

## INDEPENDENT AUDITOR'S REPORT ON FINANCIAL STATEMENTS

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To the members of **Twenty First Developers Private Limited**

### 1) Report on the Financial Statements

We have audited the accompanying financial statements of **Twenty First Developers 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, and its expenditure 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 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.

PU – 53, Vishakha Enclave,  
Pitampura,  
New Delhi- 110088

May 5, 2016  
New Delhi.

KR & Co  
Chartered Accountants  
Firm Registration No. 025217N  
By the hand of



*Kamal Ahluwalia*

Kamal Ahluwalia  
Partner  
Membership No. 093812

## **"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, secured or unsecured, to companies, firms, limited liability partnerships or other parties covered in the register maintained under section 189 of the Act.
- iv) The Company has not given any loans, provided any guarantee or security in connection with any loan and/ or acquiring securities of any other body corporate.
- 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.

PU – 53, Vishakha Enclave,  
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May 5,2016  
New Delhi.



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By the hand of

*Kamal Ahluwalia*

Kamal Ahluwalia  
Partner  
Membership No. 093812

## **"ANNEXURE B" TO INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS**

### **Report on the Internal Financial Controls under Clause (i) of sub-section 3 of the section 143 of the Act**

We have audited the internal financial controls over financial reporting of **Twenty First Developers 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 laying down 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 (Guidance Note) issued by the Institute 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 Act.

#### **Auditor's 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 Standards of Auditing, to the extent applicable to an audit of internal financial controls and the Guidance Note, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain the 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 standalone 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 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 (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (ii) provide reasonable assurance that transactions are recorded as necessary to permit preparation of standalone 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 (iii) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the standalone financial statements.



### **Inherent Limitations of Internal Financial Controls over Financial Reporting**

Because of its 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 to 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 issued by the ICAI.

PU – 53, Vishakha Enclave,  
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New Delhi- 110088

May 5, 2016  
New Delhi.

KR & Co  
Chartered Accountants  
Firm Registration No. 025217N  
By the hand of



*Kamal Ahluwalia*  
Kamal Ahluwalia  
Partner  
Membership No. 093812

**TWENTY FIRST DEVELOPERS PRIVATE LIMITED**

H-65, Connaught Circus, New Delhi-110001

**BALANCE SHEET AS AT MARCH 31, 2016**

	Notes	March 31, 2016 Rs.	March 31, 2015 Rs.
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' fund</b>			
Share capital	2	5,00,000	5,00,000
Reserves and surplus	3	(5,856)	(5,856)
		<u>4,94,144</u>	<u>4,94,144</u>
<b>Non current liabilities</b>			
Long term borrowings	4	<u>2,35,07,050</u>	<u>2,34,67,050</u>
<b>Current liabilities</b>			
Other current liabilities	5	<u>31,560</u>	<u>20,688</u>
		<b>2,40,32,754</b>	<b>2,39,81,882</b>
<b>ASSETS</b>			
<b>Non current assets</b>			
Fixed assets			
Tangible assets	6	2,33,96,500	2,33,96,500
Capital work in progress	7	6,17,956	5,70,934
		<u>2,40,14,456</u>	<u>2,39,67,434</u>
<b>Current assets</b>			
Cash and cash equivalents	8	<u>18,298</u>	<u>14,448</u>
		<u>18,298</u>	<u>14,448</u>
		<b>2,40,32,754</b>	<b>2,39,81,882</b>
<b>SIGNIFICANT ACCOUNTING POLICIES</b>	<b>1</b>		
<b>NOTES TO THE FINANCIAL STATEMENTS</b>	<b>2-15</b>		

The accompanying notes are an integral part of the financial statements.

As per our report of even date.

KR & Co.

Chartered Accountants

By the hand of

*Kamal Ahluwalia*

Kamal Ahluwalia

Partner

Membership no. 093812

May 5, 2016

New Delhi.

