

ROSEVIEW BUILDTECH 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				
Non current assets				
(a) Other non-current asset	3	10,342,875	10,342,875	10,342,875
Current assets				
(a) Financial Assets				
(i) Cash and cash equivalents	4	19,614	11,791	17,433
		<u>19,614</u>	<u>11,791</u>	<u>17,433</u>
TOTAL		<u>10,362,489</u>	<u>10,354,666</u>	<u>10,360,308</u>
EQUITY AND LIABILITIES				
EQUITY				
(a) Equity Share capital	5	500,000	500,000	500,000
(b) Other Equity	6	(333,540)	(313,894)	(298,719)
Total Equity		<u>166,461</u>	<u>186,106</u>	<u>201,281</u>
Non current liabilities				
(a) Financial Liabilities				
(i) Borrowings	7	10,160,000	10,150,000	10,150,000
Current liabilities				
(a) Other current liabilities	8	36,028	18,560	9,027
Total Liabilities		<u>10,196,028</u>	<u>10,168,560</u>	<u>10,159,027</u>
Total Equity and Liabilities		<u>10,362,489</u>	<u>10,354,666</u>	<u>10,360,308</u>
SIGNIFICANT ACCOUNTING POLICIES				
	2			
NOTES TO THE FINANCIAL STATEMENTS				
	3-16			


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

Deora & Associates
Chartered Accountants
By the hand of


Arun Deora
Partner
Membership No.087729

May 17, 2017
New Delhi

Directors



Rajeev Trehan(DIN 02957355)
B-201, 1st Floor, Greater Kailash, Part-I,
New Delhi-11 0048



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

ROSEVIEW BUILDTECH PRIVATE LIMITED
H-65, Connaught Circus, New Delhi-110001
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2017

Particulars	Notes	For the year ended March 31, 2017 Rs.	For the year ended March 31, 2016 Rs.
I INCOME		-	-
II EXPENSES			
Other expenses	9	19,646	15,175
Total expenses		<u>19,646</u>	<u>15,175</u>
III Profit/(Loss) before tax (I - II)		(19,646)	(15,175)
IV Tax expense		-	-
V Profit/(Loss) for the year from continuing operations (III - IV)		<u>(19,646)</u>	<u>(15,175)</u>
VI Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]			
1) Basic	10	(0.39)	(0.30)
2) Diluted	10	(0.39)	(0.30)
SIGNIFICANT ACCOUNTING POLICIES	2		
NOTES TO THE FINANCIAL STATEMENTS	3-16		

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As per report of even date.

Deora & Associates
Chartered Accountants
By the hand of

Directors

Brijinder Bhushan
Partner
Membership No.003885

So

Rajeev Trehan(DIN 02957355)
B-201, 1st Floor, Greater Kailash, Part-I,
New Delhi-11 0048

May 17, 2017
New Delhi

So

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

ROSEVIEW BUILDTECH 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	(298,719)	201,281
Profit for the year ended March 31, 2016	-	(15,175)	(15,175)
Balance as at March 31, 2016	500,000	(313,894)	186,106
Profit for the year ended March 31, 2017	-	(19,646)	(19,646)
Balance as at March 31, 2017	500,000	(333,540)	166,461

Significant Accounting Policies 2
Notes to the Financial Statements 3-16

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

Sd

Arun Deora
Partner
Membership No.087729
May 17, 2017
New Delhi.

Sd

Rajeev Trehan(DIN 02957355)
Director
B-201, 1st Floor, Greater Kailash, Part-I,
New Delhi-11 0048

Sd

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

1 Corporate Information

Roseview Buildtech Pvt. Ltd. is a wholly owned subsidiary of Anant Raj Ltd., domiciled in India and incorporated under the provisions of the Companies Act 1956. The 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) 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 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 in hand and bank balances (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) 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.

h) CASH FLOW STATEMENT

Cash flows are reported using indirect method, whereby net profit before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from regular revenue generating, investing and financing activities of the Company are segregated.

i) EARNINGS PER SHARE

The Company reports basic and diluted earnings per share (EPS) in accordance with Accounting Standard 20 on Earnings Per Share. Basic EPS is computed by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. Diluted EPS is computed by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year as adjusted for the effects of all dilutive potential equity shares, except where the results are anti-dilutive.

