

ELEVATOR PROMOTERS 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.
ASSETS				
Non current assets				
(a) Property, Plant and Equipment	3	107,180,750	107,180,750	107,180,750
(b) Financial assets				
(i) Investments	4	<u>693,909,028</u>	<u>657,669,028</u>	<u>621,429,028</u>
		<u>801,089,778</u>	<u>764,849,778</u>	<u>728,609,778</u>
Current assets				
(a) Financial assets				
(i) Cash and cash equivalents	5	16,993	6,650	18,140
(b) Current tax assets	6	<u>1,375</u>	<u>1,375</u>	<u>1,375</u>
		<u>18,368</u>	<u>8,025</u>	<u>19,515</u>
Total Assets		<u>801,108,146</u>	<u>764,857,803</u>	<u>728,629,293</u>
I. Equity and Liabilities				
EQUITY				
(a) Equity Share capital	7	500,000	500,000	500,000
(b) Other equity	8	<u>(542,079)</u>	<u>(356,903)</u>	<u>(332,018)</u>
Total Equity		<u>(42,079)</u>	<u>143,097</u>	<u>167,982</u>
Non current liabilities				
(a) Financial liabilities				
(i) Borrowings	9	667,236,000	663,436,000	663,436,000
Current liabilities				
(a) Financial liabilities				
(i) Other financial liabilities	10	126,600,428	93,984,429	61,368,429
(b) Other current liabilities	11	<u>7,313,796</u>	<u>7,294,277</u>	<u>3,656,882</u>
		<u>133,914,224</u>	<u>101,278,706</u>	<u>65,025,311</u>
TOTAL		<u>801,108,146</u>	<u>764,857,803</u>	<u>728,629,293</u>
SIGNIFICANT ACCOUNTING POLICIES	2			
NOTES TO THE FINANCIAL STATEMENTS	3-21			


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

Singh Pal & Associates
Chartered Accountants
Firm Reg. No.0203070N
By the hand of

Directors

Brijesh Kumar Singh
Partner
Membership no. 509943
May 26, 2017
New Delhi


Ashok Sarin
Director
DIN: 00016199
28, Sri Ram Road,
Civil Lines, Delhi-11 0054


Jai Prakash
Director
DIN :072900??
119/1, Rameshwar Nagar No.-1,
Azadpur, Delhi-11 0033

ELEVATOR PROMOTERS 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		-	-
II EXPENSES			
Other expenses	12	185,176	24,885
Total expenses		185,176	24,885
III (Loss) before tax (I - II)		(185,176)	(24,885)
IV Tax expense		-	-
V (Loss) for the year from continuing operations (III - IV)		(185,176)	(24,885)
VI Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]			
1) Basic	14	(3.70)	(0.50)
2) Diluted	14	(3.70)	(0.50)
SIGNIFICANT ACCOUNTING POLICIES	2		
NOTES TO THE FINANCIAL STATEMENTS	3-21		


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Jai Prakash
Director
DIN :07290022
119/1, Rameshwar Nagar No.-1,
Azadpur, Delhi-11 0033

ELEVATOR PROMOTERS PRIVATE LIMITED
H-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	(332,018)	167,982
Profit for the year ended March 31, 2016	-	(24,885)	(24,885)
Balance as at March 31, 2016	500,000	(356,903)	143,097
Profit for the year ended March 31, 2017	-	(185,176)	(185,176)
Balance as at March 31, 2017	500,000	(542,079)	(42,079)

SIGNIFICANT ACCOUNTING POLICIES

2

NOTES TO THE FINANCIAL STATEMENTS

3-21

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

As per our report of even date.

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1 Corporate Information

Elevator Promoters Pvt. Ltd. is a wholly owned subsidiary of Anant Raj Ltd., a private company domiciled in India and incorporated under the provisions of the Companies Act 1956. The company is engaged in the business of real estate.

