

INDEPENDENT AUDITOR'S REPORT ON FINANCIAL STATEMENTS

To the members of **Standalone Sovereign Buildwell Private Limited**

Report on the Standalone Ind AS Financial Statements

We have audited the accompanying standalone Ind AS financial statements of **Sovereign Buildwell Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2017, the Statement of Profit and Loss (including other comprehensive Income), the Cash Flow Statement and the statement of changes in equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Standalone Ind AS Financial Statements.

The Company's Board of Directors is responsible for the matters stated in Section 134 (5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act read with relevant rules issued there under.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these standalone Ind AS financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

We conducted our audit of the standalone Ind AS financial statements in accordance with the Standards on Auditing specified under Section 143 (10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the standalone Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the standalone Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the standalone Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the standalone Ind AS financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone Ind AS financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the standalone Ind AS, of the financial position of the Company as at March 31, 2017, and financial performance including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Report on Other Legal and Regulatory Requirements

As required by the Companies (Auditor's Report) Order, 2016 (the Order) issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.

As required by section 143 (3) of the Act, we report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit.
- b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- c) The Balance Sheet, the Statement of Profit and Loss, the Cash Flow Statement and Statement of changes in equity dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid standalone Ind AS financial statements comply with the Indian Accounting Standards prescribed under Section 133 of the Act.
- e) On the basis of written representations received from the directors as on March 31, 2017, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2017, from being appointed as a director in terms of section 164 (2) of the Act.
- f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
- g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - (i) The Company does not have pending litigations which would impact on its financial position in its standalone Ind AS financial statements.
 - (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - (iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - (iv) The company has provided requisite disclosures in the standalone Ind AS financial statements as to its holdings as well as dealings in Specified Bank Notes as specified in the Notification G.S.R. 308(E) dated March 30, 2017 of the Ministry of Corporate Affairs, during the period from November 8, 2016 to December 30, 2016. Based on audit procedures and relying on the management representation, we report that the disclosures are in accordance with books of account maintained by the Company and as produced to us by the management of the Company. Refer Note 20 to the standalone Ind AS financial statements.

PU-53, Vaisakha Enclave
Pitampura
New Delhi- 110088

KR & Co
Chartered Accountants
Firm Registration No. 025217N
By the hand of

May 29, 2017
New Delhi.

Rakesh Jain
Partner
Membership No. 086501

“ANNEXURE A” TO INDEPENDENT AUDITOR’S REPORT
(Referred to in paragraph Report on Other Legal and Regulatory Requirements)

- i) The Company does not own any Property, plant and equipment. Accordingly, provisions of clause (i) (a), (i) (b), (i) (c) of the order are not applicable to the Company.
- ii) The Company does not own any inventory.
- iii) The Company has granted unsecured loan to its wholly owned subsidiary covered in register maintained under section 189 of the Act:
 - a) The terms and conditions of aforesaid loans are not prejudicial to the interest of the company.
 - b) The repayments of principal receipts of principal are as per mutually agreed stipulations.
 - c) There is no overdue amount in respect of aforesaid loan.
- iv) The Company has not given any loans, provided any guarantee or security in connection with any loan and/ or acquiring securities of any other body corporate.
- v) The Company has not accepted any deposits within the meaning of sections 73 to 76 or any other relevant provisions of the Act.
- vi) The Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act in respect of activities carried out by the Company.
- vii) (a) According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has been generally regular in depositing with appropriate authorities undisputed statutory dues including provident fund, investor education and protection fund, employees’ state insurance, income-tax, sales tax, service tax, customs duty, cess, and other statutory dues applicable to it.
According to the information and explanations given to us, no undisputed amounts payable in respect of aforesaid dues were outstanding as at March 31, 2017, for a period of more than six months from the date they became payable.
(b) According to the information and explanations given to us, there are no dues of income tax, sales tax, service tax, duty of customs, duty of excise, value added tax and cess that have not been deposited by the Company with appropriate authorities on account of dispute.
- viii) The Company does not have any loans or borrowings from any financial institutions, banks, Government or debenture holders during the year.
- ix) The Company did not raise any money by way of initial public offer or further public offer and term loans during the year.
- x) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or any fraud on the Company by its officers or employees has been noticed or reported during the year.
- xi) The Company has not paid any managerial remuneration during the year.
- xii) The Company is not a nidhi company.

- xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the Ind AS financial statements as required by the applicable accounting standards.
- xiv) The Company has not made any preferential allotment or private placement of shares during the year under review.
- xv) The Company has not entered into any non-cash transactions with directors or persons connected with him.
- xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

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Rakesh Jain
Partner
Membership No.086501

“ANNEXURE B” TO INDEPENDENT AUDITOR’S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS

Report on the Internal Financial Controls under Clause (i) of sub-section 3 of the section 143 of the Act

We have audited the internal financial controls over financial reporting of **Sovereign Buildwell Private Limited** (“the Company”) as of March 31, 2017, in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company’s management is responsible for laying down and maintaining internal financial controls based on ‘the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance note on Audit of Internal Financial Controls Over Financial Reporting (Guidance Note) issued by the Institute Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor’s Responsibility

Our responsibility is to express an opinion on the Company’s internal financial controls over financial reporting based on our audit.

We conducted our audit in accordance with the Standards of Auditing, to the extent applicable to an audit of internal financial controls and the Guidance Note, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain the reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the standalone Ind AS financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A Company’s internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone Ind AS financial statements for external purposes in accordance with generally accepted accounting principles. A Company’s internal financial control over financial reporting includes those policies and procedures that (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (ii) provide reasonable assurance

that transactions are recorded as necessary to permit preparation of standalone Ind AS financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations of management and directors of the Company; and (iii) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the standalone Ind AS financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of its inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not to be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2017, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

PU-53, Vishakha Enclave,
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New Delhi- 110088

KR & Co
Chartered Accountants
Firm Registration No. 025217N
By the hand of

May 29, 2017
New Delhi.

Rakesh Jain
Partner
Membership No.086501

Sovereign Bulldwell Private Limited
H-65, Connaught Circus, New Delhi-110001.
Balance Sheet as at March 31, 2017

Particulars	Note	March 31, 2017	March 31, 2016	April 1, 2015
		Rs.	Rs.	Rs.
ASSETS				
Non-current assets				
Financial assets				
Investments	2	10,00,000	10,00,000	10,00,000
Other non-current assets	3	21,68,07,750	21,68,07,750	21,68,07,750
Total non-current assets		21,78,07,750	21,78,07,750	21,78,07,750
Current assets				
Financial assets				
Cash and cash equivalents	4	14,952	41,273	68,434
Loans	5	1,58,000	40,000	29,85,500
Others	6	1,650	1,650	1,650
Other current assets	7	70,00,000	71,50,000	70,00,000
Total current assets		71,74,602	72,32,923	1,00,55,584
TOTAL ASSETS		22,49,82,352	22,50,40,673	22,78,63,334
EQUITY AND LIABILITIES				
EQUITY				
Equity share capital	8	5,00,000	5,00,000	5,00,000
Other equity		(8,49,857)	(2,38,127)	(2,06,802)
Total equity		(3,49,857)	2,61,873	2,93,198
LIABILITIES				
Non-current liabilities				
Financial liability				
Borrowings	9	22,52,10,005	22,47,20,005	22,75,25,505
Total non-current liabilities		22,52,10,005	22,47,20,005	22,75,25,505
Current liabilities				
Financial liability				
Other financial liability	10	28,032	28,032	28,032
Other current liabilities	11	94,172	30,763	16,599
Total current liabilities		1,22,204	58,795	44,631
Total liabilities		22,53,32,209	22,47,78,800	22,75,70,136
TOTAL EQUITY AND LIABILITIES		22,49,82,352	22,50,40,673	22,78,63,334

Significant Accounting Policies

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Notes to the Financial Statements

2-23

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

KR & Co.
Chartered Accountants
By the hand of

Rakesh Jain
Partner
Membership no. 086501
May 29, 2017
New Delhi.

