

# **VAGHANI TECHNO-BUILD LIMITED**

## **24<sup>th</sup> Annual Report 2017-18**

**VAGHANI TECHNO-BUILD LIMITED**

<b>Board of Directors:</b>	Mr. Kantilal Savla - Chairman & Whole-time Director Ms. Grishma Savla - Director Mr. Ramesh Meisheri - Independent Director Mr. Ranjit Shetty - Independent Director
<b>Company Secretary &amp; CFO</b>	Mrs. Manisha G. Kudtarkar
<b>Auditors:</b>	M/s. M.L. Bhuwania & Co. Chartered Accountants
<b>Bankers:</b>	IDBI Bank, Vidyavihar (East) Branch, Mumbai 400 077  Union Bank of India, Turner Road Branch, Bandra, Mumbai 400 050
<b>Regd. Office:</b>	D-Wing, Karma Sankalp, Corner of 6 <sup>th</sup> & 7 <sup>th</sup> Road of Rajawadi, Ghatkopar (east), Mumbai - 400 077
<b>Registrar and Share Transfer Agent:</b>	Link Intime India Private Limited C101, 247 Park, LBS Marg, Vikhroli West, Mumbai - 400 083 Tel. +91 22 49186000 Fax. +91 22 49186060

**NOTICE**

Notice is hereby given that the Twenty Fourth Annual General Meeting of the members of **VAGHANI TECHNO-BUILD LIMITED** will be held at the Registered Office of the Company at D-wing, Karma Sankalp, Corner of 6<sup>th</sup> and 7<sup>th</sup> Road of Rajawadi, Ghatkopar (East), Mumbai - 400077 on Thursday, 06<sup>th</sup> September, 2018 at 12.00 Noon to transact the following business:

**ORDINARY BUSINESS:**

1. To receive, consider and adopt the Audited Financial Statement of the Company for the financial year ended 31<sup>st</sup> March, 2018 including the audited Balance sheet as at 31<sup>st</sup> March, 2018 and the statement of Profit & Loss Account of the Company for the year ended as on that date and the Report of the Board of Directors and Auditors thereon.
2. To appoint a Director in place of Ms. Grishma Savla (DIN 01693533), who retires by rotation and being eligible, offers herself for re-appointment.
3. To appoint Auditor and fix their remuneration and in this regard to consider and if thought fit, to pass, the following resolution as an **Ordinary Resolution**:

**"RESOLVED THAT** pursuant to Section 139, 142 and other applicable provisions of the Companies Act, 2013 and the Companies (Audit and Auditors) Rules, 2014, including any statutory modification(s) or re-enactment(s) thereof, M/s M.L.Bhuwania & Co, Chartered Accountants (Registration No. 101484W), the retiring auditors of the Company be and hereby appointed as the auditors of the Company to hold office from the conclusion of this Annual General meeting until the conclusion of the next Annual General Meeting of the Company on such remuneration plus service tax, out-of-pocket, and travelling, etc., as may be decided by the Board of Directors of the Company and the Auditors.

**SPECIAL BUSINESS:**

4. **To appoint Mr. Sushil Kapoor as an Independent Director of the Company.**

To consider, and if thought fit, to pass the following resolution as an **Ordinary Resolution**:

**"RESOLVED THAT** pursuant to the provisions of section 161 and other applicable provisions (including any modification(s) or re-enactment thereof), if any, of the Companies Act, 2013, Mr. Sushil Kapoor [DIN 00852605], who was appointed as an Additional Director in the meeting of the Board of Directors held on 10<sup>th</sup> August, 2018 and whose term expires at the ensuing Annual General Meeting of the Company and for the appointment of whom the Company has received a notice in writing under section 160 of the Companies Act, 2013 proposing his candidature for the office of the Director be and is hereby appointed as a Director of the Company".

**"RESOLVED FURTHER THAT** pursuant to the provisions of sections 149, 150, 152 read with Schedule IV and all other applicable provisions of the Companies Act, 2013 and the Companies (Appointment and Qualification of Directors) Rules, 2014 (including any statutory modification(s) or re-enactment thereof for the time being in force) and Clause 27(2) SEBI (LODR) Regulations 2015, Mr. Sushil

Kapoor[DIN 00852605]be and is hereby appointed as an Independent Director of the Company, not liable to retire by rotation and to hold office for a term upto the conclusion of 05<sup>th</sup> September, 2023.

**"RESOLVED FURTHER** THAT the Board of Directors of the Companybe and are hereby severally authorized to do all the acts, deeds and things which are necessary to give effect to the above said resolution."

**5. To approve for entering into Related Party Transactions by the Company**

To consider, and if thought fit, to pass the following as a Special Resolution:

**"RESOLVED THAT** in pursuance of Section 188 and Section 110of the Companies Act, 2013 (hereinafter referred to as Act) read with the Companies (Management and Administration) Rules, 2014, Regulation 23 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and other applicable provisions if any of the Act and Rules made thereunder as amended or restated and the enabling provisions in the Articles of Association and Memorandum of Association of the Company and subject to requisite approvals including the approval of all concerned statutory and regulatory authorities and departments, person or persons, if and to the extent necessary and such other approvals, permissions and sanctions as may be required, the consent of the Company be and is hereby accorded to the Board of Directors of the Company (hereinafter referred to as the Board which term shall include a committee thereof authorised for the purpose to sell / purchase of TDR (Transfer of Development Rights) of the Company with the related parties the details of which are given here in below and on such terms and conditions as may be deemed fit by the Board for the period commencing from 1<sup>st</sup> October 2018 to 30<sup>th</sup> September'2019

Sr. No.	Name of Transactions as per section 188 of the Companies Act, 2013	Name of Director/ KMP who is related and nature of their relationship	Name of the Related Party	Amounts (in crore)
				Sale / Purchase
1	Sale / Purchase of Transfer Development Rights	Mr. Kantilal Savla - Chairman and Whole-time Director, Ms. Grishma Savla - Director,	Integrated Spaces Limited (ISL)	25
2	Sale / Purchase of Transfer Development Rights	Mr. Kantilal Savla - Chairman and Whole-time Director and Ms. Grishma Savla - Director, are common directors	Integrated Coreinfra Limited (ICL)	25
3	Sale / Purchase of Transfer Development Rights	Mr. Kantilal Savla - Chairman and Whole-time Director and Ms. Grishma Savla - Director, are common directors	Integrated Estate Management Limited (IEMPL)	25
4	Sale/Purchase of Transfer	Mr. Kantilal Savla - Partner	Savla Associates	25

	Development Rights			
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**RESOLVED FURTHER THAT** the Board be and is hereby authorized to do and perform or cause to be done all such acts, deeds, matters and things, as may be required or deemed necessary or incidental thereto, including to determine the manner and method of sale, transfer, disposal and to settle and finalize all issues that may arise in this regard, without further referring to the Members of the Company, including without limitation, negotiating, finalizing and executing necessary agreements (including such representations, warranties indemnities and covenants as may be customary in such transactions), deed of conveyance, deed of assignment, schemes, and subsequent modifications thereto and such other documents as may be necessary or expedient in its own discretion and in the interest of the Company, including without limitation, to settle any questions, difficulties, doubts that may arise in this regard, as it may in its absolute discretion deem fit, and to delegate all or any of the powers or authorities herein conferred to any Director(s) or other official(s) of the Company, to any committee of the Board or to engage any advisor, consultant, agent or intermediary, as may be deemed necessary to give effect to this resolution.”

**By Order of the Board of Directors  
For Vaghani Techno-Build Limited**

**Sd/-  
Kantilal Manilal Savla  
Chairman & Whole Time Director**

**Place: Mumbai**

**Date: 10<sup>th</sup> August, 2018**

**NOTES:**

1. An Explanatory Statement pursuant to Section 102 (1) of the Companies Act, 2013 relating to the Special Businesses to be transacted at the Annual General Meeting is annexed hereto.
2. **A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE ON A POLL INSTEAD OF HIMSELF/HERSELF AND THE PROXY NEED NOT BE THE MEMBER OF THE COMPANY. THE INSTRUMENT(S) APPOINTING A PROXY, IF ANY SHALL BE DEPOSITED AT THE REGISTERED OFFICE OF THE COMPANY NOT LESS THAN FORTY-EIGHT HOURS BEFORE THE COMMENCEMENT OF THE MEETING.**  
  
A person can act as a proxy on behalf of members not exceeding fifty and holding taken together not more than 10 percent of the total share capital of the Company carrying voting rights. A member holding more than 10 percent of the total share capital of the company carrying voting rights may appoint a single person as proxy and such person shall not act as a proxy for any other person or shareholder.
3. In terms of Section 152 of the Companies Act, 2013, Ms. Grishma Savla (DIN 01693533), Director, retire by rotation at the Meeting and being eligible, offer herself for reappointment. Mr. Sushil Radhakrishan Kapoor [DIN 00852605], Additional Director whose term expires at the ensuing Annual General Meeting

of the Company and for the appointment of whom the Company has received a notice in writing under section 160 of the Companies Act, 2013 proposing his candidature for the office of the Director. The Board of Directors of the Company commends their re-appointment. Brief resume of Directors including those proposed to be re-appointed, nature of their expertise in specific functional areas, names of companies in which they hold directorships and memberships / chairmanships of Board Committees, shareholding and relationships between directors inter-se as stipulated under Regulation 27(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (hereinafter referred to as "the listing Regulations, 2015"), are provided in the Corporate Governance Report forming part of the Annual Report (**Annexure A**).

4. The Register of Members and Share Transfer Books of the Company will remain closed from 28<sup>th</sup> August, 2018 to 6<sup>th</sup> September, 2018 (both days inclusive).
5. Members are requested to intimate the Registrar and Share Transfer Agent of the Company- Link Intime India Private Limited, immediately of any change in their address, in respect of Equity shares held in physical mode and to their Depository Participants (DP) in respect of equity shares held in dematerialized form.
6. Members holding share certificates under different folio numbers but in the same order of name are requested to apply for consolidation of such folios and send relevant share certificates to the Registrar and Share Transfer Agent of the Company.
7. Pursuant to Section 101 and 136 of the Companies Act, 2013 read with relevant Rules made thereunder, Companies can serve Annual Report and other communications through electronic mode to those Members who have registered their e-mail address with the Company or with the Depository. Members who have not registered their e-mail address either with the Company or with the Depository can now register the same by submitting updated email address to Link Intime India Private Limited, the Registrar and Share Transfer Agent or Company. Members of the Company, who have registered their e-mail address, are entitled to receive such communication in physical form upon request.

The Notice of AGM, Annual Report and Attendance Slip are being sent in electronic mode to members whose e-mail IDs are registered with the Company or the Depository Participant(s) unless the Members have registered their request for a hard copy of the same. Physical copy of the Notice of AGM, Annual Report and Attendance Slip are being sent to those members who have not registered their e-mail IDs with the Company or Depository Participant(s). Members who have received the Notice of AGM, Annual Report and Attendance Slip in electronic mode are requested to print the Attendance Slip and submit a duly filled in Attendance Slip at the registration counter to attend the AGM. Members may also note that the Annual Report for FY 2017-18 will also be available on the Company's website: [www.vaghanitechnobuild.com](http://www.vaghanitechnobuild.com) for their download.

8. Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (hereinafter referred to as "the listing Regulations, 2015"), Members have been provided with the facility to cast their vote electronically, through the e-voting services provided by Central Depository Services (India) Limited, on all resolutions set forth in this notice.

The instructions for shareholders voting electronically are as under:

- (i) The voting period begins on 3<sup>rd</sup> September, 2018 (9.00 a.m. IST) and ends on 05<sup>th</sup> September, 2018 (5.00 p.m. IST). During this period shareholders of the Company, holding shares either in physical form

or in dematerialized form, as on the cut-off date of 30<sup>th</sup> August, 2018, may cast their vote electronically. The e-voting module shall be disabled by CDSL for voting thereafter.

- (ii) The shareholders should log on to the e-voting website [www.evotingindia.com](http://www.evotingindia.com).
- (iii) Click on Shareholders.
- (iv) Now Enter your User ID
  - a. For CDSL: 16 digits beneficiary ID,
  - b. For NSDL: 8 Character DP ID followed by 8 Digits Client ID,
  - c. Members holding shares in Physical Form should enter Folio Number registered with the Company.
- (v) Next enter the Image Verification as displayed and Click on Login.
- (vi) If you are holding shares in demat form and had logged on to [www.evotingindia.com](http://www.evotingindia.com) and voted on an earlier voting of any company, then your existing password is to be used.
- (vii) If you are a first time user follow the steps given below:

<b>For Members holding shares in Demat Form and Physical Form</b>	
PAN	Enter your 10 digit alpha-numeric *PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders) <ul style="list-style-type: none"> <li>• Members who have not updated their PAN with the Company/Depository Participant are requested to use the first two letters of their name and the 8 digits of the <b>folio/client id</b> number in the PAN field.</li> <li>• In case the <b>folio</b> number is less than 8 digits enter the applicable number of 0's before the number after the first two characters of the name in CAPITAL letters. Eg. If your name is Ramesh Kumar with <b>folio</b> number 1 then enter RA00000001 in the PAN field.</li> </ul>
DOB	Enter the Date of Birth as recorded in your demat account or in the company records for the said demat account or folio in dd/mm/yyyy format.
Dividend Bank Details	Enter the Dividend Bank Details as recorded in your demat account or in the company records for the said demat account or folio. <ul style="list-style-type: none"> <li>• Please enter the DOB or Dividend Bank Details in order to login. If the details are not recorded with the depository or company please enter the number of shares in the Dividend Bank details field.</li> </ul>

- (viii) After entering these details appropriately, click on "SUBMIT" tab.
- (ix) Members holding shares in physical form will then directly reach the Company selection screen. However, members holding shares in demat form will now reach 'Password Creation' menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is to be also used by the demat holders for voting for resolutions of any other company on which they are eligible to vote, provided that company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.
- (x) For Members holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.

- (xi) Click on the EVSN for the relevant Vaghani Techno-Build Limited on which you choose to vote.
- (xii) On the voting page, you will see "RESOLUTION DESCRIPTION" and against the same the option "YES/NO" for voting. Select the option YES or NO as desired. The option YES implies that you assent to the Resolution and option NO implies that you dissent to the Resolution.
- (xiii) Click on the "RESOLUTIONS FILE LINK" if you wish to view the entire Resolution details.
- (xiv) After selecting the resolution, you have decided to vote on, click on "SUBMIT". A confirmation box will be displayed. If you wish to confirm your vote, click on "OK", else to change your vote, click on "CANCEL" and accordingly modify your vote.
- (xv) Once you "CONFIRM" your vote on the resolution, you will not be allowed to modify your vote.
- (xvi) You can also take out print of the voting done by you by clicking on "Click here to print" option on the Voting page.
- (xvii) If Demat account holder has forgotten the same password, then Enter the User ID and the image verification code and click on Forgot Password & enter the details as prompted by the system.
- (xviii) Shareholders can also cast their vote using CDSL's mobile app m-Voting available for android based mobiles. The m-Voting app can be downloaded from Google Play Store. Apple and Windows phone users can download the app from the App Store and the Windows Phone Store respectively. Please follow the instructions as prompted by the mobile app while voting on your mobile.
- (xix) Note for Non - Individual Shareholders and Custodians
  - Non-Individual shareholders (i.e. other than Individuals, HUF, NRI etc.) and Custodian are required to log on to [www.evotingindia.com](http://www.evotingindia.com) and register themselves as Corporate.
  - A scanned copy of the Registration Form bearing the stamp and sign of the entity should be emailed to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com).
  - After receiving the login details they have to create a user who would be able to link the account(s) for which they wish to vote on.
  - The list of accounts should be mailed to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) and on approval of the accounts they would be able to cast their vote.
  - A scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same.
- (xx) In case you have any queries or issues regarding e-voting, you may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at [www.evotingindia.com](http://www.evotingindia.com) under help section or write an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com).

Since the Company is required to provide members the facility to cast their vote by electronic means, shareholders of the Company, holding shares either in physical form or in dematerialized form, as on the cut - off date and not casting their votes electronically, may cast their vote at the AGM venue, facility will be available at the venue. The results of e-voting will be placed by the Company on the website: [www.vaghani.technobuild.com](http://www.vaghani.technobuild.com) within two days of the AGM and also communicated to the stock exchanges, where the shares of the Company are listed.

9. The resolutions proposed will be deemed to have been passed on the date of AGM subject to receipt of number of votes in favour of the resolutions.
10. Mr. Narayan Parekh, Partner, PRS Associates, Practicing Company Secretaries, (Membership No: ACS 8059) has been appointed as the Scrutinizer to scrutinize the e-voting process.

11. Voting will be provided to the members through e-voting and / or at the AGM venue. A member can opt for only one mode of voting i.e. either through e-voting or ballot. If a member cast votes by both modes, then voting done through e-voting shall prevail and the ballot shall be treated as invalid.
12. All the documents referred to in the accompanying Notice and Explanatory Statement are open for inspection at the Company's Registered office on all working days of the Company between 10.00 a.m. to 1.00 p.m. upto the date of the Annual General Meeting except Saturday and Sunday.
13. Members/Proxies are requested to bring their attendance slip dully filled in along with their copy of Annual Report to the Meeting.

## **EXPLANATORY STATEMENT PURSUANT TO SECTION 102(1) OF THE COMPANIES ACT, 2013**

As required by Section 102(1) of the Companies Act, 2013 (the Act), the following Explanatory Statement sets out all material facts relating to the business mentioned under Item No.4and5 of the accompanying Notice dated 10<sup>th</sup>August, 2018.

### **Item No. 4**

The Board of Directors of the Company, at its meeting held on 10<sup>th</sup>August, 2018 has appointed Mr. Sushil Kapoor pursuant to the provisions of Section 161 of the Companies Act, 2013, as an Additional Director of the Company.

In terms of provision of Section 161 of the Companies Act, 2013, Mr. Sushil Kapoor would hold office up to the date of this Annual General Meeting and is eligible to be appointed as a Director of the company.

Mr.Sushil Kapoor is an eminent Professional and brings rich and varied experience to the Board.

The Board considers that his continued association would be of immense benefit to the Company and it is desirable to continue to avail his guidance and expertise. Accordingly, the Board recommends the resolution for appointment of Mr. Sushil Kapoor as a Director, for the approval of the shareholders of the Company.

Mr. Sushil Kapoor does not hold by himself or for any other person on a beneficial basis, any shares in the Company.

