

4th March 2019

REF: 190304-01

To,

Corporate Communications Department

Bombay Stock Exchange Limited

Dalal Street, Fort,

Mumbai – 400001



SUB: Outcome of the Board Meeting held on 4th March 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 Audited Consolidated Financial Results for the Fourth Quarter/Year ended 31st March 2018;
2. The Board has approved the Audited Consolidated Annual Accounts for the Financial Year ended 31st March, 2018, the report of the Board of Directors and Auditor's Report thereon;

Please find enclosed herewith the Audited Consolidated Financial Result for the year ended 31st March, 2018, Audit Report and Declaration for Audit Report with unmodified opinion and 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 be 'Avinash Agarwal', is written over a light grey background.

Avinash Agarwal

Company Secretary

4th March 2019

REF: 190304-02

To,

The Corporate Communication Department

Bombay Stock Exchange Limited

Dalal Street, Fort,

Mumbai - 400001



ZODIAC
VENTURES LTD

**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 Consolidated Financial Results of the Company for the Financial Year ended 31st March 2018.

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 25th May 2016 and Circular No. CIR/CFD/CMD/56/2016 dated 27th May 2016.

Kindly take the declaration on your records.

Thanking You,

Sincerely,

For Zodiac Ventures Limited

Vipul R Khona

Vipul Khona

Chief Financial Officer

7th March 2019

REF: 190307-01

To,

Corporate Communications Department

Bombay Stock Exchange Limited

Dalal Street, Fort,

Mumbai – 400001



ZODIAC
VENTURES LTD

SUB: Typographical error in Audit Report on Consolidated Financial Results for the Financial Year Ended 31st March 2018

REF: Scrip Code: 503641

Dear Sir,

With reference to the abovementioned subject, we had submitted the Audited Consolidated Financial Results for the Financial Year ended 31st March 2018 along with Audit Report thereon and Declaration on 4th March 2019

However we wish to inform you that there was inadvertently a typographical error in the Audit Report on Consolidated Financial Results for the Financial Year ended 31st March 2018 wherein the date of signing was typewritten as 4th March 2018 instead of 4th March 2019

Therefore, please find enclosed herewith the copy of the Audit Report on the Consolidated Financial Result for the Financial Year ended 31st March, 2018 with the correct date of signing i.e 4th March 2019.

Kindly take the same on your records

Thanking you

Sincerely,

For Zodiac Ventures Limited

Avinash Agarwal

Company Secretary



Date: 6th March, 2019

To,
The Board of Directors
Zodiac Ventures Limited
404, Dev Plaza, 68,
S.V. Road, Andheri (West)
Mumbai- 400058.

Subject: Typographical error in signing date of consolidated audit report for FY 2017-18.

Sir,

With reference to the above we would like to state that, while issuing the Audit Report on Consolidated Financial results for the year ended 31st March, 2018 there was a typographical error in putting the date of signing. The date of signing was put as 4th March, 2018 instead of 4th March, 2019. We are herewith attaching the updated audit report with the correct date for your reference.

Kindly take the same on your records.

Thanking you.

Yours Sincerely,

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

Dipesh Sangoi
Dipesh Sangoi
Partner
M No 124295



Encl: A/A



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 31st March 2018, 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



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

(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 31st March, 2018.

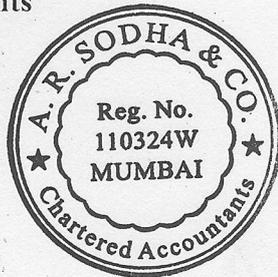
5. The consolidated financial results also include the financial information of its subsidiary whose financial information reflect total assets of ₹ 13,356 Lakhs as at 31st March, 2018, total revenues of ₹ 35.89 Lakhs, total profit after tax of ₹ 8.73 Lakhs and total comprehensive income of ₹ 8.73 Lakhs 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: 4th March, 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

Consolidated Audited Financial Results for the Year Ended March 31, 2018

(Rs. In Lacs)

Sr. No.	Particulars	Year Ended	
		31-Mar-18	31-Mar-17
		Audited	Audited
1	(a) Net Sales/Income from operations	75.94	45.50
	(b) Other Income	35.89	18.96
	Total Income (a+b)	111.83	64.46
2	Expenditure		
	(a) Changes in Inventories of Work-In-Progress	(1,642.78)	(1,645.07)
	(b) Employee Benefit Expense	498.90	426.72
	(c) Finance Cost	445.05	587.56
	(d) Depreciation & Amortization Expense	34.02	39.72
	(e) Other Expenses	764.30	719.82
	Total Expenditure (a+b+c+d+e)	99.49	128.75
3	Profit before Exceptional Items & Tax (1-2)	12.33	(64.29)
4	Exceptional Items	-	-
5	Profit/(Loss) before Tax (3-4)	12.33	(64.29)
6	Tax Expenses		
	i) Income Tax	11.72	41.24
	ii) Deferred Tax	0.91	(1.23)
7	Profit/(Loss) for the period (5-6)	(0.29)	(104.30)
8	Other Comprehensive Income	-	-
9	Total Comprehensive Income/(Loss) for the period (7+8)	(0.29)	(104.30)
10	Profit/(Loss) for the period attributable to:		
	i) Equity Holders of the parent	(4.57)	(95.09)
	ii) Non Controlling Interest	4.28	(9.21)
11	Total Comprehensive Income/(Loss) for the period attributable to:	(4.57)	(95.09)
	i) Equity Holders of the parent	4.28	(9.21)
	ii) Non Controlling Interest		
12	Paid up Equity Share Capital (Face Value Rs. 1/-)	372.90	372.90
13	Other Equity excluding Revaluation Reserves	774.74	783.80
14	Earning Per Share (EPS)		
	Basic	(0.01)	(0.25)
	Diluted	(0.01)	(0.25)



