

INDEPENDENT AUDITOR'S REPORT ON FINANCIAL STATEMENTS

To the members of **Grand Park Estates Private Limited**

1) Report on the Financial Statements

We have audited the accompanying financial statements of **Grand Park Estates 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. 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, its Statement of profit and 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 (1) 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 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"
- 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 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.

201, Suchet Chambers,
1224/5, Naiwala, Bank Street,
Karol Bagh,
Delhi-110005

Delhi
May 11, 2016

A.K. Jindal & Associates
Chartered Accountants
Firm Registration No. 006659N
By the hand of


Ashok Gupta
Partner
Membership No. 085175



Annexure-A to the Auditors' Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the financial statements for the year ended 31 March 2016, we report that:

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- (b) The Company has a regular programme of physical verification of its fixed assets at reasonable intervals and 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. Thus, paragraph 3(ii) of the Order is not applicable to the Company.
- (iii) During the Year, the Company has not granted any secured or unsecured loans to Companies, firms, Limited Liability Partnership or other parties covered in the register maintained under section 189 of the Companies Act, 2013 ('the Act'). Therefore the provisions of clause (iii)(a), (iii)(b) and (iii)(c) of paragraph 3 of the Order are not applicable to the Company.
- (iv) The Company has not made any loans and investments and not provided any guarantees or security, hence compliance of Section 185 and 186 does not arise. Accordingly, paragraph 3(iv) of the order is not applicable to the Company.
- (v) The Company has not accepted any deposits from the public.
- (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 records of the Company, there are no undisputed statutory dues including provident fund, income-tax, sales tax, value added tax, duty of customs, service tax, cess and other statutory dues. As explained to us, the Company did not have any dues on account of employees' state insurance and duty of excise.

According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, income tax, sales tax, value added tax, duty of customs, service tax, cess and other material statutory dues were in arrears as at 31 March 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 statutory dues which have not been deposited with the appropriate authorities on account of any dispute.
- (viii) The Company does not have any loans or borrowings from any financial institution, banks, government or debenture holders during the year. Accordingly, paragraph 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, paragraph 3 (ix) of the Order is not applicable to the Company.
- (x) According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- (xi) According to the information and explanations given to us, the Company had not paid any managerial remuneration. Hence, paragraph 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 Company is not a nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable to the 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) 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.
- (xv) 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 non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable to the Company.
- (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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Delhi
May 11, 2016

A.K. Jindal & Associates
Chartered Accountants
Firm Registration No. 006659N
By the hand of


Ashok Gupta

Partner

Membership No. 085175



Annexure - B to the 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 **Grand Park Estates Private Limited** ("the Company") as of 31 March 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 ('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, 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 31 March 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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Karol Bagh,
Delhi-110005

Delhi
May 11, 2016

A.K. Jindal & Associates
Chartered Accountants
Firm Registration No. 006659N
By the hand of


Ashok Gupta
Partner
Membership No. 085175



GRAND PARK ESTATES PRIVATE LIMITED
E-2, Jhandewalan Extn. New Delhi -110055
Balance Sheet As At March 31, 2016

Particulars	Note No.	Figures as at the end of current reporting period 31.03.2016 (Rs.)	Figures as at the end of previous reporting period 31.03.2015 (Rs.)
I EQUITY AND LIABILITIES			
(1) Shareholders Funds			
(a) Share capital	1	5,00,000.00	5,00,000.00
(b) Reserves and surplus	2	1,551.70	1,551.70
(2) Non-current liabilities			
(a) Long term borrowings	3	11,00,000.00	11,00,000.00
(3) Current Liabilities			
(a) Other Current liabilities	4	12,574.00	5,000.00
TOTAL		16,14,125.70	16,06,551.70
II ASSETS			
(1) Non-Current Assets			
(a) Fixed Assets			
(i) Tangible assets	5	14,71,667.70	14,71,667.70
(ii) Capital work-in-progress	6	1,02,003.00	92,599.00
(2) Current Assets			
(a) Cash and cash equivalents	7	40,455.00	42,285.00
TOTAL		16,14,125.70	16,06,551.70
Significant accounting Policies and Notes on Accounts	9		

