLP

MANISH D. SHAH
DESIGNATED
PARTNER
DPIN:00715551

HARDAYAL T. MANSHANI
DESIGNATED
PARTNER
DPIN:02905869

PLACE : AHMEDABAD
DATE : 25/08/2016

TRUE VALUE INFRAWORLD LLP

PROFIT AND LOSS ACCOUNT FOR THE PERIOD ENDING ON 31ST MARCH, 2016

PARTICULARS	SCHEDULE	2015-2016 AMOUNT(Rs.)
INCOMES		
Income from Operation		0
Other Income		0
TOTAL :...		**0**
EXPENSES		
Opening Stock		0
Add:		
Land		434700200
Construction Cost	10	14621105
Finance Cost	11	21906574
Administrative, Selling And Other Expenses	12	233234
		471461113
Less :		
Closing Stock		471461113
Cost of sale		**0**
TOTAL :...		**0**
Profit beforeTaxation for the Year		**0**
Less : Provision for taxation		
Current Tax		
Profit After Tax		**0**
Add : Balance carried from previous year		
Amount available for Appropriation		**0**
Balance carried to Partners' Capital A/c		**0**

Significant Accounting Policies & Notes forming part of accounts 01 To 17

As per our report of even date
attached herewith

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TRUE VALUE INFRAWORLD LLP

F.Y 2015-16

SCHEDULE - 2 : PARTNERS' FIXED CAPITAL

PARTICULARS	AS AT 31-03-2016
	AMOUNT(RS.)
Manish D. Shah	50,000
Sameer B. Maheshwari	50,000
Mitesh S. Shah	10,000
Mohit L. Gajjar	10,000
Nilesh S. Patel	10,000
TOTAL...	130000

SCHEDULE - 3 : PARTNER'S CURRENT CAPITAL A/C

PARTICULARS	RATIO %	AS AT 01/04/2015	ADDITION / WITHDRAWAL DURING THE PERIOD	REMUNERATION	INTEREST	PROFIT/(LOSS) FOR THE PERIOD	As At 31/03/2016
	AMOUNT(Rs.)	AMOUNT(Rs.)	AMOUNT(Rs.)	AMOUNT(Rs.)	AMOUNT(Rs.)	AMOUNT(Rs.)	AMOUNT(Rs.)
Manish D. Shah	50%	0	0	0	0	0	0
Sameer B. Maheshwari	50%	0	0	0	0	0	0
Mitesh S. Shah	-	-	0	0	0	0	0
Mohit L. Gajjar	-	-	0	0	0	0	0
Nilesh S. Patel	-	-	0	0	0	0	0
TOTAL...	100%	0	0	0	0	0	0

TRUE VALUE INFRAWORLD LLP

PARTICULARS	As At 31-03-2016 AMOUNT(Rs.)
SCHEDULE- 4 : UNSECURED LOAN	
Aditya Constructions	152861517
Bhadreshbhai Champaklal Turakhia	10137589
Dineshchandra Mangaldas Shah HUF	20000000
Growth Vyapar LLP	144230457
Jageshkumar Dineshchandra Shah- HUF	20000000
Jigneshbhai Jayantilal Turakhia	10146466
Lalit Kumar D. Shah	10000000
Mitesh S. Shah - HUF	35826230
Nayana Rajeshbhai Turakhia	10153123
Parulben Jigneshbhai Turakhia	10146466
Rajeshbhai Jayantilal Turakhia	10155343
Rupalben Bhadreshbhai Turakhia	10137589
Total..	443794780

SCHEDULE- 5 :CASH BALANCE	
Cash Balance	593792
Total..	593792

SCHEDULE- 6 :DEPOSITS, LOANS AND ADVANCES	
Electricity Deposits	180000
Advances To Suppliers	414067
Total..	594067

SCHEDULE- 7 : INVENTORY	
CLOSING WORK-IN-PROGRESS	471461113
Total..	471461113

SCHEDULE- 8 :OTHER CURRENT ASSETS	
Service Tax Receivable	1209245
TDS RECEIVABLE F.Y 2015-2016	50000
Total..	1259245

SCHEDULE- 9 : Sundry Creditors And Other Current Liabilities	
(i) Sundry Creditors	12232900
Total (i)	12232900
(ii) Other Current Liabilities	
TDS Payable	3433363
VAT Payable	18223
Advance Received from Customers	13713209
Balance With Bank	
CBI-3462627604 (Due To Bank Reconcilation)	585742
Total (ii)	17750537
Total (i)+(ii)	29983437

TRUE VALUE INFRAWORLD LLP

F.Y. 2015-16

PARTICULARS	2015-2016 AMOUNT(Rs.)

