

**FOUR CONSTRUCTION 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.
<b>ASSETS</b>				
<b>Non- current assets</b>				
<b>(a) Financial assets</b>				
(i) Loans	3	4,00,00,000	4,00,00,000	4,00,00,000
		<u>4,00,00,000</u>	<u>4,00,00,000</u>	<u>4,00,00,000</u>
<b>Current assets</b>				
<b>(a) Financial assets</b>				
(i) Cash and cash equivalents	4	67,173	1,67,192	1,88,126
		<u>67,173</u>	<u>1,67,192</u>	<u>1,88,126</u>
<b>Total Assets</b>		<b><u>4,00,67,173</u></b>	<b><u>4,01,67,192</u></b>	<b><u>4,01,88,126</u></b>
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
(a) Share capital	5	5,00,000	5,00,000	5,00,000
(b) Other equity	6	(12,06,722)	(6,67,266)	(6,19,639)
<b>Total equity</b>		<u>(7,06,722)</u>	<u>(1,67,266)</u>	<u>(1,19,639)</u>
<b>Non Current liabilities</b>				
<b>(a) Financial Liabilities</b>				
(i) Borrowings	7	4,06,74,580	4,02,64,580	4,02,64,580
<b>Current liabilities</b>				
<b>(a) Financial Liabilities</b>				
(i) Other financial liabilities	8	11,563	11,563	11,563
(b) Other current liabilities	9	87,752	58,315	31,622
<b>Total liabilities</b>		<u>4,07,73,895</u>	<u>4,03,34,458</u>	<u>4,03,07,765</u>
<b>Total equity and current liabilities</b>		<b><u>4,00,67,173</u></b>	<b><u>4,01,67,192</u></b>	<b><u>4,01,88,126</u></b>
<b>SIGNIFICANT ACCOUNTING POLICIES</b>				
	2			
<b>NOTES TO THE FINANCIAL STATEMENTS</b>				
	3-18			

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

Deora & Associates  
Chartered Accountants  
By the hand of

Directors

Arun Deora  
Partner  
Membership no. 087729

*SD*

Navneet Singh Bhatia(DIN 02892164)  
L-529, Sarita Vihar, New Delhi-110076

May 23 , 2017  
Delhi

*SD*

Achhey Lal(DIN 03055611)  
210, Laxmi Vihar, Prem Nagar,-3, Nangloi, Delhi-41

FOUR CONSTRUCTION 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.
<b>I INCOMES</b>			
Total revenue		-	-
<b>II EXPENSES</b>			
Finance Cost	9		-
Other expenses	10	5,39,456	47,627
Total expenses		5,39,456	47,627
<b>III (Loss) before tax (I - II)</b>		<b>(5,39,456)</b>	<b>(47,627)</b>
<b>IV Tax expense</b>			
Current tax		-	-
<b>V (Loss) for the year from continuing operations (III - IV)</b>		<b>(5,39,456)</b>	<b>(47,627)</b>
<b>VI Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]</b>			
Basic and Diluted	13	(10.79)	(0.95)
<b>SIGNIFICANT ACCOUNTING POLICIES</b>	<b>2</b>		
<b>NOTES TO THE FINANCIAL STATEMENTS</b>	<b>3-18</b>		

The accompanying notes are integral part of the financial statements.  
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**1 Corporate Information**

Four Construction Pvt. Ltd. is a 100% subsidiary of Anant Raj Ltd., 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, 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 bank, in hand (including cheques in hand ) 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) 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.

**d) 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.

**e) 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.

**f) 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.

**g) 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.

**FOUR CONSTRUCTION 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.
<b>3 LOANS</b>			
<b>(Unsecured, considered good)</b>			
a) To Body Corporate	4,00,00,000	4,00,00,000	4,00,00,000
	<u>4,00,00,000</u>	<u>4,00,00,000</u>	<u>4,00,00,000</u>
<b>4 CASH AND CASH EQUIVALENTS</b>			
a) Balance with bank			
- in current account	58,862	1,58,381	1,79,275
b) Cash on hand	8,311	8,811	8,851
	<u>67,173</u>	<u>1,67,192</u>	<u>1,88,126</u>

**5 SHARE CAPITAL**
**Authorized**

1,000,000 (1,000,000) equity shares of Rs. 10 (Rs. 10) each

	As at March 31, 2017 Rs.	As at March 31, 2016 Rs.	As at April 01, 2015 Rs.
	1,00,00,000	1,00,00,000	1,00,00,000

**Issued, subscribed, and fully paid up**

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

	5,00,000	5,00,000	5,00,000
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**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	5,00,000	50,000	5,00,000
Number of shares outstanding at the end of the year	<u>50,000</u>	<u>5,00,000</u>	<u>50,000</u>	<u>5,00,000</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 shareholder.

