

30<sup>th</sup> May 2019

REF: 190530-01

To,

Corporate Communications Department

Bombay Stock Exchange Limited

Dalal Street, Fort,

Mumbai - 400001



**SUB: Outcome of the Board Meeting held on 30<sup>th</sup> May 2019**

**REF: Scrip Code: 503641**

Dear Sir,

This is to inform you that we had convened the meeting of the Board of Directors of the Company that commenced today at 5:00 P.M and concluded at 6:00 P.M. and the following businesses were transacted:

1. The Board has approved the Standalone and Consolidated Audited Financial Results for the Financial Year ended 31<sup>st</sup> March 2019;

Further please find enclosed herewith the Audited Financial Results (Standalone and Consolidated) for the year ended 31<sup>st</sup> March 2019, Audit Report and Declaration for Audit Report with unmodified opinion for your perusal..

Kindly take the above on your records.

Thanking you

Sincerely,

**For Zodiac Ventures Limited**

A handwritten signature in black ink, appearing to read 'Avinash', is written over a horizontal line.

Avinash Agarwal

**Company Secretary**

30<sup>th</sup> May 2019

REF: 190530-02

To,

The Corporate Communication Department

Bombay Stock Exchange Limited

Dalal Street, Fort,

Mumbai - 400001



**SUB: Declaration pursuant to Regulation 33(3)(d) of SEBI(LODR)  
Regulations, 2016**

**REF: Scrip Code – 503641**

Dear Sir,

I, Vipul Khona, Chief Financial Officer of the Company, hereby confirm that M/s. A.R.Sodha & Co, Statutory Auditor of the Company, has issued an Audit Report with unmodified opinion on the Audited Standalone and Consolidated Financial Results of the Company for the Financial Year ended 31<sup>st</sup> March 2019.

This declaration is given in compliance with Regulation 33(3)(d) of SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015 as amended by SEBI (Listing Obligations and Disclosure Requirements) (Amendment) Regulations, 2016, vide notification no. SEBI/LAD-NRO/GN/2016-17/001 dated 25<sup>th</sup> May 2016 and Circular No. CIR/CFD/CMD/56/2016 dated 27<sup>th</sup> May 2016.

Kindly take the declaration on your records.

Thanking You,

Sincerely,

**For Zodiac Ventures Limited**

A handwritten signature in black ink that reads 'Vipul R Khona' with a horizontal line underneath the name.

**Vipul Khona**

Chief Financial Officer



**Auditor's Report On Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

To  
Board of Directors of  
Zodiac Ventures Limited

1. We have audited the consolidated financial results of **Zodiac Ventures Limited** ('the Holding Company') and its subsidiary (the Holding Company and its subsidiary together referred to as 'the Group') for the year ended 31<sup>st</sup> March 2019, attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.
2. These consolidated financial results have been prepared from consolidated financial statements, which are the responsibility of the company's management. Our responsibility is to express an opinion on these consolidated financial results based on our audit of such consolidated financial statements, which have been prepared in accordance with the Indian Accounting Standards prescribed under section 133 of the Companies Act 2013 read with relevant rules issued thereunder (Ind AS) and other accounting principles generally accepted in India.
3. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement(s). An audit includes examining, on a test basis, evidence supporting the amounts disclosed in financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.
4. In our opinion and to the best of our information and according to the explanations given to us these consolidated financial results:
  - (i) include the results of the following entities:

List of Subsidiaries

    - a) Zodiac Developers Private Limited
  - (ii) have been presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 in this regard except for the possible effects of matters described in paragraph 4 above; and



(iii) give a true and fair view of the consolidated profit and other financial information in conformity with the accounting principles generally accepted in India including Ind AS specified under Section 133 of the Act for for the year ended 31<sup>st</sup> March, 2019.

5. The consolidated financial results also include the financial information of its subsidiary whose financial information reflect total assets of ₹ 15,120 Lakhs as at 31<sup>st</sup> March, 2019, total revenues of ₹ 26.20 Lakhs, total profit after tax of ₹ 14.35 Lakhs and total comprehensive income of ₹ 14.35 Lakhs for the year ended on that date. The financial information of this subsidiary has been audited by other auditors whose reports have been furnished to us by the management and our opinion on the consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of this subsidiary, and our report in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circulars CIR/CFD/CMD/15/2015 dated 30 November 2015 and CIR/CFD/FAC/62/2016 dated 5 July 2016, in so far as it relates to the aforesaid subsidiary, is based solely on the report of the other auditors. Our opinion on the consolidated financial results is not qualified in respect of this matter with respect to our reliance on the work done by and the reports of the other auditors.

