

INDEPENDENT AUDITOR'S REPORT ON FINANCIAL STATEMENTS

To the members of **Capital Buildtech Private Limited**

Report on the Financial Statements

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

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 Ind AS financial statements that give a true and fair view of the state of affairs (financial position), profit or loss (financial performance including other comprehensive income), changes in equity and cash flows 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 thereunder.

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.

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 these 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 these Ind AS 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 these 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 specified under section 133 of the Act, of the state of affairs (financial position) of the Company as at March 31, 2017, and its expenditure (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

1. 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.
2. 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 (as amended), 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 no. 16 to the Ind AS financial statements.

Plot No. 286, First Floor,
Sector -5, Vaishali,
Ghaziabad, U.P. 201010

for V Keshri & Associates
Chartered Accountants
Firm Registration No. 020636C
By the hand of

May 19, 2017
New Delhi

Vishwanand Keshri
Proprietor
Membership No. 505508

**“ANNEXURE A” TO INDEPENDENT AUDITOR’S REPORT OF EVEN DATE ON
THE IND AS FINANCIAL STATEMENTS OF CAPITAL BUILDTECH PRIVATE
LIMITED**

(Referred to in paragraph 5)

- i) The Company does not own any Property, plant and equipment. Accordingly, provisions of clause (i)(a), (i)(b) and (i)(c) of the Order are not applicable to 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. Accordingly, provisions of clause (iii)(a), (iii)(b) and (iii)(c) of the Order are not applicable to the Company.
- 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 and the Rules made thereunder.
- 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, employees’ state insurance, income-tax, sales tax, service tax, customs duty, duty of excise, value added tax, cess, and other statutory dues as 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 or value added tax 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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May 19, 2017
New Delhi

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Proprietor
Membership No. 505508

**“ANNEXURE B” TO INDEPENDENT AUDITOR’S REPORT OF EVEN DATE ON
THE IND AS FINANCIAL STATEMENTS OF CAPITAL BUILDTECH PRIVATE
LIMITED**

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

We have audited the internal financial controls over financial reporting of **Capital Buildtech 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 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 (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 and the Guidance Note, both issued by the ICAI and deemed to prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. 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 were 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 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 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 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 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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for V Keshri & Associates
Chartered Accountants
Firm Registration No. 020636C
By the hand of

May 19, 2017
New Delhi

Vishwanand Keshri
Proprietor
Membership No. 505508

CAPITAL BUILDTECH PRIVATE LIMITED

H-65, Connaught Circus, New Delhi-110001

BALANCE SHEET AS AT MARCH 31, 2017

	Notes	As at March 31, 2017 Rs.	As at March 31, 2016 Rs.	As at April 01, 2015 Rs.
I. ASSETS				
Non Current assets				
Capital work in progress	3	73,09,393	72,92,007	72,75,360
Investment property	4	5,52,14,137	5,52,14,137	5,52,14,137
Other non current assets	5	24,32,800	24,32,800	24,32,800
		<u>6,49,56,330</u>	<u>6,49,38,944</u>	<u>6,49,22,297</u>
Current assets				
Financial assets				
Cash and cash equivalent	6	52,769	54,375	37,295
		<u>52,769</u>	<u>54,375</u>	<u>37,295</u>
TOTAL ASSETS		<u>6,50,09,098</u>	<u>6,49,93,319</u>	<u>6,49,59,592</u>
II. EQUITY AND LIABILITIES				
Equity				
Equity Share capital	7	5,00,000	5,00,000	5,00,000
Other Equity				
Reserve & Surplus		3,445	3,445	(20,835)
		<u>5,03,445</u>	<u>5,03,445</u>	<u>4,79,165</u>
Non Current Liabilities				
Financial Liabilities				
Borrowings	8	6,44,72,000	6,44,72,000	6,44,72,000
		<u>6,44,72,000</u>	<u>6,44,72,000</u>	<u>6,44,72,000</u>
Current liabilities				
Financial Liabilities				
Other payables	9	33,653	17,874	8,427
		<u>33,653</u>	<u>17,874</u>	<u>8,427</u>
TOTAL EQUITY AND LIABILITIES		<u>6,50,09,098</u>	<u>6,49,93,319</u>	<u>6,49,59,592</u>
CORPORATE INFORMATION	1			
SIGNIFICANT ACCOUNTING POLICIES	2			
NOTES TO THE FINANCIAL STATEMENTS	3-20			

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

As per our report of even date attached.

