

KALINGA REALTORS 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				
Current assets				
a) Financial Assets				
(i) Cash and bank balances	3	26,330	24,396	43,612
(ii) Balances other than (i) above	4	8,340,000	8,340,000	8,340,000
b) Current Tax Assets	5	1,375	1,375	1,375
c) Other current assets	6	2,884,516	2,199,480	1,453,842
Total Assets		11,252,221	10,565,251	9,838,829
I. EQUITY AND LIABILITIES				
Equity				
a) Equity Share capital	7	500,000	500,000	500,000
b) Other equity	8	4,894,033	4,646,940	4,236,496
Total Equity		5,394,033	5,146,940	4,736,496
Non Current liabilities				
a) Financial Liabilities				
(i) Borrowings	9	2,670,000	2,640,000	2,550,000
Current liabilities				
a) Financial Liabilities				
(i) Others	10	2,805,725	2,603,413	2,405,880
b) Other current liabilities	11	345,539	75,480	53,641
c) Current tax liabilities (Net)	12	36,924	99,418	92,812
Total Liabilities		5,858,188	5,418,311	5,102,333
Total Equity and Liabilities		11,252,221	10,565,251	9,838,829
SIGNIFICANT ACCOUNTING POLICIES	2			
NOTES TO THE FINANCIAL STATEMENTS	3-24			

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


Directors

Deora & Associates
Chartered Accountants
By the hand of

Brijinder Bhushan
Partner
Membership No. 003885



Rajeev Trehan, Director
DIN 02957355
B-201, 1st Floor, Greater Kailash Part-I,
New Delhi-110048



Hemant Varshney, Director
DIN: 07290029
B-395, Peepal wali Gali, Opp, East End
Public School, New Ashok Nagar,
East Delhi-11 0096

May 09, 2017
New Delhi

KALINGA REALTORS 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			
a) Other income	13	758,034	843,056
Total income		<u>758,034</u>	<u>843,056</u>
II EXPENSES			
a) Finance costs	14	224,791	219,482
b) Other expenses	15	165,243	28,999
Total expenses		<u>390,034</u>	<u>248,481</u>
III Profit before prior period items (I - II)		368,001	594,575
IV Prior period expenses/(income)	16	10,986	407
V Profit before tax (III - IV)		357,015	594,168
VI Tax expense			
Current tax		109,922	183,724
VII Profit for the year from continuing operations (V - VI)		<u>247,093</u>	<u>410,444</u>
VIII Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]			
1) Basic	17	4.94	8.21
2) Diluted	17	4.94	8.21
SIGNIFICANT ACCOUNTING POLICIES	2		
NOTES TO THE FINANCIAL STATEMENTS	3-24		


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As per our report of even date.

Directors

Deora & Associates
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By the hand of

Brijinder Bhushan
Partner
Membership No. 003885


Rajeev Trehan, Director
DIN 02957355
B-201, 1st Floor, Greater Kailash Part-I,
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KALINGA REALTORS 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	4,236,496	4,736,496
Profit for the year ended March 31, 2016		410,444	410,444
Balance as at March 31, 2016	500,000	4,646,940	5,146,940
Profit for the year ended March 31, 2017		247,093	247,093
Balance as at March 31, 2017	500,000	4,894,033	5,394,033

SIGNIFICANT ACCOUNTING POLICIES
NOTES TO THE FINANCIAL STATEMENTS


2
3-24

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

Deora & Associates
Chartered Accountants
By the hand of


Rajeev Trehan
Director
DIN No.: 02957355
B-201, 1st Floor, Greater Kailash,
Part- I, New Delhi-110048

Brijinder Bhushan
Partner
Membership No. 003885
May 09, 2017
New Delhi.


Hemant Varshney
Director
DIN: 07290029
B-395, Peepal wali Gali, Opp, East End
Public School, New Ashok Nagar, Delhi- 110096

1 Corporate Information

Kalinga Realtors 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 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) 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.

i) UNAMORTISED EXPENDITURE

Unamortised expenditure shall be amortised over a period of five years.