*Sunaini Sarin*

Sunaini Sarin, Director

DIN: 01507973

28, Sri Ram Road, Civil Lines,

Delhi - 110054

*Hanuman Pandey*

Hanuman Pandey, Director

DIN: 07294614

Khasra No 738, Inam Vihar Loni, G. Z. B

Near Navdorga Mandir, Loni,

Ghaziabad-201102

**TWENTY FIRST DEVELOPERS PRIVATE LIMITED**

H-65, Connaught Circus, New Delhi-110001

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2016**

	Notes	March 31, 2016 Rs.	March 31, 2015 Rs.
<b>INCOME</b>		-	-
<b>EXPENSES</b>			
Other expenses	9	47,022	63,324
		47,022	63,324
Expenses incurred during the year transferred to preoperative expenditure pending capitalisation		47,022	63,324
<b>Total expenses</b>		-	-
<b>Profit before tax</b>		-	-
Less: Tax expense		-	-
<b>Profit for the year</b>		-	-
<b>SIGNIFICANT ACCOUNTING POLICIES</b>	1		
<b>NOTES TO THE FINANCIAL STATEMENTS</b>	2-15		

The accompanying notes are an integral part of the financial statements.

As per our report of even date.

KR & Co.

Chartered Accountants

By the hand of

*Kamal Ahluwalia*

Kamal Ahluwalia

Partner

Membership no. 093812

May 5, 2016

New Delhi.

*Sunaini Sarin*

Sunaini Sarin, Director

DIN: 01507973

28, Sri Ram Road, Civil Lines,

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*Hanuman Pandey*

Hanuman Pandey, Director

DIN: 07294614

Khasra No 738, Inam Vihar Loni, G. Z. B

Near Navdorga Mandir, Loni,

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**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. These financial statements have been prepared to comply in all material aspects with the accounting standards as notified under section 133 of the Companies Act, 2013, read with Rule 7 of [Companies (Accounts) Rules, 2014, as amended], and other relevant provisions of Companies Act, 2013. 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) RECOGNITION OF REVENUE AND EXPENDITURE**

Income and expenditure are accounted for on accrual basis.

**c) 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.

**d) 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 fixed assets. If any indication exists, the recoverable value of assets is estimated. An impairment loss is recognised whenever the carrying amount of an asset exceeds its recoverable amount, the latter being greater of net selling price and value in use.

**e) 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.

**f) 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.

**g) UNAMORTISED EXPENDITURE**

Unamortised expenditure is written off over a period of 5 years.

**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.



**TWENTY FIRST DEVELOPERS PRIVATE LIMITED**

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

	March 31, 2016 Rs.	March 31, 2015 Rs.
<b>2 SHARE CAPITAL</b>		
<b>Authorized</b>		
10,00,000 (10,00,000) equity shares of Rs. 10 (Rs. 10) each	1,00,00,000	1,00,00,000
<b>Issued, subscribed, and fully paid up</b>		
50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	5,00,000	5,00,000

## 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	5,00,000	50,000	5,00,000
Number of shares outstanding at the end of the year	50,000	5,00,000	50,000	5,00,000

## 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 shareholder.

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

*50,000 (*50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	5,00,000	5,00,000
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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
Equity Shares of Rs. 10 (Rs. 10) each fully paid up				
- Anant Raj Limited	50,000	100%	50,000	100%



**TWENTY FIRST DEVELOPERS PRIVATE LIMITED**

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

	March 31, 2016 Rs.	March 31, 2015 Rs.
<b>3 RESERVES AND SURPLUS</b>		
Deficit as per Statement of Profit and Loss		
Balance as at the beginning of the year	(5,856)	(5,856)
Addition during the year	-	-
Balance as at the end of the year	<u>(5,856)</u>	<u>(5,856)</u>
<b>4 LONG TERM BORROWINGS</b>		
Unsecured		
Loan from related party	<u>2,35,07,050</u>	<u>2,34,67,050</u>
<p>Loan from related party represents unsecured loan obtained from holding company utilised for meeting developmental costs of a real estate project currently under development, which loan is repayable on divestment of the said project. There is no repayment of principal due by the Company as at the year end.</p>		
<b>5 OTHER CURRENT LIABILITIES</b>		
Other payables		
Expenses payable	29,589	18,717
Interest	1,971	1,971
	<u>31,560</u>	<u>20,688</u>
<b>6 TANGIBLE ASSETS</b>		
Land		
Balance as at the beginning of the year	2,33,96,500	2,33,96,500
Add: Additions during the year	-	-
Balance as at the end of the year	<u>2,33,96,500</u>	<u>2,33,96,500</u>
<b>7 CAPITAL WORK IN PROGRESS</b>		
Preoperative expenditure pending capitalisation		
Balance as at the beginning of the year	5,70,934	5,07,610
Add: Additions during the year	47,022	63,324
Balance as at the end of the year	<u>6,17,956</u>	<u>5,70,934</u>
<b>8 CASH AND CASH EQUIVALENTS</b>		
Balance with bank		
In current account	14,408	10,558
Cash on hand	3,890	3,890
	<u>18,298</u>	<u>14,448</u>
<b>9 OTHER EXPENSES</b>		
Electricity	31,230	40,660
Payment to auditors as audit fees	8,588	8,427
Filing fees	3,600	8,400
Interest	-	1,971
Legal and professional	2,974	3,248
Bank charges	630	618
	<u>47,022</u>	<u>63,324</u>



