

NORTH SOUTH PROPERTIES 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 1, 2015 Rs.
<b>ASSETS</b>				
<b>Non current assets</b>				
(a) Property, Plant and Equipment	3	-	-	25,30,277
<b>Total</b>		-	-	25,30,277
<b>CURRENT ASSETS</b>				
(a) Financial assets				
(i) Cash and cash equivalents	4	76,815	19,83,440	39,525
(b) Currents Tax Assets	5	6,514	6,514	6,514
(c) Other current assets	6	-	-	23,469
<b>Total Assets</b>		<b>83,329</b>	<b>19,89,954</b>	<b>25,99,785</b>
<b>EQUITY AND LIABILITIES</b>				
<b>EQUITY</b>				
(a) Equity Share capital	7	5,00,000	5,00,000	5,00,000
(b) Other Equity	8	(25,48,108)	(24,31,448)	(17,64,164)
<b>Total Equity</b>		<b>(20,48,108)</b>	<b>(19,31,448)</b>	<b>(12,64,164)</b>
<b>Non Current liabilities</b>				
(a) Financial Liabilities				
(i) Borrowings	9	20,55,000	38,85,000	38,45,000
<b>Current liabilities</b>				
(a) Other Financial liabilities	10	4,904	4,904	4,904
(b) Other current liabilities	11	71,533	31,498	14,045
<b>Total Liabilities</b>		<b>21,31,437</b>	<b>39,21,402</b>	<b>38,63,949</b>
<b>Total Equity and Liabilities</b>		<b>83,330</b>	<b>19,89,954</b>	<b>25,99,785</b>
<b>SIGNIFICANT ACCOUNTING POLICIES</b>				
	2			
<b>NOTES TO THE FINANCIAL STATEMENTS</b>				
	3-22			

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

Arun Deora  
Partner  
Membership No. 087729

May 23, 2017  
New Delhi

Directors



Ajay Singh Pathania  
DIN No. : 03014114  
575, DDA Flats, Pocket-13, Phase-1,  
Manglapuri, Dwarka, New Delhi-110 045



Achhey Lal  
DIN No. : 03055611  
210, Laxmi Nagar, Prem Nagar-3, Nangloi,  
Delhi-41


NORTH SOUTH PROPERTIES 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>		-	-
<b>Total income</b>		-	-
<b>II EXPENSES</b>			
Finance cost	12	198	-
Depreciation	13	-	3,18,192
Other expenses	14	1,16,462	3,49,092
<b>Total expenses</b>		1,16,660	6,67,284
<b>III (Loss) before tax (I - II)</b>		(1,16,660)	(6,67,284)
<b>IV Tax expense</b>			
Current tax		-	-
<b>V (Loss) for the year (III - IV)</b>		(1,16,660)	(6,67,284)
<b>VI Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]</b>			
Basic and Diluted	16	(2.33)	(13.35)
<b>SIGNIFICANT ACCOUNTING POLICIES</b>	2		
<b>NOTES TO THE FINANCIAL STATEMENTS</b>	3-22		

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**

North South Properties 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, 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 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 within twelve months period from the balance sheet date.

**iii) Cash and Cash equivalents**

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 items 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.

**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 items 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:**

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.

**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.

	As at March 31, 2017 Rs.	As at March 31, 2016 Rs.	As at March 1, 2015 Rs.	
<b>3 NON CURRENT ASSETS</b>				
Property, Plant and Equipment				
Vehicle	-	-	25,30,277	
<b>4 CASH AND CASH EQUIVALENTS</b>				
a) Balance with bank				
- In current account	53,558	19,59,683	15,768	
b) Cash on hand	23,257	23,757	23,757	
	<u>76,815</u>	<u>19,83,440</u>	<u>39,525</u>	
<b>5 CURRENT TAX ASSETS</b> (Unsecured, considered good)				
a) Income tax receivable	6,514	6,514	6,514	
<b>6 OTHER CURRENT ASSETS</b>				
a) Prepaid expenses	-	-	23,469	
	-	-	<u>23,469</u>	
<b>7 SHARE CAPITAL</b>				
<b>Authorized Share Capital</b>				
		Equity shares		
		Nos	Rs.	
<b>As at April 2015</b>		50,000	5,00,000	
Increase/(decrease) during the year		-	-	
<b>As at March 2016</b>		50,000	5,00,000	
Increase/(decrease) during the year		-	-	
<b>As at March 2017</b>		-	-	
<b>(b) Terms/rights attached to equity shares</b>				
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.				
<b>Issued, subscribed, and paid up equity capital</b>		Nos	Rs	
Equity share of Rs. 10 (March 31, 2016 : Rs.10, April 1, 2015: Rs.10) each issued and fully paid				
<b>At April 2015</b>		50,000	5,00,000	
Increase/(decrease) during the year		-	-	
<b>At March 31, 2016</b>		50,000	5,00,000	
Increase/(decrease) during the year		-	-	
<b>At March 31, 2017</b>		50,000	5,00,000	
<b>Shares held by holding Company, Anant Raj Limited</b>				
*50,000 (*50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up		5,00,000	5,00,000	
<b>Details of shareholders holding more than 5% shares in the Company</b>				
Name of the share holder	As at March 31, 2017		As at March 31, 2016	
	Number	% holding	Number	% holding
- Anant Raj Limited	50,000	100%	50,000	100%
Equity share of Rs. 10 (March 31, 2016 : Rs.10, April 1, 2015: Rs.10) each issued and fully paid				
<b>8 OTHER EQUITY</b>				
Retained Earning				
<b>As at April 1, 2015</b>		(17,64,164)		
Profit/(loss) during the year ended March 31, 2016		(6,67,284)		
<b>As at March 31, 2016</b>		<u>(24,31,448)</u>		
Profit/(loss) during the year ended March 31, 2017		(1,16,660)		
<b>As at March 31, 2017</b>		<u>(25,48,108)</u>		