**c) Shares held by holding Company, Anant Raj Limited.**

*50,000 (*50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	5,00,000	5,00,000
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\*Includes 6 (6) equity shares held by nominees of the holding company, Anant Raj Limited.

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

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

**6 OTHER EQUITY**

Retained Earnings

**As at April 1, 2015**

(6,19,639)

Profit/(loss) during the year ended March 31, 2016

(47,627)
**As at March 31, 2016**
**(6,67,266)**

Profit/(loss) during the year ended March 31, 2017

(5,39,456)
**As at March 31, 2017**
**(12,06,722)**

**FOUR CONSTRUCTION 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.
<b>7 BORROWINGS</b>			
(Non Current)			
(Unsecured)			
a) Loan from related party*	4,06,74,580	4,02,64,580	4,02,64,580
<p>Loan from related party of Rs 40,674,580 (Rs. 40,264,580) represents non interest bearing unsecured loan obtained from the holding company, utilised to make advances for acquiring a real estate project. The said loan is repayable on divestment of the said project.</p>			
<b>8 OTHER FINANCIAL LIABILITIES</b>			
(a) Interest accrued	11,563	11,563	11,563
<b>9 OTHER CURRENT LIABILITIES</b>			
(b) Expenses payable	84,002	58,315	30,337
(c) Statutory Dues Payable	3,750	-	1,285
	<u>87,752</u>	<u>58,315</u>	<u>31,622</u>
a) Unamortised expenditure			
Opening balance	-	-	35,611
Less: Written off during the year	-	-	35,611
	-	-	-
Less: Current portion of unamortised expenditure (Refer note 10)	-	-	-
	-	-	-

**FOUR CONSTRUCTION PRIVATE LIMITED**
**Notes to financial statements for the year ended March 31, 2017**

	For the year ended March 31, 2017 Rs.	For the year ended March 31, 2016 Rs.	For the year ended March 31, 2015 Rs.
<b>10 FINANCE COST</b>			
a) Interest Paid on service tax	-	-	5,63,094
b) Interest Paid on loan	-	-	12,848
	-	-	5,75,942
<b>11 OTHER EXPENSES</b>			
a) Payment to auditors as audit fees	22,425	22,328	21,910
b) Filing fees	56,400	13,800	28,200
c) Legal and professional	46,412	10,829	13,986
d) Bank charges	1,031	630	669
e) Preliminary expenses written off	-	-	35,610
f) Miscellaneous	500	40	105
g) Advertisement	5,962		
Penalty on Service tax	4,06,726		
	5,39,456	47,627	1,00,480

**12 Contingent liability (to the extent not provided for):**

The Company, being the holder of residual interest in lands transferred under business development agreement to its holding company, Anant Raj Limited, has guaranteed the loans obtained by its holding company by mortgaging its interest in lands, relevant details whereof are as under:

	March 31, 2017 Rs.	March 31, 2016 Rs.	March 31, 2015 Rs.
(i) In respect of term loan and working capital facilities* [Against which outstanding amount of term loan and working capital facilities as at March 31, 2017, was Rs. 11,772,206,988 (Rs. 9,454,050,794)]	14,14,45,00,000	11,14,45,00,000	10,85,00,00,000

\* The Company holds a counter guarantee from the holding company enforceable in the event of the aforesaid banks enforcing the guarantee given by the Company.

**13** The Company has entered into a business development agreement with Anant Raj Limited, the holding company, whereby the Company has given irrevocable development rights in respect of identified lands acquired by the Company in favour of its holding company entitling the holding company to develop, market, sell, realize and retain the entire sale proceeds of the project to be developed by it on such land. The title of land is with the Company.

**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.	(5,39,456)	(47,627)
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.	(10.79)	(0.95)

