

INDEPENDENT AUDITOR'S REPORT ON FINANCIAL STATEMENTS

To the members of **Aakashganga Realty Private Limited**

Report on the Ind AS Financial Statements

We have audited the accompanying Ind AS financial statements of **Aakashganga Realty Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2017, the Statement of Profit and Loss (including other comprehensive Income), the Cash Flow Statement and the statement of changes in equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Ind AS 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 Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act read with relevant rules issued there under.

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 Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these Ind AS 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 there under.

We conducted our audit of the Ind AS financial statements 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 Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Ind AS 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 Ind AS 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 Ind AS 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 Ind AS financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS 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 including the Ind AS, of the financial position of the Company as at March 31, 2017, and financial performance including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

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 sub-section (11) of section 143 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, the Cash Flow Statement and Statement of changes in equity dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid Ind AS financial statements comply with the Indian Accounting Standards prescribed under Section 133 of the Act.
- e) On the basis of written representations received from the directors as on March 31, 2017, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2017, 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 pending litigations which would impact on its financial position in its Ind AS financial statements.
 - (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.
 - (iv) The company has provided requisite disclosures in the Ind AS financial statements as to its holdings as well as dealings in Specified Bank Notes as specified in the Notification G.S.R. 308(E) dated March 30, 2017 of the Ministry of Corporate Affairs, during the period from November 8, 2016 to December 30, 2016. Based on audit procedures and relying on the management representation, we report that the disclosures are in accordance with books of account maintained by the Company and as produced to us by the management of the Company. Refer Note 15 to the Ind AS financial statements.

PU-53, Vaisakha Enclave
Pitampura
New Delhi- 110088

May 18, 2017
New Delhi.

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

SD/-
Anshul Sharma
Partner
Membership No 540595

"ANNEXURE A" TO INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 'Report on Other Legal and Regulatory Requirements)

- i)
 - (a) The Company is maintaining proper records showing full particulars, including quantitative details and situation of property, plant and equipment.
 - (b) As explained to us, all the property, plant and equipment 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 lease deeds of immovable properties are registered in the name of the Company.
- ii) The Company does not own any inventory.
- 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, 2017, 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 Ind AS 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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By the hand of

May 18, 2017
New Delhi.

SD/
Anshul Sharma
Partner
Membership No.540595

"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 **Aakashganga Realty Private Limited** ("the Company") as of March 31, 2017, in conjunction with our audit of the Ind AS 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 Ind AS 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 Ind AS 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 Ind AS 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 Ind AS 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, 2017, 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.

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New Delhi- 110088

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

May 18, 2017
New Delhi.


Anshul Sharma
Partner
Membership No.540595

Aakashganga Realty Private Limited
H-65, Connaught Circus, New Delhi-110001.
Balance Sheet as at March 31, 2017

Particulars	Notes	March 31,	March 31,	April 01, 2015
		2017	2016	
		Rs.	Rs.	Rs.
ASSETS				
Non-current assets				
Property, plant and equipment	2	36,796,493	36,180,212	35,563,930
Current assets				
Financial assets				
Cash and cash equivalents	3	36,674	35,142	35,380
TOTAL ASSETS		36,833,166	36,215,354	35,599,310
EQUITY AND LIABILITIES				
Equity				
Equity Share capital	4	500,000	500,000	500,000
Other Equity		(153,516)	(136,445)	(118,720)
Total equity		346,485	363,555	381,280
LIABILITIES				
Non-current liabilities				
Financial Liability				
Borrowings	5	32,045,000	31,425,000	30,805,000
Lease liability	6	3,846,007	3,846,017	3,846,026
Current liabilities		35,891,007	35,271,017	34,651,026
Financial liability				
Other	7	552,014	552,014	552,014
Other current liabilities	8	43,661	28,768	14,990
Total liabilities		36,486,682	35,851,799	35,218,030
TOTAL EQUITY AND LIABILITY		36,833,166	36,215,354	35,599,310