2 SIGNIFICANT ACCOUNTING POLICIES

a) BASIS OF PREPARATION AND PRESENTATION OF FINANCIAL STATEMENTS

i) Accounting Convention

The Financial Statements are prepared in accordance with the Indian Accounting Standards (Ind AS) notified under the companies (Indian Accounting Standards) Rules, 2015 as amended by the companies (Indian Accounting Standards) Amendments Rules, 2016.

Beginning April 1, 2016 the company has first adopted Ind AS with a transition date of April 1, 2015. For all periods upto and including the year ended March 31, 2017, the company prepared its financial statements in accordance with the accounting standards notified under the section 133 of the Companies Act, 2013 read together with companies (Accounts) Rules, 2014 (Indian GAAP).

The company has adopted all applicable standards and the adoption was carried out in accordance with Ind AS 101 - 'First Time Adoption Of Indian Accounting Standards'.

Exemptions availed as per Ind AS 101:

1) Property, plant and equipments:

The Company has elected to continue with the carrying value for all its property, plant and equipment as recognised in the financial statements as at the date of transition to Ind AS, measured as per the previous GAAP and use that as its deemed cost as at the date of transition.

2) Fair Value of Financial Assests and Liabilities :

As per the Ind AS exemption, the Company has not fair valued the financial assets and liabilities retrospectively and has measured the same prospectively.

3) Investment Preference Shares :

For transition to Ind AS, the Company has elected to continue with the carrying value of its investment in preference shares, recognised as on April 1, 2015 (transition date) as per the previous GAAP and use that carrying value as its deemed cost.

ii) Basis of Measurement

The Financial Statements have been prepared on an accrual basis and in accordance with the Historical cost convention, unless otherwise stated. These financial statements comply in all material aspects with Indian Accounting Standards (Ind AS) notified under section 133 of the Companies Act, 2013 (the Act) [Companies (Ind AS) Rules, 2015] and other relevant provisions of the Act. All assets and liabilities are classified into current and non-current based on the operating cycle of less than twelve months or based on the criteria of realisation/settlement within twelve months period from the balance sheet date.

iii) Cash and Cash equivalents

Cash and cash equivalents for the purpose of Cash Flow Statement comprise cash in hand and bank balances (including cheques in hand), which are free for withdrawal and usage and short term investment with an original maturity of three months or less.

iv) Functional and Presentation currency

The functional and presentation currency of the Company is the Indian Rupees

b) Use of estimates

The preparation of the financial statements in conformity with Ind AS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

c) Recognition of revenue and expenditure

Income and expenditure are accounted for on accrual basis

d) Cash flow statement

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a Non - Cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of incomes or expense associated with Investing or Financing cash-flows. The Cash flow from operating, investing and financing activities of the company are segregated.

e) 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.

f) Contingent Liabilities/Assets

Contingent Liabilities and contingent assets are not recognised in the books of accounts. Provisions are made for the reliably estimated amount of present obligation to pay for the past events. Contingent liabilities are appropriately disclosed unless the possibility of an outflow of resources embodying economic benefits is remote.

g) Tax expenses:

Current income tax is measured and accounted based on the amount expected to be paid to the tax authorities in accordance with the Indian Income Tax Act, 1961 at the tax rates prevailing during the year.

h) Earning 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.

ELEVATOR PROMOTERS PRIVATE LIMITED

Notes to financial statements 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.
3 Property ,Plant and Equipment			
a) Land	107,180,750	107,180,750	107,180,750
	<u>107,180,750</u>	<u>107,180,750</u>	<u>107,180,750</u>
4 Investment			
Trade and Unquoted investment (At cost)			
a) Investment in preference shares 500,000 (500,000) 9% Non Cumulative Redeemable Preference shares of Rs. 10 each fully paid up in Mahalaxmi Designs Private Limited	693,909,028	657,669,028	621,429,028
Aggregate amount of unquoted investments	<u>693,909,028</u>	<u>657,669,028</u>	<u>621,429,028</u>
5 Cash and Cash Equivalents			
a) Balance with bank			
- In current account	13,501	3,158	13,958
b) Cash on hand	3,492	3,492	4,182
	<u>16,993</u>	<u>6,650</u>	<u>18,140</u>
6 Current Tax Asset (Unsecured, Considered good)			
a) Income tax receivables	1,375	1,375	1,375