	As at March 31, 2017 Rs.	As at March 31, 2016 Rs.	As at April 01, 2015 Rs.
3 OTHER NON-CURRENT ASSET			
(Unsecured, considered good)			
Capital Advance			
a) Advance against purchase of land	1,000,000	1,000,000	1,000,000
b) Advance for land deposited in Court	9,171,875	9,171,875	9,171,875
c) Legal and professional fees	55,000	55,000	55,000
d) Court fee	116,000	116,000	116,000
	<u>10,342,875</u>	<u>10,342,875</u>	<u>10,342,875</u>

The Company has paid advance for purchase of agricultural land. Since the vendor was delaying execution of requisite documents, which are pre-requisite for conveying ownership of agricultural land, the Company filed the suit before the Hon'ble High Court of Delhi against the vendor for specific performance of the agreement and also seeking injunction against the vendor from selling to or creating interest in the said agricultural land in favour of any third party. The Hon'ble High Court has since restrained the vendor from alienating, transferring or entering into agreement with regard to the said agricultural land with any third party. The Company as directed by the Hon'ble High Court of Delhi had further deposited a sum of Rs. 91,71,875/-, being the balance cost of land in the Court. The Company proposes to develop the said land after getting it registered in its name.

4 CASH AND CASH EQUIVALENTS

a) Balance with bank			
- In current account	15,244	7,421	13,063
b) Cash on hand	4,370	4,370	4,370
	<u>19,614</u>	<u>11,791</u>	<u>17,433</u>

5 SHARE CAPITAL**Authorised Share Capital**

Particulars	Equity shares	
	Nos.	Rs.
1,000,000(1,000,000) equity shares of Rs. 10 (Rs. 10) each		
At April 1, 2015		
Increase/(decrease) during the year	1,000,000	10,000,000
At March 31, 2016		
Increase/(decrease) during the year	1,000,000	10,000,000
At March 31, 2017		
	<u>1,000,000</u>	<u>10,000,000</u>

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.

Issued, subscribed, and fully paid up equity capital

Equity share of Rs. 10 (Rs.10) each issued and fully paid	Nos.	Rs.
At April 1, 2015		
Increase/(decrease) during the year	50,000	500,000
At March 31, 2016		
Increase/(decrease) during the year	50,000	500,000
At March 31, 2017		
	<u>50,000</u>	<u>500,000</u>

c) Shares held by holding Company,

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

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

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

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

6 OTHER EQUITY

Retained Earning

As at April 1, 2015

(298,719)

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

(15,175)

As at March 31, 2016

(313,894)

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

(19,646)

As at March 31, 2017

(333,540)

7 BORROWINGS

(Unsecured)

a) Loan from related party

10,160,000

10,150,000

10,150,000

Loan from related party represents non interest bearing unsecured loan obtained from holding company utilised to make advances for acquiring a real estate project, which loan is repayable on divestment of the said project. There is no repayment of principal or payment of interest due by the Company as at the year end.

8 OTHER CURRENT LIABILITIES

a) Other payables

- Expenses payables

36,028

18,560

9,027

For the year
ended March
31, 2017

For the year
ended March
31, 2016

Rs.

Rs.

9 OTHER EXPENSES

a) Payment to auditors as audit fees

8,625

8,588

b) Filing fees

7,800

3,600

c) Legal and professional

2,588

2,357

d) Bank charges

633

630

19,646

15,175

- 10 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.	(19,646)	(15,175)
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.	(0.39)	(0.30)

