

**PELIKAN ESTATES PRIVATE LIMITED**  
**E-2, Jhandewalan Extension, New Delhi-110055**  
**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>II. ASSETS</b>				
<b>Non Current assets</b>				
(a) Other non- current assets	3	3,93,16,530	3,93,16,530	3,93,16,530
<b>Current assets</b>				
<b>Financial Assets</b>				
a) Cash and cash equivalents	4	2,06,431	2,02,579	2,08,195
<b>Total Assets</b>		<u><u>3,95,22,961</u></u>	<u><u>3,95,19,109</u></u>	<u><u>3,95,24,725</u></u>
<b>I. EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
(a) Share capital	5	5,00,000	5,00,000	5,00,000
(b) Other Equity	6	(11,71,250)	(11,53,327)	(11,38,354)
<b>Total Equity</b>		<u><u>(6,71,250)</u></u>	<u><u>(6,53,327)</u></u>	<u><u>(6,38,354)</u></u>
<b>Non current liabilities</b>				
<b>Financial Liabilities</b>				
(a) Borrowings	7	4,01,51,900	4,01,46,900	4,01,46,900
<b>CURRENT LIABILITIES</b>				
(a) Financial Liabilities				
(i) Other Financial Liabilities	8	6,975	6,975	6,975
(b) Other current liabilities	9	35,336	18,560	8,427
(c) Current Tax liabilities	10	-	-	776
<b>Total Liabilities</b>		<u><u>4,01,94,211</u></u>	<u><u>4,01,72,435</u></u>	<u><u>4,01,63,078</u></u>
<b>Total Equity and Liabilities</b>		<u><u>3,95,22,961</u></u>	<u><u>3,95,19,109</u></u>	<u><u>3,95,24,725</u></u>
<b>SIGNIFICANT ACCOUNTING POLICIES</b>				
2				
<b>NOTES TO THE FINANCIAL STATEMENTS</b>				
3-18				


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 10, 2017  
New Delhi.

  
Anil Sarin, Director  
DIN : 00016152  
28, Sri Ram Road,  
Civil Lines, Delhi-110054

  
Suraj Parkash Sethi, Director  
DIN : 02875177  
A-703, Vasundhara Apartments,  
Plot No-16, Sector-6,  
Dwarka ,New Delhi-110075

**PELIKAN ESTATES PRIVATE LIMITED**  
**E-2, Jhandewalan Extension, New Delhi-110055**  
**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 INCOME</b>		-	-
<b>II EXPENSES</b>			
Other expenses	11	17,924	14,973
<b>Total expenses</b>		<u>17,924</u>	<u>14,973</u>
<b>III Profit/(Loss) before tax (I - II)</b>		<b>(17,924)</b>	<b>(14,973)</b>
<b>IV Tax expense</b>		-	-
<b>V Profit/(Loss) for the year from continuing operations (III - IV)</b>		<u><b>(17,924)</b></u>	<u><b>(14,973)</b></u>
<b>VI Earnings per share [equity share, par value of Rs. 100 (Rs. 100) each]</b>			
Basic and Diluted	13	<b>(3.58)</b>	<b>(2.99)</b>
<b>SIGNIFICANT ACCOUNTING POLICIES</b>	<b>2</b>		
<b>NOTES TO THE FINANCIAL STATEMENTS</b>	<b>3-18</b>		

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SD

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**PELIKAN ESTATES PRIVATE LIMITED**  
E-2, Jhandewalan Extension, New Delhi-110055  
**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.
<b>Balance as at April 1, 2015</b>	<b>5,00,000</b>	<b>(11,38,354)</b>	<b>(6,38,354)</b>
Profit for the year ended March 31, 2016		(14,973)	(14,973)
<b>Balance as at March 31, 2016</b>	<b>5,00,000</b>	<b>(11,53,327)</b>	<b>(6,53,327)</b>
Profit for the year ended March 31, 2017		(17,924)	(17,924)
<b>Balance as at March 31, 2017</b>	<b>5,00,000</b>	<b>(11,71,250)</b>	<b>(6,71,250)</b>


SIGNIFICANT ACCOUNTING POLICIES 2  
NOTES TO THE FINANCIAL STATEMENTS 3-18

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

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Chartered Accountants  
By the hand of

Arun Deora  
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Membership No. 087729  
May 10, 2017  
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**1 Corporate Information**

Pelikan Estates 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

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:**

**Fair Value of Financial Assests and Liabilities :**

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

**ii) Basis of Measurement**

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

**iii) Cash and Cash equivalents**

Cash and cash equivalents for the purpose of Cash Flow Statement comprise cash 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) 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.

