

## INDEPENDENT AUDITOR'S REPORT ON FINANCIAL STATEMENTS

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To the members of Elevator Promoters Private Limited

### 1) Report on the Financial Statements

We have audited the accompanying financial statements of Elevator Promoters Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2016, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

### 2) Management's Responsibility for the 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 financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

### 3) Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143 (10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of 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 financial statements.

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



#### 4) Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid 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, of the state of affairs of the Company as at March 31, 2016, and its loss and its cash flows for the year ended on that date.

#### 5) Report on Other Legal and Regulatory Requirements

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 the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.

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.
- b) In our opinion proper books of account as required by law 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, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rule 2014.
- e) On the basis of written representations received from the directors as on March 31, 2016, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2016, from being appointed as a director in terms of section 164 (2) of the Act.
- f) 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 does not have any pending litigations which would impact its financial position.
  - ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

FF-3, Stutee Building,  
Bank Street, Karol Bagh,  
New Delhi- 110005

New Delhi  
May 27, 2016

Deora & Associates  
Chartered Accountants  
Firm Registration No. 022619N

By the hand of

*Arun Deora*

Arun Deora  
Partner

Membership No. 087729



**“ANNEXURE A” TO INDEPENDENT AUDITOR’S REPORT**  
(Referred to in paragraph 5)

- i)
  - (a) The Company is maintaining proper records showing full particulars, including quantitative details and situation of fixed assets.
  - (b) As explained to us, all the fixed assets have been physically verified by the management in a phased periodical manner, which in our opinion is reasonable, having regard to the size of the Company and nature of its assets. No material discrepancies were noticed on such verification.
  - (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties are held in the name of the Company.
- ii) The Company does not own any inventory. Accordingly, provisions of clause (ii) of paragraph 3 of the Order are not applicable to the Company.
- iii) The Company has not granted any loans to companies, firms, limited liability partnerships or other parties covered in the register maintained under section 189 of the Act.
- iv) In our opinion and according to the information and explanations given to us the Company has complied with the provisions of section 185 and 186 of the Act, in respect of loans, investments, guarantees, and security, to the extent applicable.
- v) The Company has not accepted any deposits within the meaning of sections 73 to 76 or any other relevant provisions of the Act.
- vi) The Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act in respect of activities carried out by the Company.
- vii)
  - (a) According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has been generally regular in depositing with appropriate authorities undisputed statutory dues including provident fund, investor education and protection fund, employees’ state insurance, income-tax, sales tax, service tax, customs duty, cess, and other statutory dues applicable to it.  
According to the information and explanations given to us, no undisputed amounts payable in respect of aforesaid dues were outstanding as at March 31, 2016, for a period of more than six months from the date they became payable.
  - (b) According to the information and explanations given to us, there are no dues of income tax, sales tax, service tax, duty of customs, duty of excise, value added tax and cess that have not been deposited by the Company with appropriate authorities on account of dispute.
- viii) The Company does not have any loans or borrowings from any financial institutions, banks, Government or debenture holders during the year.
- ix) The Company did not raise any money by way of initial public offer or further public offer and term loans during the year.
- x) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or any fraud on the Company by its officers or employees has been noticed or reported during the year.
- xi) The Company has not paid any managerial remuneration during the year.



- xii) The Company is not a nidhi company.
- xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- xiv) The Company has not made any preferential allotment or private placement of shares during the year under review.
- xv) The Company has not entered into any non-cash transactions with directors or persons connected with him.
- xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

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New Delhi  
May 27, 2016

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By the hand of

  
Arun Deora  
Partner  
Membership No. 087729



**"Annexure B" to the Independent Auditor's Report of even date on the Financial Statements of Elevator Promoters Private Limited for the year ended March 31, 2016.**

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 Elevator Promoters Private Limited ("the Company") as of March 31, 2016 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

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

The Company's management 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. 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 judgement, 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 authorizations 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, 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, 2016, 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.