**For A.R.Sodha & Co.**  
**Chartered Accountants**  
**FRN 110324W**

*D R Sangoi*  
**Dipesh Sangoi**  
**Partner**  
**M No 124295**



**Place: Mumbai**  
**Date: 30<sup>th</sup> May, 2019**



**Auditor's Report On Quarterly Financial Results and Year end Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

To  
Board of Directors of  
Zodiac Ventures Limited

1. We have audited the quarterly financial results of **Zodiac Ventures Limited** ('the Company') for the quarter ended 31<sup>st</sup> March, 2019 and the year ended results for the year ended 31<sup>st</sup> March, 2019, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.
2. These quarterly financial results as well as the year end financial results have been prepared on the basis of the related standalone financial statements, which are the responsibility of the company's management. Our responsibility is to express an opinion on these financial results based on our audit of such standalone financial statements, which have been prepared in accordance with the Indian Accounting Standards prescribed under section 133 of the Companies Act 2013 read with relevant rules issued thereunder (Ind AS) and other accounting principles generally accepted in India.
3. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.
4. In our opinion and to the best of our information and according to the explanations given to us, these quarterly financial results as well as the year end results:
  - (i) are presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 in this regard; and
  - (ii) give a true and fair view of the net loss and other financial information in conformity with the



503 - 504, K. L. Accolade,  
6th Road, Near Dena Bank. R. K. Hospital Lane,  
Santacruz (East), Mumbai-400055.  
Tel. : 26102465, 26116901, 26101228  
Email : ars@arsco.in

(iii) accounting principles generally accepted in India including Ind AS for the quarter ended 31<sup>st</sup> March 2019 as well as the year end results for the period from 1<sup>st</sup> April,2018 to 31<sup>st</sup> March 2019.

For **A.R.Sodha & Co.**  
Chartered Accountants  
FRN 110324W

*Dipesh Sangoi*  
**Dipesh Sangoi**  
Partner  
M No: 124295



Place: Mumbai  
Date: 30<sup>th</sup> May,2019.

**ZODIAC VENTURES LIMITED**

CIN: L45209MH1981PLC023923

Regd. Office: 404, Dev Plaza, Plot 68, S. V. Road, Andheri (West), Mumbai – 400058

Tel No: 022-4223 3333 Fax No: 022-4223 3300 www.zodiacventures.in email id: info@zodiacventures.in

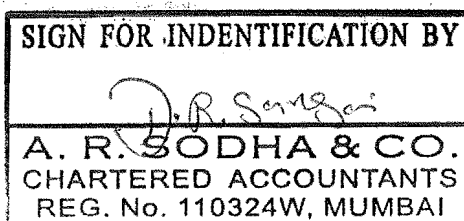
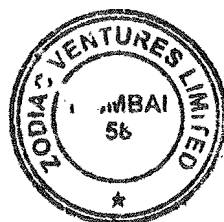
**Standalone Audited Financial Results for the Quarter & Year Ended March 31, 2019**

(Rs. In Lacs)