The Company has received a notice in writing from a member along with requisite deposit proposing Mr. Sushil Kapoor as a candidate for the office of the Director of the Company under the provisions of Section 160 (1) of the Companies Act, 2013. The Company has received consent from Mr. Sushil Kapoor to act as Director of the Company along with a declaration to the effect that he meets the criteria of independence as provided in Section 149, 152 read with Schedule IV and all other applicable provisions of the Companies Act, 2013 and the Companies (Appointment and Qualification of Directors) Rules, 2014 (including any statutory modification(s) or re-enactment thereof for the time being in force) and Clause 27(2) SEBI (LODR) Regulations 2015and an intimation to the effect that he is not disqualified from being appointed as a Director in terms of Section 164(2) of the Companies Act, 2013.

None of the Directors except Mr. Sushil Kapoor, Manager, Key Managerial Personnel of the Company and/or their relatives may be deemed to be concerned or interested in the proposed resolutions.

The Board recommends passing of the resolution as set out at item no.4 of the Notice.

### **Item No. 5**

The Companies Act, 2013 aims to ensure transparency in the transactions and dealings between the related parties of the Company. The provisions of Section 188(1) of the Companies Act, 2013 that govern the Related Party Transactions, requires that for entering into any contract or arrangement as mentioned herein below with the related party, the Company must obtain prior approval of the Board of Directors and in case of the Company having a paid up share capital of rupees Ten crore or more, prior approval of the shareholders by way of a Special Resolution must be obtained:

1. Sale, purchase or supply of any goods or materials;
2. Selling or otherwise disposing of, or buying, property of any kind;

3. Leasing of property of any kind;
4. Availing or rendering of any services;
5. Appointment of any agent for purchases or sale of goods, materials, services or property;
6. Such related party's appointment to any office or place of profit in the company, its subsidiary company or associate company and
7. Underwriting the subscription of any securities or derivatives thereof, of the Company.

In the light of provisions of the Companies Act, 2013, the Board of Directors of your Company has approved the proposed transactions along with annual limit (1<sup>st</sup> October 2018 to 30<sup>th</sup> September 2019) that your Company may enter into with the related parties (as defined under section 2(76) of the Companies Act, 2013).

The transactions of sale and purchase between the company and the related parties will be done in the ordinary course of business and at an arm's length relationship.

The particulars of the transaction pursuant to the provisions of Section 188 and the Companies (Meetings of Board and its Powers) Rules, 2014 are as under:

**(As Provided in table below)**

Name of the Related Party	Name of the Director or Key Managerial Personnel who is related, if any	Nature of Relationship:
Integrated Spaces Limited (ISL)	Mr. Kantilal Savla - Chairman & Whole-time Director, Ms. Grishma Savla - Director	Common Directorship
Integrated Coreinfra Limited (ICL)	Mr. Kantilal Savla - Chairman and Whole-time Director and Ms. Grishma Savla - Director	Common Directorship
Integrated Estate Management Private Limited (IEMPL)	Mr. Kantilal Savla - Chairman and Whole-time Director and Ms. Grishma Savla - Director	Common Directorship
Savla associates	Mr. Kantilal Savla - Partner	Partner

1. Nature, material terms, monetary value and particulars of the contract or arrangement: The details are as mentioned below:

**Selling or otherwise disposing of, or buying, property of any kind;**

Name of the Related Party	Particulars	Maximum Amount (Rupees in Crores) For the period 01.10.2018 to 30.09.2019
Integrated Spaces Limited (ISL)	Sale / Purchase of Transfer Development Rights.	25
Integrated Coreinfra Limited (ICL)	Sale / Purchase of Transfer Development Rights.	25
Integrated Estate Management Private Limited (IEMPL)	Sale / Purchase of Transfer Development Rights.	25
Savla Associates	Sale / Purchase of Transfer Development Rights.	25

Pursuant to Regulation 23 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, all entities falling under the definition "Related Party" shall abstain from voting in respect of the resolution proposed at item no. 5 of the notice, irrespective of whether the entity is a party to the particular transaction or not. Accordingly, the promoters and promoter group will not participate in the voting.

As on the date of proposing these resolutions, none of the companies as mentioned here in above i.e. ISL, ICL, Savla Associates and IEMPL are holding any equity shares in the company.

Mr.Kantilal Savla who is one of the common director holds 9,78,760 Equity shares of the Company. None of the other common directors are holding any shares in the Company.

The Board of Directors recommends the resolution set forth in item No. 5 for approval of the Members.

Except Promoters, Directors and their relatives (to the extent of their shareholding interest in the Company), no other director or Key Managerial Personnel or their relatives, is concerned or interested, financially or otherwise, in passing of this resolution.

**By Order of the Board of Directors  
For Vaghani Techno-Build Limited**

**Sd/-  
KantilaManilal Savla  
Chairman & Whole Time Director**

**Place: Mumbai**

**Date: 10<sup>th</sup>August, 2018**

## ANNEXURE TO THE NOTICE:

Disclosure pursuant to Regulation 36 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015:

Name of Director	Ms. Grishma M. Savla	Mr. Sushil Kapoor
Date of Birth	06.07.1985	07.01.1957
Date of Appointment	12.08.2014	10.08.2018
Qualification	M.Sc (International Securities, Investment and banking)	B.Com
Expertise in specific functional areas	Experience in field of Finance and Accounts and Investment	Manufacturing Processes & Operations
*Directorship in Indian other Public Limited Companies as on 31.3.2018.	2	2
Chairman / Member of the committee of other companies	NIL	NIL
No of shares held in the Company as on 31.3.2018	NIL	NIL

**Note:** \*Directorship / Committee memberships exclude Alternate Directorships and Directorships in Private/Foreign Companies incorporate under Section 8 of the Companies Act, 2013

## DIRECTOR'S REPORT

Your Directors have pleasure in presenting the **Twenty Fourth Annual Report** of the Company along with the Audited Statement of Accounts for the year ended 31<sup>st</sup>March, 2018.

### **1. FINANCIAL RESULTS:**

Particulars	31-03-2018	31-03-2017
Total Income	1,77,88,431	8,17,74,108
Total Expenses	1,31,53,800	8,10,42,913
<b>Profit (Loss) before Tax</b>	<b>46,34,631</b>	<b>7,31,195</b>
Provision for Tax	(123)	7,56,676
<b>Profit (loss) after Tax</b>	<b>46,34,754</b>	<b>(25,481)</b>
<b>Balance brought forward:</b>		
Surplus in the Profit & Loss Account	1,63,86,662	1,64,12,143
Add : Profit/(loss) for the year	46,34,754	(25,481)
<b>Balance carried to Balance Sheet</b>	<b>2,10,21,416</b>	<b>1,63,86,662</b>

### **2. PERFORMANCE & RESULTS:**

During the year under review, the Company has earned a profit of Rs 46,34,754/- as against loss of Rs. 25,481/- of the previous year. Your Directors are continuously looking for future growth of the Company in real estate industry.

### **3. OPERATIONS AND FUTURE PLANS:**

The Company continues to be engaged in the activities pertaining to Transfer of Development Rights (TDR) and real estate business. Further steps will be taken to accelerate the same.

### **4. CHANGES IN THE NATURE OF BUSINESS, IF ANY:**

During the year under review, there was no change in nature of the business of the Company.

### **5. DIVIDEND:**

In order to conserve the resources and to plough back the profits for future growth of the Company, Your Directors do not recommend any dividend for the year ended 31<sup>st</sup>March, 2018.

### **6. INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY:**

The Company has an Internal Control System, commensurate with the size, scale and complexity of its operations. The internal Auditors are an integral part of the internal control mechanism. To maintain its objectivity and independence, the Internal Auditors reports to the Chairman of the Audit Committee of the Board.

### **7. STATUTORY AUDITORS AND AUDITOR'S REPORT:**

#### **Statutory Auditor:**

M/s M. L Bhuwania and Co. Chartered Accountants, retiring auditors, is eligible for re-appointment and has expressed their willingness to accept office, if re-appointed. They have furnished a Certificate under section 141 of the Companies Act, 2013 for their eligibility for re-appointment and consent letter to act as an auditor

They have further confirmed that the said appointment, if made, would be within the prescribed limits under section 143(1)(g) of the Companies Act, 2013. Your directors recommend their appointment as the statutory auditors till the conclusion of the next Annual General Meeting.

The notes on financial statements referred to in the Auditors Report are self-explanatory and do not call for any other comments. The Auditors Report does not contain any qualifications, reservations or adverse remarks.

#### **8. SECRETARIAL AUDITORS**

Pursuant to the provisions of Section 204 of the Companies Act, 2013 read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Company has appointed Ms. Ruchita S. Suryavanshi, Practicing Company Secretary Mumbai, to undertake the Secretarial Audit of the Company for the Financial Year 2017-18. The Secretarial Audit Report (e-form MR-3) is annexed herewith as **Annexure-III**. The Secretarial Audit Report does not contain any qualification, reservation or adverse remarks.

#### **9. INTERNAL AUDITOR:**

Pursuant to the provisions of section 138(1) of the Companies Act, 2013 read with Rule 13 of the Companies (Accounts) Rules, 2014, the Company has appointed M/s Varun Tiwari & Company, Chartered Accountants, as an Internal Auditor of the Company for the Financial year 2017-18.

#### **10. EXTRACT OF ANNUAL RETURN:**

In accordance with requirements under Section 134(3)(a) of the Companies Act, 2013, the details forming part of the extract of the Annual Return in form MGT-9 is annexed herewith as (**Annexure- I**).

#### **11. CORPORATE SOCIAL RESPONSIBILITY INITIATIVES:**

The provisions of Section 134 (3) (o) and 135(1) of the Companies Act, 2013 read with Rule 8 of Companies (CSR) rules is not applicable to the Company as it is not falling under the criteria mentioned in the Act.

#### **12. DIRECTORS:**

##### **A. Changes in directors and Key Managerial Personnel Directors retiring by rotation**

In terms of Section(s) 149, 152 and all other applicable provisions of the Companies Act, 2013, for determining the Directors liable to retire by rotation, the Independent Directors are not included in the total number of Directors of the Company. Accordingly, Ms. Grishma Savla (DIN: 01693533) and Mr. Sushil Kapoor (DIN-00852605) shall retire by rotation at the ensuing Annual General Meeting and being eligible have offered themselves for re-appointment as Directors of the Company.

Brief profile of the Directors proposed to be re-appointed as required under Regulation 36 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, are part of the Notice convening the Annual General Meeting.

##### **B. Familiarization Program for Independent Directors**

Every Independent Director of the Company is provided with ongoing information about the industry and the Company so as to familiarize them with the latest developments. The Independent Directors also visit the facilities at various locations of the Company where they can visit and familiarize themselves with the operations of the Company.

### **C. Annual Evaluation of Board of Directors, its Committees and individual Directors:**

Pursuant to the provisions of the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board has carried out the annual evaluation of its own performance, the directors individually, as well as the working of its committees. The structured evaluation report was prepared after taking into consideration inputs received from the directors covering various aspects of the Board's functioning such as adequacy of the composition of the Board and its committees. A separate exercise was carried out to evaluate the performance of individual directors including the Chairman of the Board who are evaluated on parameters such as level of engagement and contribution, independence of judgment, safeguarding the interests of the Company and its minority shareholders etc. The performance evaluation of the Independent directors was carried out by the entire Board. The performance evaluation of the Chairman and the non-independent directors was carried out by the independent directors who also reviewed the adequacy and flow of information of the Board. The directors expressed their satisfaction with the evaluation process.

#### **13. DECLARATION BY INDEPENDENT DIRECTORS**

All the Independent Directors have given declarations that they meet with the criteria of independence as prescribed under sub-section (6) of Section 149 of the Companies Act, 2013 and under Regulation 16(1)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

#### **14. NUMBER OF MEETINGS OF THE BOARD OF DIRECTORS**

The Board meets at regular intervals to discuss and decide on Company / business policy and strategy apart from other business matters.

The notice of Board Meeting is given well in advance to all the Directors. The Agenda of the Board / Committee meetings is circulated at least a week prior to the date of the meeting.

During the year under review, seven (7) Board Meetings and four (4) Audit committee meetings were convened and held. Details of each such meeting are given in the Corporate Governance Report. The intervening gap between the Meetings was within the period prescribed under the Companies Act, 2013.

#### **15. COMMITTEES OF THE BOARD**

During the financial year 2017-18, the Company had three (3) Committees of the Board, namely

- Audit Committee
- Nomination and Remuneration Committee
- Stakeholders Relationship Committee

The Board decides the terms of reference for these Committees. Minutes of meetings of the Committees are placed before the Board for information. The details as to the composition, terms of reference, number of meetings and related attendance, etc. of these Committees are provided in detail, in the Corporate Governance Report, which forms a part of this Annual Report.

#### **16. VIGIL MECHANISM/ WHISTLE BLOWER POLICY:**

The Company has established a vigil mechanism (Whistle Blower Policy) for Directors and employees of the Company to report genuine concerns. The Whistle Blower Policy provides for adequate safeguards against victimization of persons who use such mechanism and make provision for direct access to the Chairman of the Audit Committee in appropriate or exceptional cases. The policy is also available on the website of the Company: [www.vaghanitechnobuild.com](http://www.vaghanitechnobuild.com)

## 17. NOMINATION AND REMUNERATION POLICY:

The Nomination & Remuneration Committee of the Board of Directors has adopted a policy, which deals with the manner of selection and appointment of Directors, Senior Management and their remuneration. The policy complies with the provisions of sub-section (3) of Section 178 of the Companies Act, 2013.

Major criteria defined in the policy framed for appointment of and payment of remuneration to the Directors of the Company is available on the website of the Company: [www.vaghanitechnobuild.com](http://www.vaghanitechnobuild.com).

## 18. PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTY:

During the year under review, the Company has entered into contracts / arrangements / transactions with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013, which were in ordinary course of business and on an arm's length basis. The details of which are as under:

All Related Party Transactions are placed before the Audit Committee and also the Board for their approval. Prior omnibus approval of the Audit Committee is obtained for the transactions, which are of a foreseen and repetitive nature. The transactions entered into pursuant to the omnibus approval so granted are audited and a statement giving details of all related party transactions is placed before the Audit Committee and the Board of Directors for their approval on a quarterly basis.

Sr. No.	Name of the Related party	Name of the director or KMP who is related, if any	Nature of Relationship	Nature, material terms, monetary value and particulars of the contract or arrangement	Any other information relevant or important for the members to take decision on the proposed resolution.
1	Integrated Spaces limited	1. Mr. Kantilal M. Savla 2. Ms. Grishma K. Savla	Common Directorship	Earnest money deposit for TDR paid INR 2,51,50,000/-	Nil
2	Savla Associates	1. Mr. Kantilal M Savla	Partner	Purchase of TDR Rs.16,48,023/-	NIL

The transactions with the related parties are disclosed in Note No. 26 to the 'Notes on Accounts forming part of the Annual Report.

## 19. CORPORATE GOVERNANCE:

The paid up Equity Share Capital and Net Worth as per audited Balance Sheet as at 31st March 2017 of our company is Rs. 5,22,00,000/- and Rs. 6,85,86,662/- respectively. In view of the same and pursuant to clause 15 (2) (a) of SEBI (LODR) Regulations, 2015, the compliance with the Corporate Governance provisions as specified in Regulations 17 to 27 and clauses (b) to (i) of sub-regulation (2) of Regulation 46 and para C, D, and E of Schedule V of SEBI (LODR) Regulations, 2015 shall not apply to our company. Further the paid up Equity Share Capital and Net Worth as per latest audited Balance Sheet as at 31st March 2018 of our company is Rs. 5,22,00,000/- and Rs. 7,32,21,416/- respectively.

However, as a matter of good Corporate Governance practice, a detailed report on the Corporate Governance system and practices of the Company forming part of this report is given as a separate section of the Annual report.

The Compliance Certificate from the Practicing Company Secretary regarding compliance of conditions of Corporate Governance as stipulated in under part E of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is enclosed herewith as **Annexure – II**.

**20. RISK MANAGEMENT POLICY**

The Company follows a proactive risk management policy, aimed at protecting its assets and employees, which at the same time ensuring growth and continuity of its business. Further, regular updates are made available to the Board at the Board meeting and in special cases on ad-hoc basis.

**21. DIRECTORS RESPONSIBILITY STATEMENT:**

In compliance with Section 134(3)(c) of the companies Act, 2013, your directors, on the basis of information made available to them, confirm the following for the year under review:

- (i) in the preparation of the annual financial statements for the year ended March 31, 2018, the applicable accounting standards had been followed and that no material departures have been made from the same.
- (ii) They have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit of the company for that period.
- (iii) They have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities.
- (iv) They have prepared the annual accounts on a going concern basis.
- (v) They have laid down internal financial controls to be followed by the company and that such internal financial controls are adequate and were operating effectively; and
- (vi) They have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

**22. MANAGEMENT DISCUSSION AND ANALYSIS**

A Management Discussion and Analysis on the business and operations of the company forming part of this report is given as a separate section of the annual report.

**23. MANAGERIAL REMUNERATION**

During the year under review, the Company has not paid any remuneration, sitting fees for attending Board / Committee Meetings and Commission to any of its Directors.

**24. RATIO OF REMUNERATION OF EACH DIRECTOR TO THE MEDIAN EMPLOYEES:**

During the year under review, no remuneration has been paid to any of the directors, and hence the ratio of remuneration of each Director to the median of the employees has not been calculated.

**25. PERSONNEL / PARTICULARS OF EMPLOYEES:**

The company continues to maintain cordial relationship with its workforce.

There were no employees during the whole or part of the year who were in receipt of remuneration in excess of limits as covered under the Companies Act, 2013 read with Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

The total number of permanent employees employed with your company as 31<sup>st</sup> March, 2018 is one (1).

**26. INDUSTRIAL RELATIONS**

The industrial relations continued to be generally peaceful and cordial during the year. Your Directors recognize and appreciate the sincere and hard work, loyalty, dedicated efforts and contribution of all the employees during the year under review.

**27. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO:**

The Company has not consumed energy of the significant level and accordingly no measures were taken for energy conservation and no additional investment was made for reduction of energy conservation. The particulars regarding technology absorption and Foreign exchange earnings and out go pursuant to Section 134 (3) (m) of the Companies Act, 2013 are NIL.

**28. FOREIGN EXCHANGE EARNINGS AND OUTGO:**

The earnings and expenditure in foreign currency are NIL.

**29. SEXUAL HARASSMENT:**

During the year under review, there were no cases filed or reported pursuant to the Sexual Harassment of women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

**30. DEPOSITS:**

The Company has not accepted any deposits from public within the purview of provisions of Section 73 of the Companies Act, 2013 read with the Companies (Acceptance of Deposit) Rules, 2014 during the year under review and no amount of principal or interest on fixed deposits was outstanding as on the Balance Sheet Date.

**31. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS:**

Details of Loans, Guarantees and Investments covered under the provision of Section 186 of the Companies Act, 2013 are given in the notes to the Financial Statements.