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New Delhi  
May 27, 2016

Deora & Associates  
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Firm Registration No. 022619N

By the hand of

*Arun Deora*  
Arun Deora  
Partner

Membership No. 087729



**ELEVATOR PROMOTERS PRIVATE LIMITED**  
**H-65, CONNAUGHT CIRCUS, NEW DELHI -110001**  
**BALANCE SHEET AS AT MARCH 31, 2016**

	Notes	As at March 31, 2016 Rs.	As at March 31, 2015 Rs.
<b>I. EQUITY AND LIABILITIES</b>			
<b>Shareholders' fund</b>			
a) Equity share capital	2	500,000	500,000
b) Reserves and surplus	3	<u>(356,903)</u>	<u>(332,018)</u>
		<u>143,097</u>	<u>167,982</u>
<b>Non current liabilities</b>			
a) Long term borrowings	4	663,436,000	663,436,000
<b>Current liabilities</b>			
a) Other current liabilities	5	<u>101,278,706</u>	<u>65,025,311</u>
		<u>101,278,706</u>	<u>65,025,311</u>
<b>TOTAL</b>		<u><u>764,857,803</u></u>	<u><u>728,629,293</u></u>
<b>II. ASSETS</b>			
<b>Non current assets</b>			
a) Fixed assets			
i) Tangible assets	6	107,180,750	107,180,750
b) Non current investments	7	<u>657,669,028</u>	<u>621,429,028</u>
		<u>764,849,778</u>	<u>728,609,778</u>
<b>Current assets</b>			
a) Cash and cash equivalents	8	6,650	18,140
b) Short term loans and advances	9	<u>1,375</u>	<u>1,375</u>
		<u>8,025</u>	<u>19,515</u>
<b>TOTAL</b>		<u><u>764,857,803</u></u>	<u><u>728,629,293</u></u>
<b>SIGNIFICANT ACCOUNTING POLICIES</b>	1		
<b>NOTES TO THE FINANCIAL STATEMENTS</b>	2-19		

The accompanying notes are an integral part of the financial statements.  
As per our report of even date.

Deora & Associates  
Chartered Accountants  
By the hand of

*Arun Deora*  
Arun Deora  
Partner  
Membership no. 087729



Directors

*Sunaini Sarin*

Sunaini Sarin(DIN 01507973)  
28, Sri Ram Road, Civil Lines, Delhi-110054

*Jai Prakash*

Jai Prakash, Director  
DIN: 07290022  
119/1, Rameshwar Nagar No-1,  
Azadpur, North West, Delhi-110033

May 27, 2016  
New Delhi

**ELEVATOR PROMOTERS PRIVATE LIMITED**  
**H-65, CONNAUGHT CIRCUS, NEW DELHI -110001**  
**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2016**

	Notes	For the year ended March 31, 2016 Rs.	For the year ended March 31, 2015 Rs.
<b>I INCOME</b>		-	-
<b>II EXPENSES</b>			
Finance costs	10	-	216,459
Other expenses	11	24,885	18,984
<b>Total expenses</b>		<u>24,885</u>	<u>235,443</u>
<b>III (Loss) before tax (I - II)</b>		<b>(24,885)</b>	<b>(235,443)</b>
<b>IV Tax expense</b>		-	-
<b>V (Loss) for the year from continuing operations (III - IV)</b>		<u><b>(24,885)</b></u>	<u><b>(235,443)</b></u>
<b>VI Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]</b>			
1) Basic	13	(0.50)	(4.71)
2) Diluted		(0.50)	(4.71)

**SIGNIFICANT ACCOUNTING POLICIES**

1

**NOTES TO THE FINANCIAL STATEMENTS**

2-19

The accompanying notes are an integral part of the financial statements.  
As per our report of even date.