Jai Prakash, Director
DIN: 07290022
119/1, Rameshwar Nagar No-1,
Azadpur, North West,
New Delhi-110033

N S Rajpoot, Director
DIN: 05286799
Main Road, Near Rajasthan Emplorium
Bhooteshwar Colony,
Gwalior-474 012

Sovereign Buildwell Private Limited
H-65, Connaught Circus, New Delhi-110001.
Statement of Profit and Loss for the year ended March 31, 2017

Particulars	Note	March 31, 2017	March 31, 2016
		Rs.	Rs.
INCOME		-	-
EXPENSES			
Other expenses	12	6,11,730	31,325
Total expenses		<u>6,11,730</u>	<u>31,325</u>
Loss before tax		(6,11,730)	(31,325)
Less: Tax expense		-	-
Loss for the year		<u>(6,11,730)</u>	<u>(31,325)</u>

Earnings per share [equity share, par value of Rs. 10 (March 2016: Rs. 10) each]
Basic and diluted

(12.23) (0.63)

Significant Accounting Policies
Notes to the Financial Statements

1
2-23

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May 29, 2017
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Sovereign Buildwell 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	5,00,000	(2,06,802)	2,93,198
Changes in equity for the year ended March 31, 2016	-	-	-
Profit for the year ended March 31, 2016	-	(31,325)	(31,325)
Balance as at March 31, 2016	5,00,000	(2,38,127)	2,61,873
Changes in equity for the year ended March 31, 2017	-	-	-
Profit for the year ended March 31, 2017	-	(6,11,730)	(6,11,730)
Balance as at March 31, 2017	5,00,000	(8,49,857)	(3,49,857)

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

KR & Co.
Chartered Accountants
By the hand of

Rakesh Jain
Partner
Membership no. 086501
May 29, 2017
New Delhi.

Jai Prakash, Director
DIN: 07290022
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N S Rajpoot, Director
DIN: 05286799
Main Road, Near Rajasthan Emporium
Bhooteshwar Colony,
Gwalior-474 012

Corporate Information

Sovereign Buildwell 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.

1 Significant Accounting Policies

a) Basis of preparation of financial statements

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and presentation requirements of Division II of Schedule III to the Companies Act, 2013, (Ind AS compliant Schedule III), as applicable to the Company.

For all periods up to and including the year ended March 31, 2016, the Company prepared its financial statements in accordance with Indian GAAP, including accounting standards notified under the section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014. These financial statements for the year ended March 31, 2017 are the first the Company has prepared in accordance with Ind-AS.

The Company has adopted all the Ind AS standards and the adoption was carried out in accordance with Ind AS 101 First time adoption of Indian Accounting Standards. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

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) Financial instruments

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through profit or loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

Investment in subsidiaries

Investment in subsidiaries is carried at cost in the separate financial statement.

d) Revenue recognition

Income and expenditure are accounted for on accrual basis.

e) Income taxes

Current income tax for current and prior periods is recognized at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date.

f) Cash flow statement

Cash flows are reported using the 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 operating, investing and financing activities of the Company are segregated based on the available information.

g) Earnings per share

Basic earnings per equity share is computed by dividing the net profit attributable to the equity holders of the Company by the weighted average number of equity shares outstanding during the period. Diluted earnings per equity share is computed by dividing the net profit attributable to the equity holders of the Company by the weighted average number of equity shares considered for deriving basic earnings per equity share and also the weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares. The dilutive potential equity shares are adjusted for the proceeds receivable had the equity shares been actually issued at fair value (i.e. the average market value of the outstanding equity shares). Dilutive potential equity shares are deemed converted as of the beginning of the period, unless issued at a later date. Dilutive potential equity shares are determined independently for each period presented.

h) 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.