7 Share Capital

Authorized Share Capital

	Equity shares	
	Nos	Rs.
As at April 01, 2015	50,000	500,000
Increase/(decrease) during the year	-	-
As at March 31, 2016	50,000	500,000
Increase/(decrease) during the year	-	-
As at March 31, 2017	50,000	500,000

Issued, subscribed, and equity capital

Equity share of Rs. 10 (Rs.10) each issued and fully paid

At April 01, 2015

Increase/(decrease) during the year

At March 31, 2016

Increase/(decrease) during the year

At March 31, 2017

	No,s	Rs.
At April 01, 2015	50,000	500,000
Increase/(decrease) during the year	-	-
At March 31, 2016	50,000	500,000
Increase/(decrease) during the year	-	-
At March 31, 2017	50,000	500,000

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	
	Number	Amount (Rs.)	Number	Amount (Rs.)
Number of shares outstanding at the beginning of the year	50,000	500,000	50,000	500,000
Number of shares outstanding at the end of the year	<u>50,000</u>	<u>500,000</u>	<u>50,000</u>	<u>500,000</u>

b) Terms/rights attached to equity shares

The Company has only one class of equity share having a par value of Rs. 10 per share. Each shareholder of equity shares is entitled to one vote per share. The Company declares and pays dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by each shareholders.

c) Shares held by holding Company, Anant Raj Limited 50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	<u>March 31, 2017</u> 500,000	<u>March 31, 2016</u> 500,000
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

	<u>As at March 31, 2017</u>		<u>As at March 31, 2016</u>	
	Number	% holding	Number	% holding
Equity Shares of Rs. 10 (Rs. 10) each fully paid up:				
- Anant Raj Limited	50,000	100%	50,000	100%

	<u>As at March 31, 2017</u>	<u>As at March 31, 2016</u>	<u>As at April 01, 2015</u>
	Rs.	Rs.	Rs.

8 Other Equity

Retained earnings			
As at April 1, 2015			
Profit/(loss) during the year ended March 31, 2016		(332,018)	
As at March 31, 2016		(24,885)	
Profit/(loss) during the year ended March 31, 2017		(356,903)	
As at March 31, 2017		(185,176)	
		(542,079)	

9 Borrowings

(Unsecured)

a) Loan from related party			
-From holding company	365,236,000	361,436,000	361,436,000
b) Loan from others			
-Inter corporate deposits	302,000,000	302,000,000	302,000,000
	<u>667,236,000</u>	<u>663,436,000</u>	<u>663,436,000</u>

Loan from related party represents non interest bearing unsecured loan obtained from holding company utilised for meeting developmental costs of a real estate project and to make investments, which loan is repayable on divestment of the said project and investments.

There is no default in repayment of principal and the interest is payable as at the balance sheet end.

Inter Corporate deposits obtained from Indiabulls Infrastructure Credit Limited is unsecured interest bearing loan which is repayable after the expiry of 60 months from the date of disbursement, 10 June, 2013. Interest at the rate 12% p.a on said loan is payable alongwith repayment of the said loan.

There is no default in repayment of principal or interest as at the balance sheet date.

10 Other Financial Liabilities

a) Interest Payable	126,600,428	93,984,429	61,368,429
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11 Other Current Liabilities

a) Statutory dues payable	893,589	3,624,000	3,645,646
b) Expenses payable	6,420,207	3,670,277	11,236
	<u>7,313,796</u>	<u>7,294,277</u>	<u>3,656,882</u>

	As at March 31, 2017 Rs.	As at March 31, 2016 Rs.
12 OTHER EXPENSES		
a) Payment to auditor as audit fees	11,500	11,450
b) Filing fees	6,800	9,640
c) Legal and professional	3,163	2,515
d) Bank charges	633	630
e) Misc. Expenses	-	650
f) Interest on TDS	163,080	-
	185,176	24,885

13 The Company has taken long term unsecured 12% interest bearing loan from Indiabulls Infrastructure Credit Limited for Rs. 30,20,00,000. The said loan is repayable after the expiry of 60 months from the date of disbursal, on 9 June, 2018. Interest on said loan has been capitalised on investment in 500,000 9% Non cumulative redeemable preference shares of Mahalaxmi Designs Private Limited.