Significant Accounting Policies

Notes to the Financial Statements

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

KR & Co.
Chartered Accountants
By the hand of

Anshul Sharma
Partner
Membership no. 540595
May 18, 2017
New Delhi

SP

Ashim Sarin, Director
DIN: 00291515
28, Sri Ram Road,
Civil Lines,
New Delhi-110054

SD

Amar Sarin, Director
DIN: 00015937
28, Sri Ram Road,
Civil Lines,
New Delhi-110054

Aakashganga Realty Private Limited
H-65, Connaught Circus, New Delhi-110001.
Statement of Profit and Loss for the year ended March 31, 2017

Notes	March 31, 2017	March 31, 2016
	Rs.	Rs.
INCOME	-	-
EXPENSES		
Other expenses	17,071	17,725
Loss before tax		
Tax expense	(17,071)	(17,725)
Current expense	-	-
Loss for the year	<u>(17,071)</u>	<u>(17,725)</u>
Earnings per share [equity share, par value of Rs. 10 (Rs.10) each]		
Basic and Diluted	(0.34)	(0.35)


Significant Accounting Policies


Notes to the Financial Statements

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

KR & Co.
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DIN: 00291515
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DIN: 00015937
28, Sri Ram Road,
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Aakashganga Realty Private Limited
11-65, Connaught Circus, New Delhi-110001.
Statement of Changes in Equity for the year ended March 31, 2017

Particulars	Equity share capital	Other equity	Total equity attributable to equity share holders of the company
		Reserves and surplus	
		Retained earnings	
	Rs.	Rs.	Rs.
Balance as at April 1, 2015	500,000	(118,720)	381,280
Profit for the year ended March 31, 2016	-	(17,725)	(17,725)
Balance as at March 31, 2016	500,000	(136,445)	363,555
Profit for the year ended March 31, 2017	-	(17,071)	(17,071)
Balance as at March 31, 2017	500,000	(153,516)	346,485

Significant Accounting Policies

Notes to the Financial Statements

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

KR & Co.
Chartered Accountants
By the hand of

Anshul Sharma
Partner
Membership no. 540595
May 18, 2017
New Delhi

SD

Ashim Sarin, Director
DIN: 00291515
28, Sri Ram Road,
Civil Lines,
New Delhi-110054

SD

Amar Sarin, Director
DIN: 00015937
28, Sri Ram Road,
Civil Lines,
New Delhi-110054

Corporate Information

Aakashganga Realty Private Limited is wholly owned subsidiary of Woodland Promoters Private Limited, domiciled in India and incorporated under the provisions of the Companies Act, 1956. The Company is primarily engaged in business of real estate.

1 Significant Accounting Policies

a) Basis of preparation of financial statements

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Act), (Ind AS compliant Schedule III), as applicable to the Company.

For all periods up to and including the year ended March 31, 2016, the Company prepared its financial statements in accordance with Indian GAAP, including accounting standards notified under the section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014. These financial statements for the year ended March 31, 2017 are the first the Company has prepared in accordance with Ind-AS.

The Company has adopted all the Ind AS standards and the adoption was carried out in accordance with Ind AS 101 First time adoption of Indian Accounting Standards. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP.

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) Revenue recognition

Income and expenditure are accounted for on accrual basis.

c) Lease hold assets

Leases are classified as finance leases where the terms of the lease transfers substantially all the risks and rewards of ownership to the lessee. Such leases are capitalized at lower of Fair value or Present value of minimum lease payment.

d) Impairment of assets

Property, plant and equipment are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the cash generating unit (CGU) to which the asset belongs.

If such assets are considered to be impaired, the impairment to be recognized in the Statement of Profit and Loss is measured by the amount by which the carrying value of the assets exceeds the estimated recoverable amount of the asset. An impairment loss is reversed in the Statement of Profit and Loss, if there has been a change in the estimates used to determine the recoverable amount. The carrying amount of the asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of any accumulated amortization or depreciation) had no impairment loss been recognized for the asset in prior years.

e) Financial instruments

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through profit or loss, are added to the fair value on initial recognition.

f) Income taxes

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date in the country where the Company operates and generates taxable income.

g) 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.