Sovereign Buildwell Private Limited

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

Particulars	March 31, 2017	March 31, 2016	April 1, 2015
	Rs.	Rs.	Rs.
2 Investments			
Non-current			
Unquoted equity instruments			
Investments in subsidiaries			
50,000 (March 31, 2016: 50,000, April 1, 2015: 50,000) equity shares of Rs. 10 (March 31, 2016: Rs. 10, April 1, 2015: Rs. 10) each fully paid up in Excellent Inframart Pvt. Ltd.	5,00,000	5,00,000	5,00,000
50,000 (March 31, 2016: 50,000, April 1, 2015: 50,000) equity shares of Rs. 10 (March 31, 2016: Rs. 10, April 1, 2015: Rs. 10) each fully paid up in Sartaj Developers & Promoters Pvt. Ltd.	5,00,000	5,00,000	5,00,000
Aggregate cost of unquoted investments	<u>10,00,000</u>	<u>10,00,000</u>	<u>10,00,000</u>
3 Other non-current asset			
Capital advances	<u>21,68,07,750</u>	<u>21,68,07,750</u>	<u>21,68,07,750</u>
4 Cash and cash equivalents			
Balance with bank in current account	11,220	37,541	64,662
Cash on hand	3,732	3,732	3,772
	<u>14,952</u>	<u>41,273</u>	<u>68,434</u>
5 Loans			
Unsecured, considered good			
Loans to related party [^]	<u>1,58,000</u>	<u>40,000</u>	<u>29,85,500</u>

[^] Loans to related parties represents unsecured loans given to Subsidiary companies, utilized for meeting developmental costs of a real estate project, which loans are repayable wherever stipulated as mutually agreed. There is no repayment of principal due by the Subsidiaries as at the year end.

6 Other financial assets			
Interest accrued	<u>1,650</u>	<u>1,650</u>	<u>1,650</u>
7 Other current assets			
Advances other than capital advances			
Advances recoverable in cash or in kind	70,00,000	70,00,000	70,00,000
Stamp papers in hand	-	1,50,000	-
	<u>70,00,000</u>	<u>71,50,000</u>	<u>70,00,000</u>

Particulars	Equity Shares	
	Nos.	Rs.
Equity share of Rs. 10 (March 31, 2016: Rs. 10, April 1, 2015: Rs. 10) each		
At April 1, 2015	50,000	5,00,000
Increase/(decrease) during the year	-	-
At March 31, 2016	50,000	5,00,000
Increase/(decrease) during the year	-	-
At March 31, 2017	<u>50,000</u>	<u>5,00,000</u>
Issued, subscribed and paid up equity capital	Nos.	Rs.
Equity share of Rs. 10 (March 31, 2016: Rs. 10, April 1, 2015: Rs. 10) each issued and fully paid		
At April 1, 2015	50,000	5,00,000
Increase/(decrease) during the year	-	-
At March 31, 2016	50,000	5,00,000
Increase/(decrease) during the year	-	-
At March 31, 2017	<u>50,000</u>	<u>5,00,000</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 shareholder.

Shares held by holding Company

	March 31, 2017	March 31, 2016	April 1, 2015
	Rs.	Rs.	Rs.
Anant Raj Limited			
50,000 (March 31, 2016: 50,000, April 1, 2015: 50,000) equity shares of Rs. 10 (March 31, 2016: Rs. 10, April 1, 2015: Rs. 10) each fully paid up	<u>5,00,000</u>	<u>5,00,000</u>	<u>5,00,000</u>

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

	As at March 31, 2017		As at March 31, 2016		As at April 1, 2015	
	Nos.	% holding in the class	Nos.	% holding in the class	Nos.	% holding in the class
Anant Raj Limited, holding company	50,000	100%	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 up

Sovereign Bulldwell Private Limited

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

Particulars	March 31, 2017	March 31, 2016	April 1, 2015
	Rs.	Rs.	Rs.
9 Borrowings			
Non-current			
Unsecured			
Loan from related party*	22,52,10,005	22,47,20,005	22,75,25,505
* Loan from related party represents unsecured loan obtained from holding company utilized to make advances for acquiring a real estate project and making investment in subsidiaries along with giving loans to its subsidiaries, which loans are repayable on divestment of the said project and investments. There is no payment of principal due by the Company as at the year end.			
10 Other financial liability			
Interest payable	28,032	28,032	28,032
11 Other current liabilities			
Other payables			
Expenses payable	94,172	30,763	13,483
Statutory dues	-	-	3,116
	94,172	30,763	16,599

Particulars	March 31, 2017	March 31, 2016
	Rs.	Rs.
12 Other expenses		
Payment to auditors as audit fees	13,800	13,740
Filing fees	42,800	8,840
Legal and professional	88,849	8,104
Bank charges	638	641
Penalty on Service tax	2,15,445	-
Interest paid on late deposit of TDS	198	-
Court fee	2,50,000	-
	6,11,730	31,325

Sovereign Buildwell Private Limited
Notes to financial statements for the year ended March 31, 2017

Particulars	March 31, 2017	March 31, 2016
	Rs.	Rs.