As per our Report of even date attached

For A.K. Jindal & Associates
Firm Registration No. 006659N
Chartered Accountants


(Ashok Gupta)
Partner

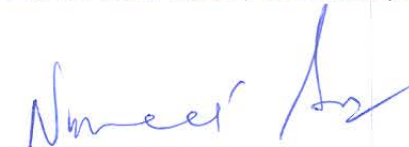
Membership No. 085175

Place: Delhi
Dated: May 11, 2016

For and on behalf of the Board of Directors
DIRECTORS



Amar Sarin (DIN 00015937)
28, Sri Ram Road , Civil Lines, Delhi-110054



Navneet Singh Bhatia (DIN 02892164)
L-529, Sarita Vihar, New Delhi-110076

GRAND PARK ESTATES PRIVATE LIMITED

E-2, Jhandewalan Extn. New Delhi -110055

Statement of Profit And Loss Account For the Year Ended March 31, 2016

Particulars	Note No.	Figures as at the end of current reporting period 31.03.2016 (Rs.)	Figures as at the end of previous reporting period 31.03.2015 (Rs.)
I Revenue from operations		-	-
II Other Income		-	-
III Total Revenue (I+II)		-	-
IV Expenses :			
Other Expenses	8	9,404.00	12,278.00
Less :Expenditure Captilised during the year		9,404.00	12,278.00
Total Expenses		-	-
V. Profit before exceptional and extraordinary item and tax (III-IV)			-
VI. Exceptional Items			
VII Profit before Extraordinary Items and tax (V-VI)		-	-
VIII Extraordinary Items			
IX Profit before tax (VII-VIII)		-	-
X Tax expense			-
XI Profit /(Loss) for the period from Continuing operations(IX-X)			-
XII Profit /(Loss) from discontinuing operations			
XIII Tax Expenses of discontinuing operations			
XIV Profit /(Loss) from discontinuing operations (after tax XII-XIII)			
XV Profit/(Loss) for the period (XII-XIV)		-	-
XVI Earning per equity share:			
(1) Basic		-	-
(2) Diluted		-	-

Significant accounting Policies and Notes on Accounts 9

As per our Report of even date attached

For A.K. Jindal & Associates

Firm Registration No. 006659N

Chartered Accountants



(Ashok Gupta)

Partner

Membership No. 085175

Place: Delhi

Dated: May 11,2016

For and on behalf of the Board of Directors

DIRECTORS

Amar Sarin (DIN 00015937)

28, Sri Ram Road , Civil Lines, Delhi-110054

Navneet Singh Bhatia(DIN 02892164)

L-529, Sarita Vihar, New Delhi-110076

Particulars	Current Year Ended March 31,2016 (Rs.)	Previous Year Ended March 31,2015 (Rs.)		
1				
<u>SHARE CAPITAL</u>				
a) Authorised 5000 (5000) Equity Shares of Rs.100 (Rs.100) each	5,00,000.00	5,00,000.00		
b) Issued,Subscribed & paid up 5000 (5000) Equity Shares of Rs.100(Rs.100) each fully paid-up	5,00,000.00	5,00,000.00		
c) Reconciliation of equity share capital	As at March 31, 2016	As at March 31, 2015		
	Number	Amount	Number	Amount
Number of shares outstanding at the beginning of the year	5,000	5,00,000	5,000	5,00,000
Number of shares outstanding at the end of the year	5,000	5,00,000	5,000	5,00,000
d) Shares held by holding Company, Anant Raj Ltd. i) 5000 (5000) Equity Shares	5,00,000			5,00,000
e) Shares in the company held by each share holder holding more than 5% shares <u>Name of Shareholders</u> 1) Anant Raj Ltd. a) Number of equity shares held % of shareholding	5,000 100%			5,000 100%
2				
<u>RESERVES & SURPLUS</u>				
<u>Profit & Loss Account</u>				
Opening Balance	1,551.70	1,551.70		
Less: Loss during the year	-	-		
Closing Balance	1,551.70	1,551.70		
3				
<u>LONG TERM BORROWINGS</u>				
1) Loans & advances from Related Parties Unsecured From Holding Company	11,00,000.00	11,00,000.00		
- The Above loan is not guaranteed by Directors/Others				
- Term of Repayment Interest Free				
- Long Term Loan				
- As on Balance Sheet Date there is no default in payment of loans & interest .				