h) Earnings per share

The Company reports basic EPS amounts, calculated, by dividing the profit for the year attributable to equity holders of the parent by the weighted average number of Equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders of the parent (after adjusting for interest on the convertible preference shares) by the weighted average number of Equity shares outstanding during the year plus the weighted average number of Equity shares that would be issued on conversion of all the dilutive potential Equity shares into Equity shares.

i) Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

j) Provisions

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that is reasonably estimable, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

Aakashganga Realty Private Limited

Notes to financial statements for the year ended March 31, 2017

2 Property, plant and equipment

Particulars	Rs.
Leasehold land	
Balance as at April 1, 2015	35,563,930
-Additions during the year	616,282
Balance as at March 31, 2016	36,180,212
-Additions during the year	616,281
Balance as at March 31, 2017	36,796,493

The Company had been allotted land by New Okhla Industrial Development Authority under a Lease agreement. The arrangement covers a substantial part of the economic life of the underlying asset.

The minimum lease payments and the present value of minimum lease payments in respect of arrangement classified as finance leases are as below:

	As at March 31, 2017		As at March 31, 2016		As at April 1, 2015	
	Minimum lease payments Rs.	Present value of minimum lease payments Rs.	Minimum lease payments Rs.	Present value of minimum lease payments Rs.	Minimum lease payments Rs.	Present value of minimum lease payments Rs.
Not later than one year	613,836	538,453	613,836	538,453	613,836	538,453
Later than one year but not later than five years	2,455,344	1,568,896	2,455,344	1,568,896	2,455,344	1,568,896
Later than five years	47,879,208	2,277,111	48,493,044	2,277,121	49,106,880	2,277,130
	50,948,388	4,384,460	51,562,224	4,384,470	52,176,060	4,384,479
Total future minimum lease commitments						
Less:- Future finance charges	46,563,928		47,177,754		47,791,581	
Present value of minimum lease payments	4,384,460		4,384,470		4,384,479	

Particulars	March 31, 2017	March 31, 2016	April 01, 2015
	Rs.	Rs.	Rs.
3 Cash and cash equivalents			
Balance with bank in current account	34,874	33,342	33,540
Cash on hand	1,800	1,800	1,840
	36,674	35,142	35,380

Aakashganga Realty Private Limited

Notes to financial statements for the year ended March 31, 2017

4 Equity share capital

Authorised share capital

	Equity shares	
	Nos.	Rs.
Equity share of Rs. 10 (March 31, 2016: Rs. 10, April 1, 2015: Rs. 10) each		
At April 1, 2015		
Increase/(decrease) during the year	50,000	500,000
At March 31, 2016	-	-
Increase/(decrease) during the year	50,000	500,000
At March 31, 2017	50,000	500,000

Issued equity capital

	Equity shares	
	Nos.	Rs.
Equity share of Rs. 10 (March 31, 2016: Rs. 10, April 1, 2015: Rs. 10) each issued and fully paid up		
At April 1, 2015		
Increase/(decrease) during the year	50,000	500,000
At March 31, 2016	-	-
Increase/(decrease) during the year	50,000	500,000
At March 31, 2017	50,000	500,000

Notes:

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.

Shares held by the holding Company

	March 31, 2017 Rs	March 31, 2016 Rs	April 01, 2015 Rs
Woodland Promotors Private Limited			
50,000 (March 31, 2016: 50,000, April 1, 2015: 50,000) equity shares of Rs. 10 (March 31, 2016: Rs. 10, April 1, 2015: Rs. 10) each fully paid up	500,000	500,000	500,000

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

Name of the Shareholder	As at March 31, 2017		As at March 31, 2016		As at April 1, 2015	
	Nos.	% holding in the class	Nos.	% holding in the class	Nos.	% holding in the class
Woodland Promotors Private Limited						
Equity share of Rs. 10 (March 31, 2016: Rs. 10, April 1, 2015 Rs. 10) each issued and fully paid up	50,000	100%	50,000	100%	50,000	100%