**32. TRANSFER OF AMOUNTS TO INVESTOR EDUCATION AND PROTECTION FUND (IEPF):**

Your Company did not have any funds lying unpaid or unclaimed for a period of seven years. Therefore, there were no funds, which were required to be transferred to Investor Education and Protection Fund (IEPF).

**33. CASH FLOW STATEMENT:**

In conformity with the Accounting Standard issued by the Institute of Chartered Accountants of India and the provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 the Cash Flow Statement for the year ended March 31, 2018 is annexed to the accounts.

**34. SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS / COURTS, IF ANY:**

There are no significant material order passed by the Regulators/ Courts which would impact the going concern status of your Company and its future operations.

**35. MATERIAL EVENTS OCCURRING AFTER BALANCE SHEET DATE:**

During the year under review, there were no other material events and commitments affecting financial position of the Company occurring after Balance sheet date.

**36. AMOUNT TRANSFER TO RESERVES:**

During the year under review, the company does not propose to transfer any amount to its Reserves pursuant to the provisions of Section 134(3)(j) of the Companies Act, 2013.

**37. ISSUE OF SHARES:**

The Company during the year under review has not issued any Sweat Equity Shares or Shares with differential rights or under Employee Stock option scheme nor did it buy-back any of its shares.

**38. SUBSIDIARIES:**

Since the Company has no subsidiaries, provisions of Section 134(3)(q) of the Companies Act, 2013 read with Rule 8(5)(iv) of Companies (Accounts) Rules, 2014 are not applicable.

**39. LISTING WITH STOCK EXCHANGE:**

The Company has complied with the requirements of the BSE Ltd. / SEBI and any Statutory Authority on all matters related to capital markets during the last three years. No penalties or strictures have been imposed on the Company by these authorities.

Shares of the Company are listed with BSE Limited. Scrip Code No. 531676.

The Company confirms that it has paid the Annual Listing Fees for the year 2018-2019 to BSE Ltd. where the Company's shares are listed.

**40. ACKNOWLEDGMENTS:**

Yours Company and its Directors wish to sincerely thank all the customers, financial institutions, creditors etc for their continuing support and co-operation.

Yours Directors express their appreciation for the dedicated and sincere services rendered by the employees of the Company and sincerely thank the shareholders for the confidence reposed by them in the company and from the continued support and co-operation extended by them.

For and on behalf of the Board of Directors  
For **Vaghani Techno-Build Limited**

**Sd/-**  
**Kantilal M Savla**  
**Chairman & Whole Time Director**

**Place: Mumbai**

**Date: 10<sup>th</sup>August,2018**

## EXTRACT OF ANNUAL RETURN

As on financial year ended on 31<sup>st</sup> March 2018

[Pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014]

## I. REGISTRATION AND OTHER DETAILS:

CIN	:	L74999MH1994PLC187866
Registration Date	:	06/10/1994
Name of the Company	:	VAGHANI TECHNO - BUILD LIMITED
Category / Sub-Category of the Company	:	Company Limited by Shares
Address of the Registered office and contact details	:	D Wing, Karma Sankalp, Corner of 6 <sup>th</sup> and 7 <sup>th</sup> Road of Rajawadi, Ghatkopar (East), Mumbai - 400 077
Whether listed company	:	Yes
Name, Address and Contact details of Registrar and Transfer Agent, if any:	:	Link Intime India Private Limited C101, 247 Park, LBS Marg, Vikhroli West, Mumbai - 400 083 Tel. +91 22 49186000 Fax. +91 22 49186060

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

All the business activities contributing 10 % or more of the total turnover of the company shall be stated: -

Sl. No.	Name and Description of main products/ services	NIC Code of the Product/ service	% to total turnover of the company
1	Sale / Transfer of Development Rights	99832211	100

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES

Sr. No.	Name and address of the Company	CIN / GLN	Holding subsidiary / associate	% of shares held	Applicable section
NIL					

IV. SHARE HOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity):

i. Category-wise Share Holding:

Sr No	Category of Shareholders	Shareholding at the beginning of the year –01.04.2017				Shareholding at the end of the year –31.03.2018				% Change during the year
		Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
(A)	Shareholding of Promoter and Promoter Group									
[1]	Indian									
(a)	Individuals / Hindu Undivided Family	3914022	0	3914022	74.98	3914022	0	3914022	74.98	0.00
	Central Government / State Government(s)	0	0	0	0.00	0	0	0	0.00	0.00
(c)	Financial Institutions / Banks	0	0	0	0.00	0	0	0	0.00	0.00
(d)	Any Other (Specify)									
	Sub Total (A)(1)	3914022	0	3914022	74.98	3914022	0	3914022	74.98	0.00
[2]	Foreign									
(a)	Individuals (Non-Resident Individuals / Foreign Individuals)	0	0	0	0.00	0	0	0	0.00	0.00
(b)	Government	0	0	0	0.00	0	0	0	0.00	0.00
(c)	Institutions	0	0	0	0.00	0	0	0	0.00	0.00
(d)	Foreign Portfolio Investor	0	0	0	0.00	0	0	0	0.00	0.00
(e)	Any Other (Specify)									
	Sub Total (A)(2)	0	0	0	0.00	0	0	0	0.00	0.00
	Total Shareholding of Promoter and Promoter Group(A)=(A)(1)+(A)(2)	3914022	0	3914022	74.98	3914022	0	3914022	74.98	0.00
(B)	Public Shareholding									
[1]	Institutions									
(a)	Mutual Funds / UTI	0	60	60	0.00	0	60	60	0.00	0.00
(b)	Venture Capital Funds	0	0	0	0.00	0	0	0	0.00	0.00
(c)	Alternate Investment Funds	0	0	0	0.00	0	0	0	0.00	0.00
(d)	Foreign Venture Capital Investors	0	0	0	0.00	0	0	0	0.00	0.00
(e)	Foreign Portfolio Investor	0	0	0	0.00	0	0	0	0.00	0.00
(f)	Financial Institutions / Banks	0	0	0	0.00	0	0	0	0.00	0.00
(g)	Insurance Companies	0	0	0	0.00	0	0	0	0.00	0.00
(h)	Provident Funds/ Pension Funds	0	0	0	0.00	0	0	0	0.00	0.00
(i)	Any Other (Specify)									
	Sub Total (B)(1)	0	60	60	0.00	0	60	60	0.00	0.00

[2]	Central Government/ State Government(s)/ President of India									
	Sub Total (B)(2)	0	0	0	0.00	0	0	0	0.00	0.00
[3]	Non-Institutions									
(a)	Individuals									
(i)	Individual shareholders holding nominal share capital upto Rs. 1 lakh.	467144	189014	656158	12.57	458717	189014	647731	12.41	-0.16
(ii)	Individual shareholders holding nominal share capital in excess of Rs. 1 lakh	418107	0	418107	8.00	418107	0	418107	8.01	0.00
(b)	NBFCs registered with RBI	0	0	0	0.00	0	0	0	0.00	0.00
(c)	Employee Trusts	0	0	0	0.00	0	0	0	0.00	0.00
(d)	Overseas Depositories(holding DRs) (balancing figure)	0	0	0	0.00	0	0	0	0.00	0.00
(e)	Any Other (Specify)									
	Hindu Undivided Family	204423	0	204423	3.92	207182	0	207182	3.97	0.05
	Non Resident Indians (Repat)	1525	0	1525	0.03	1525	0	1525	0.03	0.00
	Clearing Member	6345	0	6345	0.12	4354	0	4354	0.08	-0.04
	Bodies Corporate	19360	0	19360	0.37	27019	0	27019	0.52	0.15
	Sub Total (B)(3)	1116904	189014	1305918	25.02	1116904	189014	1305918	25.02	0.00
	Total Public Shareholding(B)=(B)(1)+(B)(2)+(B)(3)	1116904	189074	1305978	25.02	1116904	189074	1305978	25.02	0.00
	Total (A)+(B)	5030926	189074	5220000	100	5030926	189074	5220000	100	0.00
(C)	Non Promoter - Non Public									
[1]	Custodian/DR Holder	0	0	0	0.00	0	0	0	0.00	0.00
[2]	Employee Benefit Trust (under SEBI (Share based Employee Benefit) Regulations, 2014)	0	0	0	0.00	0	0	0	0.00	0.00
	Total (A)+(B)+(C)	5030926	189024	5220000	100	5030926	189074	5220000	100	

ii. SHAREHOLDING OF PROMOTERS:

Sr No	Shareholder's Name	Shareholding at the beginning of the year -01.04.2017			Shareholding at the end of the year -31.03.2018			% change in Shareholding during the year
		NO.OF Shares held	% of total Shares of the company	% of Shares Pledged/ encumbered to total shares	NO.OF Shares held	% of total Shares of the Company	% of Shares Pledged/ encumbered to total shares	
1	Govind Jivrajbhai Vaghani	1595985	30.57	0.00	1595985	30.57	0.00	0.00
2	KantilalManilal Savla	978760	18.75	0.00	978760	18.75	0.00	0.00
3	Gunvanti Popatlal Gala	489380	9.38	0.00	489380	9.38	0.00	0.00

4	Kartik Popatlal Gala	489380	9.38	0.00	489380	9.38	0.00	0.00
5	Meet Govind Vaghani	242400	4.64	0.00	242400	4.64	0.00	0.00
6	KirtiGovind Vaghani	118117	2.26	0.00	118117	2.26	0.00	0.00
	Total	3914022	74.98	0.00	3914022	74.98	0.00	0.00

iii. **CHANGE IN PROMOTERS' SHAREHOLDING (PLEASE SPECIFY, IF THERE IS NO CHANGE):**

There is no change in promoters' shareholding during the year under review.

iv. **SHAREHOLDING PATTERN OF TOP TEN SHAREHOLDERS (OTHER THAN DIRECTORS, PROMOTERS AND HOLDERS OF GDRS AND ADRS):**

Sr No.	Name & Type of Transaction	Shareholding at the beginning of the year - 01.04.2017		Transactions during the year		Cumulative Shareholding at the end of the year -31.03.2018	
		NO.OF SHARES HELD	% OF TOTAL SHARES OF THE COMPANY	DATE OF TRANSACTION	NO. OF SHARES	NO OF SHARES HELD	% OF TOTAL SHARES OF THE COMPANY
1	PragneshManikantbhaiJoshiHUF	170578	3.27			170578	3.27
	AT THE END OF THE YEAR					170578	3.27
2	Vasant Meghji Rajyagor	135587	2.60			135587	2.60
	AT THE END OF THE YEAR					135587	2.60
3	Machhindra Narayan Koli	133002	2.55			133002	2.55
	AT THE END OF THE YEAR					133002	2.55
4	SwatiPragnesh Joshi	72955	1.40			72955	1.40
	AT THE END OF THE YEAR					72955	1.40
5	Rishabh KamleshJhaveri	39500	0.76			39500	0.76
	AT THE END OF THE YEAR					39500	0.76
6	Sadhana Bhavesh Sheth	13370	0.26			13370	0.26
	AT THE END OF THE YEAR					13370	0.26
7	MadhusudanRao Gadalay	11909	0.23			11909	0.23
	AT THE END OF THE YEAR					11909	0.23
8	Kavali Balaji	11905	0.23			11905	0.23
	AT THE END OF THE YEAR					11905	0.23
9	Jagdish Bhadbhade	11784	0.23			11784	0.23
	AT THE END OF THE YEAR					11784	0.23
10	RanganayakiKavali	11598	0.22			11598	0.22
	AT THE END OF THE YEAR					11598	0.22
11	VSL Securities Private Limited	0	0			0	0
	Transfer			21 Apr 2017	6465	6465	0.12

	<b>Transfer</b>			28 Apr 2017	5246	11711	0.22
	<b>Transfer</b>			05 May 2017	122	11833	0.23
	<b>Transfer</b>			12 May 2017	128	11961	0.23
	<b>AT THE END OF THE YEAR</b>					11961	0.23

v. **SHAREHOLDING OF DIRECTORS AND KEY MANAGERIAL PERSONNEL:**

Sl. No.	For each of the Directors and KMP	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the Company	No. of shares	% of total shares of the Company
<b>1.</b>	<b>Mr. Kantilal Savla</b>				
	At the beginning of the year	9,78,760	18.75	9,78,760	18.75
	Date wise Increase / Decrease in Shareholding during the year specifying reasons for increase / decrease (e.g. allotment / transfer / bonus / sweat equity etc)	-	-	-	-
	At the End of the year			9,78,760	18.75
<b>2.</b>	<b>Ms. Grishma Savla</b>				
	At the beginning of the year	-	-	-	-
	Date wise Increase / Decrease in Shareholding during the year specifying reasons for increase / decrease (e.g. allotment / transfer / bonus / sweat equity etc)	-	-	-	-
	At the End of the year			-	-
<b>3.</b>	<b>Mr. Ramesh Meisheri</b>				
	At the beginning of the year	-	-	-	-
	Date wise Increase / Decrease in Shareholding during the year specifying reasons for increase / decrease (e.g. allotment / transfer / bonus / sweat equity etc)	-	-	-	-
	At the End of the year			-	-
<b>4.</b>	<b>Mr. Ranjit Shetty</b>				
	At the beginning of the year	-	-	-	-
	Date wise Increase / Decrease in Shareholding during the year specifying reasons for increase / decrease (e.g. allotment / transfer / bonus / sweat equity etc)	-	-	-	-
	At the End of the year			-	-
<b>5.</b>	<b>Ms. Manisha Kudtarkar</b>				
	At the beginning of the year	-	-	-	-
	Date wise Increase / Decrease in Shareholding during the year specifying reasons for increase / decrease (e.g. allotment / transfer / bonus / sweat equity etc)	-	-	-	-
	At the End of the year			-	-

**I INDEBTEDNESS:**

Indebtedness of the Company including interest outstanding/accrued but not due for payment

(Amount in Rs.)

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
<b>Indebtedness at the beginning of the financial year</b>				
i) Principal Amount	NIL	NIL	NIL	NIL
ii) Interest due but not paid	NIL	NIL	NIL	NIL
iii) Interest accrued but not due	NIL	NIL	NIL	NIL
<b>Total (i+ii+iii)</b>	<b>NIL</b>	<b>NIL</b>	<b>NIL</b>	<b>NIL</b>
<b>Change in Indebtedness during the financial year</b>				
Addition	NIL	NIL	NIL	NIL
Reduction	NIL	NIL	NIL	NIL
Net Change	<b>NIL</b>	<b>NIL</b>	<b>NIL</b>	<b>NIL</b>
<b>Indebtedness at the end of the financial year</b>				
Principal Amount	NIL	NIL	NIL	NIL
ii) Interest due but not paid	NIL	NIL	NIL	NIL
iii) Interest accrued but not due	NIL	NIL	NIL	NIL
<b>Total (i+ii+iii)</b>	<b>NIL</b>	<b>NIL</b>	<b>NIL</b>	<b>NIL</b>

**II REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL:****A. Remuneration to Managing Director, Whole-time Directors and/or Manager:**

Sl. No.	Particulars of Remuneration	Name of MD/ WTD/ Manager	Name of MD/ WTD/ Manager	Total Amount
		<b>Mr. Kantilal Savla</b>	<b>Ms. Grishma Savla</b>	
<b>1</b>	<b>Gross salary</b>			
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	NIL	NIL	NIL
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	NIL	NIL	NIL
	(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	NIL	NIL	NIL
2	Stock Option	NIL	NIL	NIL
3	Sweat Equity	NIL	NIL	NIL
4	Commission			
	- as % of profit	NIL	NIL	NIL
	- others, specify	NIL	NIL	NIL
5	Others, please specify	NIL	NIL	NIL
	Total (A)	NIL	NIL	NIL
	Ceiling as per the Act			

**B. REMUNERATION TO OTHER DIRECTORS:**

Sl. No.	Particulars of Remuneration	Name of Directors		Total Amount
		Mr. Ramesh Meisheri	Mr. Ranjit Shetty	
	<b>1. Independent Directors</b>			
	Fee for attending board / committee meetings	NIL	NIL	NIL
	Commission	NIL	NIL	NIL
	Others, please specify	NIL	NIL	NIL
	Total (1)	NIL	NIL	NIL
	<b>2. Other Non-Executive Directors</b>			
	Fee for attending board / committee meetings	NIL		NIL
	Commission	NIL		NIL
	Others, please specify	NIL		NIL
	Total (2)	NIL		NIL
	Total (B)=(1+2)	NIL		NIL
	Total Managerial Remuneration	NIL		NIL
	Overall Ceiling as per the Act			

**C. REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WTD**

Sl. No.	Particulars of Remuneration	Key Managerial Personnel		
		CEO	Company Secretary & CFO	Total
<b>1</b>	<b>Gross salary</b>			
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	NIL	4,50,260	4,50,260
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	NIL	NIL	NIL
	(c) Profits in lieu of salary under section 17(3) Income tax Act, 1961	NIL	NIL	NIL
<b>2</b>	<b>Stock Option</b>	NIL	NIL	NIL
<b>3</b>	<b>Sweat Equity</b>	NIL	NIL	NIL
<b>4</b>	<b>Commission</b>			
	- as % of profit	NIL	NIL	NIL
	- others, specify	NIL	NIL	NIL
<b>5</b>	<b>Others, please specify</b>	NIL	NIL	NIL
	<b>Total</b>	<b>NIL</b>	<b>4,50,260</b>	<b>4,50,260</b>

**III PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:**

Type	Section of the Companies Act	Brief Description	Details of Penalty / Punishment/ Compounding fees imposed	Authority [RD /NCLT/ COURT]	Appeal made, if any (give Details)
<b>A. COMPANY</b>					
Penalty	NIL	NIL	NIL	NIL	NIL
Punishment	NIL	NIL	NIL	NIL	NIL
Compounding	NIL	NIL	NIL	NIL	NIL
<b>B. DIRECTORS</b>					
Penalty	NIL	NIL	NIL	NIL	NIL
Punishment	NIL	NIL	NIL	NIL	NIL
Compounding	NIL	NIL	NIL	NIL	NIL
<b>C. OTHER OFFICERS IN DEFAULT</b>					
Penalty	NIL	NIL	NIL	NIL	NIL
Punishment	NIL	NIL	NIL	NIL	NIL
Compounding	NIL	NIL	NIL	NIL	NIL

**CORPORATE GOVERNANCE REPORT**

The Directors present the Company's report on Corporate Governance for the Year ended 31<sup>st</sup> March, 2018. In accordance with the Listing Agreement under the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 with BSE Limited, the Report containing the details of Corporate Governance systems and process at Vaghani Techno Build Limited is as under:

**1. Company's philosophy on code of Governance:**

Corporate Governance is the combination of voluntary practices and compliance with laws and regulations leading to effective control and management of the organization. Good Corporate Governance leads to long term shareholder value and enhances interest of other stakeholders. It brings into focus the fiduciary and the trusteeship role of the Board to align and direct the actions of the organization towards creating wealth and shareholder value.

