

EMPIRE 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.
II. ASSETS				
Non current assets				
(a) Property plant and equipment	3	59,106,476	59,106,476	59,106,476
(b) Capital work in progress	4	10,559,520	10,522,404	10,399,367
(c) Other non current assets	5	16,500	16,500	16,500
		<u>69,682,496</u>	<u>69,645,380</u>	<u>69,522,343</u>
Current assets				
(a) Financial assets				
(i) Cash and cash equivalents	6	10,522	10,020	24,174
		<u>10,522</u>	<u>10,020</u>	<u>24,174</u>
Total assets		<u>69,693,018</u>	<u>69,655,400</u>	<u>69,546,517</u>
EQUITY AND LIABILITIES				
Equity				
(a) Share capital	7	500,000	500,000	500,000
(b) Other Equity	8	542,559	542,559	542,559
Total Equity		<u>1,042,559</u>	<u>1,042,559</u>	<u>1,042,559</u>
Non current liabilities				
Financial liabilities				
(a) Borrowings	9	68,373,000	68,353,000	68,293,000
Current liabilities				
(a) Financial liabilities				
(i) Others	10	2,121	2,121	2,121
(b) Other current liabilities	11	275,338	257,720	208,837
Total Liabilities		<u>68,650,459</u>	<u>68,612,841</u>	<u>68,503,958</u>
Total Equity and Liabilities		<u>69,693,018</u>	<u>69,655,400</u>	<u>69,546,517</u>
SIGNIFICANT ACCOUNTING POLICIES	2			
NOTES TO THE FINANCIAL STATEMENTS	3-20			

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

Deora & Associates
Chartered Accountants
By the hand of

Directors

Arun Deora
Partner
Membership no.087729

SD

Suraj Parkash Sethi(DIN 02875177)
A-703, Vasundhra Appartments, Plot No-16,
Sector-6, Dwarka, New Delhi-110075

May 18, 2017
New Delhi

SD

Jai Prakash (DIN-07290022)
119/1, Rameshwar Nagar, No-1, Azadpur,
North West, Delhi-110033

EMPIRE 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	37,116	123,037
Expenses incurred during the year transferred to preoperative expenditures pending capitalisation		37,116	123,037
Total expenses		-	-
III Profit before tax (I - II)		-	-
IV Tax expense		-	-
V Profit for the year from continuing operation (III - IV)		-	-
SIGNIFICANT ACCOUNTING POLICIES	2		
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EMPIRE PROMOTERS PRIVATE LIMITED
H-65, Connaught Circus, New Delhi-11 0001

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	542,559		1,042,559
Profit for the year ended March 31, 2016	-	-		-
Balance as at March 31, 2016	500,000	542,559		1,042,559
Profit for the year ended March 31, 2017	-	-		-
Balance as at March 31, 2017	500,000	542,559		1,042,559

SIGNIFICANT ACCOUNTING POLICIES
NOTES TO THE FINANCIAL STATEMENTS

2
3-20

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

Deora & Associates
Chartered Accountants
By the hand of

SN

Arun Deora
Partner
Membership No. 087729
May 18, 2017
New Delhi.

SN

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1 Corporate Information

Empire Promoters Private Limited is wholly owned subsidiary of Anant Raj Limited, domiciled in India and incorporated under the provisions of the Companies Act, 1956. The Company is primarily engaged in 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, 2016, 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 Assets 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.

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 with in 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 at hand and balances with banks (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

- a) 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.
- b) Deferred tax is measured and accounted based on the tax rates and tax laws enacted or substantively enacted at the Balance sheet date.

h) Exceptional Items

Exceptional items are disclosed separately in the financial statements where it is necessary to do so to provide further understanding of the financial performance of the Company. They are material items of income or expense that have been shown separately due to the significance of their nature or amount.

EMPIRE 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 Equipments			
a) Land			
Opening balance	59,106,476	59,106,476	59,106,476
Additions during the year	-	-	-
	<u>59,106,476</u>	<u>59,106,476</u>	<u>59,106,476</u>
4 CAPITAL WORK IN PROGRESS			
a) Preoperative expenditure pending capitalisation			
Opening balance	313,091	190,054	142,982
Additions during the year	37,116	123,037	47,072
	<u>350,207</u>	<u>313,091</u>	<u>190,054</u>
b) Building under construction			
Opening balance	10,209,313	10,209,313	10,209,313
Additions during the year	-	-	-
	<u>10,209,313</u>	<u>10,209,313</u>	<u>10,209,313</u>
	(a+b)		
	<u>10,559,520</u>	<u>10,522,404</u>	<u>10,399,367</u>
5 OTHER NON CURRENT ASSET (Unsecured, considered good)			
a) Security deposits			
	<u>16,500</u>	<u>16,500</u>	<u>16,500</u>
	<u>16,500</u>	<u>16,500</u>	<u>16,500</u>
6 CASH AND CASH EQUIVALENTS			
a) Balance with bank			
- In current account	10,520	10,018	24,172
b) Cash on hand	2	2	2
	<u>10,522</u>	<u>10,020</u>	<u>24,174</u>

