

INDEPENDENT AUDITOR'S REPORT ON FINANCIAL STATEMENTS

To the members of **Greatways Buildtech Private Limited**

Report on the Ind AS Financial Statements

We have audited the accompanying Ind AS financial statements of **Greatways Buildtech Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2018, 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 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 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 thereunder.

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 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 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 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 Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the 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 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 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 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 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 Ind AS, of the financial position of the Company as at March 31, 2018, 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 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, 2018, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2018, 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 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.

PU-53, Vaisakha Enclave
Pitampura
New Delhi- 110088

May 15, 2018
New Delhi.

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


Anshul Sharma
Partner
Membership No. 540595

"ANNEXURE A" TO INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph Report on Other Legal and Regulatory Requirements)


- i) (a) The Company is maintaining proper records showing full particulars, including quantitative details and situation of investment property.
(b) As explained to us, all the investment property have been physically verified by the management in a phased periodical manner, which in our opinion is reasonable, having regard to the size of the Company and nature of its assets. No material discrepancies were noticed on such verification.
(c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the lease deeds of immovable properties are registered in the name of the Company.
- ii) The Company does not own any inventory.
- iii) The Company has not granted any loans, secured or unsecured, to companies, firms, Limited liability partnerships or other parties covered in the register maintained under section 189 of the Act.
- 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, 2018, 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) In our opinion and according to the information and explanations given by the management, the Company has not defaulted in repayment of dues to a financial institution, bank or debenture holders or government.
- 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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Pitampura,
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By the hand of

May 15, 2018
New Delhi.


Anshul Sharma
Partner
Membership No.540595

"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 **Greatways Buildtech Private Limited** ("the Company") as of March 31, 2018, in conjunction with our audit of the 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 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 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 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 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, 2018, 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,
Pitampura,
New Delhi- 110088

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

May 15, 2018
New Delhi.


Anshul Sharma
Partner
Membership No.540595

Greatways Buildtech Private Limited
H-65, Connaught Circus, New Delhi-110001
Balance Sheet as at March 31, 2018

Particulars	Notes	March 31, 2018	March 31, 2017
		Rs.	Rs.
ASSETS			
Non current assets			
Capital work-in-progress	2	7,51,599	8,22,537
Investment property	3	8,81,85,119	9,61,95,612
Other non current asset	4	20,19,237	-
Total non-current assets		<u>9,09,55,955</u>	<u>9,70,18,149</u>
Current assets			
Financial assets			
Cash and cash equivalents	5	96,678	33,205
TOTAL ASSETS		<u>9,10,52,632</u>	<u>9,70,51,354</u>
EQUITY AND LIABILITIES			
Equity			
Equity share capital	6	5,00,000	5,00,000
Other equity		1,18,30,354	(5,32,964)
Total equity		<u>1,23,30,354</u>	<u>(32,964)</u>
Non current liabilities			
Financial Liability			
Borrowings	7	7,10,39,036	9,20,39,036
Total non current liabilities		<u>7,10,39,036</u>	<u>9,20,39,036</u>
Current liabilities			
Financial Liability			
Other financial liability	8	19,488	30,703
Other current liabilities	9	50,14,579	50,14,579
Provision	10	26,49,175	-
Total current liabilities		<u>76,83,242</u>	<u>50,45,282</u>
Total liabilities		<u>7,87,22,278</u>	<u>9,70,84,318</u>
TOTAL EQUITY AND LIABILITIES		<u>9,10,52,632</u>	<u>9,70,51,354</u>

CORPORATE INFORMATION

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.

KR & Co.

Chartered Accountants

By the hand of

SD

Anshul Sharma

Partner

Membership no. 540595

May 15, 2018

New Delhi.

SD

Aman Sarin, Director

DIN: 00015887

28, Sri Ram Road,

Civil Lines

New Delhi.

SD

Ravinder Kumar, Director

DIN: 06552789

WZ-10, Flat A-102, Old No.882

Sadh Nagar, Gali No.-16,

New Delhi.

Greatways Buildtech Private Limited
H-65, Connaught Circus, New Delhi-110001
Statement of Profit and Loss for the year ended March 31, 2018

Particulars	Notes	March 31, 2018 Rs.	March 31, 2017 Rs.
INCOME			
Revenue from operations	11	1,65,14,550	-
Other income	12	45,72,637	-
Total income		2,10,87,187	-
EXPENSES			
Cost of sales		80,81,432	-
Other expenses	13	12,499	14,891
Expenditure incurred during the year transferred to preoperative expenditures pending capitalization		-	14,891
Total expenses		80,93,931	14,891
Profit before tax		1,29,93,256	-
Current tax (MAT)		26,49,175	-
Mat credit entitlement		20,19,237	-
Profit after tax		1,23,63,318	-
Other Comprehensive Income		-	-
Total Comprehensive Income		1,23,63,318	-
Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each] Basic and Diluted	15	247.27	

CORPORATE INFORMATION

SIGNIFICANT ACCOUNTING POLICIES

1

NOTES TO THE FINANCIAL STATEMENTS

2-20

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


KR & Co.

Chartered Accountants


By the hand of



Anshul Sharma
Partner
Membership no. 540595
May 15, 2018
New Delhi.



Aman Sarin, Director
DIN: 00015887
28, Sri Ram Road,
Civil Lines
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Ravinder Kumar, Director
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WZ-10, Flat A-102, Old No.882
Sadh Nagar, Gali No.-16,
New Delhi.