**2. Board of Directors:**

- (i) The Company's Board of Directors comprises of four (4) Directors including two Independent Directors as on March 31, 2018. All the Independent Directors on the Board are eminent professionals, having wide range of skills and experience in business, industry, finance, law and public enterprises. The composition of the Board is in conformity with Regulation 17 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015.
- (ii) The composition of Board of Directors during the year, their names and the category of position held, number of Directorships and Committee positions held by them and the details of attendance of each Director at the Board Meetings and Annual General Meeting (AGM) are as under:

Name of the Directors	Whether Promoter, Executive Director or Non-Executive Director/ Independent Director	No of Board Meetings attended	Attendance of last AGM	*No. of outside Directorship held	No. of Board Committees of other Companies in which a member#
Mr. Kantilal Savla	Promoter / Executive	7	Yes	2	Nil
Ms. Grishma Savla	Promoter / Executive	7	Yes	2	Nil
Mr. Ramesh Meisheri	Non-Executive / Independent Director	7	Yes	Nil	Nil
Mr. Ranjit Shetty	Non-Executive / Independent Director	7	Yes	Nil	Nil

\* Excludes Private Limited Companies.

# Excludes 1) Committees other than Audit Committee and Stakeholders Relationship/Shareholder's /Investor's Grievance Committee and 2) Committee Membership/Chairmanship in Companies other than Public Limited Companies.

**(iii) Board Meetings and Annual General Meeting:**

During the year under review, Seven (7) Board Meetings were held, the dates being 04<sup>th</sup> April, 2017, 25<sup>th</sup> May, 2017, 27<sup>th</sup> July, 2017, 16<sup>th</sup> August, 2017, 14<sup>th</sup> September, 2017, 16<sup>th</sup> November, 2017 and 14<sup>th</sup> February, 2018. The gap between two consecutive meetings does not exceed one hundred and twenty days. All the information required to be furnished to the Board was made available to them along with detailed Agenda Notes.

The last Annual General Meeting was held on 28<sup>th</sup> September, 2017.

**(iv) Shareholding of Non- Executive Directors in the Company:**

The Shareholding of the Non- Executive Directors in the Company as on 31.03.2018 :

Name of Directors	Category	No. of Shares held
Mr. Ramesh Meisheri	Independent	Nil
Mr. Ranjit Shetty	Independent	Nil

**(v) Disclosure of relationships between Director inter-se:**

Table given below shows the relationship between the Directors:

Name of the Directors	Designation	*Relationship between Directors Inter-se
Mr. Kantilal Savla	Promoter	Father of Ms. Grishma Savla
Ms. Grishma Savla	Promoter	Daughter of Mr. Kantilal Savla
Mr. Ramesh Meisheri	Independent	Not related to any other Director
Mr. Ranjit Shetty	Independent	Not related to any other Director

\* As per definition of Relative under Section 2(77) read with Rule 4 of the Companies (Specification of Definitions Details) Rules, 2014 of the Companies Act, 2013.

**(vi) Familiarisation programmes for Independent Directors:**

Every Independent Director of the Company is provided with ongoing information about the industry and the Company to familiarize them with the latest developments. The Independent Directors also visit the facilities at various locations of the Company where they can visit and familiarize themselves with the operations of the Company.

The details of the Policy for the familiarization programmes for the Independent Directors are hosted on the website of the Company, which can be accessed at the website: [www.vaghanitechnobuild.com](http://www.vaghanitechnobuild.com)

## **2.1 Board Committees:**

The Board has constituted the following Committees of Directors:

### **A) Audit Committee:**

**(i) Terms of Reference of the Audit Committee:**

The terms of reference of Audit Committee are in accordance with the requirements as per Section 177 of the Companies Act, 2013 and Regulation 18 of SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015. The brief description of the terms of reference of the Audit Committee is as under:

The scope and role of the Audit Committee is to review Internal Audit Reports, Statutory Auditor's Report on financial statements, to generally interact with Internal Auditors to review their finding, suggestions and other related matter and with Statutory Auditors, to review Quarterly Financial Statements before submission to the Board for approval, discuss the financial performance, transactions with related parties etc.

At a special invitation, Statutory Auditors, Internal Auditors, Chief Financial Officer, the Executive Directors attend the Audit Committee Meetings to clarify points raised by the Committee.

The Chairman of the Audit Committee Mr. Ramesh Meisheri was present at the last Annual General Meeting of the Company held on September 28<sup>th</sup>, 2017, to address the shareholders queries, pertaining to the Annual Accounts of the Company.

- (ii) The Audit Committee comprised of 2 Independent Directors and 1 Executive Promoter Director. The Independent Directors are eminent professionals having experience in Industry, Corporate Finance, Accounts and Corporate Law. Composition of the Audit Committee meets the requirements of Section 177 of the Companies Act, 2013 and Rules made there under alongwith the Regulation 18 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Four (4) Meetings of the Audit Committee were held during the year ended March 31, 2018 on the following dates: 25<sup>th</sup>May, 2017, 14<sup>th</sup>September, 2017, 16<sup>th</sup> November, 2017 and 14<sup>th</sup> February, 2018. The attendance of each member at the Meetings was as under:

Name of Members	Designation	Category	Number of Meetings attended
Mr. Ramesh Meisheri	Chairman	Non-Executive Independent Director	4
Mr. Ranjit Shetty	Member	Non-Executive Independent Director	4
Mr. Kantilal Savla	Member	Executive Director	4

#### **B) Nomination and Remuneration Committee:**

- (i) Terms of Reference of the Nomination and Remuneration Committee:

The terms of reference of Nomination and Remuneration Committee are in accordance with the requirements of Section 178 of the Companies Act, 2013 and Regulation 19 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015. The brief description of the terms of reference of the Nomination and Remuneration Committee is as under:

The Committee is vested with the responsibility to function as per the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 and recommends to the Board the specific compensation package for the Executive Directors and fees payable to Non- Executive Directors besides framing guidelines for overall compensation packages of Directors/ Key Managerial Personnel (KMP).

- (ii) The Nomination and Remuneration Committee comprised of two Independent Director and one Executive Promoter Director. Composition of the Committee meets the requirements of Section 178 of the Companies Act, 2013 and Rules made there under alongwith the Regulation 19 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015.

Five (5) Meetings of the Nomination and Remuneration Committee were held during the year ended 31<sup>st</sup>March, 2018 on 25<sup>th</sup> May, 2017, 27<sup>th</sup> July, 2017, 14<sup>th</sup>September, 2017,16<sup>th</sup>November, 2017 and 14<sup>th</sup> February, 2018. The attendance of each member at the meetings was as under:

Name of Members	Designation	Category	Number of Meetings attended
Mr. Ramesh Meisheri	Chairman	Non-Executive Independent Director	5
Mr. Ranjit Shetty	Member	Non-Executive Independent Director	5
Mr. Kantilal Savla	Member	Promoter / Executive	5

- (vii) Remuneration Policy:

The Executive and Non-Executive Directors do not draw any remuneration from the Company including the sitting fees. Presently, the Company does not have any Stock Option Scheme.

#### **C) Stakeholders Relationship Committee:**

- (i) The term of reference of Stakeholders Relationship Committee are in accordance with requirements of Section 178 of the Companies Act; 2013and Regulation 20 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015. The brief description of the terms of reference of the Stakeholders Relationship Committee is as under:

The scope and role of the Committee is to consider and resolve the grievances of shareholders of the Company.

The main object of the Committee is the satisfactory redressal of investor's complaints and providing

quality services to the Shareholders of the Company.

- (ii) The Stakeholders Relationship Committee comprised of 2 Independent Directors and one Executive Director.

Four (4) Meetings of the Stake Holders Relationship Committee were held during the year ended 31<sup>st</sup>March, 2018 on 25<sup>th</sup> May, 2017, 14<sup>th</sup>September, 2017, 16<sup>th</sup> November, 2017, and 14<sup>th</sup> February, 2018.

During the period under review no complaints were received.

Name of Members	Designation	Category	Number of Meetings attended
Mr. Ramesh Meisheri	Chairman	Non-Executive Independent Director	4
Mr. Ranjit Shetty	Member	Non-Executive Independent Director	4
Mr. Kantilal Savla	Member	Executive Director	4

**(iii) Share Transfer System:**

In order to expedite the process of share transfers, the Board of Directors of the Company has delegated the power of share transfers, split, transposition, transmission etc., to a committee, which meets twice a month for the purpose.

Shares lodged for transfer in the physical form either at the registered office of the Company or at the Registrar's office are normally processed at the earliest and within 15 days from the date of its receipt provided the documents are complete in all respects. There were no share transfers pending for more than 15 days as on March 31, 2018

The Company has designated an exclusive e-mail ID viz. [investor@vaghanitechnobuild.com](mailto:investor@vaghanitechnobuild.com) for redressal of shareholder's complaints/ grievances.

**D) Independent Directors Meeting:**

The terms of reference of the Independent Directors Meeting broadly comprises:

- Evaluation of performance of Non Independent Directors and the Board of Directors as a whole.
- Evaluation of performance of the Chairman of the Company, taking into account the views of the Executive and Non Executive Directors.
- Evaluation of quality, content and timelines of flow of information between the Management and the Board that is necessary for the Board to effectively and reasonably perform its duties.

One Meeting of the Independent Directors was held during the year ended March 31, 2018 on 30<sup>th</sup>March, 2018. All the Independent Directors were present at the Meeting.

**E) (i) Annual General Body Meetings held in last three years:**

All the Annual General Meetings during the preceding three years were held at D-wing, Karma Sankalp, Corner of 6<sup>th</sup>& 7<sup>th</sup> Road of Rajawadi, Ghatkopar (East), Mumbai - 400077. The date, time and Special Resolutions passed thereat are as follows:

Year	Date	Time	Special Resolution Passed
2016-17	28/09/2017	11.00 A.M.	1
2015-16	30/09/2016	01.00 P.M.	3
2014-15	26/09/2015	11.30 A.M.	Nil

- (ii) Whether Special Resolution were put through postal ballot last year: No

- (iii) Any special resolution proposed to be conducted through postal ballot this year: NO

### 3. Means of Communication:

All important information relating to the Company, its financial performance, shareholding pattern, business, quarterly results, press releases are published in English Daily newspaper and in Marathi daily paper in the Mumbai edition. The financial results of the Company are also available on the website of the Company and BSE limited. A Management Discussion and Analysis Report is a part of the Company's Annual Report.

### 4. General Shareholder Information:

#### (i) Annual General Meeting for the Financial Year 2017-18

**Date :** September 6<sup>th</sup>, 2018  
**Time :** 12.00 Noon  
**Venue :** D-wing, Karma Sankalp,  
Corner of 6th & 7th Road of Rajawadi,  
Ghatkopar (East), Mumbai - 400077

#### (ii) Financial Calendar 2018-19 (Tentative):

**First Quarterly Results :** By August 14, 2018  
**Second Quarterly Results :** By November 15, 2018  
**Third Quarterly Results :** By February 15, 2019  
**Fourth Quarterly Results :** By May 30, 2019

(iii) **Date of Book Closure** : 28<sup>th</sup> August, 2018 to 06<sup>th</sup> September, 2018 (both days inclusive)

(iv) **Listing on Stock Exchanges:** BSE Limited, Mumbai

#### (v) Stock Code

**Scrip ID** : VAGHANI

**Scrip Code** : 531616

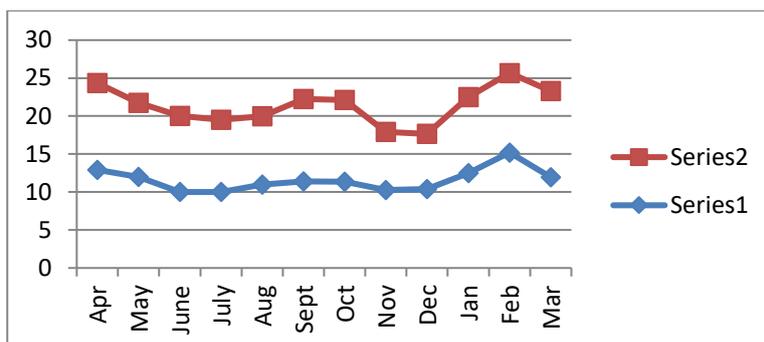
**ISIN No.:** INE554H01021

(vi) **CIN** : L74999MH1994PLC187866

(vii) **Stock Market Price Data:** Monthly High and Low at the BSE Limited for the financial year ended 31<sup>st</sup> March, 2018

Month	Quotation at BSE Ltd.	
	High(Rs.)	Low(Rs.)
April, 2017	8.75	6.29
May, 2017	7.95	7.95
June, 2017	7.56	6.75
July, 2017	6.75	6.75
August, 2017	6.42	6.42
September, 2017	-	-
October, 2017	-	-
November, 2017	-	-
December, 2017	-	-
January, 2018	6.25	5.67
February, 2018	-	-
March, 2018	5.39	4.64

**(viii) Performance of the share price of the Company:**



Series 1: HighPrice, Series 2 : Low Price

**(ix) Registrar and Transfer Agent:**

The Company has engaged the services of M/s. Link Intime India Private Limited SEBI registered. Category- I Registrar as its Share Transfer Agent for both physical and demat segments of Equity Shares of the Company. Members are advised to approach M/s. Link Intime India Private Limited, the Registrar and Transfer Agent for processing the transfers, sub-division, consolidation, splitting of securities, demat and remat request directly.

- i. Name and Address: :Link Intime India Private Limited  
C101, 247 Park, LBS Marg, Vikhroli West,  
Mumbai - 400 083  
Tel. +91 22 49186000 Fax. +91 22 49186060

**(x) Dematerialisation of Equity Shares:**

The Company has established required connectivity with National Securities Depository Limited and Central Depository Services (India) Limited and the same are available in electronic segment under ISIN - INE554H01021

**(xi) Outstanding GDRs/Warrants, Convertible Bonds, Conversion date and likely impact on equity:**

There is no GDR/ADR/Warrants or any convertible Instruments pertaining conversion or any other instrument likely to impact the equity share capital of the Company.

**(xii) Distribution of Shareholding as on March 31, 2018:**

Shareholders Range	Number of shareholders	% of total Shareholders	No. of Shares	% of total Shares
UPTO TO 500	754	61.45	1,45,261	2.78
501 TO 1000	337	27.46	2,33,129	4.46
1001 TO 2000	63	5.13	93,672	1.79
2001 TO 3000	28	2.28	74,071	1.41
3001 TO 4000	10	0.81	35,028	0.67
4001 TO 5000	7	0.57	32,368	0.62
5001 TO 10000	13	1.06	91,803	1.75
10001 TO ABOVE	15	1.22	45,14,668	86.49
<b>TOTAL</b>	<b>1227</b>	<b>100.00</b>	<b>52,20,000</b>	<b>100.00</b>

(xiii) Shareholding pattern on the basis of categories of shareholders as on 31<sup>st</sup> March, 2018 is as under:

Category of Shareholders	No of shares held	%
Promoters and Persons Acting in Concert	39,14,022	74.98
Banks, Financial institutions, Mutual Funds, Insurance companies	60	0.00
Private Corporate Bodies	270,19	0.52
Hindu Undivided Family	2,07,182	3.97
Indian Public	10,65,838	20.42
Clearing Member / NRIs	5,879	0.11
<b>TOTAL</b>	<b>52,20,000</b>	<b>100.00</b>

(xiv) Plant Location : NIL

(xv) Address for Correspondence:

Name	Vaghani Techno - Build Limited
Address	D Wing, Karma Sankalp, Corner of 6 <sup>th</sup> and 7 <sup>th</sup> Road of Rajawadi, Ghatkopar (East), Mumbai - 400 077
Contact nos.	Tel. (022) 2501 8800
Email id	<a href="mailto:investor@vaghanitechnobuild.com">investor@vaghanitechnobuild.com</a>
Website	<a href="http://www.vaghanitechnobuild.com">www.vaghanitechnobuild.com</a>

#### 5. Other Disclosures:

- (I) There are no materially significant transactions with related parties viz., Promoters, Directors or the Management, their Subsidiaries or relatives etc., having potential conflict with Company's interest at large.
- (II) The Company has followed all relevant Accounting Standards (IND AS) and Indian GAAP as may be amended from time to time while preparing the financial statements.
- (III) There have been no instances of non-compliances by the Company on any matter related to Capital markets during the last three years and hence no penalties or strictures have been imposed on the Company by the Stock Exchanges or SEBI or any other statutory authority.
- (IV) During the year under review, exercise on Risk Management was carried out and reviewed periodically covering the entire spectrum of business operations of the Company. The Board has been informed about the risk assessment and minimization procedures through means of a properly defined frame work. Business risk assessment, evaluation and its management is an opening process within the Company.
- (V) There was no pecuniary relationship or transactions of Non-executive Directors vis-à-vis the Company during the year under review. The Company has no stock option policy as part of remuneration package applicable for Whole-time Directors or its employees.
- (VI) Reconciliation of Share Capital Audit:  
A qualified Practicing Company Secretary carries out Secretarial Audit to reconcile the total admitted Capital with NSDL and CDSL and total issued and listed capital of the Company as per books. The Secretarial Audit Report confirms that the total issued/ paid up capital is in accordance with the total number of shares in physical form and the total number of dematerialized shares held with NSDL and CDSL.
- (VII) The Company has no Subsidiary
- (VIII) Web link for policy on dealing with related party transactions is :-[www.vaghanitechnobuild.com](http://www.vaghanitechnobuild.com).
- (IX) Disclosure of commodity price risks and commodity hedging activities:- N.A.

## 6. CODE OF CONDUCT:

The Company has complied with the Code of Conduct for Directors and Senior Management approved by the Board. The Code of Conduct is made available on the website of your company.

## 7. CEO/CFO CERTIFICATION:

Mrs. Manisha G. Kudtarkar, Chief Financial Officer of the Company who is entrusted with the Finance functions also has issued necessary Certificate pursuant to the Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and same is attached forms part of the Annual Report.

## 8. MANAGEMENT DISCUSSION AND ANALYSIS:

Management discussion and analysis forms part of the Annual Report.

## 9. Code of Insider Trading

The Company has adopted and implemented a Code of Conduct to SEBI (Prohibition of Insider Trading Regulations), 2015. The code lays down the guidelines, which include procedures to be followed and disclosures to be made by the insiders while dealing with the shares of the Company.