*For and on behalf of Board Directors of
Capital Buildtech Private Limited**for V Keshri & Associates
Chartered Accountants
By the hand of*Vishwanand Keshri
Proprietor
Membership No. 505508
May 19, 2017
New DelhiPankaj Nakra
Director
(DIN: 00383673)
B-10, Bijali Apartments,
12, Jarnail Bagh, G. T. Road,
Delhi-110033Babu Lal Sharma
Director
(DIN: 06849501)
11/2, 1st Floor,
East Patel Nagar,
New Delhi-110008

CAPITAL BUILDTECH PRIVATE LIMITED
H-65, Connaught Circus, New Delhi-110001
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2017

	Notes	For the year ended March 31, 2017 Rs.	For the year ended March 31, 2016 Rs.
I INCOME			
Other income	10	-	24,280
Total income		-	24,280
II EXPENSES			
Other expenses	11	17,386	16,647
Expenses incurred during the year transferred to preoperative expenditures pending capitalisation		17,386	16,647
Total expenses		-	-
III Profit/(Loss) before tax (I - II)		-	24,280
IV Tax expense			
Current tax		-	-
V Profit/(Loss) after tax from continuing operation (III - IV)		-	24,280
VI Other Comprehensive Income			
VII Total Comprehensive Income (V + VI)		-	24,280
CORPORATE INFORMATION	1		
SIGNIFICANT ACCOUNTING POLICIES	2		
NOTES TO THE FINANCIAL STATEMENTS	3-20		

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

As per our report of even date attached.

*For and on behalf of Board Directors of
Capital Buildtech Private Limited*

for V Keshri & Associates
Chartered Accountants
By the hand of

Vishwanand Keshri
Proprietor
Membership No. 505508
May 19, 2017
New Delhi

Pankaj Nakra
Director
(DIN: 00383673)
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12, Jarnail Bagh, G. T. Road,
Delhi-110033

Rabu Lal Sharma
Director
(DIN: 06849501)
11/2, 1st Floor,
East Patel Nagar,
New Delhi-110008

CAPITAL BUILDTECH PRIVATE LIMITED
H 65, Connaught Circus, New Delhi -110001
CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2017

		For the year ended March 31, 2017 Rs.	For the year ended March 31, 2016 Rs.
A. CASH FLOW FROM OPERATIONS			
Profit/(Loss) before tax from continuing operation		-	24,280
Adjustments for working capital changes:			
Increase/(Decrease) in other current liabilities		15,780	9,447
Net cash from operating activities	(A)	15,780	33,727
B. CASH FLOW FROM INVESTING ACTIVITIES			
Addition to capital work in progress		(17,386)	(16,647)
Net cash from investing activities	(B)	(17,386)	(16,647)
C. CASH FLOW FROM FINANCING ACTIVITIES			
	(C)	-	-
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(A+B+C)	(1,606)	17,080
Cash and cash equivalents - Opening balance		54,375	37,295
Cash and cash equivalents - Closing balance		52,769	54,375

Note: Figures in brackets indicate cash outflow.

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

for V Keshri & Associates
Chartered Accountants
By the hand of

For and on behalf of Board Directors of
Capital Buildtech Private Limited

Vishwanand Keshri
Proprietor
Membership No. 505508
May 19, 2017
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CAPITAL BUILDTECH PRIVATE LIMITED
Reconciliation of equity as previously reported under IGAAP to Ind AS

Particulars	Balance Sheet as at April 1, 2015			Balance Sheet as at March 31, 2016		
	IGAAP	Effect of transition to Ind AS	Ind AS	IGAAP	Effect of transition to Ind AS	Ind AS
ASSETS						
Non Current assets						
Investment Property	72,75,360	-	72,75,360	72,92,007	-	72,92,007
Capital work in progress	5,52,14,137	-	5,52,14,137	5,52,14,137	-	5,52,14,137
Other Non Current assets	24,32,800	-	24,32,800	24,32,800	-	24,32,800
Total Non Current Assets	6,49,22,297	-	6,49,22,297	6,49,38,944	-	6,49,38,944
Current assets						
Financial assets						
Cash and cash equivalent	37,295	-	37,295	54,375	-	54,375
Total Current Assets	37,295	-	37,295	54,375	-	54,375
Total Assets	6,49,59,592	-	6,49,59,592	6,49,93,319	-	6,49,93,319
EQUITY AND LIABILITIES						
Equity						
Equity Share capital	5,00,000	-	5,00,000	5,00,000	-	5,00,000
Other Equity	(20,835)	-	(20,835)	3,445	-	3,445
Total Equity	4,79,165	-	4,79,165	5,03,445	-	5,03,445
Liabilities						
Non Current Liabilities						
Financial Liabilities						
Borrowings	6,44,72,000	-	6,44,72,000	6,44,72,000	-	6,44,72,000
Total Non Current Liabilities	6,44,72,000	-	6,44,72,000	6,44,72,000	-	6,44,72,000
Current Liabilities						
Financial Liabilities						
Other payables	8,427	-	8,427	17,874	-	17,874
Total Current Liability	8,427	-	8,427	17,874	-	17,874
						-
Total Equity and Liability	6,49,59,592	-	6,49,59,592	6,49,93,319	-	6,49,93,319

