



**Capital Buildcon Private Limited**  
E-2, Ara Centre Jhandewalan Extension, New Delhi-110055  
**Balance Sheet as at March 31, 2018**


Particulars	Notes	As at March 31, 2018	As at March 31, 2017
		Rs.	Rs.
<b>ASSETS</b>			
<b>Non-current assets</b>			
Capital work in progress	2	1,45,615	1,45,615
Investment property	3	5,30,15,000	5,30,15,000
		<u>5,31,60,615</u>	<u>5,31,60,615</u>
<b>Current assets</b>			
<b>Financial assets</b>			
Cash and cash equivalents	4	24,030	19,094
		<u>24,030</u>	<u>19,094</u>
<b>TOTAL ASSETS</b>		<u>5,31,84,644</u>	<u>5,31,79,708</u>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity share capital	5	5,00,000	5,00,000
Other equity		4,660	(5,661)
<b>Total equity</b>		<u>5,04,660</u>	<u>4,94,339</u>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
<b>Financial Liabilities</b>			
Loan	6	5,26,55,000	5,26,55,000
<b>Current liabilities</b>			
<b>Financial liabilities</b>			
Other	7	21,404	30,369
Current tax liability (net)	8	3,580	-
<b>Total current liabilities</b>		<u>24,984</u>	<u>30,369</u>
<b>Total liabilities</b>		<u>5,26,79,984</u>	<u>5,26,85,369</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>5,31,84,644</u>	<u>5,31,79,708</u>
<b>Significant Accounting Policies</b>	<b>1</b>		
<b>Notes to the Financial Statements</b>	<b>2-17</b>		

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

Anshul Sharma   
Partner  
Membership no. 540595  
May 24, 2018  
New Delhi.

  
Gaurav Sharma(DIN 07143106)  
B-28, Ground Floor,  
Kalkaji, South Delhi-110009

  
Saloni Munjal (DIN 02299907)  
B-109, Greater Kailash, Part-I,  
Delhi-110048


**Capital Buildcon Private Limited**  
E-2, Ara Centre Jhandewalan Extension, New Delhi-110055  
**Statement of Profit and Loss for the year ended March 31, 2018**


Particulars	Notes	Year ended March 31, 2018 Rs.	Year ended March 31, 2017 Rs.
<b>INCOME</b>			
Other income	9	30,000	-
<b>EXPENSES</b>			
Other expenses	10	16,099	13,321
Expenses incurred during the year transferred to preoperative expenditures pending capitalisation		-	13,321
<b>Total expenses</b>		<b>16,099</b>	<b>-</b>
<b>Profit before tax</b>		<b>13,901</b>	<b>-</b>
<b>Tax expense</b>			
Current tax		3,580	-
<b>Profit after tax</b>		<b>10,321</b>	<b>-</b>
<b>Other Comprehensive Income</b>		<b>-</b>	<b>-</b>
<b>Total Comprehensive Income</b>		<b>10,321</b>	<b>-</b>
Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]			
Basic and Diluted	11	0.21	-
<b>Significant Accounting Policies</b>	1		
<b>Notes to the Financial Statements</b>	2-17		

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**Capital Buildcon Private Limited**  
E-2, Ara Centre Jhandewalan Extension, New Delhi-110055  
**Statement of Changes in Equity for the year ended March 31, 2018**


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 March 31, 2017	5,00,000	(5,661)	4,94,339
Profit for the year		10,321	10,321
Balance as at March 31, 2018	<u>5,00,000</u>	<u>4,660</u>	<u>5,04,660</u>
Significant Accounting Policies	1		
Notes to the Financial Statements	2-17		

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**Corporate Information**

Capital Buildcon Private Limited is wholly owned subsidiary of Highland Meadows Private 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**

These financial statements are prepared in accordance with Indian Accounting Standard (IndAS), under the historical cost convention on the accrual basis except for certain financial instruments which are measured at fair values, the provisions of the Companies Act, 2013 ('the Act') (to the extent notified) and guidelines issued by the Securities and Exchange Board of India (SEBI). The Ind AS are prescribed under Section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015, and relevant amendment rule issued there after.