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*Arun Deora*  
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Directors

*Sunaini Sarin*  
Sunaini Sarin(DIN 01507973)  
28, Sri Ram Road, Civil Lines, Delhi-110054

*Jai Prakash*  
Jai Prakash, Director  
DIN: 07290022  
119/1, Rameshwar Nagar No-1,  
Azadpur, North West, Delhi-110033

May 27, 2016  
New Delhi



**1 SIGNIFICANT ACCOUNTING POLICIES**

**a) BASIS OF PREPARATION OF FINANCIAL STATEMENTS**

The financial statements are prepared in accordance with the Indian Generally Accepted Accounting Principles ("GAAP") under the historical cost convention, on accrual basis. GAAP comprises mandatory accounting standards as prescribed by section 133 of the Companies Act, 2013 ("the 2013 Act"), read with Rule 7 of the Companies (Accounts) Rules, 2014. Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

**b) TANGIBLE ASSETS**

Tangible assets are accounted for at cost of acquisition including directly attributable costs incurred for purchase of the assets and putting the same to use.

**c) IMPAIRMENT OF ASSETS**

Consideration is given at each Balance Sheet to determine whether there is any indication of impairment of the carrying amount of the Company's tangible assets. If any indication exists, the recoverable value of assets is estimated. An impairment loss is recognized whenever the carrying amount of an asset exceeds its recoverable amount, the latter being greater of net selling price and value in use.

**d) INVESTMENTS**

Investment classified as long term is stated at cost including interest and other expenses attributable to the acquisition thereof and provision is made to recognize any decline, other than temporary, in the value of such investments.

**e) RECOGNITION OF REVENUE AND EXPENDITURE**

Income and expenditure are accounted for on accrual basis.

**f) CASH FLOW STATEMENT**

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

**g) EARNINGS PER SHARE**

The Company reports basic and diluted earnings per share (EPS) in accordance with Accounting Standard 20 on Earnings Per Share. Basic EPS is computed by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. Diluted EPS is computed by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year as adjusted for the effects of all dilutive potential equity shares, except where the results are anti-dilutive.

**h) CASH AND CASH EQUIVALENTS**

In the Cash Flow Statement, cash and cash equivalents includes cash in hand, demand deposits with banks, other short term highly liquid investments with original maturity of three months or less.



	As at March 31, 2016 Rs.	As at March 31, 2015 Rs.
<b>2 SHARE CAPITAL</b>		
<b>Authorized</b>		
50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each	500,000	500,000
<b>Issued, subscribed, and fully paid up</b>		
50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	500,000	500,000

## a) Reconciliation of equity shares outstanding at the beginning and at the end of the reporting period:

	As at March 31, 2016		As at March 31, 2015	
	Number	Amount (Rs.)	Number	Amount (Rs.)
Number of shares outstanding at the beginning of the year	50,000	500,000	50,000	500,000
Number of shares outstanding at the end of the year	50,000	500,000	50,000	500,000

## b) Terms/rights attached to equity shares

The Company has only one class of equity share having a par value of Rs. 10 per share. Each shareholder of equity shares is entitled to one vote per share. The Company declares and pays dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. 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 each shareholders.

## c) Shares held by holding Company, Anant Raj Limited

50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	500,000	500,000
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Includes 6 (6) equity shares held by nominees of the holding company, Anant Raj Limited.

## d) Details of shareholders holding more than 5% shares in the Company

	As at March 31, 2016		As at March 31, 2015	
	Number	% holding	Number	% holding
<b>Equity Shares of Rs. 10 (Rs. 10) each fully paid up:</b>				
- Anant Raj Limited	50,000	100%	50,000	100%