## 10. Any Query on Annual Report:

Name	Manisha G. Kudtarkar
Contact nos.	Tel. (022) 2501 8821
Email id	<a href="mailto:investor@vaghanitechnobuild.com">investor@vaghanitechnobuild.com</a>

**Place: Mumbai**

**Date: 10<sup>th</sup> August, 2018**

For and on behalf of the Board of Directors  
For **Vaghani Techno - Build Limited**

Sd/-  
**Kantilal M Savla**  
Chairman & Whole Time Director

## DECLARATION ON CODE OF CONDUCT

As required by SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, it is hereby affirmed that all the Board members and Senior Management Personnel have complied with the Code of Conduct of the Company as adopted by the Company for the year ended 31<sup>st</sup>March, 2018.

For and on behalf of the Board of Directors  
For **Vaghani Techno - Build Limited**

**Place: Mumbai**  
**Date: 10<sup>th</sup> August, 2018**

Sd/-  
**Kantilal M Savla**  
Chairman & Whole Time Director

## CEO/CFO CERTIFICATE

To,  
The Board of Directors  
**Vaghani Techno - Build Limited**  
**Mumbai**

We, Mr. Kantilal Savla, Chairman and Whole Time Director and Mrs. Manisha G. Kudtarkar Company Secretary and Chief Financial Officer of the Company do hereby certify that:

- (a) We have reviewed financial statements and the cash flow statement for the year and that to the best of our knowledge and belief:
  - i. These statements do not contain any materially untrue statement or omit any material fact or contain statement that might be misleading;
  - ii. These statements together present a true and fair view of the company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.
- (b) There are, to the best of our knowledge and belief, no transactions entered into by the company during the year which are fraudulent, illegal or violative of the Company's code of conduct.
- (c) We accept responsibility for establishing and maintaining internal controls and that we have evaluated the effectiveness of the internal control systems of the Company and we have disclosed to the auditors and the Audit Committee, deficiencies in the design or operation of internal controls, if any of which we are aware and the steps we have taken or propose to take to rectify these deficiencies.
- (d) We have indicated to the Auditors and the Audit Committee
  - i. Significant changes in internal control during the year;
  - ii. Significant changes in accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and
  - iii. There have been no instances of significant fraud of which they have become aware and the involvement therein, if any, of the management or an employee having a significant role in the Company's internal control system over financial reporting.

For and on behalf of the Board of Directors  
For **Vaghani Techno - Build Limited**

**Place: Mumbai**  
**Date: 10<sup>th</sup> August, 2018**

Sd/-  
**Kantilal M Savla**  
Chairman &  
Whole Time Director

Sd/-  
**Manisha G. Kudtarkar**  
CS and CFO

## MANAGEMENT DISCUSSION AND ANALYSIS REPORT

### A. INDUSTRY STRUCTURE AND DEVELOPMENTS

Our Industry is related to Real Estate and activities pertaining Transfer Development Rights (TDR).

The Stagnancy in Real Estate Industry has impacted the growth severely. With implementation of Real Estate (Regulation and Development) Act, 2016(RERA), with an intention to provide affordable housing for all, there is hope that Real Estate Industry will revive from unorganized sector to organized sector. Also with funding being easily available in Real Estate Industry, purchasing power of customers has also increased.

New Policy is implemented, which has increased the scope of our business. Industry

As the economy of India is projected to grow with reasonable stride, each and every sector of the industry will be rising including TDR sector. As you are aware that the company is in activities pertaining Transfer Development Rights (TDR), it will also have, the enormous opportunities with the rising economy.

### B. OPPORTUNITIES AND THREATS

TDR FSI market is highly volatile and its price is influenced by demand and supply cap. The Municipal Corporation of Greater Mumbai has published draft Development Control Regulation. 2034. The scope of utilization of TDR FSI is linked with Ready Reckoner price whereby price realization of TDR FSI has improved besides the scope of utilization of TDR FSI is proposed to be extended to Mumbai city which may add up to additional demand.

However, the Hon'ble High Court has directed M.C.G.M. for not to permit new development in M.C.G.M. limit due to solid waste management issue, whereby the utilization of TDR FSI has been prohibited until Hon'ble High Court issues new direction.

### C. SEGMENT WISE PERFORMANCE

The Company has a single segment pertaining to Transfer Development Rights and it is taking all the necessary steps to increase its profit level.

### D. OUTLOOK

Every possible initiatives are being taken by the Company for improving the quality standards and reduction of costs at appropriate level and every effort is being taken at all levels to tackle all the types of situations which will improve productivity and profitability.

### E. RISK & CONCERNS

The Company is in to TDR Trading where TDR FSI Prices are governed as per demand and supply of TDR FSI in the market as such it is highly volatile which can affect Company's performance.

### F. INTERNAL CONTROL SYSTEM AND PROCEDURE

The Company has in place adequate internal control system and procedure commensurate with the Size and nature of business. These procedures are designed to ensure.

1. That all assets and resources are used efficiently and adequately protected
2. That all internal policies and statutory guidelines are complied with; and
3. That accuracy and timing of financial reports and management information is maintained.

### G. FINANCIAL AND OPERATION PERFORMANCE

The total income of the Company for the year under review was Rs. 177.88Lacs against Rs. 817.74 Lacs achieved during the previous year. Expenditure incurred during the year is Rs. 131.54 Lacs vis-à-vis Rs. 810.43Lacs in the previous year and the Company's was in loss of Rs. 25,481 in previous

year and in profit of Rs. 46.35Lacs this year. EPS of the Company has increased from Rs. (0.01) per share as in the previous year to Rs. 0.89 per share as in the current year.

**i. TURNOVER**

The turnover of the Company for the Current year was Rs.177.88Lacs as compared to Rs. 817.74 Lacs turnover of the company for the previous year.

**ii. OPERATION PROFIT (PBIDT) & MARGIN**

PBIDT of the Company for the year is Rs. 46.55Lacs as against loss of Rs. 9.51 lacs in the previous year.

**iii. POWER & FUEL COST**

Nil

**iv. EMPLOYEES COST**

The Company has incurred employee cost of Rs. 4.50Lacs in the current year ad against Rs. 4.57 Lacs in the previous year.

**v. INTEREST**

The Company has incurred interest cost of Rs. 0.20 lakhs as against of Rs. 2.20 Lacs in the previous year.

**vi. PROFIT BEFORE TAX**

The Profit before tax for the current year is Rs. 46.35Lacs as compared to the profit for the year 2017 of Rs. 7.31 Lacs.

**vii. INCOME TAX**

The effective income tax for the year 2018 was (Rs. 0.00123) Lacs versus Rs. 7.57 Lacs in the previous year 2017. Provision for current tax is made on the basis of estimated taxable income for the current accounting period inaccordance with the provisions of the Income Tax Act, 1961.

**H. HUMAN RESOURCES/ INDUSTRIAL REALATIONS**

The Company is managed under the guidance of its Executive Director Mr. Kantilal Savla who in turn is supported by the office staff and assistants.

**I. CAUTIONERY STATEMENT:**

Certain statements in this section may be forward looking and are stated as required by applicable laws and regulations. Many factors may affect the actual results which could be different from what the directors envisage in terms of the future performance and outlook.

For and on behalf of the Board of Directors  
For Vaghani Techno - Build Limited

Place: Mumbai

Date: 10<sup>th</sup>August, 2018

Sd/-  
Kantilal M Savla  
Chairman & Whole Time Director

**CERTIFICATE ON CORPORATE GOVERNANCE**

To,  
The Members of  
**Vaghani Techno - Build Limited**  
Mumbai

We have examined the compliance of conditions of Corporate Governance by **Vaghani Techno-Build Limited** ("the Company") for the year ended March 31, 2018, as stipulated in para E of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 of the said Company with the Stock Exchange.

The compliance of conditions of Corporate Governance is the responsibility of the management. Our examination was limited to procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion and to the best of our information and according to the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in the above-mentioned Listing Agreement.

We further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

**Sd/-**  
**Ruchita S Suryavanshi**  
**Practising Company Secretary**  
**Membership No: A36698**  
**Certificate of Practice No: 14281**

**Date: 10/08/2018**  
**Place: Mumbai**

**Secretarial Audit Report**For the financial year ended on 31<sup>st</sup>March, 2018

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,  
 The Members,  
**VAGHANI TECHNO-BUILD LIMITED**  
**CIN: L74999MH1994PLC187866**  
 "D" Wing, Karma Sankalp,  
 Corner of 6<sup>th</sup> and 7<sup>th</sup> Road of Rajawadi,  
 Ghatkopar (East),  
 Mumbai - 400 077

I have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **VAGHANI TECHNO-BUILD LIMITED** (hereinafter called the Company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of the books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that in my opinion, the Company has, during the audit period ended on **31<sup>st</sup> March, 2018**, Subject to my observations generally complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

1. I have examined the books, papers, minute books, forms and returns filed and other records maintained by **VAGHANI TECHNO-BUILD LIMITED** ("**The Company**") for the period ended on 31<sup>st</sup>March, 2018 according to the provisions of:
  - i. The Companies Act, 2013 (**the Act**) and the Rules made thereunder;
  - ii. The Securities Contracts (Regulation) Act, 1956 ("**SCRA**") and the Rules made thereunder;
  - iii. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
  - iv. Foreign Exchange Management Act, 1999 and the Rules and Regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;
  - v. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ("**SEBI Act**") to the extent applicable to the Company :-
    - a. The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
    - b. The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 1992;
    - c. The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009;
    - d. The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999;
    - e. The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;
    - f. The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
    - g. The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; and

- h. The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998;
- i. The Sick Industrial Companies (Special Provisions) Act, 1985
- j. The Memorandum and Articles of Association.

I have also examined compliance with the applicable clauses of the following:

- i) Secretarial Standards issued by The Institute of Company Secretaries of India.
- ii) The Listing Agreements entered into by the Company with the BSE Limited.

**2.** I further report that:

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

Majority decision is carried through while the dissenting members' views are captured and recorded as part of the minutes.

**3.** I further report that there are adequate systems and processes in the company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

**4.** I Further Report that, the management of the Company vide its representation letter informed, certified and confirmed that they have complied with the all other applicable laws, rules and regulations which are specifically applicable to the Company based on their sector/industry. However, we have not verified or insured the correctness or appropriateness of the same.

**Sd/-**  
**Ruchita S Suryavanshi**  
**Practising Company Secretary**  
**Membership No: A36698**  
**Certificate of Practice No: 14281**

**Date: 10/08/2018**

**Place: Mumbai**

Encl: Annexure A (this Annexure A forms an integral part of this report and to be read along with this report.)

## **Annexure A to the Secretarial Audit Report**

**To,  
The Members,  
VAGHANI TECHNO-BUILD LIMITED,**

1. Maintenance of secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on the random test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Where ever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on the random test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company

**Sd/-  
Ruchita S Suryavanshi  
Practising Company Secretary  
Membership No: A36698  
Certificate of Practice No: 14281**

**Date: 10/08/2018  
Place: Mumbai**

## **INDEPENDENT AUDITOR'S REPORT**

**TO,**

The Members of **VAGHANI TECHNO-BUILD LIMITED**

### **Report on the Indian Accounting Standards (Ind AS) Financial Statements**

We have audited the accompanying Ind AS financial statements of **VAGHANI TECHNO-BUILD LIMITED ("the Company")**, which comprise the Balance Sheet as at March 31, 2018 and the Statement of Profit and Loss (including other comprehensive income) and the Cash Flow statement and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "Ind AS financial statements").

### **Management's Responsibility for the Ind AS 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 Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with relevant rules issued thereunder.

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 Ind AS 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 Ind AS 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 of the Ind AS financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. Those Standards and pronouncements require that we comply with ethical requirements

and plan and perform the audit to obtain reasonable assurance about whether the Ind AS financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in these Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Ind AS 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 Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. 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 Ind AS financial statements.

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

## **Opinion**

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS 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 including the Ind AS, of the state of affairs (financial position) as at March 31, 2018 and its total comprehensive income (comprising of profit and other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

## **Other Matter**

The comparative financial information of the Company for the year ended 31 March 2017 and the transition date opening balance sheet as at 1 April 2016 included in these standalone Ind AS financial statements, are based on the previously issued statutory financial statements prepared in accordance with the Companies (Accounting Standards) Rules, 2006 for the year ended 31 March 2017 and 31 March 2016, which are audited by us and in respect of which we expressed an unmodified opinion vide our audit report dated 25th May, 2017 and 30th May, 2016 respectively. These financial statements have been adjusted for the differences in the accounting principles adopted by the Company on transition to the Ind AS, which have also been audited by us. Our opinion is not modified in respect of this matter.

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

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of Section 143(11) of the Act, we give

in "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 of the aforesaid Ind AS financial statements.
- b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid Ind AS financial statements 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 (including other comprehensive income), the Cash Flow Statement and the Statement of Changes in Equity dealt with by this report are in agreement with the books of account maintained for the purpose of preparation of the Ind AS financial statements.
- d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of Companies Act, 2013, read with rule 7 of the Companies (Accounts) Rules, 2014.
- e) On the basis of the written representations received from the directors, as on March 31, 2018 and taken on record by the Board of Directors, we report that none of the directors is disqualified as on March 31, 2018 from being appointed as a director in terms of Section 164(2) of the Companies Act, 2013.
- 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' 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) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company has disclosed the impact of pending litigations on its financial position in its Ind AS financial statements – Refer Note No. 15 to the financial statements;
  - ii. The Company did not have any material foreseeable losses on long term contracts including derivatives contracts;
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended March 31, 2018; and
  - iv. The reporting on disclosures relating to Specified Bank Notes is not applicable to the Company for the year ended March 31, 2018.

**For M L BHUWANIA AND CO LLP**  
**Chartered Accountants**  
Firm's Registration Number: 101484W/W100197

**Sd/-**  
**VIJAY KUMAR JAIN**  
Partner  
Membership No. 108374

Place: Mumbai  
Date: 24th May, 2018

## ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT

Referred to in paragraph 1 of 'Report on other Legal and Regulatory Requirements' in our Report of even date on the accounts of VAGHANI TECHNO-BUILD LIMITED for the year ended 31<sup>st</sup> March, 2018.

On the basis of the records produced to us for our verification / perusal, such checks as we considered appropriate, and in terms of information and explanation given to us on our enquiries, we state that:

- (i) The company does not have fixed assets. Accordingly clause 3 (i) of the Order is not applicable to the Company.
- (ii) During the year, the inventories have been physically verified by the management. In our opinion, the frequency of verification is reasonable. The discrepancies noticed on physical verification of inventories as compared to the book records were not material and have been properly dealt with in the books of account.
- (iii) 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 Companies Act, 2013 during the year. Accordingly, clause 3 (iii) of the Order is not applicable to the Company.
- (iv) The Company has not granted any loans or made any investment and has neither given guarantee or security to directors or to any other parties. Accordingly, clause 3 (iv) of the Order is not applicable to the Company.
- (v) The Company has not accepted any deposits from the public. Accordingly, clause 3 (v) of the Order is not applicable to the Company.
- (vi) The Central Government has not prescribed maintenance of cost records for the company under sub section (1) of section 148 of the Companies Act, 2013. Accordingly, clause 3 (vi) of the Order is not applicable to the Company.
- (vii) (a) According to the records of the Company, the Company is regular in depositing undisputed statutory dues including Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, Excise Duty, Customs Duty, Value Added Tax, Cess, Goods and Service Tax (GST) w.e.f. July 01, 2017 and other statutory dues applicable to it with the appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable were outstanding as on 31st March, 2018 for a period of more than six months from the date they became payable.
- (b) According to the records of the Company, there are no dues of Sales Tax, Service Tax, Customs Duty, Excise Duty, Value Added Tax and Goods and Service Tax (GST) w.e.f. July 01, 2017 which have not been deposited on account of any dispute.

Details of dues of Income Tax which have not been deposited in respect of Income Tax on account of dispute is as under:

Name of Statute	Nature of Dues	Financial Year	Amount (Rs.)	Forum where dispute is pending
Income Tax Act,1961	Income Tax Dues	2007-08	3,16,630	Commissioner of Income Tax (Appeals)

		2008-09	78,83,900	Income Tax Appellate Tribunal
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- (viii) According to the records of the Company examined by us and the information and explanation given to us, the Company has not taken any loan or borrowing from banks, government, financial institutions and has not issued debentures during the year. Accordingly, clause 3 (viii) of the Order is not applicable to the Company.
- (ix) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, clause 3 (ix) of the Order is not applicable to the Company.
- (x) Based upon the audit procedures performed and information and explanations given by the management, we report that no fraud by the Company or no fraud on the Company by its officers or employees has been noticed or reported during the year.
- (xi) The company has not paid or provided for managerial remuneration during the year. Accordingly, clause 3 (xi) of the Order is not applicable to the Company.
- (xii) In our opinion and according to the information and explanations given to us, the nature of activities of the Company does not attract any special statute applicable to Nidhi Company. Accordingly, clause 3 (xii) of the Order is not applicable to the Company.
- (xiii) According to the information and explanation given to us, and based on our examination of the records of the Company, transactions with the related parties are in compliance with Sec 177 and 188 of Companies Act, 2013 where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- (xiv) In our opinion and according to the information and explanations given to us, and based on our examination of the records of the Company, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3 (xiv) of the Order is not applicable to the Company.
- (xv) In our opinion and according to the information and explanations given to us, and based on our examination of the records of the Company, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, clause 3 (xv) of the Order is not applicable to the Company.
- (xvi) The company is not required to be registered under Sec 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3 (xvi) of the Order is not applicable to the Company.