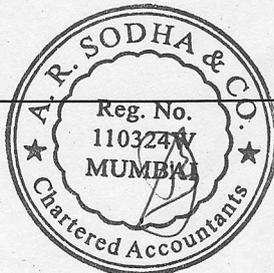
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Statement of Assets and Liabilities

Consolidated Audited Statement of Assets and Liabilities

(Rs. In Lacs)

S. No.	Particular	31.03.2018 (Audited)	31.03.2017 (Audited)
A	ASSETS		
1	Non-Current Assets		
	(a) Property, Plant & Equipments	189.80	140.39
	(b) Goodwill on consolidation	706.58	706.58
	(c) Financial Assets		
	(i) Investments	1.00	1.00
	(ii) Other financial assets	27.39	168.39
	(d) Current tax assets (net)	83.73	32.02
	(e) Deferred tax assets (net)	8.49	9.40
	(f) Other non-current assets	917.19	44.22
	Sub-total - Non-Current Assets	1,934.18	1,102.00
2	Current Assets		
	(a) Inventories	10,874.47	9,231.69
	(b) Financial Assets		
	(i) Trade Receivables	1.08	21.00
	(ii) Cash and Cash Equivalents	14.18	250.99
	(iii) Other Bank Balances	2.27	2.06
	(iv) Loans	1,080.39	552.94
	(v) Others Financial assets	51.56	614.75
	(c) Current Tax Assets (Net)	20.63	10.87
	(d) Other Current Assets	6.75	15.30
	Sub-total - Current Assets	12,051.34	10,699.60
	TOTAL - ASSETS	13,985.52	11,801.60
B	EQUITY AND LIABILITIES		
1	Equity		
	(a) Equity Share Capital	372.90	372.90
	(b) Other Equity	774.74	783.80
	Sub-total - Equity	1,147.64	1,156.70
2	Non- controlling Interests	896.48	892.20
3	Non-Current Liabilities		
	(a) Financial liabilities		
	(i) Borrowings	262.95	273.39
	(ii) Other financial liabilities	1,725.53	1,725.53
	Sub-total - Non-Current Liabilities	1,988.48	1,998.92
4	Current Liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	1,062.98	1,244.76
	(ii) Trade Payables	30.33	66.95
	(iii) Other Financial Liabilities	592.96	3,160.62
	(b) Liability for current tax (Net)	30.07	59.84
	(c) Other Current Liabilities	8,235.74	3,219.90
	(d) Provisions	0.84	1.70
	Sub-total - Current Liabilities	9,952.91	7,753.77
	TOTAL - EQUITY AND LIABILITIES	13,985.52	11,801.60



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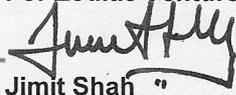
Notes to Consolidated Financial Results

- 1 The above results are reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 04th March, 2019.
- 2 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.
- 3 The Company adopted Indian Accounting Standard ("Ind AS") from April 1, 2017 and the date of transition is April 1, 2016. The impact of adjustments arising on transition has been accounted for in opening reserves and the comparative period results have been restated accordingly.
- 4 Reconciliation of profit and other equity for year ended 31st March, 2017 between Ind As compliant result as reported above with result reported in previous year is given below:

Particulars	(Rs. In Lacs)	
	Profit/Loss Reconciliation	Other Equity
	Year ended 31.03.2017	As on 31.03.2017
Net Profit/Other Equity as per Previous GAAP	532.24	1,108.31
Add/(Less): Adjustments for GAAP Differences		
Revenue from Operations	(2,453.77)	(2,453.77)
Other Income	(85.78)	(85.78)
Changes in inventories of Work in process	1,519.66	1,519.66
Finance costs	85.78	85.78
Current tax	297.57	297.57
Non- Controlling Interest		312.03
Net Profit before OCI/Other Equity as per Ind AS	(104.30)	783.80

- 5 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.
- 6 The Consolidated financial results should be read in conjunction with the notes to the financial results for the year ended 31st March, 2018.

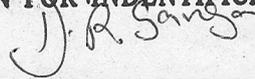
For Zodiac Ventures Limited



Jimit Shah
Managing Director
Place: Mumbai
Date: 04.03.19



SIGN FOR IDENTIFICATION BY



A. R. SODHA & CO.
CHARTERED ACCOUNTANTS
REG. No. 110324W, MUMBAI