14 The earning considered in ascertaining the Company's EPS is the net profit after tax. The number of shares used in computing basic EPS is the weighted average number of shares outstanding during the period. The weighted diluted earnings per equity share are computed using the weighted average number of equity shares and dilutive potential equity shares outstanding during the period.

Particulars		For the year ended March 31, 2017	For the year ended March 31, 2016
(Loss) attributable to equity shareholders	Rs.	(185,176)	(24,885)
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.	(3.70)	(0.50)

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

16 Related Party Disclosures:

Pursuant to Indian Accounting Standard (Ind AS-24) on "Related Party Disclosures" issued by the "Ministry of Corporate Affairs" following parties are to be treated as related parties along with their relationships:

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

Holding Company

Anant Raj Limited

Fellow Subsidiaries

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

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

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

^ Formerly Known as Romano Tiles Private Limited

Partnership firm in which Holding company is partner

Ganga Bishan & Company

Key management Personnel

Ashok Sarin	Director
Sunaini Sarin	Director
Jai Prakash	Director

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

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

Sl. No.	Nature of Transactions	Related Party	For the year	For the year
			ended March 31, 2017	ended March 31, 2016
			Rs.	Rs.
1	Long term borrowings received	Anant Raj Limited	3,800,000.00	-
2	Expenses paid on behalf of the Company	Anant Raj Limited	6,524,292.00	7,300,892

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.	As at April 01, 2015 Rs.
1	Long term borrowings repayable	Anant Raj Limited	365,236,000	361,436,000	361,436,000
2	Interest payable	Anant Raj Limited	194,813	194,813	194,813
3	Expense payable	Anant Raj Limited	6,382,858	3,645,646	-

17 Disclosure on Specified Bank Notes (SBNs)

During the year, the company had specified bank notes or other denomination notes as defined in the MCA notification G.S.R. 308 (E) dated March 30, 2017 on the details of Specified Bank Notes (SBNs) held and transacted during the period from November 8, 2016 to December 30, 2016, the denomination wise SBNs and other notes as per the notification is given below :

Particulars	SBNs	Other denomination notes	Total
a) Closing cash in hand as on November 8, 2016	-	3,492	3,492
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	-	3,492	3,492

- 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 In the opinion and the best estimates of the Board of Directors of the Company barring unforeseen circumstances, the Company will be continuing as going concern in spite of accumulated losses exceeding share capital and reserves of the Company as at the year end.
- 20 Figures in brackets pertain to previous year, unless otherwise indicated.
- 21 Previous year figures have been regrouped/recast, where ever necessary, to confirm with this year's presentation.

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

Directors



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Director
DIN: 00016199
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May 26, 2017
New Delhi

ELEVATOR PROMOTERS 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 operations		(185,176)	(24,885)
Adjustment for working capital changes:			
Increase/(Decrease) in other current liabilities		32,635,518	36,253,395
Net cash from operating activities	(A)	32,450,343	36,228,510
B. CASH FLOW FROM INVESTING ACTIVITIES			
Addition to investments		(36,240,000)	(36,240,000)
Net cash from investing activities	(B)	(36,240,000)	(36,240,000)
C. CASH FLOW FROM FINANCING ACTIVITIES			
Increase/(Decrease) in long term borrowings		3,800,000	-
Increase/(Decrease) in short term borrowings		-	-
Net cash from financing activities	(C)	3,800,000	-
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(A+B+C)	10,343	(11,490)
Cash and cash equivalents - Opening balance		6,650	18,140
Cash and cash equivalents - Closing balance		16,993	6,650


Note: Figures in brackets indicate cash outflow.


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

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Firm Reg. No.0203070N
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