Reconciliation of equity as previously reported under IGAAP to Ind AS

Particulars		Year ended March 31, 2016		
		IGAAP	Effect of transition to Ind AS	Ind AS
INCOME				
Other income		24,280	-	24,280
Total income		24,280	-	24,280
EXPENSES				
Other expenses		16,647	-	16,647
Expenses incurred during the year transferred to preoperative expenditures pending capitalisation		16,647	-	-
Total expenses		-	-	-
Profit/(Loss) before exceptional items and tax		24,280	-	24,280
Tax expense		-	-	-
Exceptional Items		-	-	-
Profit for the period		24,280	-	24,280
Other Comprehensive income		-	-	-

CAPITAL BUILDTECH PRIVATE LIMITED

Statement of Changes in Equity for the year ended March 31, 2017

	Equity Share Capital (A)	OTHER EQUITY					Total Other Equity (B)	Total equity attributable to equity holders of the Company (A)+(B)
		Reserve & Surplus			Other Comprehensive Income			
		Securities premium reserve	Retained earnings	Capital reserve	General reserve	Equity Instruments through other comprehensive income		
Balance as at April 1, 2016	5,00,000	-	3,445	-	-	-	3,445	5,03,445
Change in equity	-	-	-	-	-	-	-	-
Profit for the year	-	-	-	-	-	-	-	-
Balance as at March 31, 2017	5,00,000	-	3,445	-	-	-	3,445	5,03,445

CAPITAL BUILDTECH PRIVATE LIMITED

Statement of Changes in Equity for the year ended March 31, 2016

	Equity Share Capital (A)	OTHER EQUITY					Total Other Equity (B)	Total equity attributable to equity holders of the Company (A)+(B)
		Reserve & Surplus			Other Comprehensive Income			
		Securities premium reserve	Retained earnings	Capital reserve	General reserve	Equity Instruments through other comprehensive income		
Balance as at April 1, 2015	5,00,000	-	(20,835)	-	-	-	(20,835)	4,79,165
Change in equity	-	-	-	-	-	-	-	-
Profit for the year	-	-	24,280	-	-	-	24,280	24,280
Balance as at March 31, 2016	5,00,000	-	3,445	-	-	-	3,445	5,03,445

This is the Statement of change in equity as referred to in our report of even date attached.

for V Keshri & Associates
Chartered Accountants
By the hand of

For and on behalf of Board Directors of
Capital Buildtech Private Limited

Vishwanand Keshri
Proprietor
Membership No. 505508
May 19, 2017
New Delhi

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Director
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CAPITAL BUILDTECH PRIVATE LIMITED

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

1 Corporate Information

Capital Buildtech Private Limited is a private Company domiciled in India and incorporated under the provisions of the Companies Act, 1956. The Company is a subsidiary of Anant Raj Limited, and engaged in the business of real estate.

2 Significant Accounting Policies

a) Basis for preparation of financial statement:

The financial statements have been prepared on historical cost basis.

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, (Ind AS compliant Schedule III), as applicable to the Company.

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

Initial & Subsequent Measurement:

Loans advances obtained from holding company is measured at historical cost as it is payable on demand. Accordingly, as per provisions of Ind AS-113, fair value of loans payable on demand will not be less than its historical cost.

Current versus non current classification

The Company presents its assets and liabilities in the financial statements based on current and non-current classification.

An asset is treated as current when it is:

- (i) Expected to be realised in, or is intended for sale or consumption in, the Company's normal operating cycle;
- (ii) Held primarily for the purpose of being traded;
- (iii) Expected to be realised within twelve month after the reporting date; or
- (iv) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting date.

The Company classifies all other assets as non-current.

A liability is current when it is:

- (i) It is expected to be settled in the Company's normal operating cycle;
- (ii) It is held primarily for the purpose of being traded;
- (iii) It is due to be settled within twelve months after the reporting date; or
- (iv) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting date.