KALINGA REALTORS 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 CASH AND CASH EQUIVALENTS			
a) Balance with bank			
- In current account	22,580	20,646	39,822
b) Cash on hand	3,750	3,750	3,790
	26,330	24,396	43,612
4 BALANCES OTHER THAN ABOVE			
a) Fixed deposit against margin money*	8,340,000	8,340,000	8,340,000

*Pledged with the bank as margin against bank guarantee issued by the bank.

5 CURRENT TAX ASSETS (Unsecured, considered good)			
a) Income tax receivable	1,375	1,375	1,375
6 OTHER CURRENT ASSETS			
a) Interest accrued but not due	2,884,516	2,199,480	1,453,842

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

	Nos	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	50,000	500,000	50,000	500,000

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 shareholders.

c) Shares held by holding Company, Anant Raj Limited

	March 31, 2017	March 31, 2016
*50,000 (*50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	500,000	500,000

*Includes 6 (6) equity shares held by nominees of the holding company, Anant Raj Limited.

KALINGA REALTORS PRIVATE LIMITED

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

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. 10 (Rs. 10) each fully paid up:				
- Anant Raj Limited	50,000	100%	50,000	100%

	As at March 31, 2017 Rs.	As at March 31, 2016 Rs.	As at April 01, 2015 Rs.
8 OTHER EQUITY			
Retained Earning			
As at April 01, 2015			
Profit/(loss) during the year ended March 31, 2016		4,236,496	
As at March 31, 2016		410,444	
Profit/(loss) during the year ended March 31, 2017		4,646,940	
As at March 31, 2017		247,093	
		4,894,033	
9 BORROWINGS			
Non Current (Unsecured)			
a) Loan from related party	2,670,000	2,640,000	2,550,000
Loan from related party represents interest bearing unsecured loan obtained from holding company repayable at demand. There is interest due for payment as at the year end.			
10 FINANCIAL LIABILITIES			
Others			
a) Interest payable	2,805,725	2,603,413	2,405,880
11 OTHER CURRENT LIABILITIES			
Other payables			
a) Expenses payable	339,967	53,531	28,972
b) Statutory dues payable	5,572	21,949	16,270
c) Interest payable on Income Tax	-	-	8,399
	345,539	75,480	53,641
12 CURRENT TAX LIABILITES			
a) Provision for Income Tax (Net)	36,924	99,418	92,812

KALINGA REALTORS 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.
13 OTHER INCOME		
a) Interest income	758,034	843,056
14 FINANCE COSTS		
a) Interest paid on loan	224,791	219,482
	<u>224,791</u>	<u>219,482</u>
15 OTHER EXPENSES		
a) Audit fees	23,000	22,900
b) Filing fees	5,600	3,240
c) Legal and professional	3,733	2,229
d) Bank charges	18,235	630
e) Commission on Bank Guarantee	114,675	-
	<u>165,243</u>	<u>28,999</u>
16 PRIOR PERIOD EXPENSES/(INCOME)		
a) Expenses related to earlier year	10,986	407
	<u>10,986</u>	<u>407</u>

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

Particulars		For the year ended March 31, 2017	For the year ended March 31, 2016
Profit attributable to equity shareholders	Rs.	247,093	410,444
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.	4.94	8.21

18 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. NIL (Rs. NIL)]	-	-	2,200,000,000

(ii) Contingent liability in respect of bank guarantee of Rs. 8,340,000 (Rs. 83,40,000) given by a bank on behalf of the Company in favour of Governor of Haryana acting through the Director, Town & Country Planning Department of Haryana against which the bank holds margin money in the form of fixed deposit. The bank guarantee has been given to secure the obligation of the Company in respect of Internal or External Development works to be carried out by the Company at the development site.

19 The Company in its capacity as owner of 12.45 acres of land at Gurgaon (Haryana), whereupon development project was sanctioned by the authorities, had entered into a business development agreement with Anant Raj limited, the holding company whereby the Company had 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 lands is with the Company.