Sr. No.	Particulars	Quarter Ended			Year Ended	
		31-Mar-19	31-Dec-18	31-Mar-18	31-Mar-19	31-Mar-18
		Audited	Un-Audited	Audited	Audited	Audited
1	(a) Net Sales/Income from operations	-	5.00	22.00	28.00	85.94
	(b) Other Income	-	0.19	-	0.19	-
	<b>Total Income (a+b)</b>	-	<b>5.19</b>	<b>22.00</b>	<b>28.19</b>	<b>85.94</b>
2	<b>Expenditure</b>					
	(a) Employee Benefit Expense	8.30	6.74	7.49	28.40	26.30
	(b) Finance Cost	(0.73)	8.06	(3.99)	21.95	30.70
	(c) Depreciation & Amortization Expense	-	-	-	-	-
	(d) Other Expenses	4.81	8.99	9.55	24.39	27.49
	<b>Total Expenditure (a+b+c+d)</b>	<b>12.38</b>	<b>23.79</b>	<b>13.04</b>	<b>74.73</b>	<b>84.49</b>
3	<b>Profit before Exceptional Items &amp; Tax (1-2)</b>	<b>(12.38)</b>	<b>(18.60)</b>	<b>8.96</b>	<b>(46.55)</b>	<b>1.45</b>
4	Exceptional Items	-	-	-	-	-
5	<b>Profit before Tax (3-4)</b>	<b>(12.38)</b>	<b>(18.60)</b>	<b>8.96</b>	<b>(46.55)</b>	<b>1.45</b>
6	<b>Tax Expenses</b>					
	i) Income Tax	-	1.31	0.33	1.31	0.47
	ii) Deferred Tax	-	-	-	-	-
7	<b>Profit after tax (5-6)</b>	<b>(12.38)</b>	<b>(19.91)</b>	<b>8.62</b>	<b>(47.86)</b>	<b>0.97</b>
8	<b>Other Comprehensive Income</b>	-	-	-	-	-
9	<b>Total Comprehensive Income</b>	<b>(12.38)</b>	<b>(19.91)</b>	<b>8.62</b>	<b>(47.86)</b>	<b>0.97</b>
10	Paid up Equity Share Capital (Face Value Rs. 1/-)	372.90	372.90	372.90	372.90	372.90
11	Reserves excluding Revaluation Reserves as per Balance Sheet of previous accounting year	-	-	-	753.47	805.82
12	<b>Earning Per Share (EPS)</b>					
	Basic	(0.03)	(0.05)	0.02	(0.13)	0.00
	Diluted	(0.03)	(0.05)	0.02	(0.13)	0.00

**Notes to Standalone Financial Results**

- The above results are reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 30th May, 2019.
- The Company is operating in a single segment viz. Real Estate and Real Estate Development. Hence the results are reported on a single segment basis.
- Figures for the quarter ended March 31, 2019 and March 31, 2018 are balancing figures between the audited figures in respect of the full financial year and the unaudited published year to date figures up to the third quarter of the respective financial years.
- The figures for the corresponding previous periods have been regrouped/rearranged wherever necessary, to make them comparable.



M. No 124295

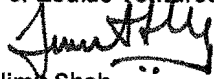
5 Statement of Assets and Liabilities

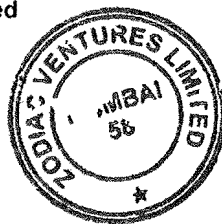
Standalone Audited Statement of Assets and Liabilities

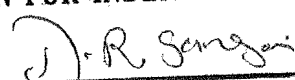
(Rs. In Lacs)

S. No.	Particular	31.03.2019 (Audited)	31.03.2018 (Audited)
<b>A</b>	<b>ASSETS</b>		
<b>1</b>	<b>Non-Current Assets</b>		
	(a) Financial Assets		
	(i) Investments	1,560.00	1,560.00
	(ii) Other Financial Assets	6.39	6.39
	<b>Sub-total - Non-Current Assets</b>	<b>1,566.39</b>	<b>1,566.39</b>
<b>2</b>	<b>Current Assets</b>		
	(a) Financial Assets		
	(i) Trade Receivables	-	1.08
	(ii) Cash and Cash Equivalents	1.44	2.80
	(iii) Other Bank Balances	2.79	2.27
	(b) Current Tax Assets (Net)	20.03	20.63
	(c) Other Current Assets	2.19	-
	<b>Sub-total - Current Assets</b>	<b>26.45</b>	<b>26.78</b>
	<b>TOTAL - ASSETS</b>	<b>1,592.84</b>	<b>1,593.17</b>
<b>B</b>	<b>EQUITY AND LIABILITIES</b>		
<b>1</b>	<b>Equity</b>		
	(a) Equity Share Capital	372.90	372.90
	(b) Other Equity	753.47	805.82
	<b>Sub-total - Equity</b>	<b>1,126.37</b>	<b>1,178.72</b>
<b>2</b>	<b>Non-Current Liabilities</b>		
	<b>Sub-total - Non-Current Liabilities</b>	<b>-</b>	<b>-</b>
<b>3</b>	<b>Current Liabilities</b>		
	(a) Financial Liabilities		
	(i) Borrowings	456.46	382.65
	(ii) Trade Payables	2.91	1.50
	(iii) Other Financial Liabilities	2.52	2.27
	(b) Other Current Liabilities	4.43	27.19
	(c) Provisions	0.14	0.84
	<b>Sub-total - Current Liabilities</b>	<b>466.47</b>	<b>414.46</b>
	<b>TOTAL - EQUITY AND LIABILITIES</b>	<b>1,592.84</b>	<b>1,593.17</b>