**For M L BHUWANIA AND CO LLP**  
**Chartered Accountants**  
Firm's Registration Number: 101484W/W100197

**Sd/-**  
**VIJAY KUMAR JAIN**  
Partner  
Membership No. 108374

Place: Mumbai  
Date: 24<sup>th</sup> May, 2018

## **ANNEXURE B TO THE INDEPENDENT AUDITORS' REPORT**

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

We have audited the internal financial controls over financial reporting of **VAGHANI TECHNO-BUILD LIMITED** ("the Company") as of March 31, 2018 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

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

The Company's Board of Directors 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 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, to the best of our information and according to the explanations given to us, 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, 2018, 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 M L BHUWANIA AND CO LLP**

**Chartered Accountants**

Firm's Registration Number: 101484W/W100197

**VIJAY KUMAR JAIN**

Partner

Membership No. 108374

Place: Mumbai

Date: 24<sup>th</sup> May, 2018

**VAGHANI TECHNO-BUILD LIMITED**

CIN: L74999MH1994PLC187866

**BALANCE SHEET AS AT 31ST MARCH, 2018**

(Amount in Rupees)

	Particulars	Note No.	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
	<b>ASSETS</b>				
<b>(I)</b>	<b>Non-Current Assets</b>				
	a) Deferred Tax Assets	3	68,55,339	59,68,277	61,21,843
	<b>Total Non-Current Assets</b>	<b>(A)</b>	<b>68,55,339</b>	<b>59,68,277</b>	<b>61,21,843</b>
<b>(II)</b>	<b>Current Assets</b>				
	a) Inventories	4	4,50,56,931	4,50,32,712	4,49,31,317
	b) Financial Assets				
	i. Trade Receivables	5	-	1,89,29,108	2,22,10,000
	ii. Cash and Cash equivalents	6	77,52,734	4,70,859	4,37,349
	iii. Other Current Financial Assets	7	2,51,50,000	-	5,00,000
	c) Current Tax Assets (Net)	8	4,01,749	4,01,749	4,25,854
	d) Other Current Assets	9	54,229	7,540	-
	<b>Total Current Assets</b>	<b>(B)</b>	<b>7,84,15,643</b>	<b>6,48,41,968</b>	<b>6,85,04,520</b>
	<b>Total Assets</b>	<b>(A+B)</b>	<b>8,52,70,982</b>	<b>7,08,10,245</b>	<b>7,46,26,363</b>
	<b>EQUITY AND LIABILITIES</b>				
<b>(I)</b>	<b>EQUITY</b>				
	a) Equity Share Capital	10	5,22,00,000	5,22,00,000	5,22,00,000
	b) Other Equity	11	2,10,21,416	1,63,86,662	1,64,12,143
	<b>Total Equity</b>	<b>(A)</b>	<b>7,32,21,416</b>	<b>6,85,86,662</b>	<b>6,86,12,143</b>
<b>(II)</b>	<b>LIABILITIES</b>				
	<b>Current Liabilities</b>				
	a) Financial Liabilities				
	(i) Trade payables	12	83,76,989	3,16,895	25,61,270

b) Other Current Liabilities	13	10,89,141	29,010	1,33,619
c) Current Tax Liabilities (net)	14	25,83,436	18,77,678	33,19,331
<b>Total Current Liabilities</b>		<b>1,20,49,566</b>	<b>22,23,583</b>	<b>60,14,220</b>
<b>Total Liabilities</b>	<b>(B)</b>	<b>1,20,49,566</b>	<b>22,23,583</b>	<b>60,14,220</b>
<b>Total Equity and Liabilities</b>	<b>(A+B)</b>	<b>8,52,70,982</b>	<b>7,08,10,245</b>	<b>7,46,26,363</b>
Contingent Liabilities	15			
Company Profile	1			
Summary of significant accounting policies	2			

The notes referred above form an integral part of the financial statements.

**As per our Report of even date attached  
For M L BHUWANIA AND CO  
LLP**

**CHARTERED ACCOUNTANTS**  
Firm's Registration Number :  
101484W/W100197

Sd/-  
**VIJAY KUMAR JAIN**  
**PARTNER**  
**MEMBERSHIP NO. : 108374**

**PLACE : MUMBAI**  
**DATED : 24th MAY, 2018**

**FOR AND ON BEHALF OF THE BOARD**

Sd/-  
**KANTILAL M. SAVLA**  
**CHAIRMAN & DIRECTOR**  
**DIN:**  
**00403389**

Sd/-  
**MANISHA KUDTARKAR**  
**CHIEF FINANCIAL OFFICER AND  
COMPANY SECRETARY**

**VAGHANI TECHNO-BUILD LIMITED**

CIN: L74999MH1994PLC187866

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2018**

(Amount in Rupees)

Particulars	Note No.	2017-2018	2016-2017
<b><u>Income:</u></b>			
Revenue from Operations	16	1,77,88,431	8,17,74,108
<b>Total Income</b>		<b>1,77,88,431</b>	<b>8,17,74,108</b>
<b><u>Expenses:</u></b>			
Cost of Construction	17	-	1,01,395
Purchases of Stock - in - Trade	18	1,16,88,735	7,87,73,400
Changes in inventories of work in progress and stock-in-trade	19	(24,219)	(1,01,395)
Employee Benefits Expense	20	4,50,260	4,56,853
Finance Costs	21	20,009	2,19,652
Other Expenses	22	10,19,015	15,93,008
<b>Total Expenses</b>		<b>1,31,53,800</b>	<b>8,10,42,913</b>
<b>Profit before tax</b>		<b>46,34,631</b>	<b>7,31,195</b>
<b><u>Less: Tax expenses</u></b>			
(i) Current Tax		8,86,942	6,03,110
(ii) Deferred Tax		(8,87,065)	1,53,566
<b>Total Tax Expense</b>		<b>(123)</b>	<b>7,56,676</b>
<b>Profit after Tax</b>	<b>(A)</b>	<b>46,34,754</b>	<b>(25,481)</b>
<b><u>Other Comprehensive Income</u></b>			
a. (i) Items that will be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will be reclassified to profit or loss		-	-
b. (i) Items that will not be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
<b>Total Other Comprehensive Income for the Year</b>	<b>(B)</b>	<b>-</b>	<b>-</b>
<b>Total Comprehensive Income for the Year</b>	<b>(A+B)</b>	<b>46,34,754</b>	<b>(25,481)</b>
Earning per equity share (Face Value of Rs. 10/- each)	23		

(1) Basic		0.89	(0.01)
(2) Diluted		0.89	(0.01)
<b>Summary of significant accounting policies</b>	<b>2</b>		

The notes referred above form an integral part of the financial statements.

**As per our Report of even date attached**

**For M L BHUWANIA AND CO LLP**

**CHARTERED ACCOUNTANTS**

Firm's Registration Number : 101484W/W100197

**Sd/-**

**VIJAY KUMAR JAIN**

**PARTNER**

**MEMBERSHIP NO. : 108374**

**PLACE : MUMBAI**

**DATED : 24th MAY, 2018**

**FOR AND ON BEHALF OF THE BOARD**

**Sd/-**

**KANTILAL M. SAVLA**

**CHAIRMAN AND DIRECTOR**

**DIN: 00403389**

**Sd/-**

**MANISHA KUDTARKAR**

**CHIEF FINANCIAL OFFICER AND COMPANY SECRETARY**

**VAGHANI TECHNO-BUILD LIMITED**

CIN: L74999MH1994PLC187866

**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 ST MARCH, 2018**

(Amount in Rupees)

**A. Equity Share Capital**

Particulars	Amount
Balance as at 1st April, 2016	5,22,00,000
Changes in equity share capital during the year	-
Balance as at 31st March, 2017	5,22,00,000
Changes in equity share capital during the year	-
Balance as at 31st March, 2018	5,22,00,000

**B. Other Equity**

Particulars	Reserves and Surplus	Total
	Retained Earnings*	
Balance as at 1st April, 2016	1,64,12,143	1,64,12,143
Profit/(loss) for the year	(25,481)	(25,481)
Balance as at 31st March, 2017	1,63,86,662	1,63,86,662
Profit/(loss) for the year	46,34,754	46,34,754
Balance at the end of the reporting period	2,10,21,416	2,10,21,416

\*This Reserve represents the cumulative profits of the company. This reserve can be utilised according to the provisions of the Companies Act, 2013

As per our Report of even date attached

For M L BHUWANIA AND CO LLP

CHARTERED ACCOUNTANTS

Firm's Registration Number : 101484W/W100197

Sd/-

VIJAY KUMAR JAIN

PARTNER

MEMBERSHIP NO. : 108374

FOR AND ON BEHALF OF THE BOARD

Sd/-

KANTILAL M. SAVLA

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**DATED : 24<sup>th</sup> MAY, 2018**

**Sd/-**

**MANISHA KUDTARKAR**

**CHIEF FINANCIAL OFFICER AND COMPANY  
SECRETARY**

**VAGHANI TECHNO-BUILD LIMITED**

CIN: L74999MH1994PLC187866

**CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2018**

(Amount in Rupees)

	2017-2018	2016-2017	
<b>A) CASH FLOW FROM OPERATING ACTIVITIES</b>			
Net Profit before tax		46,54,640	9,50,847
<b>OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES</b>		46,54,640	9,50,847
<b>ADJUSTMENTS FOR :</b>			
Inventories	(24,219)		(1,01,395)
Trade Receivables	1,89,29,108		32,80,892
Other Financial Assets	(2,51,50,000)		5,00,000
Other Current Assets	(46,689)		(7,540)
Trade Payables	80,60,095		(22,44,375)
Other Current Liabilities	10,60,131		(1,04,609)
		28,28,428	13,22,973
Cash Generated from Operations		74,83,068	22,73,820
Direct Taxes Paid (Net of Interest On Income Tax Refund)		(2,01,193)	-22,40,310
<b>NET CASH GENERATED FROM OPERATING ACTIVITIES</b>		<b>72,81,875</b>	<b>33,510</b>
<b>B) CASH FLOW FROM INVESTING ACTIVITIES</b>		-	-
NET CASH FROM INVESTING ACTIVITIES		-	-
<b>C) CASH FLOW FROM FINANCING ACTIVITIES</b>		-	-
NET CASH FROM FINANCING ACTIVITIES		-	-

NET CHANGES IN CASH & CASH EQUIVALENTS(A+B+C)			
		72,81,875	33,510
	OPENING BALANCE OF CASH & CASH EQUIVALENTS	4,70,859	4,37,349
	CLOSING BALANCE OF CASH & CASH EQUIVALENTS	77,52,734	4,70,859
		72,81,875	33,510

<b>Notes:</b>			
- 1	Closing Balance of Cash & Cash Equivalents (Refer Note No. 6)	As at	As at
	Cash and Cash Equivalents	31.03.2018	31.03.2017
	<u>Includes:</u>		
	Cash in Hand	3,85,702	3,85,702
	<u>Balance with Schedules Banks</u>		
- in Current Account	73,67,032	85,157	
	<b>77,52,734</b>	<b>4,70,859</b>	

2 Previous year figures have been regrouped and rearranged wherever considered necessary to make them comparable with those of the current year.

As per our Report of even date attached

For M L BHUWANIA AND CO LLP

FOR AND ON BEHALF OF THE BOARD

CHARTERED ACCOUNTANTS

Firm's Registration Number :  
101484W/W100197

VIJAY KUMAR JAIN

KANTILAL M.  
SAVLA  
CHAIRMAN &  
DIRECTOR

PARTNER

DIN: 00403389

MEMBERSHIP NO. : 108374

PLACE : MUMBAI

MANISHA  
KUDTARKAR

DATED : 24th MAY, 2018

CHIEF FINANCIAL OFFICER AND  
COMPANY SECRETARY

## VAGHANI TECHNO-BUILD LIMITED

### 1 COMPANY OVERVIEW

The Company ("Vaghani Techno-Build Limited", "VTBL") is an existing public limited company incorporated on 06/10/1994 under the provisions of the Indian Companies Act, 1956 and deemed to exist within the purview of the Companies Act, 2013, having its registered office at D Wing, Karma Sankalp, 6th & 7th Road of Rajawadi, Ghatkopar(East), Mumbai, Maharashtra ,400077. The Company is engaged in trading of Transfer of Development Rights (TDR) and Real Estate Development (including projects undertaken on right to generate TDR).The Equity shares of the company are listed on BSE Limited ("BSE"). The financial statements are presented in Indian Rupee (₹).

### 2 SIGNIFICANT ACCOUNTING POLICIES

This note provides a list of the significant accounting policies adopted in the preparation of these financial statements. These policies have been consistently applied to all the years presented, unless otherwise stated.

#### 2.1 BASIS OF PREPARATION OF FINANCIAL STATEMENT

##### (i) COMPLIANCE WITH Ind AS

The financial statements Complies in all material aspects with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended and notified under Section 133 of the Companies Act, 2013 (the "Act") and other relevant provisions of the Act and other accounting principles generally accepted in India.

The financial statements up to year ended March 31, 2017 were prepared in accordance with the accounting standards notified under Companies (Accounting Standard) Rules, 2006 (as amended) notified under Section 133 of the Act and other relevant provisions of the Act ("Previous GAAP").

These financial statements are the first financial statements of the Company under Ind AS. The date of transition to IND AS is 1st April, 2016. Refer note 29 related to First-time Adoption of Ind AS for an explanation of how the transition from previous GAAP to Ind AS has affected the Company's financial position, financial performance and cash flows.

First-time adoption: In accordance with Ind AS 101 on First-time adoption of Indian Accounting Standards, the Company's first Ind AS financial statements include, three balance sheets viz. the opening balance sheet as at 1st April, 2016 and balance sheets as at 31st March, 2017 and 2018 and two statements each of profit and loss, cash flows and changes in equity for the years ended 31st March, 2017 and 2018 together with related notes. The same accounting policies have been used for all periods presented.

The financial statements were authorized for issue by the Company's Board of Directors on 24th May, 2018.

These financial statements are presented in Indian Rupees (INR), which is also the functional currency. All the amounts have been rounded off to the nearest lakhs, unless otherwise indicated.

**(ii) HISTORICAL COST CONVENTION**

The Company follows the mercantile system of accounting and recognizes income and expenditure on an accrual basis. The financial statements are prepared under the historical cost convention, except in case of significant uncertainties and except for the following:

- (a) Certain financial assets and liabilities (Including Derivative Instruments) that are measured at fair value;
- (b) Defined benefit plans, if any where plan assets are measured at fair value.
- (c) Investments, if any are measured at fair value.

**(iii) CURRENT AND NON CURRENT CLASSIFICATION**

All assets and liabilities have been classified as current or non-current as per the Company's operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013. Based on the nature of products and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 12 months for the purpose of current – non-current classification of assets and liabilities.

**2.2 USE OF ESTIMATES AND JUDGEMENTS**

The preparation of financial statements requires management to make judgments, estimates and assumptions in the application of accounting policies that affect the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Continuous evaluation is done on the estimation and judgments based on historical experience and other factors, including expectations of future events that are believed to be reasonable. Revisions to accounting estimates are recognised prospectively.

**2.3 FINANCIAL INSTRUMENTS**

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

**(I) Financial Assets**

**(i) Classification**

The Company classifies its financial assets in the following measurement categories:

- (a) those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss); and
- (b) those measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

- (a) For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income.
- (b) For investments in debt instruments, this will depend on the business model in which the investment is held.
- (c) For investments in equity instruments, this will depend on whether the Company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income.

The Company reclassifies debt investments when and only when its business model for managing those assets changes.

## **(ii) Measurement**

At initial recognition, the Company measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

### **(a) Debt instruments**

Subsequent measurement of debt instruments depends on the Company's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Company classifies its debt instruments:

**Amortised cost:** Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in other income using the effective interest rate method.

**Fair value through other comprehensive income (FVOCI):** Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest income and foreign exchange gains and losses which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other income or other expenses (as applicable). Interest income from these financial assets is included in other income using the effective interest rate method.

**Fair value through profit or loss (FVTPL):** Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in profit or loss and presented net in the statement of profit and loss within other income or other expenses (as applicable) in the period in which it arises. Interest income from these financial assets is included in other income or other expenses, as applicable.

### **(b) Equity instruments**

The Company subsequently measures all equity investments at fair value. Where the Company's management has selected to present fair value gains and losses on equity investments in other comprehensive income and there is no subsequent reclassification of fair value gains and losses to profit or loss. Dividends from such investments are recognised in profit or loss as other income when the Company's right to receive payments is established.

Changes in the fair value of financial assets at fair value through profit or loss are recognised in other income or other expenses, as applicable in the statement of profit and loss. Impairment losses (and reversal of impairment losses) on equity investments measured at FVOCI are not reported separately from other changes in fair value.

### **(iii) Impairment of financial assets**

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables only, the Company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime credit losses (ECL) to be recognised from initial recognition of the receivables. The Company uses historical default rates to determine impairment loss on the portfolio of trade receivables. At every reporting date these historical default rates are reviewed and changes in the forward looking estimates are analysed.

For other assets, the Company uses 12 month ECL to provide for impairment loss where there is no significant increase in credit risk. If there is significant increase in credit risk full lifetime ECL is used.

### **(iv) Derecognition of financial assets**

A financial asset is derecognised only when -

(a) The Company has transferred the rights to receive cash flows from the financial asset  
or

(b) retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the entity has transferred an asset, the Company evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset is derecognised. Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognised.

Where the entity has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognised if the Company has not retained control of the financial asset. Where the Company retains control of the financial asset, the asset is continued to be recognised to the extent of continuing involvement in the financial asset.

## **(II) FINANCIAL LIABILITIES**

### **(i) Measurement**

Financial liabilities are initially recognised at fair value, reduced by transaction costs (in case of financial liability not at fair value through profit or loss), that are directly attributable to the issue of financial liability. After initial recognition, financial liabilities are measured at amortised cost using effective interest method. The effective interest rate is the rate that exactly discounts estimated future cash outflow (including all fees paid, transaction cost, and other premiums or discounts) through the expected life of the financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition. At the time of initial recognition, there is no financial liability irrevocably designated as measured at fair value through profit or loss.

## **(ii) Derecognition**

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

### **2.4 INVENTORIES VALUATION**

TDR Stock are valued at lower of cost and net realisable value. Cost is arrived at on the basis of specific identification method.

### **2.5 CASH AND CASH EQUIVALENTS**

Cash and cash equivalents includes cash in hand, deposits with banks, other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes outstanding bank overdraft shown within current liabilities in statement of financial balance sheet and which are considered as integral part of company's cash management policy.

### **2.4 INCOME TAX, DEFERRED TAX AND DIVIDEND DISTRIBUTION TAX**

The Income tax expense or credit for the year is the tax payable on the current year's taxable income based on the applicable income tax rate adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

Current and deferred tax is recognised in the profit and loss except to the extent it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised in equity or other comprehensive income respectively.

#### **(i) CURRENT INCOME TAX**

Current tax charge is based on taxable profit for the year. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date where the Company operates and generates taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Current tax assets and tax liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and Company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

**(ii) DEFERRED TAX**

Deferred tax is provided using the liability method on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements at the reporting date. Deferred tax assets are recognised to the extent that it is probable that future taxable income will be available against which the deductible temporary differences, unused tax losses, depreciation carry-forwards and unused tax credits could be utilised.

Deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss).

Deferred tax assets and liabilities are measured based on the tax rates that are expected to apply in the period when the asset is realised or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date.

The carrying amount of deferred tax assets is reviewed at each reporting date and adjusted to reflect changes in probability that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred income tax assets and liabilities are off-set against each other and the resultant net amount is presented in the Balance Sheet, if and only when, (a) the Company has a legally enforceable right to set-off the current income tax assets and liabilities, and (b) the deferred income tax assets and liabilities relate to income tax levied by the same taxation authority.