20 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	Elevator Promoters Private Limited
Advance Buildcon Private Limited	Hamara Realty Private Limited
Anant Raj Cons. & Development Private Limited	Hemkunt Promoters Private Limited
Anant Raj Estate Management Services Limited	High Land Meadows Private Limited
Anant Raj Global Limited #	Jasmine Buildwell Private Limited
Anant Raj Hotels Limited	Jubilant Software Services Private Limited
Anant Raj Infrastructure Private Limited	Kalinga Buildtech Private Limited
Anant Raj Projects Limited	Krishna Buildtech Private Limited
Anant Raj Housing 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 (Formerly known as Romano Tiles 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 Pvt 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 Properties Private Limited	Pelikan Estates Private Limited
Echo Buildtech 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 Properties Private Limited	Rolling Construction Private Limited
Empire Promoters Private Limited	Romano Estate Management Services Limited
Excellent Inframart Private Limited	Romano Estates Private Limited
Fabulous Builders Private Limited	Romano Infrastructure Private Limited
Four Construction Private Limited	Romano Projects Private Limited
Gadget Builders Private Limited	Rose Realty Private Limited
Gagan Buildtech Private Limited	Roseview Buildtech Private Limited
Glaze Properties Private Limited	Roseview Properties Private Limited
Goodluck Buildtech Private Limited	Saiguru Buildmart Private Limited
Grand Buildtech Private Limited	Sand Storm Buildtech Private Limited
Grand Park Buildtech Private Limited	Sartaj Developers & Promoters Private 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 Pvt 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 Vidhyanagar Limited	Woodland Promoters Private Limited

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

KALINGA REALTORS PRIVATE LIMITED

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

Partnership firm in which holding company is partner

Ganga Bishan & Company

Key management Personnel

Rajeev Trehan

Director

Sunaini Sarin

Director

Hemant Varshney

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	March 31, 2017 Rs.	March 31, 2016 Rs.	April 01, 2015 Rs.
1	Long term borrowings received	Anant Raj Limited	30,000	90,000	-
2	Interest paid on long term borrowings	Anant Raj Limited	224,791	219,482	216,750
3	Guarantee for loans given	Anant Raj Limited	-	-	700,000,000

c) Amount outstanding as at March 31, 2017

Sl. No.	Account Head	Related party	March 31, 2017 Rs.	March 31, 2016 Rs.	April 01, 2015 Rs.
1	Long term borrowings repayable	Anant Raj Limited	2,670,000	2,640,000	2,550,000
2	Interest payable	Anant Raj Limited	2,805,725	2,603,413	2,405,880

21 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	-	3,750	3,750
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	-	3,750	3,750

22 In the opinion of the management, other current assets, if realized in the ordinary course of business, would realize a sum at least equal to that stated in the Balance Sheet.

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

24 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.



Hemant Varshney, Director
DIN: 07290029
B-395, Peepal wali Gali, Opp, East End
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Rajeev Trehan, Director
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KALINGA REALTORS 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 before tax from continuing operations		357,015	594,168
Prior period expenses		10,986	407
Interest paid		224,791	219,482
Interest Received		(758,034)	(843,056)
Miscellaneous expenditure written off		-	-
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES		(165,243)	(28,999)
Adjustment for:			
(Increase)/Decrease in Other current assets		-	-
(Increase)/Decrease in Short term Loan and Advances		(685,036)	(745,638)
Increase/(Decrease) in Other current liabilities		472,371	21,839
Cash generated from operations		(377,908)	(752,798)
Tax paid during the year		(172,416)	(177,118)
Extra ordinary items		-	-
Prior period expenses		(10,986)	(407)
Net cash from operating activities	(A)	(561,310)	(930,323)
B. CASH FLOW FROM INVESTING ACTIVITIES			
Investment in bank deposits with maturity of more than 3 months		-	-
Interest Received		758,034	843,056
Net cash from investing activities	(B)	758,034	843,056
C. CASH FLOW FROM FINANCING ACTIVITIES			
(Increase)/Decrease in long term borrowings		30,000	90,000
Interest paid		(224,791)	(219,482)
Net cash used in financing activities	(C)	(194,791)	(129,482)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(A+B+C)	1,934	(216,749)
Cash and cash equivalents - Opening balance		24,396	43,612
Cash and cash equivalents - Closing balance		26,330	24,396

Note: Figures in brackets indicate cash outflow.

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


Deora & Associates
Chartered Accountants
By the hand of

Directors

Brijinder Bhushan
Partner
Membership No. 003885


Rajeev Trehan, Director
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