For Zodiac Ventures Limited

  
 Jimt Shah  
 Managing Director  
 Place: Mumbai  
 Date: 30.05.19



**SIGN FOR IDENTIFICATION BY**  
  
**A. R. SODHA & CO.**  
 CHARTERED ACCOUNTANTS  
 REG. No. 110324W, MUMBAI

M.No 124295



ZODIAC VENTURES LIMITED  
CIN: L45209MH1981PLC023923

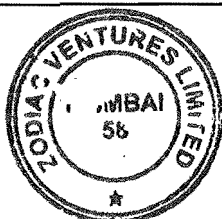
Regd. Office: 404, Dev Plaza, Plot 68, S. V. Road, Andheri (West), Mumbai – 400058  
Tel No: 022-4223 3333 Fax No: 022-4223 3300 www.zodiacventures.in email id: info@zodiacventures.in

Consolidated Audited Financial Results for the Year Ended March 31, 2019

(Rs. In Lacs)

Sr. No.	Particulars	Year Ended	
		31-Mar-19	31-Mar-18
		Audited	Audited
1	(a) Net Sales/Income from operations	28.00	75.94
	(b) Other Income	26.38	35.89
	<b>Total Income (a+b)</b>	<b>54.38</b>	<b>111.83</b>
2	<b>Expenditure</b>		
	(a) Changes in Inventories of Work-In-Progress	(1,269.32)	(1,642.78)
	(b) Employee Benefit Expense	603.25	498.90
	(c) Finance Cost	337.87	445.05
	(d) Depreciation & Amortization Expense	36.27	34.02
	(e) Other Expenses	371.47	764.30
	<b>Total Expenditure (a+b+c+d+e)</b>	<b>79.54</b>	<b>99.49</b>
3	<b>Profit before Exceptional Items &amp; Tax (1-2)</b>	<b>(25.16)</b>	<b>12.33</b>
4	Exceptional Items	-	-
5	<b>Profit/(Loss) before Tax (3-4)</b>	<b>(25.16)</b>	<b>12.33</b>
6	<b>Tax Expenses</b>		
	i) Income Tax	7.78	11.72
	ii) Deferred Tax	0.57	0.91
7	<b>Profit/(Loss) for the period (5-6)</b>	<b>(33.51)</b>	<b>(0.29)</b>
8	Other Comprehensive Income	-	-
9	<b>Total Comprehensive Income/(Loss) for the period (7+8)</b>	<b>(33.51)</b>	<b>(0.29)</b>
10	<b>Profit/(Loss) for the period attributable to:</b>		
	i) Equity Holders of the parent	(40.54)	(4.57)
	ii) Non Controlling Interest	7.03	4.28
11	<b>Total Comprehensive Income/(Loss) for the period attributable to:</b>	<b>(40.54)</b>	<b>(4.57)</b>
	i) Equity Holders of the parent	7.03	4.28
	ii) Non Controlling Interest		
12	Paid up Equity Share Capital (Face Value Rs. 1/-)	372.90	372.90
13	Other Equity excluding Revaluation Reserves	729.71	774.74
14	<b>Earning Per Share (EPS)</b>		
	Basic	(0.11)	(0.01)
	Diluted	(0.11)	(0.01)

*[Handwritten Signature]*



SIGN FOR IDENTIFICATION BY

*[Handwritten Signature]*  
A. R. SODHA & CO.  
CHARTERED ACCOUNTANTS  
REG. No. 110324W, MUMBAI

M. No 124295

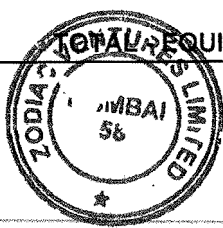
**Statement of Assets and Liabilities**

**Consolidated Audited Statement of Assets and Liabilities**

(Rs. In Lacs)