7 SHARE CAPITAL

Authorized Share Capital

	Equity shares	
	Nos	Rs.
As at April 01, 2015		
Increase/(decrease) during the year	5,000	500,000
As at March 31, 2016		
Increase/(decrease) during the year	5,000	500,000
As at March 31, 2017		
	5,000	500,000

Issued, subscribed, and equity capital

	Equity shares	
	Nos	Rs.
Equity share of Rs. 100 (Rs.100) each issued and fully paid		
At April 01, 2015		
Increase/(decrease) during the year	5,000	500,000
At March 31, 2016		
Increase/(decrease) during the year	5,000	500,000
At March 31, 2017		
	5,000	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	5,000	500,000	5,000	500,000
Number of shares outstanding at the end of the year	<u>5,000</u>	<u>500,000</u>	<u>5,000</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. 100 per share. Each shareholder of equity shares is entitled to one vote per share. The Company declares and pays dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by each shareholder.

c) Shares held by holding Company, Anant Raj Limited

	March 31, 2017	March 31, 2016
*5,000 (*5,000) equity shares of Rs. 100 (Rs. 100) each fully paid up	500,000	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

	As at March 31, 2017		As at March 31, 2016	
	Number	% holding	Number	% holding
Equity Shares of Rs. 100 (Rs. 100) each fully paid up:				
- Anant Raj Limited	5,000	100%	5,000	100%

8 OTHER EQUITY

Retained Earnings	
As at April 01, 2015	542,559
Profit/(loss) during the year ended March 31, 2016	-
As at March 31, 2016	542,559
Profit/(loss) during the year ended March 31, 2017	-
As at March 31, 2017	542,559

	As at March 31, 2017 Rs.	As at March 31, 2016 Rs.	As at April 01, 2015 Rs.
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9 BORROWINGS

Non Current
(Unsecured)

a) Loan from related party	68,373,000	68,353,000	68,293,000
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Loan from related party represents non interest bearing unsecured loan obtained from holding company utilised for meeting developmental costs of a real estate project currently under development. The said loan is repayable on divestment of the project.

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

10 FINANCIAL LIABILITIES

Others

a) Interest payable	2,121	2,121	2,121
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11 OTHER CURRENT LIABILITIES

a) Other payables

- Expenses payable	39,838	22,220	8,837
- Security deposit received	235,500	235,500	200,000
	275,338	257,720	208,837

	As at March 31, 2017 Rs.	As at March 31, 2016 Rs.
12 OTHER EXPENSES		
a) Payment to auditors as audit fees	8,625	8,588
b) Filing fees	6,000	4,000
c) Legal and professional	3,738	88,835
d) Bank charges	633	229
e) Electricity expenses	18,120	19,060
f) Interest on TDS	-	225
g) House Tax	-	2,100
	<u>37,116</u>	<u>123,037</u>

13 The Company had acquired land for the development of a motel in Delhi. 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' to constitute cost of respective project and the same shall be apportioned over fixed assets to be created on completion of development in progress.

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

15 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	Hamara Realty Private Limited
Advance Buildcon Private Limited	Hemkunt Promoters Private Limited
Anant Raj Cons. & Development Private Limited	High Land Meadows Private Limited
Anant Raj Estate Management Services Limited	Jasmine Buildwell Private Limited
Anant Raj Global Limited #	Jubilant Software Services Private Limited
Anant Raj Hotels Limited	Kalinga Buildtech Private Limited
Anant Raj Housing Limited	Kalinga Realtors Private Limited
Anant Raj Infrastructure Private Limited	Krishna Buildtech Private Limited
Anant Raj Projects Limited	Monarch Buildtech Private Limited
Ankur Buildcon Private Limited	North South Properties Private Limited
A-Plus Estates Private Limited	Novel Buildmart Private Limited
AR Login 4 Edu Private Limited	Novel Housing Private Limited
Artistaan Private Limited^	Oriental Meadows Limited
BBB Realty Private Limited	Oriental Promoters Private Limited
Blossom Buildtech Private Limited	Papillion Buildtech Private Limited
Bolt Properties Private Limited	Papillon Buildcon Private Limited
Capital Buildcon Private Limited	Park Land Construction & Equipment Private Ltd
Capital Buildtech Private Limited	Park Land Developers Private Limited
Carnation Buildtech Private Limited	Park View Promoters Private Limited
Century Promoters Private Limited	Pasupati Aluminium Limited
Echo Buildtech Private Limited	Pelikan Estates Private Limited
Echo Properties Private Limited	Pioneer Promoters Private Limited
Elegant Buildcon Private Limited	Rapid Realtors Private Limited
Elegant Estates Private Limited	Redsea Realty Private Limited
Elevator Buildtech Private Limited	Rising Realty Private Limited
Elevator Promoters Private Limited	Rolling Construction Private Limited
Elevator Properties 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 Limited
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 Private Ltd
Green Way Promoters Private Limited	Tumhare Liye Realty Private Limited
Greenline Buildcon Private Limited	Twenty First Developers Private Limited
Greenline Promoters Private Limited	Vibrant Buildmart Private Limited
Greenwood Properties Private Limited	West Land Buildcon Private Limited
Gujarat Anant Raj Vidhyanager 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