**15 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 relationship :

**Holding Company**

Anant Raj Limited

**Fellow Subsidiary Company**

Aakashganga Realty Private Limited	Hamara Realty Private Limited
Advance Buildcon Private Limited	Hemkunt Promoters Private Limited
Anant Raj Cons. & Development Private Limited	Highland 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
<i>[Formerly known as Romano Tiles Private Limited]</i>	Oriental Promoters Private Limited
BBB Realty Private Limited	Papillion Buildtech Private Limited
Blossom Buildtech Private Limited	Papillon Buildcon Private Limited
Bolt Properties Private Limited	Park Land Construction & Equipment Private Limited
Capital Buildcon Private Limited	Park Land Developers Private Limited
Capital Buildtech Private Limited	Park View Promoters Private Limited
Carnation Buildtech Private Limited	Pasupati Aluminium Limited
Century Promoters Private Limited	Pelikan Estates Private Limited
Echo Buildtech Private Limited	Pioneer Promoters Private Limited
Echo Properties Private Limited	Rapid Realtors Private Limited
Elegant Buildcon Private Limited	Redsea Realty Private Limited
Elegant Estates Private Limited	Rising Realty Private Limited
Elevator Buildtech Private Limited	Rolling Construction Private Limited
Elevator Promoters Private Limited	Romano Estates Private Limited
Elevator Properties Private Limited	Romano Estate Management Services Limited
Empire Promoters Private Limited	Romano Infrastructure Private Limited
Excellent Inframart Private Limited	Romano Projects Private Limited
Fabulous Builders Private Limited	Rose Realty Private Limited
Gadget Builders Private Limited	Roseview Buildtech Private Limited
Gagan Buildtech Private Limited	Roseview Properties Private Limited
Glaze Properties Private Limited	Saiguru Buildmart Private Limited
Goodluck Buildtech Private Limited	Sand Storm Buildtech Private Limited
Grand Buildtech Private Limited	Sartaj Developers & Promoters Private Limited
Grand Park Estates Private Limited	Sovereign Buildwell Private Limited
GrandPark Buildtech Private Limited	Spring View Developers Private Limited
Grand Star Realty Private Limited	Springview Properties Private Limited
Greatways Buildtech Private Limited	Suburban Farms Private Limited
Green Retreat and Motels Private Limited	Three Star Realty Private Limited
Green Valley Builders Private Limited	Townsend Construction & Equipment Private Limited
Green View Buildwell Private Limited	Tumhare Liye Realty Private Limited
Green Way Promoters Private Limited	Twenty First Developers Private Limited
Greenline Buildcon Private Limited	Vibrant Buildmart Private Limited
Greenline Promoters Private Limited	West Land Buildcon Private Limited
Greenwood Properties Private Limited	Woodland Promoters Private Limited
Gujarat Anant Raj Vidhyanagar Limited	

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

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

Ganga Bishan & Company

**Key management Personnel**

Ajay Singh Pathania	Director
Navneet Singh Bhatia	Director
Achhey Lal	Director

**Note:** The above parties have been identified by the management.



**FOUR CONSTRUCTION PRIVATE LIMITED**

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

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

Sl. No.	Nature of Transactions	Related Party	For the year ended March 31, 2017 Rs.	For the year ended March 31, 2016 Rs.	For the year ended March 31, 2015 Rs.
1	Long term borrowings received from holding company	Anant Raj Limited	4,10,000	-	5,65,000
2	Long term borrowings repaid to holding company	Anant Raj Limited	-	-	13,50,000
3	Interest on Loan	Anant Raj Limited	-	-	12,848
4	Guarantee for loans given	Anant Raj Limited	4,15,00,00,000	2,40,00,00,000	3,60,00,00,000

**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 March 01, 2015 Rs.
1	Long term borrowings	Anant Raj Limited	4,06,74,580	4,02,64,580	4,02,64,580
2	Other Financial Liabilities	Anant Raj Limited	11,563	11,563	11,563

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

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

**18 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	-	8,311	8,311
b) Add: Permitted receipts	-	-	-
c) Less: Permitted payments	-	-	-
d) Less: Amount deposited in Bank account	-	-	-
<b>e) Closing cash in hand as on December 30, 2016</b>	<b>-</b>	<b>8,311</b>	<b>8,311</b>

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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L-529, Sarita Vihar, New Delhi-110076



Achhey Lal(DIN 03055611)  
210, Laxmi Vihar, Prem Nagar,-3, Nangloi, Delhi-41

May 23, 2017  
Delhi


**FOUR CONSTRUCTION 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.
<b>A. CASH FLOW FROM OPERATIONS</b>			
Profit/(Loss) before tax from continuing operations		(5,39,456)	(47,627)
Interest paid		-	-
Miscellaneous expenditure written off		-	-
<b>Operating profit before working capital changes</b>		<b>(5,39,456)</b>	<b>(47,627)</b>
Decrease/(Increase) in long term loans and advances		4,10,000	-
Decrease/(Increase) in short term loans and advances		-	-
Decrease/(Increase) in other current assets		-	-
Increase/(Decrease) in other current liabilities		29,437	26,693
<b>Cash generated from operation</b>		<b>(1,00,019)</b>	<b>(20,934)</b>
Tax paid during the year		-	-
<b>Net cash from operating activities</b>	<b>(A)</b>	<b>(1,00,019)</b>	<b>(20,934)</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>	<b>(B)</b>	-	-
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>			
Increase/(Decrease) in long term borrowings		-	-
Interest paid		-	-
<b>Net cash used in financing activities</b>	<b>(C)</b>	-	-
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(A+B+C)</b>	<b>(1,00,019)</b>	<b>(20,934)</b>
Cash and cash equivalents - Opening balance		1,67,192	1,88,126
Cash and cash equivalents - Closing balance		67,173	1,67,192


**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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By the hand of  
  
Arun Deroa  
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Membership no. 087729

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