S. No.	Particular	31.03.2019 (Audited)	31.03.2018 (Audited)
<b>A</b>	<b>ASSETS</b>		
<b>1</b>	<b>Non-Current Assets</b>		
	(a) Property, Plant & Equipments	157.61	189.80
	(b) Goodwill on consolidation	706.58	706.58
	(c) Financial Assets		
	(i) Investments	1.00	1.00
	(ii) Other financial assets	27.36	27.39
	(d) Current tax assets (net)	106.48	83.73
	(e) Deferred tax assets (net)	7.92	8.49
	(f) Other non-current assets	915.16	917.19
	<b>Sub-total - Non-Current Assets</b>	<b>1,922.11</b>	<b>1,934.18</b>
<b>2</b>	<b>Current Assets</b>		
	(a) Inventories	12,143.79	10,874.47
	(b) Financial Assets		
	(i) Trade Receivables	-	1.08
	(ii) Cash and Cash Equivalents	8.22	14.18
	(iii) Other Bank Balances	2.79	2.27
	(iv) Loans	1,569.77	1,080.39
	(v) Others Financial assets	71.70	51.56
	(c) Current Tax Assets (Net)	20.03	20.63
	(d) Other Current Assets	11.05	6.75
	<b>Sub-total - Current Assets</b>	<b>13,827.35</b>	<b>12,051.34</b>
	<b>TOTAL - ASSETS</b>	<b>15,749.46</b>	<b>13,985.52</b>
<b>B</b>	<b>EQUITY AND LIABILITIES</b>		
<b>1</b>	<b>Equity</b>		
	(a) Equity Share Capital	372.90	372.90
	(b) Other Equity	729.71	774.74
	<b>Sub-total - Equity</b>	<b>1,102.61</b>	<b>1,147.64</b>
<b>2</b>	<b>Non- controlling Interests</b>	903.52	896.48
<b>3</b>	<b>Non-Current Liabilities</b>		
	(a) Financial liabilities		
	(i) Borrowings	422.60	262.95
	(ii) Trade Payable	5.32	5.32
	(iii) Other financial liabilities	1,720.21	1,720.21
	<b>Sub-total - Non-Current Liabilities</b>	<b>2,148.13</b>	<b>1,988.48</b>
<b>4</b>	<b>Current Liabilities</b>		
	(a) Financial Liabilities		
	(i) Borrowings	1,383.39	1,062.98
	(ii) Trade Payables	41.63	30.33
	(iii) Other Financial Liabilities	415.39	592.96
	(b) Liability for current tax (Net)	1.94	30.07
	(c) Other Current Liabilities	9,752.73	8,235.74
	(d) Provisions	0.14	0.84
	<b>Sub-total - Current Liabilities</b>	<b>11,595.21</b>	<b>9,952.91</b>
	<b>TOTAL - EQUITY AND LIABILITIES</b>	<b>15,749.46</b>	<b>13,985.52</b>

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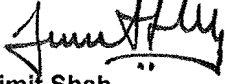


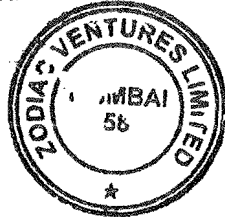
**SIGN FOR IDENTIFICATION BY**  
**A. R. SODHA & CO.**  
**CHARTERED ACCOUNTANTS**  
 REG. No. 110324W, MUMBAI  
 M. No. 124295


## Notes to Consolidated Financial Results

- 1 The consolidated Financial Results comprise the results of Zodiac Ventures Limited and its subsidiary Zodiac Developers Private Limited, which are consolidated in accordance with Ind AS 110 on Consolidation of Financial Statements.
- 2 The Consolidated financial results should be read in conjunction with the notes to the financial results for the year ended 31st March, 2019.

For Zodiac Ventures Limited

  
Jimit Shah  
Managing Director  
Place: Mumbai  
Date: 30.05.19



SIGN FOR IDENTIFICATION BY  
  
A. R. SODHA & CO.  
CHARTERED ACCOUNTANTS  
REG. No. 110324W, MUMBAI

M. No 124295