## TWENTY FIRST DEVELOPERS PRIVATE LIMITED

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

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10 The Company purchased land for the development of a real estate project in Delhi. Expenses incurred by the Company during the year considered to enhance the value of the development project, have been accounted under the head 'Preoperative Expenditure Pending Capitalization' and the same shall be capitalized by way of apportionment over fixed assets to be created on completion of development in progress.

11 The Company has not undertaken any operating activities during the year, and therefore, earnings per share have not been computed.

### 12 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:

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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

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



**TWENTY FIRST DEVELOPERS PRIVATE LIMITED**

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

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

\* Ceased to be subsidiary during the year.

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

Ganga Bishan &amp; Company

**Key management Personnel**

Ashok Sarin	Chairman & Director
Sunaini Sarin	Director
Jayanti Sarin^	Director
Hanuman Singh*	Director

^ Resigned on December 10, 2015

\* Appointed on December 10, 2015

**Note:** The above parties have been identified by the management.**b) Transaction during the year with related parties (excluding reimbursements):**

Sl.	Nature of Transactions	Related Party	March 31, 2016	March 31, 2015
			Rs.	Rs.
1	Long term borrowings received from holding company	Anant Raj Limited	40,000	45,000
2	Interest on borrowings	Anant Raj Limited	-	1,971



**TWENTY FIRST DEVELOPERS PRIVATE LIMITED**

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

## c) Amount outstanding as at March 31, 2016:

Sl.	Account head	Related Party	March 31, 2016 Rs.	March 31, 2015 Rs.
1	Long term borrowings	Anant Raj Limited	2,35,07,050	2,34,67,050
2	Other current liabilities	Anant Raj Limited	1,971	1,971

13 In the opinion of the management, the realisable value of current assets in the ordinary course of business will not be less than their value stated in the Balance Sheet.

14 Figures and words in brackets relate to previous year unless otherwise indicated.

15 Previous year figures have been regrouped or recast, wherever necessary, in order to confirm to 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.



Sunaini Sarin, Director  
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28, Sri Ram Road, Civil Lines,  
Delhi - 110054



Hanuman Pandey, Director  
DIN: 07294614  
Khasra No 738, Inam Vihar Loni, G. Z. B.  
Near Navdorga Mandir, Loni,  
Ghaziabad-201102

May 5, 2016  
New Delhi.



**TWENTY FIRST DEVELOPERS PRIVATE LIMITED**

H-65, Connaught Circus, New Delhi-110001

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

	March 31, 2016	March 31, 2015
	Rs.	Rs.
<b>A. CASH FLOW FROM OPERATIONS</b>		
Profit before tax	-	-
Interest paid	-	1,971
<b>Operating profit before working capital changes</b>	<b>-</b>	<b>1,971</b>
- Increase/(Decrease) in other current liabilities	10,872	4,761
<b>Net cash from operating activities</b>	<b>(A) 10,872</b>	<b>6,732</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>		
Addition to capital work in progress	(47,022)	(63,324)
<b>Net cash used in Investing activities</b>	<b>(B) (47,022)</b>	<b>(63,324)</b>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>		
Increase/(Decrease) in long term borrowings	40,000	45,000
Interest paid	-	(1,971)
<b>Net cash used in financing activities</b>	<b>(C) 40,000</b>	<b>43,029</b>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(A+B+C) 3,850</b>	<b>(13,563)</b>
Cash and cash equivalents - Opening balance	14,448	28,011
Cash and cash equivalents - Closing balance	18,298	14,448

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

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

KR & Co.

Chartered Accountants

By the hand of

*Kamal Ahluwalia*  
  
 Kamal Ahluwalia  
 Partner  
 Membership no. 093812  
 May 5, 2016  
 New Delhi.

*Sunaini Sarin*  
 Sunaini Sarin, Director  
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*Hanuman Pandey*  
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