The Company classifies all other liabilities as non-current.

c) Investment property

An investment in land or building, which is held for long-term rental yields or for capital appreciation or both, and that is not occupied substantially for use by or in the operation of the Company, is classified as investment property. Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs and is carried net of accumulated depreciation and accumulated impairment losses, if any, which is charged when the investment property is put to use.

On disposal of investment property, the difference between its carrying amount and net disposal proceeds is charged or credited to the Statement of Profit and Loss.

CAPITAL BUILDTECH PRIVATE LIMITED

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

d) Income tax

Current Income tax

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 and generates taxable income.

Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The carrying amount of Deferred tax liabilities and assets are reviewed at the end of each reporting period.

e) Recognition of revenue and expenditure

Income and expenditure are accounted for on accrual basis.

f) Cash flow Statement

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

g) Cash and cash equivalent:

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

h) Provisions and contingencies

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Contingent liabilities are disclosed unless the possibility of outflow of resources is remote. Contingent assets are neither recognised nor disclosed in the financial statements.

	As at March 31, 2017 Rs.	As at March 31, 2016 Rs.	As at April 01, 2015 Rs.
3 Capital Work In Progress			
Preoperative expenditure pending capitalisation*			
Opening balance			
Additions during the year	72,92,007	72,75,360	72,57,530
Balance at the end of the year	<u>17,386</u>	<u>16,647</u>	<u>17,830</u>
(*Refer note no. 13)	<u>73,09,393</u>	<u>72,92,007</u>	<u>72,75,360</u>
4 Investment Property			
Land	<u>5,52,14,137</u>	<u>5,52,14,137</u>	<u>5,52,14,137</u>
Estimate of Fair value			
The fair value of Investment property is Rs. 18,80.04 Lakh (Rs. 18,80.04 Lakh). The best evidence of fair value is current prices in the active market of similar properties. The fair valuation of investment property has been determined by the management. The main inputs used are the circle rate of property prevailing in the area where it is situated and market trend for similar properties.			
5 Other Non Current Assets			
Capital advances	<u>24,32,800</u>	<u>24,32,800</u>	<u>24,32,800</u>
6 Cash and Cash Equivalent			
i) Balance with bank in current account	26,905	28,511	11,431
ii) Cash on hand	<u>25,864</u>	<u>25,864</u>	<u>25,864</u>
	<u>52,769</u>	<u>54,375</u>	<u>37,295</u>

CAPITAL BUILDTECH PRIVATE LIMITED

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

	As at March 31, 2017 Rs.	As at March 31, 2016 Rs.	As at April 01, 2015 Rs.
7 EQUITY			
SHARE CAPITAL			
Authorized			
10,00,000 (10,00,000) equity shares of Rs. 10 (Rs. 10) each	1,00,00,000	1,00,00,000	1,00,00,000
Issued, subscribed, and fully paid up			
5,00,00(5,00,00) equity shares of Rs. 10 (Rs. 10) each fully paid up	5,00,000	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, 2017		As at March 31, 2016		As at April 01, 2015	
	Number	Amount (Rs.)	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	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	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 the holding Company, Greenview Buildwell Pvt. Ltd.

*50,000 (*50,000) equity shares of Rs. 10 (Rs.10) each fully paid up

*Includes 6 (6) equity shares held by nominees of the holding company, Greenview Buildwell Pvt. Ltd.

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

	As at March 31, 2017		As at March 31, 2016		As at April 01, 2015	
	Number	% holding	Number	% holding	Number	% holding
Equity Shares of Rs. 10 (Rs. 10) each fully paid up:						
Greenview Buildwell Pvt. Ltd.	50,000	100%	50,000	100%	50,000	100%

8 Borrowing

Non Current Borrowings

(Unsecured)

Long term borrowings

6,44,72,000	6,44,72,000	6,44,72,000
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Loan from related party represents interest free unsecured loan obtained from its holding company, which is repayable on demand. There is no default in repayment of principal by the Company as at the year end.