	As at March 31, 2017 Rs.	As at March 31, 2016 Rs.	As at March 01, 2015 Rs.
<b>3 OTHER NON-CURRENT ASSETS (Unsecured, considered good)</b>			
a) Capital advances	3,93,16,530	3,93,16,530	3,93,16,530
The Company had advanced money for purchase of property which is currently under construction.			
<b>4 CASH AND CASH EQUIVALENTS</b>			
(a) Balance with bank			
- In current account	2,01,283	1,97,431	2,03,007
(b) Cash on hand	5,148	5,148	5,188
	2,06,431	2,02,579	2,08,195

**5 EQUITY SHARE CAPITAL**  
**Authorized Share Capital**

	Equity shares	
	Nos	Rs.
<b>As at April 2015</b>	5,000	5,00,000
Increase/(decrease) during the year	-	-
<b>As at March 2016</b>	5,000	5,00,000
Increase/(decrease) during the year	-	-
<b>As at March 2017</b>	5,000	5,00,000
<b>Issued, subscribed, and paid up equity capital</b>		
Equity share of Rs. 100 (Rs.100) each issued and fully paid	Nos	Rs
<b>At April 01, 2015</b>	5,000	5,00,000
Increase/(decrease) during the year	-	-
<b>At March 31, 2016</b>	5,000	5,00,000
Increase/(decrease) during the year	-	-
<b>At March 31, 2017</b>	5,000	5,00,000

**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	5,00,000	5,000	5,00,000
Number of shares outstanding at the end of the year	5,000	5,00,000	5,000	5,00,000

**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.

	March 31, 2017 Rs.	March 31, 2016 Rs.
<b>c) Shares held by the holding Company, Anant Raj Limited</b>		
*5,000 (*5,000) equity shares of Rs. 100 (Rs. 100) each fully paid up	5,00,000	5,00,000

\*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
<b>Equity Shares of Rs. 100 (Rs. 100) each fully paid up:</b>				
- Anant Raj Limited	5,000	100%	5,000	100%

**PELIKAN ESTATES 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 March 01, 2015 Rs.
<b>6 OTHER EQUITY</b>			
Retained Earning			
<b>As at April 1, 2015</b>	<b>(11,38,354)</b>		
Profit/(loss) during the year ended March 31, 2016	(14,973)		
<b>As at March 31, 2016</b>	<b>(11,53,327)</b>		
Profit/(loss) during the year ended March 31, 2017	(17,924)		
<b>As at March 31, 2017</b>	<b>(11,71,250)</b>		
<b>7 BORROWINGS</b>			
Non Current (Unsecured)			
a) Loan from related party*	4,01,51,900	4,01,46,900	4,01,46,900
<p>Loans from related party represents interest bearing unsecured loan obtained from the holding company utilised for meeting developmental costs of a real estate project currently under development, which loan is repayable on divestment of the said project. There is no default in repayment of principal or interest as on the balance sheet date.</p>			
<b>8 OTHER FINANCIAL LIABILITIES</b>			
- Interest accrued	6,975	6,975	6,975
<b>9 OTHER CURRENT LIABILITIES</b>			
- Expenses payable	35,336	18,560	8,427
<b>10 CURRENT TAX LIABILITES</b>			
- Statutory dues payable	-	-	776
		As at March 31, 2017 Rs.	As at March 31, 2016 Rs.
<b>11 OTHER EXPENSES</b>			
a) Payment to auditors as audit fees		8,588	8,588
b) Filing fee		6,000	3,240
c) Bank charges		748	630
d) Legal and professional		2,588	2,515
		<u>17,924</u>	<u>14,973</u>

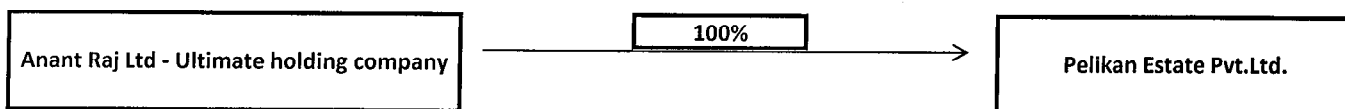
**12 CONTINGENT LIABILITIES AND COMITMENTS (to the extent not provided for):**

The estimated amount of capital commitment in respect of purchase of property by the Company is Rs. 13,29,670 (Rs. 13,29,670)