11 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	A-Plus Estates Private Limited
Advance Buildcon Private Limited	AR Login 4 Edu Private Limited
Anant Raj Cons. & Development Private Limited	Artistaan Private Limited^
Anant Raj Estate Management Services Limited	BBB Realty Private Limited
Anant Raj Global Limited #	Blossom Buildtech Private Limited
Anant Raj Hotels Limited	Bolt Properties Private Limited
Anant Raj Housing Limited	Capital Buildcon Private Limited
Anant Raj Infrastructure Private Limited	Capital Buildtech Private Limited
Anant Raj Projects Limited	Carnation Buildtech Private Limited
Ankur Buildcon Private Limited	Century Promoters Private Limited
Echo Buildtech Private Limited	North South Properties Private Limited
Echo Properties Private Limited	Novel Buildmart Private Limited
Elegant Buildcon Private Limited	Novel Housing Private Limited
Elegant Estates Private Limited	Oriental Meadows Limited
Elevator Buildtech Private Limited	Oriental Promoters Private Limited
Elevator Promoters Private Limited	Papillion Buildtech Private Limited
Elevator Properties Private Limited	Papillon Buildcon Private Limited
Empire Promoters Private Limited	Park Land Construction & Equipment Private Ltd
Excellent Inframart Private Limited	Park Land Developers Private Limited
Fabulous Builders Private Limited	Park View Promoters Private Limited
Four Construction Private Limited	Pasupati Aluminium Limited
Gadget Builders Private Limited	Pelikan Estates Private Limited
Gagan Buildtech Private Limited	Pioneer Promoters Private Limited
Glaze Properties Private Limited	Rapid Realtors Private Limited
Goodluck Buildtech Private Limited	Redsea Realty Private Limited
Grand Buildtech Private Limited	Rising Realty Private Limited
Grand Park Buildtech Private Limited	Rolling Construction Private Limited
Grand Park Estates Private Limited	Romano Estate Management Services Limited
Grandstar Realty Private Limited	Romano Estates Private Limited
Greatways Buildtech Private Limited	Romano Infrastructure Private Limited
Green Retreat and Motels Private Limited	Romano Projects Private Limited
Green Valley Builders Private Limited	Rose Realty Private Limited
Green View Buildwell Private Limited	Roseview Properties Private Limited
Green Way Promoters Private Limited	Saiguru Buildmart Private Limited
Greenline Buildcon Private Limited	Sand Storm Buildtech Private Limited
Greenline Promoters Private Limited	Sartaj Developers & Promoters Private Limited
Greenwood Properties Private Limited	Sovereign Buildwell Private Limited
Gujarat Anant Raj Vidhyanagar Limited	Spring View Developers Private Limited
Hamara Realty Private Limited	Springview Properties Private Limited
Hemkunt Promoters Private Limited	Suburban Farms Private Limited
High Land Meadows Private Limited	Three Star Realty Private Limited
Jasmine Buildwell Private Limited	Townsend Construction & Equipment Private Ltd
Jubilant Software Services Private Limited	Turnhare Liye Realty Private Limited

ROSEVIEW BUILDTECH PRIVATE LIMITED

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

Kalinga Buildtech Private Limited	Twenty First Developers Private Limited
Kalinga Realtors Private Limited	Vibrant Buildmart Private Limited
Krishna Buildtech Private Limited	West Land Buildcon Private Limited
Monarch Buildtech Private Limited	Woodland Promoters Private Limited

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

^ Formerly Known as Romano Tiles Private Limited

Partnership firm in which holding company is partner

Ganga Bishan & Company

Key management Personnel

Rajeev Trehan	Director
Sunaini Sarin	Director
Navneet Singh Bhatia	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	For the year ended March 31, 2017 Rs.	For the year ended March 31, 2016 Rs.
1	Long term borrowings received	Anant Raj Limited	10,000	-

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 April 01, 2015 Rs.
1	Long term borrowings repayable	Anant Raj Limited	10,160,000	10,150,000	10,150,000

12 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	-	4,370	4,370
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	-	4,370	4,370

13 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 exceeding share capital and reserves of the Company as at the year end.

- 14 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.
- 15 Figures and words in brackets relate to the previous year unless otherwise indicated.
- 16 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



Rajeev Trehan(DIN 02957355)
B-201, 1st Floor, Greater Kailash, Part-I,
New Delhi-11 0048



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

May 17 , 2017
New Delhi

ROSEVIEW BUILDTECH PRIVATE LIMITED
H-65, Connaught Circus, New Delhi-110001
CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2017

		For the year ended March 31, 2017 Rs.	For the year ended March 31, 2016 Rs.
A. CASH FLOW FROM OPERATIONS			
Profit/(Loss) before tax from continuing operation		(19,646)	(15,175)
Adjustment for working capital changes:			
Increase/(Decrease) in other current liabilities		17,468	9,533
Net cash from operating activities	(A)	(2,178)	(5,642)
B. CASH FLOW FROM INVESTING ACTIVITIES			
	(B)		-
C. CASH FLOW FROM FINANCING ACTIVITIES			
Increase/(Decrease) in long term borrowings		10,000	-
Net cash used in financing activities	(C)	10,000	-
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(A+B+C)	7,823	(5,642)
Cash and cash equivalents - Opening balance		11,791	17,433
Cash and cash equivalents - Closing balance		19,614	11,791


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

Arun Deora
Partner
Membership No.087729



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