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) Investment properties**

The Company measures investment properties initially at cost, including transaction cost. Subsequent to initial recognition,

investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

The Company discloses the fair value of investment properties in notes. Fair values are determined based on annual evaluation performed by the accredited external independent valuer applying evaluation model recommended by the International Valuation Standards Committee.

Investment properties are derecognized either when they have been disposed off or when they have been permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of derecognition.

**d) Capital work-in-progress**

Capital work in progress represents expenditure incurred in respect of capital projects which are carried at cost. Cost includes land, related acquisition expenses, development and construction costs, borrowing costs and other direct expenditure.

**e) Financial instruments**

**Initial & Subsequent Measurement:**

Loans obtained from holding company is measured at historical cost as it is payable on demand. Accordingly, in accordance with the provisions of Ind AS-113 Fair Valuation Measurement issued by Ministry of Corporate Affairs, fair value of loans payable on demand will not be less than its historical cost.

**Current versus non current classification**

The Company presents its assets and liabilities in the financial statements based on current and non-current classification.

**An asset is treated as current when it is:**

- (i) Expected to be realised in, or is intended for sale or consumption in, the Company's normal operating cycle;
- (ii) Held primarily for the purpose of being traded;
- (iii) Expected to be realised within twelve month after the reporting date; or
- (iv) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting date.

The Company classifies all other assets as non-current.

**A liability is current when it is:**

- (i) It is expected to be settled in the Company's normal operating cycle;
- (ii) It is held primarily for the purpose of being traded;
- (iii) It is due to be settled within twelve months after the reporting date; or

(iv) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting date. The Company classifies all other liabilities as non-current.

**f) Revenue recognition**

Income and expenditure are accounted for on accrual basis.

**g) Income taxes**

**Current tax**

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.

**Deferred tax**

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The carrying amount of Deferred tax liabilities and assets are reviewed at the end of each reporting period.

**h) 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.

**i) Cash and cash equivalents**

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

**j) 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.

**k) 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.

**Capital Buildcon Private Limited**

Notes to financial statements for the year ended March 31, 2018

Particulars	March 31, 2018	March 31, 2017
	Rs.	Rs.
<b>2 Capital work in progress</b>		
Preoperative expenditure pending capitalisation		
Opening balance	1,45,615	1,32,294
Addition during the year	-	13,321
	<u>1,45,615</u>	<u>1,45,615</u>
<b>3 Investment property</b>		
Land		
Opening balance	5,30,15,000	5,30,15,000
Addition during the year	-	-
	<u>5,30,15,000</u>	<u>5,30,15,000</u>

**Estimate of Fair value**

The fair value of Investment property is Rs. 800 Lakh (Rs. 800 Lakh). These valuations are based on best evidence of fair value is current prices in the active market of similar properties. The fair valuation of investment property has been determined by the management.

**4 Cash and cash equivalents**

Cash in hand	6,832	6,832
Balances with bank in current account	17,198	12,262
	<u>24,030</u>	<u>19,094</u>

**5 Equity share capital****Authorized**

50,000 (50,000) equity shares of Rs.10 (Rs.10) each	<u>5,00,000</u>	<u>5,00,000</u>
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**Issued, subscribed and paid up equity capital**

50,000 (50,000) equity shares of Rs.10 (Rs.10) each	<u>5,00,000</u>	<u>5,00,000</u>
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**Reconciliation of equity shares outstanding at the beginning and at the end of the reporting period:**

	As at March 31, 2018		As at March 31, 2017	
	Number	Amount (Rs.)	Number	Amount (Rs.)
Number of shares outstanding at the beginning of the year	50,000	5,00,000	50,000	5,00,000
Number of shares outstanding at the end of the year	<u>50,000</u>	<u>5,00,000</u>	<u>50,000</u>	<u>5,00,000</u>