SCHEDULE-10 : CONSTRUCTION COST

Particulars	Amount
Material Cost	254990
Labour Cost	81106
Professional Fees And other Direct Expenses	14285009
Total...	14621105

SCHEDULE-11 : FINANCE COST

Particulars	Amount
Interest Expenses	21857519
Bank Charges	5930
Interest Expenses-TDS	43125
Total..	21906574

SCHEDULE-12 : ADMINISTRATIVE, SELLING AND OTHER EXPENSES

Particulars	Amount
Printing And Stationary Expenses	10820
Salary Expenses	119172
Swachcha Bharat Cess	63076
Advertisement Expenses	40166
Total..	233234

TRUE VALUE INFRAWORLD LLP
(F.Y. 2015-16)

SCHEDULE '1': NOTES FORMING PART OF THE ACCOUNTS

I. Basis of Preparation of Financial Statements:

These financial statements have been prepared on an accrual basis of accounting, under the historical cost convention, in accordance with the accounting principles generally accepted in India and comply with the mandatory accounting standards issued by the Institute of Chartered Accountants and are in line with relevant laws, provisions as well as guidelines prescribed under LLP Partnership Act, 2008.

II. Revenue Recognition:

Recognition of Revenue from real estate projects

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the LLP and the revenue can be reliably measured. Income from operations is net of adjustment on account of cancellation/returns if any.

Revenue from sale of developed property is recognized upon transfer of all significant risks and rewards of ownership of such property, as per the terms of the contracts entered into with buyers, which generally coincides with the firming of the allotment letter/agreements, except for contracts where the Firm still has obligations to perform substantial acts even after the transfer of all significant risks and rewards. In such cases, the revenue is recognized on percentage of completion method, when the stage of completion of each project reaches a significant level of the total estimated construction cost of the project. Revenue is recognized in proportion that the costs incurred for work performed up to the reporting date bear to the estimated total project costs including land / land development right.

Revenue from projects is recognized when it is reasonably certain that the ultimate collection will be made and that there is buyers' commitment to make the complete payment.

III. Use of estimates:

The preparation of financial statements requires estimates and assumptions to be made that affect the reported amount of assets and liabilities on the date of financial statements and the reported amount of revenues and expenses during the reported period. Differences between the actual result and estimates are recognized in the period in which the results are known/determined.

IV. Fixed Assets:

Fixed Assets are stated at their original cost including incidental expenses related to acquisition and installation, less accumulated depreciation. Cost comprises of the purchase price and any other attributable cost of bringing the assets to its working condition for its intended use.

V. Depreciation:

Depreciation on the Tangible Fixed Assets has been provided on written down value Method, as per rates prescribed under the Income tax Act, 1961.

VI. **Taxation:**

(i) Provision for current tax is made in the accounts on the basis of taxable income computed in accordance with the provisions of the Income Tax Act, 1961.

(ii) Deferred tax for timing differences between tax profits and book profits is accounted for using the tax rates and laws that have been enacted or substantially enacted as of the Balance Sheet date. Deferred tax assets are recognized to the extent there is reasonable certainty that it will be realized in future.

VII. **Inventories:**

(i) Related to Construction and Real Estate Projects:

Direct expenditure relating to construction activity is inventoried. Indirect expenditure (including borrowing costs) during the period of construction is inventoried to the extent the expenditure is directly related to construction or is incidental thereto. Other indirect expenditure (including borrowing costs) incurred during the construction period which is neither related to the construction activity nor is incidental thereto is charged to the profit and loss account. Cost incurred/items purchased specifically for projects are taken as consumed as and when incurred/received.

(ii) Work-in-progress - Real Estate Projects:

Represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized.

(iii) Finish Goods:

Finish Goods Are valued At Cost Or Net Realizable Value Whichever Is Less.

/III. **Investments:**

Long Term investments are stated at cost unless there is permanent fall in their value at the date of the Balance sheet.

IX. **Provisions and Contingent Liabilities:**

A provision is recognised when the entity has a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions are not discounted to present value 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 adjustment to reflect the current best estimates. Contingent liabilities are not recognised but are disclosed in the notes. Contingent Assets are neither recognised nor disclosed in the financial statement.

SCHEDULE '13': deferred tax balances are as follows:

Particulars	2015-16	
	Deferred Tax Liability	Deferred Tax Assets
Difference between Book and Tax Depreciation	Nil	Nil
Unabsorbed Depreciation & Carry Forward Loss	Nil	Nil
Net Deferred Tax Liability	Nil	Nil

SCHEDULE '14' :

In the opinion of the designated Partners, Current Assets, Loans and Advances have value on realization in the ordinary course of the business equal to the amount at which they are stated in the balance sheet.

SCHEDULE '15' : Auditors' Remuneration Is Made up As Follow:

(Amount in Rs)

Particulars	**2015-16**
Audit Fees	28750
Total...	**28750**

SCHEDULE '16' :

Whenever external evidences are not available, we relied on the explanation given by the management.

SCHEDULE '17 ' :

The LLP was incorporated on 20/05/2015.

FOR, VKJD & ASSOCIATES
CHARTERED ACCOUNTANTS

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