4 OTHER CURRENT LIABILITIES

Expenses Payable

12,574.00

5,000.00

12,574.005,000.00**5 FIXED ASSETS****Tangible Assets**

Land (Freehold)

14,71,667.70

14,71,667.70

14,71,667.7014,71,667.70**6 CAPITAL WORK - IN- PROGRESS****a) Development Expenses**

Opening Balance

50,258.00

50,258.00

Add: Addition during the year

--50,258.0050,258.00**b) Preoperative Expenditure Pending Capitalisation**

Opening Balance

42,341.00

30,063.00

Add: Addition during the year

9,404.00

12,278.00

51,745.0042,341.00

(a+b)

1,02,003.0092,599.00**7 CASH AND CASH EQUIVALENTS**

Cash in Hand

5,170.00

5,170.00

Bank balance in current account

35,285.00

37,115.00

maintained with State Bank of India

40,455.0042,285.00**8 OTHER EXPENSES**

Filing Fees

1,200.00

3,100.00

Legal & Professional Charges

2,574.00

3,560.00

Bank Charges

630.00

618.00

Auditor's Remuneration

Audit Fee

5,000.00

5,000.00

9,404.0012,278.00

9 Notes to Accounts

Accounting Policies and Notes on accounts

(A) Significant Accounting Policies

1 Basis of Accounting:

These financial statements have been prepared under historical cost convention from books of accounts maintained on an accrual basis (unless otherwise stated hereinafter) in conformity with accounting principles generally accepted in India and comply with Accounting Standards issued by the Institute of Chartered Accountants of India and referred to Sec 129 & 133 of the Companies Act, 2013, of India. The accounting policies applied by the company are consistent with those used in previous year.

2 Fixed Assets

Fixed assets are stated at cost including duties, taxes and all other incidental expenses to bring the assets to its intended purposes .

(B) Notes Forming part of accounts:

1 In the opinion of the Board of Directors all assets other than fixed assets and non current investments have a value on realization in the ordinary course of business at least equal to the amount at which they are stated .

2 The company is a wholly owned subsidiary of Anant Raj Ltd. since all shares are held by Anant Raj Ltd. and its nominees.

3 Related Party Disclosures

i. Name of related parties and description of relationship:

1. Holding Company Anant Raj Ltd.

ii. Transactions with related parties:
Loan Received Rs. NIL (PY. Rs. NIL)
Loan Repaid Rs. NIL (PY. Rs. NIL)
Guarantee Rs. nil (Rs. nil)

iii Closing Balances with related parties: Rs. 1100000/-
Guarantee Rs. 75,00,00,000 (Rs. 1,50,00,00,000)

4 Segment Reporting

The company has no reportable Business or Geographical segment



Gurantee given by the company alongwith other fellow subsidiaries on behalf of the holding company in respect to the loan granted to the holding company by Bank / Financial

2015-16
75,00,00,000

2014-15
1,50,00,00,000

- 7 Previous year figures have been regrouped wherever found necessary .
- 8 Signature to the above Schedules which form an integral Part of the Balance Sheet and Profit & Loss Account.

DIRECTORS



Amar Sarin (DIN 00015937)
28, Sri Ram Road , Civil Lines, Delhi-110054



Navneet Singh Bhatia (DIN 02892164)
L-529, Sarita Vihar, New Delhi-110076

Place : Delhi
Dated: May 11, 2016



GRAND PARK ESTATES PRIVATE LIMITED
E-2, Jhandewalan Extn. New Delhi -110055
CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2016

Particulars	For the year ended March 31, 2016 Rs.	For the year ended March 31, 2015 Rs.
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax and extraordinary items	-	-
Adjustment for:		
Interest paid		
Interest received		
Operating profit before working capital changes	-	-
Adjustment for:		
Sundry Creditors & Other payables	7,574	
Trade and other receivables	-	-
Cash generated from operations	7,574	-
Taxes Paid including TDS		
NET CASH FROM OPERATING ACTIVITIES	(A) 7,574	-
B. CASH FLOW FROM INVESTING ACTIVITIES		
Additions to fixed assets including project in progress	(9,404)	(12,278)
Capital Advances	-	-
Interest received		
NET CASH FLOW FROM/(USED IN) INVESTING ACTIVITIES	(B) (9,404)	(12,278)
C. CASH FLOW FROM FINANCE ACTIVITIES		
Interest paid	-	-
	(C) -	-
D. NET INCREASE IN CASH AND CASH EQUIVALENTS	(A+B+C) (1,830)	(12,278)
Cash and cash equivalents opening balance	42,285	54,563
Cash and cash equivalents closing balance	40,455	42,285

Note: Figures in brackets indicate cash outflow.

This is the cash flow statement referred to in our report of even date

For A K Jindal & Associates
Chartered Accountants



(Ashok Gupta)
Partner
Membership No. 085175

Place New Delhi.
Date: May 11, 2016

Director

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