**Notes:****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.

**Capital Buildcon Private Limited**

Notes to financial statements for the year ended March 31, 2018

Particulars	March 31, 2018 Rs.	March 31, 2017 Rs.		
<b>Shares held by the holding Company</b>				
<b>High Land Meadows Pvt. Ltd.</b>	5,00,000	5,00,000		
*50,000 (*50,000) equity shares of Rs. 10 (Rs.10) each fully paid up				
*Includes 6 (6) equity shares held by nominees of the holding company. Anant Raj Limited				
<b>Details of shareholders holding more than 5% shares in the Company</b>				
Name of the Shareholder	As at March 31, 2018		As at March 31, 2017	
	Nos.	% holding in the class	Nos.	% holding in the class
<b>High Land Meadows Pvt. Ltd. holding company</b>	50,000	100%	50,000	100%
Equity share of Rs. 10 ( Rs. 10) each issued and fully paid up				
<b>6 Loan</b>				
Unsecured, Considered good				
Loan from related party			5,26,55,000	5,26,55,000
			<u>5,26,55,000</u>	<u>5,26,55,000</u>
^ Loan from related party represents non-interest bearing unsecured loans obtained from its holding Company (Highland Meadows Pvt. Ltd.), which loan is repayable wherever stipulated or as mutually agreed . There is no repayment of principal or payment of interest due by the Company as at the year end.				
<b>7 Other financial liabilities</b>				
Interest payable			666	666
Expenses payable			20,738	29,703
			<u>21,404</u>	<u>30,369</u>
<b>8 Current tax liability (net)</b>				
Provision for income tax			3,580	-
			<u>3,580</u>	<u>-</u>
<b>9 Other income</b>				
Miscellaneous income			30,000	-
			<u>30,000</u>	<u>-</u>
<b>10 Other expenses</b>				
Audit fees			8,850	8,625
Filing fee			4,800	3,200
Professional charges			1,800	863
Bank charges			649	633
			<u>16,099</u>	<u>13,321</u>

**Capital Buildcon Private Limited**

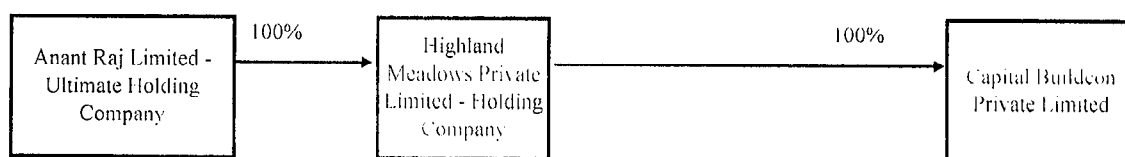
Notes to financial statements for the year ended March 31, 2018

**11 Earnings 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

Particulars		March 31, 2018	March 31, 2017
Profit/(Loss) attributable to equity shareholders	Rs	10,321	-
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.	0.21	-

- 12 The Company purchased land for development of a real estate project in Haryana. Expenses incurred by the Company during the year considered to enhance the value of the development project, have been accounted under the head 'Preoperative Expenditure Pending Capitalization' and the same shall be capitalized by way of apportionment over the fixed assets to be created on completion of development in progress.

**13 Shareholding details as at March 31, 2018:****14 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 relationships:

**Ultimate Holding Company**

Anant Raj Limited

**Fellow Subsidiaries of holding Company**

Aakashganga Realty Private Limited  
 Anant Raj Cons. & Development Private Limited  
 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 Limited  
 Ankur Buildcon Private Limited  
 A-Plus Estates Private Limited  
 AR Login 4 Edu Private Limited  
 Artistaan Private Limited  
*[Formerly known as Romano Tiles Private Limited]*  
 BBB Realty Private Limited  
 Blossom Buildtech Private Limited  
 Bolt Properties Private Limited  
 Capital Buildcon Private Limited  
 Capital Buildtech Private Limited  
 Carnation Buildtech Private Limited  
 Century Promoters Private Limited  
 Echo Buildtech Private Limited  
 Echo Properties Private Limited  
 Elegant Buildcon Private Limited  
 Elegent Estates Private Limited  
 Elevator Buildtech Private Limited  
 Elevator Promoters Private Limited  
 Elevator Properties Private Limited

**Holding Company**

High Land Meadows Pvt. Ltd.