	As at March 31, 2016 Rs.	As at March 31, 2015 Rs.
<b>3 RESERVES AND SURPLUS</b>		
a) (Deficit) as per Statement of Profit and Loss		
Opening balance	(332,018)	(96,575)
Addition during the year	(24,885)	(235,443)
	<u>(356,903)</u>	<u>(332,018)</u>
<b>4 LONG TERM BORROWINGS</b>		
(Unsecured)		
a) Loan from related party		
-From holding company	361,436,000	361,436,000
b) Loan from others		
-Inter corporate deposits	302,000,000	302,000,000
	<u>663,436,000</u>	<u>663,436,000</u>
<p>Loan of Rs. 36,14,36,000 from related party represents non interest bearing unsecured loan obtained from holding company utilised for meeting developmental costs of a real estate project and to make investments, which loan is repayable on divestment of the said project and investments.</p> <p>There is no default in repayment of principal and the interest is payable as at the year end.</p> <p>Inter Corporate deposits obtained from Indiabulls Infrastructure Credit Limited is unsecured interest bearing loan which is repayable after the expiry of 60 months from the date of disbursal, 10 June, 2013. Interest at the rate 12% p.a on said loan is payable alongwith repayment of the said loan.</p> <p>There is no default in repayment of principal or interest as at the balance sheet date.</p>		
<b>5 OTHER CURRENT LIABILITIES</b>		
a) Interest payables	93,984,429	61,368,429
b) Statutory dues payable	3,624,000	3,645,646
c) Expenses payable	3,670,277	11,236
	<u>101,278,706</u>	<u>65,025,311</u>
<b>6 TANGIBLE ASSETS</b>		
a) Land	107,180,750	107,180,750
Opening balance		
Additions during the year	-	-
	<u>107,180,750</u>	<u>107,180,750</u>



	As at March 31, 2016 Rs.	As at March 31, 2015 Rs.
<b>7 NON CURRENT INVESTMENTS</b>		
<b>Trade and Unquoted investment (At cost)</b>		
a) Investment in preference shares 500,000 (500,000) 9% Non Cumulative Redeemable Preference shares of Rs. 10 each fully paid up in Mahalaxmi Designs Private Limited	657,669,028	621,429,028
<b>Aggregate amount of unquoted investments</b>	<b>657,669,028</b>	<b>621,429,028</b>
<b>8 CASH AND CASH EQUIVALENTS</b>		
a) Balance with bank - In current account	3,158	13,958
b) Cash on hand	3,492	4,182
	<u>6,650</u>	<u>18,140</u>
<b>9 SHORT TERM LOANS AND ADVANCES (Unsecured, Considered good)</b>		
a) Income tax receivables	1,375	1,375
<b>10 FINANCE COSTS</b>		
a) Interest	-	216,459
<b>11 OTHER EXPENSES</b>		
a) Payment to auditor as audit fees	11,450	11,236
b) Filing fees	9,640	4,070
c) Legal and professional	2,515	3,060
d) Bank charges	630	618
e) Misc. Expenses	650	
	<u>24,885</u>	<u>18,984</u>



- 12 The Company has taken long term unsecured 12% interest bearing loan from Indiabulls Infrastructure Credit Limited for Rs. 30,20,00,000. The said loan is repayable after the expiry of 60 months from the date of disbursal, on 9 June, 2018. Interest on said loan has been capitalised on investment in 500,000 9% Non cumulative redeemable preference shares of Mahalaxmi Designs Private Limited.
- 13 The earning considered in ascertaining the Company's EPS is the net profit after tax. The number of shares used in computing basic EPS is the weighted average number of shares outstanding during the period. The weighted diluted earnings per equity share are computed using the weighted average number of equity shares and dilutive potential equity shares outstanding during the period.

Particulars		For the year ended March 31, 2016	For the year ended March 31, 2015
(Loss) attributable to equity shareholders	Rs.	(24,885)	(235,443)
Nominal value of equity share	Rs.	10	10
Weighted average number of equity shares outstanding during the year	No.	50,000	50,000
Basic and diluted earnings per share	Rs.	(0.50)	(4.71)

- 14 As per the best estimates and in the opinion of the Board of Directors of the Company, no provision is required to be made towards diminution in the value of investment during the year.

#### 15 Related Party Disclosures:

Pursuant to Accounting Standard (AS-18) on "Related Party Disclosures" issued by the Institute of Chartered Accountants of India following parties are to be treated as related parties along with their relationships:

- a) List of related parties where control exists and other related parties with whom transactions have taken place and relationships:

##### Holding Company

Anant Raj Limited

##### Fellow Subsidiaries

Aakashganga Realty Private Limited	Echo Buildtech Pvt. Ltd.
Advance Buildcon Private Limited	Echo Properties Pvt. Ltd.
Anant Raj Cons. & Development Pvt. Ltd.	Elegant Buildcon Pvt. Ltd.
Anant Raj Housing Limited	Elegant Estates Pvt Ltd.
Anant Raj Infrastructure Private Limited	Elevator Buildtech Pvt. Ltd.
Anant Raj Projects Ltd.	Elevator Properties Pvt. Ltd.
Ankur Buildcon Private Limited	Empire Promoters Pvt. Ltd.
A-Plus Estates Private Limited	Excellent Inframart Private Limited
Anant Raj Hotels Limited	Fabulous Builders Pvt. Ltd.
AR Login 4 Edu Private Limited	Four Construction Pvt. Ltd.
Anant Raj Estate Management Services Limited	Gadget Builders Pvt. Ltd.
BBB Realty Pvt. Ltd.	Gagan Buildtech Private Limited
Blossom Buildtech Pvt. Ltd.	Glaze Properties Pvt. Ltd.
Bolt Properties Pvt. Ltd.	Goodluck Buildtech Pvt. Ltd.
Capital Buildcon Private Limited	Grand Buildtech Pvt. Ltd.
Capital Buildtech Private Limited	Grand Park Estates Pvt. Ltd.
Carnation Buildtech Private Limited	GrandPark Buildtech Pvt. Ltd.
Century Promoters Pvt. Ltd.	Grandstar Realty Private Limited



**ELEVATOR PROMOTERS PRIVATE LIMITED**

Notes to financial statements for the year ended March 31, 2016

Greatways Buildtech Private Limited	Pasupati Aluminium Ltd.
Green Retreat and Motels Pvt. Ltd.	Pelikan Estates Pvt. Ltd.
Green Valley Builders Private Limited	Pioneer Promoters Pvt Ltd.
Green View Buildwell Pvt. Ltd.	Rapid Realtors Pvt. Ltd.
Green Way Promoters Pvt. Ltd.	Redsea Realty Private Limited
Greenline Buildcon Pvt. Ltd.	Rising Realty Private Limited
Greenline Promoters Pvt. Ltd.	Rolling Construction Pvt. Ltd.
Greenwood Properties Pvt. Ltd.	Romano Estates Pvt. Ltd.
Gujarat Anant Raj Vidhyanagar Ltd.	Romano Infrastructure Pvt. Ltd.
Hamara Realty Pvt. Ltd.	Romano Projects Pvt. Ltd.
Hemkunt Promoters Pvt. Ltd.	Romano Tiles Pvt. Ltd.
High Land Meadows Pvt. Ltd.	Rose Realty Pvt. Ltd.
Jasmine Buildwell Pvt. Ltd.	Roseview Buildtech Pvt. Ltd.
Jubilant Software Services Pvt. Ltd.	Roseview Properties Pvt. Ltd.
Kalinga Buildtech Pvt. Ltd.	Romano Estate Management Services Ltd
Kalinga Realtors Pvt. Ltd.	Saiguru Buildmart Private Limited
Krishna Buildtech Private Limited	Sand Storm Buildtech Pvt. Ltd.
Monarch Buildtech Private Limited	Sartaj Developers & Promoters Pvt. Ltd.
North South Properties Pvt. Ltd.	Sovereign Buildwell Pvt. Ltd.
Novel Buildmart Pvt. Ltd.	Spring View Developers Pvt. Ltd.
Novel Housing Pvt. Ltd.	Springview Properties Pvt. Ltd.
Oriental Meadows Ltd.	Suburban Farms Pvt. Ltd.
Oriental Promoters Private Limited	Three Star Realty Pvt. Ltd.
One Star Realty Pvt. Ltd.*	Townsend Construction & Equipment Pvt. Ltd.
Papillion Buildtech Private Limited	Tumhare Liye Realty Pvt. Ltd.
Papillon Buildcon Private Limited	Twenty First Developers Pvt. Ltd.
Park Land Construction & Equipment Pvt. Ltd.	Vibrant Buildmart Pvt. Ltd.
Park Land Developers Pvt Ltd	West Land Buildcon Private Limited
Park View Promoters Pvt Ltd.	
Woodland Promoters Private Limited	

\* Ceased to be subsidiary during the year.