	As at March 31, 2017 Rs.	As at March 31, 2016 Rs.	As at April 1, 2015 Rs.
<b>9 BORROWINGS</b>			
Loan from related party*	20,55,000	38,85,000	38,45,000
*Loan of Rs. 20,55,000 represents non interest bearing unsecured loan obtained from holding company, which is repayable on demand. Incremental loan of Rs. NIL (Rs. 40,000) from holding company represent 0%( 10% )interest bearing unsecured loan, repayable on demand. There is no default in repayment of principal and the interest is payable as at the year end.			
<b>10 OTHER FINANCIAL LIABILITIES</b>			
(a) Interest accrued	4,904	4,904	4,904
<b>11 OTHER CURRENT LIABILITIES</b>			
(a) Expenses payable	71,533	31,498	14,045
<b>12 FINANCE COST</b>			
Interest on loan	198	-	4,904
<b>13 OTHER EXPENSES</b>			
(a) Audit fees	14,375	14,313	14,045
(b) Bank charges	748	630	618
(c) Filing fees	28,800	5,600	18,000
(d) Legal & professional	72,039	6,434	10,865
(e) Preliminary expenses written off		-	962
(f) Insurance		60,030	46,175
(g) Misc. Expenses	500		
(h) Loss on sale of Vehicle		2,62,085	-
	<u>1,16,462</u>	<u>3,49,092</u>	<u>90,665</u>

**14 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:

	As at March 31, 2017 Rs.	As at March 31, 2016 Rs.	As at April 1, 2015 Rs.
1 Guarantees given by the Company along with other fellow subsidiaries on behalf of ultimate holding company in respect of the loans granted to the ultimate holding company by banks/financial Institutions.			
Gurantee given	14,14,45,00,000	9,94,45,00,000	8,65,00,00,000
Loan of the Holding Company outstanding	11,77,22,06,988	8,30,93,35,819	5,86,13,25,559

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.

- 15** The Company 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 favor 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.
- 16** 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.	(1,16,660)	(6,67,284)
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.	(2.33)	(13.35)

**17 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 Subsidiaries**

Aakashganga Realty Private Limited

Advance Buildcon Private Limited

Anant Raj Cons. & Development Pvt. Ltd.