Aakashganga Realty Private Limited

Notes to financial statements for the year ended March 31, 2017

	March 31, 2017 Rs.	March 31, 2016 Rs.	April 01, 2015 Rs.
5 Non-current liabilities			
Unsecured			
Loan from related party^	32,045,000	31,425,000	30,805,000
^ Loan from related party represents non-interest bearing unsecured loans obtained from its holding Company (Woodland Promoters Private Limited), which loan is repayable wherever stipulated or as mutually agreed. There is no repayment of principal or payment of interest due by the Company as at the year end.			
6 Lease liability			
Land lease	3,846,007	3,846,017	3,846,026
7 Other financial liabilities			
Others			
Lease liability	538,453	538,453	538,453
Interest	13,561	13,561	13,561
	552,014	552,014	552,014
8 Other current liabilities			
Other payables			
Expenses payable	43,661	28,768	13,483
Statutory dues	-	-	1,507
	43,661	28,768	14,990

	March 31, 2017 Rs.	March 31, 2016 Rs.
9 Other expenses		
Payment to auditors as audit fees		
Filing fees	13,800	13,740
Legal and professional	1,200	1,240
Bank charges	1,438	2,115
	633	630
	17,071	17,725

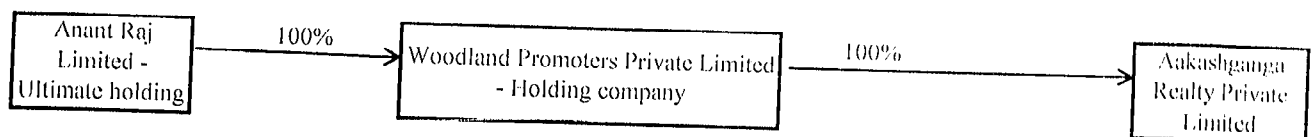
10 The Company had been allotted leasehold land by New Okhla Industrial Development Authority for the development of an IT project and the Company proposes to develop the IT project on the said land.

11 Earnings per share

The earnings 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		March 31, 2017	March 31, 2016
Loss during the year	Rs.	(17,071)	(17,725)
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.	(0.34)	(0.35)

12 Shareholding details as at March 31, 2017



13 Related Party Disclosures:

Pursuant to Indian Accounting Standard (Ind AS-24) on "Related Party Disclosures" issued by the "Ministry of Corporate Affairs, Government 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:

Ultimate holding Company	Holding Company
Anant Raj Limited	Woodland Promoters Private Limited
 Fellow Subsidiaries of holding Company	
Advance Buildcon Private Limited	Gujarat Anant Raj Vidhyanagar Limited
Anant Raj Cons. & Development Private Limited	Hamara Realty Private Limited
Anant Raj Estate Management Services Limited	Hemkunt Promoters Private Limited
Anant Raj Global Limited #	High Land Meadows Private Limited
Anant Raj Hotels Limited	Jasmine Buildwell Private Limited
Anant Raj Housing Private Limited	Jubilant Software Services Private Limited
Anant Raj Infrastructure Private Limited	Kalinga Buildtech Private Limited
Anant Raj Projects Limited	Kalinga Realtors Private Limited
Ankur Buildcon Private Limited	Krishna Buildtech Private Limited
A-Plus Estates Private Limited	Monarch Buildtech Private Limited
AR Login 4 Edu Private Limited	North South Properties Private Limited
Artistaan Private Limited	Novel Buildmart Private Limited
<i>[Formerly known as Romano Tiles Private Limited]</i>	Novel Housing Private Limited
BBB Realty Private Limited	Oriental Meadows Limited
Blossom Buildtech Private Limited	Oriental Promoters Private Limited
Bolt Properties Private Limited	Papillion Buildtech Private Limited
Capital Buildcon Private Limited	Papillon Buildcon Private Limited
Capital Buildtech Private Limited	Park Land Construction & Equipment Pvt Ltd
Carnation Buildtech Private Limited	Park Land Developers Private Limited
Century Promoters Private Limited	Park View Promoters Private Limited
Echo Buildtech Private Limited	Pasupati Aluminium Limited
Echo Properties Private Limited	Pelikan Estates Private Limited
Elegant Buildcon Private Limited	Pioneer Promoters Private Limited
Elegant Estates Private Limited	Rapid Realtors Private Limited
Elevator Buildtech Private Limited	Redsea Realty Private Limited
Elevator Promoters Private Limited	Rising Realty Private Limited
Elevator Properties Private Limited	Rolling Construction Private Limited
Empire Promoters Private Limited	Romano Estate Management Services Limited
Excellent Inframart Private Limited	Romano Estates Private Limited
Fabulous Builders Private Limited	Romano Infrastructure Private Limited
Four Construction Private Limited	Romano Projects Private Limited
Gadget Builders Private Limited	Rose Realty Private Limited
Gagan Buildtech Private Limited	Roseview Buildtech Private Limited
Glaze Properties Private Limited	Roseview Properties Private Limited
Goodluck Buildtech Private Limited	Saiguru Buildmart Private Limited
Grand Buildtech Private Limited	Sand Storm Buildtech Private Limited
Grand Park Buildtech Private Limited	Sartaj Developers & Promoters Private Ltd
Grand Park Estates Private Limited	Sovereign Buildwell Private Limited
Grandstar Realty Private Limited	Spring View Developers Private Limited
Greatways Buildtech Private Limited	Springview Properties Private Limited
Green Retreat and Motels Private Limited	Suburban Farms Private Limited
Green Valley Builders Private Limited	Three Star Realty Private Limited
Green View Buildwell Private Limited	Townsend Construction & Equipment Pvt Ltd