13 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
Profit/(Loss) attributable to equity shareholders	Rs.	(17,924)	(14,973)
Nominal value of equity shares	Rs.	100	100
Weighted average number of equity shares outstanding during the year	No.	5,000	5,000
Basic and diluted earnings per share	Rs.	(3.58)	(2.99)

**Shareholding details as at March 31, 2017:**



**14 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 relationship:

**Holding Company**

Anant Raj Limited

**Fellow Subsidiaries**

- |   |                                      |
|---|--------------------------------------|
| Aakashganga Realty Private Limited                                  | Echo Buildtech Private Limited       |
| Advance Buildcon Private Limited                                    | Echo Properties Private Limited      |
| Anant Raj Cons. & Development Private Limited                       | Elegant Buildcon Private Limited     |
| Anant Raj Estate Management Services Limited                        | Elegant Estates Private Limited      |
| Anant Raj Global Limited #  | Elevator Buildtech Private Limited   |
| Anant Raj Hotels Limited  | Elevator Promoters Private Limited   |
| Anant Raj Housing Limited   | Elevator Properties Private Limited  |
| Anant Raj Infrastructure Private Limited                            | Empire Promoters Private Limited     |
| Anant Raj Projects Limited  | Excellent Inframart Private Limited  |
| Ankur Buildcon Private Limited                                      | Fabulous Builders Private Limited    |
| A-Plus Estates Private Limited                                      | Four Construction Private Limited    |
| AR Login 4 Edu Private Limited                                      | Gadget Builders Private Limited      |
| Artistaan Private Limited [Formerly known as Romano Tiles Pvt.Ltd.] | Gagan Buildtech Private Limited      |
| BBB Realty Private Limited  | Glaze Properties Private Limited     |
| Blossom Buildtech Private Limited                                   | Goodluck Buildtech Private Limited   |
| Bolt Properties Private Limited                                     | Grand Buildtech Private Limited      |
| Capital Buildcon Private Limited                                    | Grand Park Buildtech Private Limited |
| Capital Buildtech Private Limited                                   | Grand Park Estates Private Limited   |
| Carnation Buildtech Private Limited                                 | Grandstar Realty Private Limited     |
| Century Promoters Private Limited                                   | Greatways Buildtech Private Limited  |



**PELIKAN ESTATES PRIVATE LIMITED****Notes to financial statements for the year ended March 31, 2017**

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

Anil Sarin	Director
Suraj Parkash Sethi	Director
Akhil Kumar	Director

**Note:** There is Additional loan of Rs. 5,000 taken from holding Company during the year.

**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 from holding company	Anant Raj Limited	5,000	-
2	Interest on loan	Anant Raj Limited	-	-

## c) Amount outstanding as at March 31, 2017 :

Sl. No.	Account Head	Related Party	As at March 31, 2017 Rs.	As at March 31, 2016 Rs.	As at April 01, 2015 Rs.
1	Long term borrowings repayable to holding company	Anant Raj Limited	4,01,51,900	4,01,46,900	4,01,46,900
2	Interest payable	Anant Raj Limited	6,975	6,975	6,975

## 15 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	Total
a) Closing cash in hand as on November 8, 2016	-	5,148.00	5,148.00
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>	-	5,148.00	5,148.00

16 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.

17 Previous year figures have been regrouped or recast, where ever necessary to confirm with this year's presentation.

18 Figures in brackets pertain to 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.



Anil Sarin, Director  
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**PELIKAN ESTATES PRIVATE LIMITED**  
**E-2, Jhandewalan Extension, New Delhi-110055**  
**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		(17,924)	(14,973)
Interest paid/(Received)			-
<b>Adjustment for working capital changes:</b>			
(Increase)/Decrease in other current liabilities		16,776	9,357
<b>Net cash from operating activities</b>	<b>(A)</b>	<b>(1,148)</b>	<b>(5,616)</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>			
Increase/(Decrease) in long term loans advances		-	-
<b>Net cash from investing activities</b>	<b>(B)</b>	<b>-</b>	<b>-</b>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>			
(Increase)/Decrease in long term borrowings		5,000	-
Interest Received/(Paid)		-	-
<b>Net cash from financing activities</b>	<b>(C)</b>	<b>5,000</b>	<b>-</b>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(A+B+C)</b>	<b>3,853</b>	<b>(5,616)</b>
Cash and cash equivalents - Opening balance		2,02,579	2,08,195
Cash and cash equivalents - Closing balance		2,06,431	2,02,579

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

**SIGNIFICANT ACCOUNTING POLICIES**

**2**

**NOTES TO THE FINANCIAL STATEMENTS**

**3-18**

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

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