9 Other payables

Expenses payable

33,653	17,874	8,427
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CAPITAL BUILDTECH PRIVATE LIMITED

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

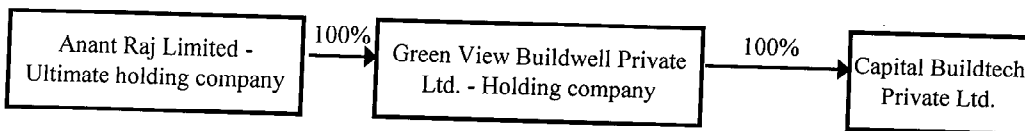
	For the year ended March 31, 2017 Rs.	For the year ended March 31, 2016 Rs.
10 Other Income		
Agricultural income	-	24,280
	-	24,280
11 OTHER EXPENSES		
a) Audit fees		
b) Bank charges	8,625	8,588
c) Filing fee	748	630
d) Legal and professional	6,000	6,000
	2,013	1,429
	17,386	16,647

12 There is no contingent liability of the Company as at the year end.

13 The Company's application for approval to develop the Industrial Colony on land owned by it (classified as investment property) and its associate companies is pending consideration before the State Government of Haryana. Expenses incurred by the company during the year considered to enhance the value of the development project, have been transferred to "Preoperative Expenditure Pending Capitalization" as part of Capital work in progress to constitute cost of respective project and the same shall form part of the cost of investment property on completion of development in progress.

14 The Company has not undertaken any operating activities during the year, and therefore, earning per share has not been calculated.

15 Shareholding details as at March 31, 2017:



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

Particulars	SBNs	Other denomination notes	Total
a) Closing cash in hand as on November 8, 2016	-	-	-
b) Add: Permitted receipts	-	25,864	25,864
c) Less: Permitted payments	-	-	-
d) Less: Amount deposited in Bank account	-	-	-
e) Closing cash in hand as on December 30, 2016	-	25,864	25,864

17 Related Party Disclosures

Following parties are to be considered as related parties along with their relationships as on 31.03.2017 as per Ind AS - 24 on "Related Party Disclosures":

a) List of related parties where control exists and other related parties and their relationships:**Ultimate Holding Company**

Anant Raj Limited

Fellow Subsidiaries

Aakashganga Realty Private Limited
 Advance Buildcon Private Limited
 Anant Raj Cons. & Development Private Limited
 Anant Raj Estate Management Services Limited
 Anant Raj Global Limited #
 Anant Raj Hotels Limited
 Anant Raj Housing Limited
 Anant Raj Infrastructure Private Limited
 Anant Raj Projects Limited
 Ankur Buildcon Private Limited
 A-Plus Estates Private Limited
 AR Login 4 Edu Private Limited
 Artistaan Private Limited [Formerly known as Romano Tiles Pvt. Ltd.]
 BBB Realty Private Limited
 Blossom Buildtech Private Limited
 Bolt Properties Private Limited
 Capital Buildcon Private Limited
 Carnation Buildtech Private Limited
 Century Promoters Private Limited
 Echo Buildtech Private Limited
 Echo Properties Private Limited
 Elegant Buildcon Private Limited
 Elegant Estates Private Limited
 Elevator Buildtech Private Limited
 Elevator Promoters Private Limited
 Elevator Properties Private Limited
 Empire Promoters Private Limited
 Excellent Inframart Private Limited
 Fabulous Builders Private Limited
 Four Construction Private Limited
 Gadget Builders Private Limited
 Gagan Buildtech Private Limited
 Glaze Properties Private Limited
 Goodluck Buildtech Private Limited
 Grand Buildtech Private Limited
 Grand Park Buildtech Private Limited
 Grand Park Estates Private Limited
 Grandstar Realty Private Limited
 Greatways Buildtech Private Limited
 Green Retreat and Motels Private Limited
 Green Valley Builders Private Limited
 Green Way Promoters Private Limited
 Greenline Buildcon Private Limited
 Greenline Promoters Private Limited
 Greenwood Properties Private Limited
 Gujarat Anant Raj Vidhyanager Limited
 Hamara Realty Private Limited

Holding Company

Greenview Buildwell Pvt. Ltd.

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

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

CAPITAL BUILDTECH PRIVATE LIMITED

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

Partnership firm in which holding company is partner

Ganga Bishan & Company

Key management Personnel

Pankaj Nakra

Director

Kumar Digvijay Sharma

Director

Babu Lal Sharma

Director

b) There was no transaction entered by the Company with any of the related parties during the year.

c) Amount outstanding as at March 31, 2017:

Sl. No.	Account Head	Related Party	As at March 31, 2017 Rs.	As at March 31, 2016 Rs.
1	Borrowings - Non current liabilities	Anant Raj Limited	6,44,72,000	6,44,72,000

18 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.

19 Previous year figures have been regrouped or recast, wherever necessary, in order to confirm to this year's presentation.

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

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

May 19, 2017
New Delhi

Pankaj Nakra
Director
(DIN: 00383673)
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Delhi-110033

Babu Lal Sharma
Director
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