Suraj Parkash Sethi	Director
Anil Maini	Director
Jai Prakash	Director

Note: The related party relationship is as identified by the management.

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	20,000	60,000

c) Amount outstanding as at March 31, 2017:

Sl. No.	Account Head	Related Party	As at March 31, 2017	As at March 31, 2016	As at March 01, 2015
			Rs.	Rs.	Rs.
1	Long term borrowings repayable	Anant Raj Limited	68,373,000	68,353,000	68,293,000
2	Interest payable	Anant Raj Limited	2,121	2,121	2,121

16 Details of building under construction as at March 31, 2017:

Particulars	2016-17	2015-16	2014-15
	Rs.	Rs.	Rs.
a) Construction and development expenses	10,209,313	10,209,313	10,209,313
	10,209,313	10,209,313	10,209,313

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	-	2	2
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	-	2	2


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

20 Previous year figures have been regrouped/recast, wherever necessary, to confirm to this year's presentation.

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

Directors


Suraj Parkash Sethi(DIN 02875177)
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ERS PRIVATE LIMITED

Sub schedule	As at March 31, 2017 Rs.	As at March 31, 2016 Rs.	As at April 01, 2015 Rs.
1 Long term borrowings			
Anant Raj Limited	68,373,000	68,353,000	68,293,000
2 Details of Share Capital			
Anant Raj Limited	500,000	500,000	500,000
3 Details of land			
Land at Dhansa 31 Bigha 13 Biswas			
Cost of land paid to Ram Singh	54,728,125	54,728,125	54,728,125
Stamp duty	4,378,250	4,378,250	4,378,250
Registration charges	101	101	101
	(a) 59,106,476	59,106,476	59,106,476
Capital work in progress			
Payment to MCD, Delhi	-	-	7,075,100
Electricity Expenses	16,500	16,500	25,280
Display system installed	16,500	16,500	87,109
- P. R. Sharesht Construction (for road work)	18,120	19,060	200,000
	(b) 163,400	370,894	10,209,313
Capital Advance			
- P. R. Sharesht Construction (for road work)	-	-	-
	(c) -	-	-
	(a+b) 59,269,876	59,477,370	69,315,789
4 Security deposit retained against contract work			
- Received from Sri Sai International	235,500	235,500	200,000
5 Expenses payable			
Audit fees	25,640	17,015	8,427
Electricity expenses payable	2,360	590	410
Anant Raj Limited	8,100	2,100	-
Deora & Associates	-	1,145	-
DR Associates	3,738	570	-
Nuvista Corpex Private Limited	-	800	-
	39,838	22,220	8,837
6 Finance cost			
Interest Payable(ARL)	2121	2121	2121
7 Statutory dues payable			
TDS payable on contractors	-	-	-
WCT payable	-	-	-
	-	-	-
8 Security Deposit			
-Security deposit to BSES	16,500	16,500	16,500

EMPIRE 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 operation		-	-
Interest Paid		-	-
Adjustment for working capital changes:			
(Increase)/Decrease in other current liabilities		17,618	48,883
Cash generated from operations	(A)	17,618	48,883
Tax paid during the year		-	-
Net Cash from Operating Activities		17,618	48,883
B. CASH FLOW FROM INVESTING ACTIVITIES			
Addition to capital work in progress		(37,116)	(123,037)
Decrease in Long term loans and advances		-	-
Net cash from investing activities	(B)	(37,116)	(123,037)
C. CASH FLOW FROM FINANCING ACTIVITIES			
Increase/(Decrease) in long term borrowings		20,000	60,000
Interest Paid		-	-
Net cash from financing activities	(C)	20,000	60,000
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(A+B+C)	502	(14,154)
Cash and cash equivalents - Opening balance		10,020	24,174
Cash and cash equivalents - Closing balance		10,522	10,020


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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Chartered Accountants
By the hand of


Directors

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Membership no.087729



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