**Partnership firm in which Holding company is partner**

Ganga Bishan & Company

**Key management Personnel**

Ashok Sarin	Director
Monica Sarin*	Director
Sunaini Sarin	Director
Jai Prakash**	Director

\* Resigned on 10th December 2015

\*\* Appointed on 10th December 2015

**Note:** Related party relationship is as identified by the management of the Company.

**b) Transaction during the year with related parties (excluding reimbursements):**

Sl. No.	Nature of Transactions	Related Party	For the year ended March 31, 2016 Rs.	For the year ended March 31, 2015 Rs.
1	Long term borrowings received from holding company	Anant Raj Limited	-	3,173,000
2	Interest Paid	Anant Raj Limited	-	216,459.00



**ELEVATOR PROMOTERS PRIVATE LIMITED****Notes to financial statements for the year ended March 31, 2016**

c) Amount outstanding as at March 31, 2016:

Sl. No.	Account head	Related Party	As at March 31, 2016 Rs.	As at March 31, 2015 Rs.
1	Long term borrowings repayable to holding company	Anant Raj Limited	361,436,000	361,436,000
2	Interest payable	Anant Raj Limited	194,813	194,813

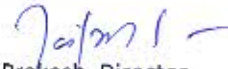
- 16 In the opinion of the management, the current assets, if realized, in the ordinary course of business, would realize a sum at least equal to that stated in the Balance Sheet.
- 17 In the opinion and the best estimates of the Board of Directors of the Company barring unforeseen circumstances, the Company will be continuing as going concern in spite of accumulated losses exceeding share capital and reserves of the Company as at the year end.
- 18 Figures in brackets pertain to previous year, unless otherwise indicated.
- 19 Previous year figures have been regrouped/recast, where ever necessary, to confirm with this year's presentation.

Signatures to the above notes which form an integral part of the Balance Sheet and the Statement of Profit and Loss.

Directors



Sunaini Sarin(DIN 01507973)  
28, Sri Ram Road, Civil Lines, Delhi-110054



Jai Prakash, Director

DIN: 07290022

119/1,Rameshwar Nagar No-1,  
Azadpur, North West, Delhi-110033

May 27, 2016  
New Delhi



**ELEVATOR PROMOTERS PRIVATE LIMITED**  
**H-65, Connaught Circus, New Delhi-110001**

**CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2016**

	For the year ended March 31, 2016 Rs.	For the year ended March 31, 2015 Rs.
<b>A. CASH FLOW FROM OPERATIONS</b>		
Profit/(Loss) before tax from continuing operations	(24,885)	(235,443)
<b>Adjustment for working capital changes:</b>		
Increase/(Decrease) in other current liabilities	36,253,395	33,283,390
<b>Net cash from operating activities</b>	<b>(A) 36,228,510</b>	<b>33,047,947</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>		
Addition to investments	(36,240,000)	(36,240,000)
<b>Net cash from investing activities</b>	<b>(B) (36,240,000)</b>	<b>(36,240,000)</b>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>		
Increase/(Decrease) in long term borrowings	-	3,173,000
Increase/(Decrease) in short term borrowings	-	-
<b>Net cash from financing activities</b>	<b>(C) -</b>	<b>3,173,000</b>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(A+B+C) (11,490)</b>	<b>(19,053)</b>
Cash and cash equivalents - Opening balance	18,140	37,193
Cash and cash equivalents - Closing balance	6,650	18,140

**Note: Figures in brackets indicate cash outflow.**

This is the Cash Flow Statement referred to in our report of even date.

Deora & Associates  
Chartered Accountants  
By the hand of

Arun Deora  
Partner  
Membership no. 687729



Directors

*Sunaini Sarin*

Sunaini Sarin(DIN 01507973)  
28, Sri Ram Road, Civil Lines, Delhi-110054

*Jai Prakash*

Jai Prakash, Director  
DIN: 07290022  
119/1, Rameshwar Nagar No-1,  
Azadpur, North West, Delhi-110033

May 27, 2016  
New Delhi