Minimum Alternate Tax credit is recognised as deferred tax asset only when and to the extent there is convincing evidence that the company will pay normal income tax during the specified period. Such asset is reviewed at each Balance Sheet date and the carrying amount of the MAT credit asset is written down to the extent there is no longer a convincing evidence to the effect that the Company will pay normal income tax during the specified period.

**2.5 REVENUE RECOGNITION**

Income from sale of right to generate Transfer of Development Rights (TDR) is recognised when the project is handed over to the authority. In case of sale of such rights when the project is at work in progress stage, revenue is recognised on the date of such sale/transfer.

Sale of Transfer of Development Rights is recognised on entering into an agreement with the Purchaser of the Transfer of Development Rights.

**2.6 COST OF REVENUE**

Cost of Development Rights includes proportionate development rights cost, borrowing cost and other related costs.

**2.7 OTHER INCOME**

Interest income is recorded on a time proportion basis taking in to account the amounts invested and the rate of interest.

**2.8 BORROWING COSTS**

(i) Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in profit or loss over the period of the borrowings using the effective interest method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

(ii) Borrowings are classified as current financial liabilities unless the group has an unconditional right to defer settlement of the liability for at least 12 months after the reporting period. Where there is a breach of a material provision of a long-term loan arrangement on or before the end of the reporting period with the effect that the liability becomes payable on demand on the reporting date, the entity does not classify the liability as current, if the lender agreed, after the reporting period and before the approval of the financial statements for issue, not to demand payment as a consequence of the breach.

## **2.9 EARNINGS PER SHARE**

### **1 Basic earnings per share**

Basic earnings per share is calculated by dividing:  
- the profit attributable to owners of the Company; and  
- by the weighted average number of equity shares outstanding during the financial year, adjusted for bonus elements in equity shares issued during the year.

### **2 Diluted earnings per share**

Diluted earnings per share adjust the figures used in the determination of basic earnings per share to take into account:

- the after income tax effect of interest and other financing costs associated with dilutive potential equity shares; and
- the weighted average number of additional equity shares that would have been outstanding assuming the conversion of all dilutive potential equity shares.

## **2.10 PROVISIONS, CONTINGENT LIABILITIES AND CONTINGENT ASSETS :**

### **(i) Provisions:**

A provision is recognized, when company has a present obligation (legal or constructive) as a result of past events and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, in respect of which a reliable estimate can be made for the amount of obligation. The expense relating to the provision is presented in the profit and loss net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

### **(ii) Contingent Liability**

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 liabilities, if material, are disclosed by way of notes and contingent assets, if any, are disclosed in the notes to financial statements.

**(iii) Contingent Assets**

Contingent Assets are disclosed, where an inflow of economic benefits is probable.

**2.11 Cash and cash equivalents**

Cash and cash equivalents includes cash in hand, deposits with banks, other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes outstanding bank overdraft shown within current liabilities in statement of financial balance sheet and which are considered as integral part of company's cash management policy.

**2.12 Trade receivables**

Trade receivables are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method, less provision for expected credit loss.

**2.13 Trade and other payables**

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are recognised, initially at fair value, and subsequently measured at amortised cost using effective interest rate method.

**2.14 Cash Flow Statement**

Cash flows are reported using the indirect method, whereby net profit before tax is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the Company are segregated.

**2.15 Operating Cycle**

Based on the nature of products/activities of the Company and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non current.

**2.16 Rounding of amounts**

All amounts disclosed in the financial statements and notes have been rounded off to the nearest Rupees Lakhs (up to two decimals), unless otherwise stated as per the requirement of Schedule III (Division II).

**VAGHANI TECHNO BUILD LIMITED**

**NOTES TO ACCOUNTS FOR THE YEAR ENDED  
31<sup>ST</sup> MARCH 2018**

(Amount in Rupees)

**3 DEFERRED TAX  
ASSETS**

Particulars	As at	As at	As at
	Mar 31,2018	Mar 31,2017	1st April, 2016
Minimum Alternate Tax Credit Entitlement (Refer Note No. 3.1)	51,81,589	42,94,527	41,13,343
Provision for Expected Credit Loss on Receivables (Refer Note No. 3.1)	16,73,750	16,73,750	20,08,500
<b>Total</b>	<b>68,55,339</b>	<b>59,68,277</b>	<b>61,21,843</b>

**Note No. 3.1**

Particulars	Net Balance as on 01.04.2017	Recognised in Statement of Profit and Loss	Recognised in OCI	Net Balance as on 31.03.2018
Minimum Alternate Tax Credit Entitlement	42,94,527	8,87,065	-	51,81,589
Provision for Expected Credit Loss on Receivables	16,73,750	-	-	16,73,750
	<b>59,68,277</b>	<b>8,87,065</b>	-	<b>68,55,339</b>

Particulars	Net Balance as on 01.04.2016	Recognised in Statement of Profit and Loss	Recognised in OCI	Net Balance as on 31.03.2017
Minimum Alternate Tax Credit Entitlement	41,13,343	1,81,184	-	42,94,527
Provision for Expected Credit Loss on Receivables	20,08,500	(3,34,750)		16,73,750
	<b>61,21,843</b>	<b>(1,53,566)</b>	-	<b>59,68,277</b>

## Income Tax

The major components of Income Tax Expense for the year ended 31st March, 2018

Particulars	For the year ended 31st March, 2018	For the year ended 31st March, 2017
<b>Profit and Loss:</b>		
Current Tax including 31st March, 2017 Rs. 4,21,926	8,86,942	6,03,110
Deferred Tax	(8,87,065)	1,53,566
	<b>(123)</b>	<b>7,56,676</b>

## Reconciliation of tax expense and the accounting profit multiplied by domestic tax rate

Particulars	For the year ended 31st March, 2018	For the year ended 31st March, 2017
<b>Profit before income tax expense</b>	<b>46,34,631</b>	<b>7,31,195</b>
<b>Tax at the Indian tax rate 19.055% (31 March 2017: 19.055%)</b>	<b>8,83,129</b>	<b>1,39,329</b>
<b><u>Add: Items giving rise to difference in Tax</u></b>		
Permanent Difference	3,813	41,855
Timing Difference	-	3,34,750
Tax for earlier years	-	4,21,926
Others	(8,87,065)	(1,81,184)
<b>Income Tax Expense</b>	<b>(123)</b>	<b>7,56,676</b>

## 4 INVENTORIES

Particulars	As at	As at	As at
	Mar 31,2018	Mar 31,2017	1st April, 2016
a) Work-in-progress (TDR Projects)	4,50,32,712	4,50,32,712	4,49,31,317
b) Stock-in-trade	24,219	-	-
<b>Total</b>	<b>4,50,56,931</b>	<b>4,50,32,712</b>	<b>4,49,31,317</b>

5 **TRADE RECEIVABLES**

Particulars	As at	As at	As at
	Mar 31,2018	Mar 31,2017	1st April, 2016
<b>Unsecured (unless otherwise stated)</b>			
a) Considered Good	-	1,89,29,108	2,22,10,000
b) Considered Doubtful	65,00,000	65,00,000	65,00,000
(Less) Allowance for Expected Credit Loss (Refer Note No. 5.1)	(65,00,000)	(65,00,000)	(65,00,000)
<b>Total</b>	<b>-</b>	<b>1,89,29,108</b>	<b>2,22,10,000</b>

**Note No. 5.1: Movement in allowance for Doubtful Receivables**

Balance at the beginning of the year	65,00,000	65,00,000	65,00,000
Additions/(Deletions) during the year	-	-	-
<b>Balance at the end of the year</b>	<b>65,00,000</b>	<b>65,00,000</b>	<b>65,00,000</b>

The average credit period ranges from 0 to 180 days. No interest is charged on overdue amounts.

6 **CASH AND CASH EQUIVALENTS**

Particulars	As at	As at	As at
	Mar 31,2018	Mar 31,2017	1st April, 2016
a) <u>Balance with Banks</u>			
- In current accounts	73,67,032	85,157	51,647
b) Cash on hand	3,85,702	3,85,702	3,85,702
<b>Total</b>	<b>77,52,734</b>	<b>4,70,859</b>	<b>4,37,349</b>

**Footnote:**

**Non Cash Transactions:**

The Company has not entered into any non cash investing and financing activities.

**7 OTHER CURRENT FINANCIAL ASSETS**

Particulars	As at	As at	As at
	Mar 31,2018	Mar 31,2017	1st April, 2016
Security deposit for Tender bid	-	-	5,00,000
Earnest Money Deposit (Refer Note No. 7.1)	2,51,50,000	-	-
<b>Total</b>	<b>2,51,50,000</b>	<b>-</b>	<b>5,00,000</b>

**Note No. 7.1**

**Deposit with parties in which Directors are interested**

Integrated Spaces Limited	2,51,50,000	-	-
	<b>2,51,50,000</b>	<b>-</b>	<b>-</b>

**8 CURRENT TAX ASSETS (net)**

Particulars	As at	As at	As at
	Mar 31,2018	Mar 31,2017	1st April, 2016
Advance Tax (net of Provision for Taxation)	4,01,749	4,01,749	4,25,854
<b>Total</b>	<b>4,01,749</b>	<b>4,01,749</b>	<b>4,25,854</b>

**9 OTHER CURRENT ASSETS**

Particulars	As at	As at	As at
	Mar 31,2018	Mar 31,2017	1st April, 2016
Unsecured, considered good (unless otherwise stated)			
Advance recoverable in cash or in kind or for value to be received	7,339	7,540	-
Other Assets	46,890	-	-
<b>Total</b>	<b>54,229</b>	<b>7,540</b>	<b>-</b>

**10 SHARE CAPITAL**

Particulars	As at	As at	As at
-------------	-------	-------	-------

	Mar 31,2018	Mar 31,2017	1st April, 2016
<b><u>Authorized Share Capital</u></b>			
1,00,00,000 Equity shares, Rs. 10 /-par value (31st March, 2017 : 1,00,00,000 Equity shares, Rs. 10 /- par value) (01st March, 2016 : 1,00,00,000 Equity shares, Rs. 10 /- par value)	10,00,00,000	10,00,00,000	10,00,00,000
	<b>10,00,00,000</b>	<b>10,00,00,000</b>	<b>10,00,00,000</b>
<b><u>Issued, Subscribed and Fully Paid Up Share Capital</u></b>			
52,20,000 Equity shares, Rs. 10 /- par value (31st March, 2017 : 52,20,000 Equity shares, Rs. 10 /-par value) (01st March, 2016 : 52,20,000 Equity shares, Rs. 10 /-par value)	5,22,00,000	5,22,00,000	5,22,00,000
<b>Total</b>	<b>5,22,00,000</b>	<b>5,22,00,000</b>	<b>5,22,00,000</b>

**Note No 10.1: The reconciliation of the number of shares outstanding at the beginning and at the end of reporting period 31-03-2018:**

Particulars	As at 31st March, 2018		As at 31st March, 2017		As at 1st April, 2016	
	No. of Shares	Amount	No. of Shares	Amount	No. of Shares	Amount
Number of shares at the beginning	52,20,000	5,22,00,000	52,20,000	5,22,00,000	52,20,000	5,22,00,000
Add: Shares issued during the year	-	-	-	-	-	-
Less : Shares bought back (if any)	-	-	-	-	-	-
<b>Number of shares at the end</b>	<b>52,20,000</b>	<b>5,22,00,000</b>	<b>52,20,000</b>	<b>5,22,00,000</b>	<b>52,20,000</b>	<b>5,22,00,000</b>

**Note No 10.2 Terms/Rights attached to equity shares**

(A) The company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

(B) In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

**Note No 10.3 Details of shareholders holding more than 5% shares in the company:**

Particulars	As at 31st March, 2018		As at 31st March, 2017		As at 1st April, 2016	
	No. of shares held	% held	No. of shares held	% held	No. of shares held	% held
Govind J. Vaghani	15,95,985	30.57%	15,95,985	30.57%	15,95,985	30.57%
Kantilal M. Savla	9,78,760	18.75%	9,78,760	18.75%	9,78,760	18.75%
GunvantiPopatlal Gala	4,89,380	9.38%	4,89,380	9.38%	4,89,380	9.38%
Kartik Popatlal Gala	4,89,380	9.38%	4,89,380	9.38%	4,89,380	9.38%

**11 OTHER EQUITY**

Particulars	As at	As at	As at
	Mar 31,2018	Mar 31,2017	1st April, 2016
<b>Reserves and Surplus</b>			
Retained Earnings #	2,10,21,416	1,63,86,662	1,64,12,143
<b>Total</b>	<b>2,10,21,416</b>	<b>1,63,86,662</b>	<b>1,64,12,143</b>

#For movement, refer Statement of Changes in Equity

**12 TRADE PAYABLES**

Particulars	As at	As at	As at
	Mar 31,2018	Mar 31,2017	1st April, 2016
Dues of Micro and Small Enterprises (Refer Note No. 12.1)	-	-	-
Dues other than of Micro and Small Enterprises (Refer Note No. 12.1)	83,76,989	3,16,895	25,61,270
<b>Total</b>	<b>83,76,989</b>	<b>3,16,895</b>	<b>25,61,270</b>

**Note No. 12.1**

The Company has not received information from vendors regarding their status under the Micro, Small and Medium Enterprises Development Act,2006 and hence disclosures relating to amounts unpaid as at the year end together with interest paid / payable under this Act, have not been given.

**13 OTHER CURRENT LIABILITIES**

Particulars	As at	As at	As at
	Mar 31,2018	Mar 31,2017	1st April, 2016
Statutory Dues Payable	10,89,141	29,010	1,33,619
<b>Total</b>	<b>10,89,141</b>	<b>29,010</b>	<b>1,33,619</b>

**14 CURRENT TAX LIABILITIES (net)**

Particulars	As at	As at	As at
	Mar 31,2018	Mar 31,2017	1st April, 2016
Provision for income tax (net of advance tax)	25,83,436	18,77,678	33,19,331
<b>Total</b>	<b>25,83,436</b>	<b>18,77,678</b>	<b>33,19,331</b>

**15 CONTINGENT LIABILITIES**

Particulars	As at	As at	As at
	Mar 31,2018	Mar 31,2017	1st April, 2016
Disputed Income Tax Liabilities	82,00,530	67,91,334	32,42,313
<b>Total</b>	<b>82,00,530</b>	<b>67,91,334</b>	<b>32,42,313</b>

**VAGHANI TECHNO-BUILD LIMITED**

**NOTES FORMING PART OF THE STATEMENT OF PROFIT AND LOSS**

(Amount in Rupees)

**16 REVENUE FROM OPERATIONS**

Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
Sale of Products (Refer Note No. 16.1)	1,77,88,431	8,17,74,108
	<b>1,77,88,431</b>	<b>8,17,74,108</b>
<b>Note No 16.1 Sale of Products</b>		
Sale of Development Rights	1,77,88,431	8,17,74,108
	<b>1,77,88,431</b>	<b>8,17,74,108</b>

**17 COST OF CONSTRUCTION**

Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
Allocated Indirect Cost (Refer Note No. 17.1)	-	1,01,395
	-	<b>1,01,395</b>
<b>Note No. 17.1</b>		
Includes interest inventorised amounting to Rs. Nil (P.Y. Rs. 1,01,395).		

**18 PURCHASES OF STOCK IN TRADE**

Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
Traded goods - TDR	1,16,88,735	7,87,73,400
	<b>1,16,88,735</b>	<b>7,87,73,400</b>

**19 CHANGES IN INVENTORIES OF WORK IN PROGRESS & STOCK IN TRADE**

Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
<u>Work in progress - TDR Projects</u>		

	Opening Stock	4,50,32,712	4,49,31,317
	Less:Closing Stock	4,50,32,712	4,50,32,712
		-	(1,01,395)
	<b><u>Stock in Trade - TDR</u></b>		
	Opening Stock	-	-
	Less:Closing Stock	24,219	-
		(24,219)	-
		(24,219)	(1,01,395)
<b>20</b>	<b>EMPLOYEE BENEFITS EXPENSES</b>		
	<b>Particulars</b>	<b>For the year ended March 31, 2018</b>	<b>For the year ended March 31, 2017</b>
	Salaries and wages	4,50,260	4,56,853
		4,50,260	4,56,853
<b>21</b>	<b>FINANCE COSTS</b>		
	<b>Particulars</b>	<b>For the year ended March 31, 2018</b>	<b>For the year ended March 31, 2017</b>
	Interest paid on Income Tax	20,009	2,19,652
		20,009	2,19,652
<b>22</b>	<b>OTHER EXPENSES</b>		
	<b>Particulars</b>	<b>For the year ended March 31, 2018</b>	<b>For the year ended March 31, 2017</b>
	Auditors Remuneration (Refer Note No. 22.1)	1,55,974	1,57,751
	Legal and Professional Fees	3,19,506	5,08,090
	Rate & Taxes	2,500	2,500
	Interest Paid to Suppliers	-	4,23,744
	Annual Listing Fees	2,87,500	2,29,001
	Miscellaneous Expenses	2,53,535	2,71,922
		10,19,015	15,93,008

**Note No. 22.1 : Payment to Statutory Auditors**

**As auditor :**

Audit Fee (including limited review)	87,074		89,625	
Tax Audit Fee	30,000		30,000	
GST/Service Tax (Refer Note No. 22.2)	21,600	1,38,674	18,000	1,37,625

**In other capacity :**

Other Services	38,000		17,500	
GST/Service Tax (Refer Note No. 22.2)	6,840	44,840	2,626	20,126

**1,83,514**

**1,57,751**

**Note No. 22.2**

Out of the above input tax credit of Rs. 27,540 (P.Y. Nil) is taken under GST Act and the same is not charged to Statement of Profit & Loss

**23 EARNING PER SHARE**

Particulars	For the year ended	For the year ended
	March 31, 2018	March 31, 2017
(A) Profit attributable to Equity Shareholders (Rs.)	46,34,754	(25,481)
(B) No. of Equity Share outstanding during the year.	52,20,000	52,20,000
(C) Face Value of each Equity Share ( Rs.)	10	10
(D) Basic & Diluted earning per Share ( Rs.)	0.89	(0.01)

## VAGHANI TECHNO-BUILD LIMITED

### 24 Financial Risk Management

The Company's activities expose it to credit risk and liquidity risk.

This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the impact thereof in the financial statements.

Sl. No.	Risk	Exposure arising from	Measurement	Management
1	Credit Risk	Cash and cash equivalents, trade receivables and financial assets.	Credit ratings, Review of ageing analysis.	Strict credit control and monitoring system, diversification of counterparties, check on counterparties basis credit rating and investment review on quarterly basis.
2	Liquidity Risk	Trade payables and other financial liabilities.	Maturity analysis, cash flow projections.	Maintaining sufficient cash / cash equivalents and marketable security and focus on realisation of receivables.

The Board provides guiding principles for overall risk management, as well as policies covering specific areas such as credit risk and liquidity risk effecting business operations. The company's risk management is carried out by the management as per guidelines and policies approved by the Board of Directors.