Aakashganga Realty Private Limited

Notes to financial statements for the year ended March 31, 2017

Green Way Promoters Private Limited
Greenline Buildcon Private Limited
Greenline Promoters Private Limited
Greenwood Properties Private Limited

Tumhare Liye Realty Private Limited
Twenty First Developers Private Limited
Vibrant Buildmart Private Limited
West Land Buildcon Private Limited

Anant Raj Global Limited became wholly-owned subsidiary Company of Anant Raj Limited during the year.

Partnership firm in which ultimate holding company is partner

Ganga Bishan & Company

Key management Personnel

Ashim Sarin	Director
Amar Sarin	Director
Nutan Nakra	Director

Note: The related party relationships are as identified by the management.

b) **Transaction with related party during the year (excluding reimbursement)**

Nature of transactions	Related Party	March 31,	March 31,	April 01, 2015
		2017	2016	
		Rs.	Rs.	Rs.
Borrowings	Woodland Promoters Pvt. Ltd.	620,000	620,000	625,000
Interest on borrowings	Woodland Promoters Pvt. Ltd.	-	-	15,068

c) **Amount outstanding as at March 31, 2017:**

Account head	Related Party	March 31,	March 31,	April 01, 2015
		2017	2016	
		Rs.	Rs.	Rs.
Non-current borrowings	Woodland Promoters Pvt. Ltd.	32,045,000	31,425,000	30,805,000
Other current financial liabilities	Woodland Promoters Pvt. Ltd.	13,561	13,561	13,561
Other current liabilities	Anant Raj Limited	1,200	-	-

14 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.

15 **Details of Specified Bank Notes (SBNs) held and transacted during the period from November 8, 2016 to December 30, 2016:**

Particulars	SBNs	Other	Total
	Rs.	Rs.	Rs.
a) Closing cash in hand as on November 8, 2016	-	1,800	1,800
b) Add: Permitted receipts	-	-	-
c) Less: Permitted payments	-	-	-
d) Less: Amount deposited in Bank account	-	-	-
e) Closing cash in hand as on December 30, 2016	-	1,800	1,800

16 Figures or words in brackets pertain to previous year, unless otherwise indicated.

17 Previous year figures have been regrouped or recast, wherever necessary, to conform with this year's presentation.

18 First time adoption of Ind-AS

The Company has prepared financial statements which comply with Ind AS applicable for periods ending on or after March 31, 2017, together with the comparative year data as at and for the year ended March 31, 2016, as described in the summary of significant accounting policies. In preparing these financial statements, the Company's opening balance sheet was prepared as at April 1, 2015, date of transition to Ind AS.