13 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	March 31, 2016
	Rs.	Rs.
(i) In respect of term loans and working capital facilities* [Against which outstanding amount of term loans and working capital facilities as at March 31, 2017, was Rs. 7,64,13,07,024 (Rs. 6,92,84,90,846)]	9,44,45,00,000	7,94,45,00,000

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

14 The Company has filed a suit for recovery for an amount of Rs. 73,28,125, together with interest at the rate 18 % per annum, against one Dalbir who has represented himself as owner of a piece of land in Village Kadarapur, Gurugram, Haryana, and; based upon such representation, the Company had paid the entire sale consideration to him. It later transpired that Dalbir did not possess clear marketable title to the said land. The matter is still sub judice.

The Company had purchased a piece of land in vilage Ullawas, half share of which is being claimed by certain persons to be their property on basis of their inheritance. The possession of such land continues to be with the company and no stay order against such possession has been granted by any Court. The matter is still sub judice.

15 The Company has 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 lands. The title of lands is with the Company.

16 As per the best estimates and in the opinion of the Board of Directors of the Company, no provision is required to be made towards diminution in the value of investments during the year.

17 The Company has not recognized deferred tax assets as it is not probable that taxable profit will be available against which the unused tax losses can be utilised.

18 Earning per share

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		March 31, 2017	March 31, 2016
Loss for the year	Rs.	(6,11,730)	(31,325)
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.	(12.23)	(0.63)

19 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

Subsidiary companies

Excellent Inframart Private Limited

Sartaj Developers & Promoters Private Limited

Fellow Subsidiaries

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

Sovereign Buildwell Private Limited

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

Grand Star Realty Private Limited	Park View Promoters Private Limited
Greatways Buildtech Private Limited	Pasupati Aluminium Limited
Green Retreat and Motels Private Limited	Pelikan Estates Private 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 Estates Private Limited
Gujarat Anant Raj Vidhyanagar Limited	Romano Estate Management Services Limited
Hamara Realty Private Limited	Romano Infrastructure Private Limited
Hemkunt Promoters Private Limited	Romano Projects Private Limited
Highland 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	Spring View Developers Private Limited
Monarch Buildtech Private Limited	Springview Properties Private Limited
North South Properties Private Limited	Suburban Farms Private Limited
Novel Buildmart Private Limited	Three Star Realty Private Limited
Novel Housing Private Limited	Townsend Construction & Equipment Private Limited
Oriental Meadows Limited	Tumhare Liye Realty Private Limited
Oriental Promoters Private Limited	Twenty First Developers Private Limited
Papillion Buildtech Private Limited	Vibrant Buildmart Private Limited
Papillon Buildcon Private Limited	West Land Buildcon Private Limited
Park Land Construction & Equipment Private Limited	Woodland Promoters Private Limited
Park Land Developers Private Limited	

Anant Raj Global Limited becomes 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

Sharda Sarin *	Director
Maneesh Gupta	Director
Jai Prakash	Director
Narayan Singh Rajpoot^	Additional Director
Anil Kumar Singh #	Director

* Resigned on March 10, 2017

Resigned on February 24, 2017

^ Appointed on March 10, 2017

Note: Related party relationship is as identified by the management of the Company.

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

S No.	Nature of Transactions	Related Party	March 31, 2017	March 31, 2016	April 1, 2015
			Rs.	Rs.	Rs.
1	Loan received	Anant Raj Limited	4,90,000	1,60,000	6,60,000
2	Loan repaid	Anant Raj Limited	-	29,65,500	4,25,000
3	Loans repaid	Sartaj Developers & Promoters	-	29,65,500	1,75,000
4	Loans given	Sartaj Developers & Promoters Pvt. Ltd.	1,15,000	10,000	30,500
		Excellent Inframart Pvt Ltd	3,000	10,000	30,000
5	Interest expense on borrowings	Anant Raj Limited	-	-	31,148
6	Interest income on borrowings	Subsidiaries	-	-	1,650
5	Guarantee given on behalf	Anant Raj Limited	1,65,00,00,000	2,40,00,00,000	2,85,00,00,000

c) Amount outstanding as at March 31, 2017:

S No.	Account head	Related Party	March 31, 2017	March 31, 2016	April 1, 2015
			Rs.	Rs.	Rs.
1	Non-current borrowings	Anant Raj Limited	22,52,10,005	22,47,20,005	22,75,25,505
2	Current loans	Sartaj Developers & Promoters Pvt. Ltd.	1,15,000	-	29,55,500
		Excellent Inframart Pvt. Ltd.	43,000	40,000	30,000
3	Non-current investments	Excellent Inframart Pvt. Ltd.	5,00,000	5,00,000	5,00,000
		Sartaj Developers & Promoters Pvt. Ltd.	5,00,000	5,00,000	5,00,000
4	Other financial liability	Anant Raj Limited	28,032	28,032	28,032
5	Other financial assets	Sartaj Developers & Promoters Pvt. Ltd.	740	740	740
6	Other financial assets	Excellent Inframart Pvt. Ltd.	910	910	910

Sovereign Buildwell Private Limited
Notes to financial statements for the year ended March 31, 2017

20 Details of Specified Bank Notes (SBNs) held and transacted during the period from November 8, 2016 to December 30, 2016:

Particulars	SBNs	Other denomination notes	Total
	Rs.	Rs.	Rs.
a) Closing cash in hand as on November 8, 2016		3,732	3,732
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		3,732	3,732

21 First time adoption of Ind AS

The Company being subsidiary of Anant Raj Limited has prepared financial statements which comply with Ind AS applicable for year ending on or after 31 March 2017, together with the comparative period data as at and for the year ended 31 March 2016, as described in the summary of significant accounting policies. In preparing these financial statements, the Companies opening balance sheet was prepared as at 1 April 2015, the Company's date of transition to Ind AS.

22 In the opinion of the management, the current assets, short term loans and advances, 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/recast, where ever necessary to confirm with this year's presentation.

The accompanying notes are an integral part of the financial statements.

May 29, 2017
New Delhi.

Jai Prakash, Director
DIN: 07290022
119/1, Rameshwar Nagar No-1,
Azadpur, North West,
New Delhi-110033

N S Rajpoot, Director
DIN: 05286799
Main Road, Near Rajasthan Emporium
Bhooteshwar Colony,
Gwalior-474 012

Sovereign Buildwell Private Limited
H-65, Connaught Circus, New Delhi-110001.
Cash Flow Statement for the year ended March 31, 2017

Particulars	March 31, 2017	March 31, 2016
	Rs.	Rs.
A. Cash Flow From Operations		
Loss for the year	(6,11,730)	(31,325)
Operating Profit Before Working Capital Changes	(6,11,730)	(31,325)
(Increase)/decrease in other current assets	1,50,000	(1,50,000)
Increase/(decrease) in other current liabilities	63,409	14,164
Cash generated from operations	(3,98,321)	(1,67,161)
Tax paid during the year	-	-
Net cash from operating activities	(3,98,321)	(1,67,161)
B. Cash Flow From Investing Activities	-	-
C. Cash Flow From Financing Activities		
Increase/(decrease) in long term borrowings	4,90,000	(28,05,500)
Decrease/(increase) in short term loans and advances	(1,18,000)	29,45,500
Net cash used in financing activities	3,72,000	1,40,000
Net Increase/(Decrease) in cash and cash equivalents	(A+B+C)	(26,321)
Cash and cash equivalents at the beginning of the year	41,273	68,434
Cash and cash equivalents at the end of the year	14,952	41,273

Significant Accounting Policies

Notes to the Financial Statements

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

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2-23

KR & Co.
Chartered Accountants
By the hand of

Rakesh Jain
Partner
Membership no. 086501
May 29, 2017
New Delhi.

Jai Prakash, Director
DIN: 07290022
119/1, Rameshwar Nagar No-1,
Azadpur, North West,
New Delhi-110033

N S Rajpoot, Director
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