Anant Raj Estate Management Services Limited

Anant Raj Global Limited #

Anant Raj Hotels Limited

Anant Raj Housing Limited

Anant Raj Infrastructure Private Limited

Anant Raj Projects Ltd.	Jasmine Buildwell Pvt. Ltd.
Ankur Buildcon Private Limited	Jubilant Software Services Pvt. Ltd.
A-Plus Estates Private Limited	Kalinga Buildtech Pvt. Ltd.
AR Login 4 Edu Private Limited	Kalinga Realtors Pvt. Ltd.
Artistaan Private Limited [Formerly known as Romano Tiles Pvt. Lt	Krishna Buildtech Pvt. Ltd.
BBB Realty Pvt. Ltd.	Monarch Buildtech Private Limited
Blossom Buildtech Pvt. Ltd.	Novel Buildmart Pvt. Ltd.
Bolt Properties Pvt. Ltd.	Novel Housing Pvt. Ltd.
Capital Buildcon Private Limited	Oriental Meadows Ltd.
Capital Buildtech Private Limited	Oriental Promoters Private Limited
Carnation Buildtech Private Limited	Papillion Buildtech Private Limited
Century Promoters Pvt. Ltd.	Papillon Buildcon Private Limited
Echo Buildtech Pvt. Ltd.	Park Land Construction & Equipment Pvt. Ltd.
Echo Properties Pvt. Ltd.	Park Land Developers Pvt Ltd
Elegant Buildcon Pvt. Ltd.	Park View Promoters Pvt Ltd.
Elegant Estates Pvt Ltd.	Pasupati Aluminium Ltd.
Elevator Buildtech Pvt. Ltd.	Pelikan Estates Pvt. Ltd.
Elevator Promoters Pvt. Ltd.	Pioneer Promoters Pvt Ltd.
Elevator Properties Pvt. Ltd.	Rapid Realtors Pvt. Ltd.
Empire Promoters Pvt. Ltd.	Redsea Realty Private Limited
Excellent Inframart Private Limited	Rising Realty Private Limited
Fabulous Builders Pvt. Ltd.	Rolling Construction Pvt. Ltd.
Four Construction Pvt. Ltd.	Romano Estates Pvt. Ltd.
Gadget Builders Pvt. Ltd.	Romano Estate Management Services Ltd
Gagan Buildtech Private Limited	Romano Infrastructure Pvt. Ltd.
Goodluck Buildtech Pvt. Ltd.	Romano Projects Pvt. Ltd.
Glaze Properties Pvt. Ltd.	Rose Realty Pvt. Ltd.
Grand Buildtech Pvt. Ltd.	Roseview Buildtech Pvt. Ltd.
Grand Park Estates Pvt. Ltd.	Roseview Properties Pvt. Ltd.
GrandPark Buildtech Pvt. Ltd.	Saiguru Buildmart Private Limited
Grand Star Realty Private Limited	Sand Storm Buildtech Pvt. Ltd.
Greatways Buildtech Private Limited	Sartaj Developers & Promoters Pvt. Ltd.
Green Retreat and Motels Pvt. Ltd.	Sovereign Buildwell Pvt. Ltd.
Green Valley Builders Private Limited	Spring View Developers Pvt. Ltd.
Green View Buildwell Pvt. Ltd.	Springview Properties Pvt. Ltd.
Green Way Promoters Pvt. Ltd.	Suburban Farms Pvt. Ltd.
Greenline Buildcon Pvt. Ltd.	Three Star Realty Pvt. Ltd.
Greenline Promoters Pvt. Ltd.	Townsend Construction & Equipment Pvt. Ltd.
Greenwood Properties Pvt. Ltd.	Tumhare Liye Realty Pvt. Ltd.
Gujarat Anant Raj Vidhyanagar Ltd.	Twenty First Developers Pvt. Ltd.
Hamara Realty Pvt. Ltd.	Vibrant Buildmart Pvt. Ltd.
Hemkunt Promoters Pvt. Ltd.	West Land Buildcon Private Limited
Highland Meadows Pvt. Ltd.	Woodland Promoters Private 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

Narayan Singh Rajpoot \*\*

Additional Director

Omi Chand Rajput \*

Director

Achhey Lal

Director

\*\* Appointed on March 10, 2017

\* Resigned on March 10, 2017

**Note:** Related party relationships are identified by the management.



## (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.	As at April 1, 2015 Rs.
1	Long term borrowings received from holding company	Anant Raj Limited	70,000	40,000	1,05,000
2	Long term borrowings paid to holding company	Anant Raj Limited	19,00,000	-	-
3	Guarantee for loans given	Anant Raj Limited	4,15,00,00,000	1,70,00,00,000	2,50,00,00,000
4	Interest paid on Long term loan	Anant Raj Limited	-	-	4,904.00

## (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 1, 2015 Rs.
1	Long term borrowings	Anant Raj Limited	20,55,000	38,85,000	38,45,000
2	Other Current Liabilities	Anant Raj Limited	4,904	4,904	4,904

## 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 31, 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	-	23,257	23,257.00
b) Add: Permitted receipts	-	-	-
c) Less: Permitted payments	-	-	-
d) Less: Amount deposited in Bank account	-	-	-
e) <b>Closing cash in hand as on December 30, 2016</b>	-	23,257.00	23,257.00

19 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.

20 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 has substantially eroded the share capital and reserves of the Company as at the year end.

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

22 Previous year figures have been regrouped or recast, wherever necessary, in order 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



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DIN No. : 03014114  
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NORTH SOUTH PROPERTIES 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		(1,16,660)	(6,67,284)
Miscellaneous expenditure written off		-	-
Depreciation		-	3,18,192
Interest paid		198	-
Loss on sale of Vehicle		-	2,62,085
Interest received		-	-
<b>Operating profit before working capital changes</b>		<b>(1,16,462)</b>	<b>(87,007)</b>
Decrease/(Increase) in other current assets		-	23,469
(Increase)/Decrease in other current liabilities		40,035	17,453
<b>Cash generated from operation</b>		<b>(76,427)</b>	<b>(46,085)</b>
Tax paid during the year		-	-
<b>Net cash from operating activities</b>	(A)	<b>(76,427)</b>	<b>(46,085)</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>			
Sale of fixed asset		-	19,50,000
Interest received		-	-
<b>Net cash from investing activities</b>	(B)	<b>-</b>	<b>19,50,000</b>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>			
Increase/(Decrease) in long term borrowings		(18,30,000)	40,000
Increase/(Decrease) in short term borrowings		-	-
Interest Paid		(198)	-
<b>Net cash from financing activities</b>	(C)	<b>(18,30,198)</b>	<b>40,000</b>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	(A+B+C)	<b>(19,06,625)</b>	<b>19,43,915</b>
Cash and cash equivalents - Opening balance		19,83,440	39,525
Cash and cash equivalents - Closing balance		76,815	19,83,440

**Note: Figures in brackets indicate cash outflow.**

3-22


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


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Chartered Accountants  
By the hand of

Arun Deora  
Partner  
Membership No. 087729

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