19 Reconciliations

The following reconciliations provide the effect of transition to Ind AS from IGAAP in accordance with Ind AS 101: Equity as at April 1, 2015 and March 31, 2016


Equity as at April 1, 2015 and March 31, 2016


Particulars	Notes	April 01, 2015			March 31, 2016		
		IGAAP	Transition adjustment	Ind-As	IGAAP	Transition adjustment	Ind-As
ASSETS							
Non-current assets							
Property, plant and equipment	(A)	31,179,451	4,384,479	35,563,930	31,795,742	4,384,470	36,180,212
Current assets							
Financial assets							
Cash and cash equivalents		35,380	-	35,380	35,142	-	35,142
TOTAL ASSETS		31,214,831	4,384,479	35,599,310	31,830,884	4,384,470	36,215,354
EQUITY AND LIABILITIES							
Equity							
Equity Share capital		500,000	-	500,000	500,000	-	500,000
Other Equity		(118,720)	-	(118,720)	(136,445)	-	(136,445)
Total equity		381,280	-	381,280	363,555	-	363,555
LIABILITIES							
Non-current liabilities							
Financial Liability							
Borrowings		30,805,000	-	30,805,000	31,425,000	-	31,425,000
Lease liability	(A)	-	3,846,026	3,846,026	-	3,846,017	3,846,017
Total non-current liabilities		30,805,000	3,846,026	34,651,026	31,425,000	3,846,017	35,271,017
Current liabilities							
Financial liability							
Other	(A)	13,561	538,453	552,014	13,561	538,453	552,014
Other current liabilities		14,990	-	14,990	28,768	-	28,768
Total current liabilities		28,551	538,453	567,004	42,329	538,453	580,782
Total liabilities		30,833,551	4,384,479	35,218,030	31,467,329	4,384,470	35,851,799
TOTAL EQUITY AND LIABILITIES		31,214,831	4,384,479	35,599,310	31,830,884	4,384,470	36,215,354

(A): Land being covered under the scope of Ind-As- 17 is recognised at Present value of minimum lease payments. The same amount is recognised as lease liability.

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

May 18, 2017
New Delhi


Ashim Sarin, Director
DIN: 00291515
28, Sri Ram Road,
Civil Lines,
New Delhi-110054


Amar Sarin, Director
DIN: 00015937
28, Sri Ram Road,
Civil Lines,
New Delhi-110054

Aakashganga Realty Private Limited
H-65, Connaught Circus, New Delhi-110001
Cash Flow Statement for the year ended March 31, 2017

	March 31, 2017	March 31, 2016
	Rs.	Rs.
A. Cash flow from operations		
Loss for the year	(17,071)	(17,725)
Operating profit before working capital changes	<u>(17,071)</u>	<u>(17,725)</u>
Adjustment for working capital changes:		
Increase/(Decrease) in other current liabilities	14,893	13,778
Net cash flow from operating activities	<u>(2,178)</u>	<u>(3,947)</u>
Taxes paid	-	-
Net cash used in operating activities	<u>(A) (2,178)</u>	<u>(3,947)</u>
B. Cash flow from investing activities		
Addition to property, plant and equipment	(616,281)	(616,282)
Net cash used in investing activities	<u>(B) (616,281)</u>	<u>(616,282)</u>
C. Cash flow from financing activities		
Proceeds from non current borrowings	620,000	620,000
Payment of Lease liability	(10)	(9)
Net cash used in financing activities	<u>(C) 619,990</u>	<u>619,991</u>
Net increase/(decrease) in cash and cash equivalents	(A+B+C) 1,532	(238)
Cash and cash equivalents as at beginning of the year	35,142	35,380
Cash and cash equivalents as at end of the year	36,674	35,142

Significant Accounting Policies

Notes to the Financial Statements

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


As per our report of even date attached.


KR & Co.

Chartered Accountants

By the hand of

Anshul Sharma
Partner
Membership no. 540595
May 18, 2017
New Delhi


Ashim Sarin, Director
DIN: 00291515
28, Sri Ram Road,
Civil Lines,
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Amar Sarin, Director
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