#### (A) Credit Risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. Credit risk encompasses the direct risk of default, risk of deterioration of creditworthiness as well as concentration risks. The Company is exposed to credit risk from its operating activities (primarily trade receivables).

#### Credit Risk Management

The company's credit risk mainly from trade receivables as these are typically unsecured. This credit risk has always been managed through credit approvals, establishing credit limits and continuous monitoring the creditworthiness of customers to whom credit is extended in the normal course of business. The Company estimates the expected credit loss based on past data, available information on public domain and experience. Expected credit losses of financial assets receivable are estimated based on historical data of the Company. The company has provisioning policy for expected credit losses.

The maximum exposure to credit risk as at 31 March 2018, 31 March 2017 and 1 April 2016 is the carrying value of such trade receivables as shown in note 5 of the financials.

**The Credit Loss allowances are provided in the case of trade receivables as under:**

Loss allowance as on 1 April 2016	<b>65,00,000</b>
Change in loss allowance	-
Loss allowance as on 31 March 2017	<b>65,00,000</b>
Change in loss allowance	-

Loss allowance as on 31 March 2018	65,00,000
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**(B) Liquidity Risk**

The Company's principal sources of liquidity are "cash and cash equivalents" and cash flows that are generated from operations. The Company believes that its working capital is sufficient to meet its current requirements. Hence the Company does not perceive any liquidity risk.

**25 Capital Management**

For the purposes of Company capital management, Capital includes equity attributable to the equity holders of the Company and all other equity reserves. The primary objective of the Company capital management is to ensure that it maintains an efficient capital structure and maximize shareholder value. The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders or issue new shares. The Company is not subject to any externally imposed capital requirements as the Company funds its operations through internal accruals. No changes were made in the objectives, policies or processes for managing capital during the year ended March 31, 2018, March 31, 2017 and April 1, 2016. Further the Company does not have any borrowings hence gearing ratio is not applicable.

**RELATED PARTY DISCLOSERS**

A. Names of related parties and description of relationship:

1. Key Management Personnel

Mr.Kantilal M. Savla (Chairman)

Ms. Grishma K. Savla (Director)

Mrs. Manisha Kudtarkar (Company Secretary and Chief Financial Officer)

2. Entities where Key Management Personnel and their relatives have control or significant influence:

- a) Integrated Spaces Ltd.
- b) Savla Associates (Chairman is a Partner)
- c) Integrated Estate Management Pvt. Ltd.

B. Transactions that have taken place during the year with related parties by the Company and outstanding at the end of the year

Name of Related Parties	Nature of Transaction	2017-2018	2016-2017
Mr.Kantilal M. Savla	Loan outstanding at the beginning	-	-
	Loan Taken	7,00,000	59,29,337
	Loan Refund	7,00,000	59,29,337
	Interest Paid	-	1,01,395
	Reimbursement of Expenses incurred on behalf of Company	1,631	-

Integrated Spaces Limited	Trade Receivables outstanding at the beginning	-	2,22,10,000
	Amount Received during year	-	2,22,10,000
	Earnest money deposit for TDR paid during the year	2,51,50,000	-
	Earnest money deposit receivable at the year end	2,51,50,000	-

Integrated Estate Management Pvt. Ltd.	Trade Receivables outstanding at the beginning	1,89,29,108	-
	Sale of Transfer of Development Rights	-	8,17,74,108

	Amount Received during year	1,89,29,108	-
	Trade Receivables outstanding at the year end	-	1,89,29,108

Savla Associates	Purchase of Transfer of Development Rights	16,48,023	-
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Grishma Savla	Reimbursement of Expenses on behalf of the Company	-	20,000
	Total of expenses reimbursed to her during the year	-	20,000

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During the previous year, the details of Specified Bank notes (SBN) held and transacted during the period 08.11.2016 to 30.12.2016 are as provided in the table below:-

	SBNs	Other Denomination Notes	Total
Closing cash in hand as on 08.11.2016	-	3,85,702	3,85,702
(+) Permitted receipts	-	-	-
(-) Permitted payments	-	-	-
(-) Amount deposited in Banks	-	-	-
<b>Closing cash in hand as on 30.12.2016</b>	<b>-</b>	<b>3,85,702</b>	<b>3,85,702</b>

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#### TRANSITION TO Ind AS

The Company has prepared financial statements which comply with Ind AS applicable for period ending on 31 March 2018, together with the comparative period data as at and for the year ended 31 March, 2017, as described in the summary of significant accounting policies (note 29 of the financial statements). In preparing these financial statements, the Company's opening Balance Sheet was prepared as at 1 April, 2016 ('Transition Date'), the Company's date of transition to Ind AS.

This note explains the principal adjustments made by the Company in restating its financial statements prepared on the basis of the 'Previous GAAP', including the Balance Sheet as at 1 April, 2016 and the financial statements as at and for the year ended 31 March, 2017 to Ind AS.

29 FIRST TIME ADOPTION OF Ind AS

The Company has adopted Ind AS with effect from 1st April 2017 with comparatives being restated. Accordingly the impact of transition has been provided in the Opening Reserves as at 1st April 2016. The figures for the previous period have been restated, regrouped and reclassified wherever required to comply with the requirement of Ind AS and Schedule III. The Company has adopted Ind AS with effect from 1st April 2017 with comparatives being restated. Accordingly the impact of transition has been provided in the Opening Reserves as at 1st April 2016. The figures for the previous period have been restated, regrouped and reclassified wherever required to comply with the requirement of Ind AS and Schedule III.

29.1 Effects of Ind AS adoption on Balance Sheet at 31st March, 2017 and 1st April, 2016:

	Particulars	Note No.	As at 31st March, 2017 (End of last period presented as per IGAAP)			As at 1st April, 2016 (Date of Transition)		
			As per IGAAP	Adjustments on transition to Ind AS	As per Ind AS	As per IGAAP	Adjustments on transition to Ind AS	As per Ind AS
<b>I</b>	<b>Non - Current Assets</b>							
1	Deferred Tax Assets	1	-	59,68,277	59,68,277	-	61,21,843	61,21,843
2	Long Term Loans and Advances		42,94,527	(42,94,527)	-	41,13,343	(41,13,343)	-
<b>II</b>	<b>Current Assets</b>							-
1	Inventories		4,50,32,712	-	4,50,32,712	4,49,31,317	-	4,49,31,317
2	Financial Assets							
	i. Trade Receivables	1	2,54,29,108	(65,00,000)	1,89,29,108	2,87,10,000	(65,00,000)	2,22,10,000
	ii. Cash and Cash equivalents		4,70,859	-	4,70,859	4,37,349	-	4,37,349
	iii. Other Current Financial Assets		-	-	-	5,00,000	-	5,00,000
3	Current Tax Assets (Net)		4,01,749	-	4,01,749	4,25,854	-	4,25,854
4	Other Current Assets		7,540	-	7,540	-	-	-
	<b>Total Assets</b>		<b>7,56,36,495</b>	<b>(48,26,250)</b>	<b>7,08,10,245</b>	<b>7,91,17,863</b>	<b>(44,91,500)</b>	<b>7,46,26,363</b>
<b>I</b>	<b>Equity</b>							
1	Equity Share Capital		5,22,00,000	-	5,22,00,000	5,22,00,000	-	5,22,00,000

2	Other equity	1	2,12,12,912	(48,26,250)	1,63,86,662	2,09,03,643	(44,91,500)	1,64,12,143
<b>II</b>	<b>Current Liabilities</b>							
<b>1</b>	<b>Financial Liabilities</b>							
	Trade payables		3,16,895	-	3,16,895	25,61,270	-	25,61,270
2	Other Current Liabilities		29,010	-	29,010	1,33,619	-	1,33,619
3	Current Tax Liabilities (net)		18,77,678	-	18,77,678	33,19,331	-	33,19,331
	<b>Total Liabilities</b>		<b>22,23,583</b>	<b>-</b>	<b>22,23,583</b>	<b>60,14,220</b>	<b>-</b>	<b>60,14,220</b>
	<b>Total Equity and Liabilities</b>		<b>7,56,36,495</b>	<b>(48,26,250)</b>	<b>7,08,10,245</b>	<b>7,91,17,863</b>	<b>(44,91,500)</b>	<b>7,46,26,363</b>

## 29.2 RECONCILIATIONS

An explanation of how the transition from the Previous GAAP to Ind AS has affected the Company's equity and other comprehensive income is set out in the following tables and notes that accompany the tables.

## 29.3 Statement of Reconciliation of Equity (Shareholders' funds) as at 31st March, 2017 and 1st April, 2016:

Particulars	As at 31st March, 2017	As at 1st April, 2016
Total Equity reported under previous IGAAP	7,34,12,912	7,31,03,643
<b>Adjustments on transition to Ind AS:</b>		
Less: Expected credit loss (ECL) adjustment	(65,00,000)	(65,00,000)
Add: Tax effects of ECL adjustments	16,73,750	20,08,500
<b>Total Equity reported under Ind AS</b>	<b>6,85,86,662</b>	<b>6,86,12,143</b>

## 29.4 Effects of Ind AS adoption on Statement of Profit & Loss for the year ended 31st March, 2017

Particulars	Year ended 31st March, 2017 (End of last period presented as per IGAAP)		
	As per IGAAP	Adjustments on transition to Ind AS	As per Ind AS

Revenue from Operations	8,17,74,108	-	8,17,74,108
			-
<b>Total Revenue</b>	<b>8,17,74,108</b>	<b>-</b>	<b>8,17,74,108</b>
<b>Expenses:</b>			-
Cost of Construction	1,01,395	-	1,01,395
Purchases of Stock - in - Trade	7,87,73,400	-	7,87,73,400
Changes in Inventories of Stock-in-Trade	(1,01,395)	-	(1,01,395)
Employee Benefits Expense	4,56,853	-	4,56,853
Finance Costs	2,19,652	-	2,19,652
Other Expenses	15,93,008	-	15,93,008
<b>Total Expenses</b>	<b>8,10,42,913</b>	<b>-</b>	<b>8,10,42,913</b>
			-
<b>Profit before tax</b>	<b>7,31,195</b>	<b>-</b>	<b>7,31,195</b>
<u>Less: Tax expenses</u>			-
Current Tax (A)	6,03,110		6,03,110
Deferred Tax (B) ( <i>Refer Note No. 1</i> )	-1,81,184	3,34,750	1,53,566
<b>Total Tax Expense (A)+(B)</b>	<b>4,21,926</b>		<b>7,56,676</b>
<b>Profit for the year</b>	<b>3,09,269</b>	<b>-</b>	<b>(25,481)</b>

29.5 **Statement of Reconciliation of total comprehensive income for the year ended 31st March,2017**

Particulars	Year ended 31st March, 2017 (End of last period presented as per IGAAP)
Net Profit after Tax previously presented under IGAAP	3,09,269
Add/Less: Increase/(Decrease) in net profit as reported under IGAAP	-
Tax Rate Impact on IND AS adjustments	(3,34,750)
<b>Net Profit after Tax before OCI as per IND AS</b>	<b>(25,481)</b>
Other Comprehensive Income	-
<b>Total Comprehensive Income as per IND AS</b>	<b>(25,481)</b>

29.6 **Effects of Ind AS adoption on Cash Flow statement for the year ended 31st March, 2017**

Particulars	Year ended 31st March, 2017 (End of last period presented as per IGAAP)		
	As per IGAAP	Adjustments on transition to Ind AS	As per Ind AS
Net Cash From Operating Activities	33,510	-	33,510
Net Cash Flow From Investing Activities	-	-	-
Net Cash Flow From Financing Activities	-	-	-
<b>Net Cash Flow/(Outflow)</b>	<b>33,510</b>	<b>-</b>	<b>33,510</b>
<b>Cash and Cash equivalents as on 1st April, 2016</b>	<b>4,37,349</b>	<b>-</b>	<b>4,37,349</b>
<b>Cash and Cash equivalents as on 31st March, 2017</b>	<b>4,70,859</b>	<b>-</b>	<b>4,70,859</b>

**Note No.**

As per Ind AS 109, the company is required to apply expected credit loss model for recognising the allowance for doubtful debts. As a result, the provision for allowance for doubtful debts have been recognised by Rs. 65,00,000 as at 31 March 2017 (1 April 2016 Rs. 65,00,000). Consequently, the total equity as at 31 March 2017 decreased by Rs. 48,26,250 (1 April 2016 Rs. 44,91,500) and profit for the year ended 31 March 2017 decreased by Rs. 3,34,750 (1st April 2016: Rs. 48,26,250) and has a deferred tax impact on the same of Rs. 3,34,750 for the year ended 31 March 2017 (1 April 2016 Rs. 20,08,500).

- 30 In the opinion of Board of Directors, current assets, loans and advances have a value on realisation in the ordinary course of business atleast equal to the amount at which they are stated in the Balance Sheet and provisions for all known and expected liabilities have been made.

- 31 Balances of the Trade Receivables, Trade Payables, Loans and Advances are subject to confirmation, reconciliation and consequent adjustment if any. However, in the opinion of the management such adjustments, if any, will not be material.

- 32 The Company is engaged in the Real Estate related business and accordingly there are no reportable segments.

- 33 Others disclosure of Schedule III are not applicable to the company.

- 34 Previous year's figures have been regrouped/rearranged wherever necessary to confirm the current presentation as per the Schedule III.

As per our Report of  
even date attached  
For M L BHUWANIA  
AND CO LLP  
CHARTERED  
ACCOUNTANTS  
Firm's Registration Number :  
101484W/W100197

FOR AND ON BEHALF OF BOARD

Sd/-  
VIJAY  
KUMAR JAIN  
PARTNER  
MEMBERSHIP  
NO. : 108374

Sd/-  
KANTILAL M. SAVLA  
CHAIRMAN & DIRECTOR  
DIN: 00403389

PLACE : MUMBAI  
DATED : 24<sup>th</sup> M<sup>A</sup> 2017

Sd/-  
MANISHA  
KUDTARKAR  
CHIEF FINANCIAL OFFICER AND COMPANY SECRETARY

## PROXY FORM

[Pursuant to section 105(6) of the Companies Act, 2013 and rule 19(3)  
of the Companies (Management and Administration) Rules, 2014]

### VAGHANI TECHNO-BUILD LIMITED

Reg. Off.: D Wing, Karma Sankalp, Corner of 6<sup>th</sup>& 7<sup>th</sup> Road of Rajawadi, Ghatkopar (E), Mumbai 400 077

Telephone No. (022) 25018800

Email ID: [investor@vaghanitechnobuild.com](mailto:investor@vaghanitechnobuild.com)

CIN: L74999MH1994PLC187866

Name of the member (s):	
Registered address:	
E-mail Id:	
Folio No/ Client Id:	

I/We, being the member (s) of \_\_\_\_\_ shares of the above named company, hereby appoint

- Name: \_\_\_\_\_ E-mail Id: \_\_\_\_\_ Address: \_\_\_\_\_  
Signature \_\_\_\_\_ or failing him/her
- Name: \_\_\_\_\_ E-mail Id: \_\_\_\_\_ Address: \_\_\_\_\_  
Signature \_\_\_\_\_ or failing him/her
- Name: \_\_\_\_\_ E-mail Id: \_\_\_\_\_ Address: \_\_\_\_\_  
Signature \_\_\_\_\_

as my/our proxy to attend and vote (on a poll) for me/us and on my/our behalf at the Twenty Fourth Annual general meeting of the company, to be held on the 6<sup>th</sup> day of September, 2018 At 12.00 Noon at D Wing, Karma Sankalp, Corner of 6<sup>th</sup>& 7<sup>th</sup> Road of Rajawadi, Ghatkopar (E), Mumbai 400 077 and at any adjournment thereof in respect of such resolutions as are indicated below:

#### RESOLUTIONS:

S. No.	Particulars
<b>ORDINARY BUSINESS</b>	
1	Adoption of Financial statements for the year ended March 31, 2018 and the Directors' and Auditors' Reports thereon.
2	Re-appointment of Ms. Grishma Savla as Director, who retires by rotation.
3	Appointment of M/s M. L. Bhuwania & Co., Chartered Accountants as Auditors and fixing their remuneration.
<b>SPECIAL BUSINESS</b>	
4	To appoint Mr. Sushil Kapoor as an Independent Director of the Company.
5	To approve for entering into Related Party Transactions by the Company

Signed this \_\_\_\_ day of \_\_\_\_\_, 2018

Signature of shareholder \_\_\_\_\_

Signature of Proxy holder(s) \_\_\_\_\_

#### Note:

- (1) This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the Meeting.
- (2) A proxy need not be a member of the Company.

- (3) A person can act as a proxy on behalf of members not exceeding fifty and holding in the aggregate not more than 10% of the total share capital of the Company carrying voting results. A member holding more than 10% of the total share capital of the Company carrying voting rights may appoint a single person as proxy and such person shall not act as a proxy for any other person or shareholder.
- (4) Appointing a proxy does not prevent a member from attending the meeting in person if he so wishes.
- (5) In the case of joint holders, the signature of any one holder will be sufficient, but names of all the joint holders should be stated.

## VAGHANI TECHNO-BUILD LIMITED

Reg. Off.: D Wing, Karma Sankalp, Corner of 6<sup>th</sup>& 7<sup>th</sup> Road of Rajawadi, Ghatkopar (E), Mumbai 400 077

Telephone No. (022) 25018800

Email ID:investor@vaghanitechnobuild.com

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CIN: L74999MH1994PLC187866

### ATTENDANCE SLIP

**PLEASE FILL ATTENDANCE SLIP AND HAND IT OVER AT THE ENTRANCE OF THE MEETING HALL**

Joint shareholders may obtain additional slip at the venue of the meeting

DP Id*	
Client Id*	

Folio No.	
No. of Shares	

### NAME AND ADDRESS OF THE SHAREHOLDER:

I hereby record my presence at the Twenty Fourth Annual General Meeting of the Company held on Thursday , the 06<sup>th</sup> September, 2018 at 12.00 Noon at D Wing, Karma Sankalp, Corner of 6<sup>th</sup>& 7<sup>th</sup> Road of Rajawadi, Ghatkopar (E), Mumbai 400 077.

Note:

1. *Only Member/Proxyholder can attend the Meeting.*
2. *Member/Proxyholder should bring his/her copy of the Annual Report for reference at the Meeting.*

\_\_\_\_\_  
Signature of Shareholder/Proxy



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If undelivered please return to:  
Link Intime India Pvt Ltd  
Unit: Vaghani Techno-Build Limited  
C101, 247 Park, LBS Marg,  
Vikhroli West, Mumbai - 400 083  
Tel. +91 22 49186000 Fax. +91 22 49186060