Gagan Buildtech Private Limited  
 Glaze Properties Private Limited  
 Goodluck Buildtech Private Limited  
 Grand Buildtech Private Limited  
 Grand Park Estates Private Limited  
 GrandPark Buildtech Private Limited  
 Grand Star Realty Private Limited  
 Greatways Buildtech Private Limited  
 Green Retreat and Motels Private Limited  
 Green Valley Builders Private Limited  
 Green View Buildwell Private Limited  
 Green Way Promoters Private Limited  
 Greenline Buildcon Private Limited  
 Greenline Promoters Private Limited  
 Greenwood Properties Private Limited  
 Gujarat Anant Raj Vidhyanagar Limited  
 Hamara Realty Private Limited  
 Hemkunt Promoters Private Limited  
 Jasmine Buildwell Private Limited  
 Jubilant Software Services Private Limited  
 Kalinga Buildtech Private Limited  
 Kalinga Realtors Private Limited  
 Krishna Buildtech Pvt. Ltd.  
 Monarch Buildtech Private Limited  
 North South Properties Private Limited  
 Novel Buildmart Private Limited  
 Novel Housing Private Limited



**Capital Buildcon Private Limited**

Notes to financial statements for the year ended March 31, 2018

Empire Promoters Private Limited	Oriental Meadows Limited
Excellent Inframart Private Limited	Oriental Promoters Private Limited
Fabulous Builders Private Limited	Papillion Buildtech Private Limited
Four Construction Private Limited	Papillon Buildcon Private Limited
Gadget Builders Private Limited	Park Land Construction & Equipment Private Limited
Park Land Developers Private Limited	Roseview Properties Private Limited
Park View Promoters Private Limited	Saiguru Buildmart Private Limited
Pasupati Aluminium Limited	Sand Storm Buildtech Private Limited
Pelikan Estates Private Limited	Sartaj Developers & Promoters Private Limited
Pioneer Promoters Private Limited	Sovereign Buildwell Private Limited
Rapid Realtors Private Limited	Spring View Developers Private Limited
Redsea Realty Private Limited	Springview Properties Private Limited
Rising Realty Private Limited	Suburban Farms Private Limited
Rolling Construction Private Limited	Three Star Realty Private Limited
Romano Estates Private Limited	Townsend Construction & Equipment Private Limited
Romano Estate Management Services Limited	Tumhare Liye Realty Private Limited
Romano Infrastructure Private Limited	Twenty First Developers Private Limited
Romano Projects Private Limited	Vibrant Buildmart Private Limited
Rose Realty Private Limited	West Land Buildcon Private Limited
Roseview Buildtech Private Limited	Woodland Promoters Private Limited

**Partnership firm in which ultimate holding company is partner**

Ganga Bishan &amp; Company

**Key management Personnel**

Saloni Munjal	Director
Ajay Singh Pathania	Director
Gaurav Sharma	Director

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

Sl.	Nature of Transactions	Related Party	For the year ended March 31, 2018 Rs.	For the year ended March 31, 2017 Rs.
1	Long term borrowings received from holding company	High Land Meadows Pvt Ltd	-	5,000

**c) Amount outstanding as at March 31, 2018:**

Sl. No.	Account Head	Related Party	For the year ended March 31, 2018	For the year ended March 31, 2017
1	Long term borrowings repayable to holding company	High Land Meadows Pvt Ltd	5,26,55,000	5,26,55,000
2	Interest payable on loan	High Land Meadows Pvt Ltd	666	666

**Note:** The related party relationships are as identified by the management.**15** In the opinion of the management, the other current assets, if realized in the ordinary course of business would yield a sum at least equal to that stated in the Balance Sheet.**16** Figures and words in brackets relate to the previous year unless otherwise indicated.**17** Previous year figures have been regrouped/recast, where ever necessary, to confirm with this year's presentation.

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**Cash Flow Statement for the year ended March 31, 2018**

Particulars	Notes	As at March 31, 2018	As at March 31, 2017
		Rs.	Rs.
<b>A. Cash flow from operations</b>			
Profit before tax from continuing operations		13,901	-
<b>Operating profit before working capital changes</b>		13,901	-
Increase/(Decrease) in other current liabilities		(8,965)	10973
<b>Net cash from operating activities</b>		4,936	10,973
<b>B. Cash flow from investing activities</b>			
Addition to capital work-in-progress		-	(13,321)
<b>Net cash from investing activities</b>		-	(13,321)
<b>C. Cash flow from financing activities</b>			
Increase/(Decrease) in long term borrowings		-	5,000
<b>Net cash from financing activities</b>		-	5,000
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>		4,936	2,653
Cash and cash equivalents - Opening balance at the beginning of the year		19,094	16,441
Cash and cash equivalents - Closing balance at the end of the year		24,030	19,094


**Significant Accounting Policies**


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
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