Greatways Buildtech Private Limited
H-65, Connaught Circus, New Delhi-110001
Statement of Changes in Equity for the year ended March 31, 2018

Particulars	Equity share capital	Other equity Reserves and surplus Retained earnings	Total equity attributable to equity share holders of the Company
	Rs.	Rs.	-
Balance as at March 31, 2017	5,00,000	(5,32,964)	(32,964)
Profit for the year ended March 31, 2018		1,23,63,318	1,23,63,318
Balance as at March 31, 2018	<u>5,00,000</u>	<u>1,18,30,354</u>	<u>1,23,30,354</u>

CORPORATE INFORMATION

SIGNIFICANT ACCOUNTING POLICIES


1


NOTES TO THE FINANCIAL STATEMENTS


2-20

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

KR & Co.
Chartered Accountants
By the hand of


Anshul Sharma
Partner
Membership no. 540595
May 15, 2018
New Delhi.


Aman Sarin, Director
DIN: 00015887
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Ravinder Kumar, Director
DIN: 06552789
WZ-10, Flat A-102, Old No.882
Sadh Nagar, Gali No.-16,
New Delhi.

Greatways Buildtech Private Limited

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

Corporate Information

Greatways Buildtech Private Limited is wholly owned subsidiary of Green View Buildwell 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

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 (Act), (Ind AS compliant Schedule III), as applicable to the Company.

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 management.

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

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.

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

Greatways Buildtech Private Limited

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

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 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.

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) 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.

Greatways Buildtech Private Limited

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

Particulars	March 31, 2018 Rs.	March 31, 2017 Rs.
2 Capital work-in-progress		
Preoperative expenditure pending capitalization		
Balance at the beginning of the year	8,22,538	8,07,647
Additions during the year	-	14,891
Transfer to investment property	(70,939)	-
Balance at the end of the year	<u>7,51,599</u>	<u>8,22,537</u>
3 Investment property		
Land and site development	<u>8,81,85,119</u>	<u>9,61,95,612</u>
Estimate of Fair value		
The fair value of Investment property is Rs. 1998.93 Lakh (Rs. 1998.93 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 Other non current asset		
Mat credit entitlement	<u>20,19,237</u>	
5 Cash and cash equivalents		
Balance with bank in current account	90,723	27,250
Cash on hand	5,955	5,955
	<u>96,678</u>	<u>33,205</u>

6 Equity share Capital

Authorized

10,00,000 (10,00,000) Equity share of Rs. 10 (Rs. 10) each

1,00,00,000

1,00,00,000

Issued, subscribed and paid up equity capital

50,000 (50,000) Equity share of Rs. 10 (Rs. 10) each issued and fully paid

5,00,000

5,00,000

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.

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>

Shares held by holding Company

	March 31, 2018 Rs.	March 31, 2017 Rs.
Green View Buildwell Private Limited		
50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	<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, 2018		As at March 31, 2017	
	Nos.	% holding	Nos.	% holding
Green View Buildwell Private Limited				
Equity share of Rs. 10 (Rs. 10) each issued and fully paid up	50,000	100%	50,000	100%

Greatways Buildtech Private Limited

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

Particulars	March 31, 2018 Rs.	March 31, 2017 Rs.
7 Borrowings		
Non current		
Unsecured		
Loans from related party [^]	7,10,39,036	9,20,39,036
[^] Loan from related party represents non-interest bearing unsecured loans obtained from its holding Company (Greenview Buildwell Private Limited) 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.		
8 Other financial liability		
Expenses payable	19,488	30,703
9 Other current liabilities		
Advances		
Advances for which value has to be given	50,00,000	50,00,000
Other Payable		
Retention money payable	14,579	14,579
	50,14,579	50,14,579
10 Provision		
Income tax provision (net of TDS)	26,49,175	
11 Revenue from operations		
Compensation of sale of land	1,65,14,550	-
12 Other income		
Interest on		
Compulsory acquisition of land	45,72,637	-
	45,72,637	-
13 Other expenses		
Payment to auditors as audit fees	8,850	8,625
Filing fees	1,200	4,200
Legal and professional	1,800	1,433
Bank charges	649	633
	12,499	14,891

14 The Company's application for approval to develop the Industrial Colony on land owned by it and its associate companies is pending consideration before the State Government of Haryana. Expenses incurred by the Company during the year considered to enhance the value of the development project, have been transferred to 'Capital Work in Progress' to constitute cost of respective projects and the same shall be apportioned over the fixed assets to be created on completion of development in progress.

15 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 are computed using the weighted average number of equity shares and dilutive potential equity shares outstanding during the period.

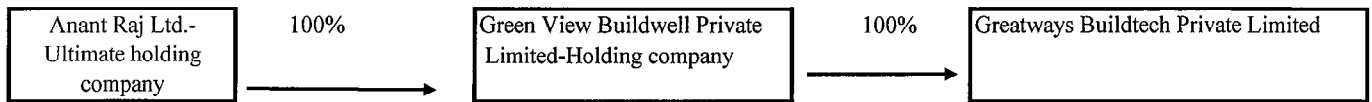
Particulars		March 31, 2018	March 31, 2017
Profit attributable to equity shareholders	Rs.	1,23,63,318	-
Nominal value of equity shares	Rs.	10	-
Weighted average number of equity shares outstanding during the year	No.	50,000	-
Basic and diluted earnings per share	Rs.	247.27	-

16 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.

Greatways Buildtech Private Limited

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

17 Shareholding details as at March 31, 2018:



18 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
Advance Buildcon 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
Elegant Estates Private Limited
Elevator Buildtech Private Limited
Elevator Promoters Private Limited
Elevator Properties Private Limited
Empire Promoters Private Limited
Excellent Inframart Private Limited
Fabulous Builders Private Limited
Four Construction Private Limited
Gadget Builders Private Limited
Gagan Buildtech Private Limited
Glaze Properties Private Limited
Goodluck Buildtech Private Limited
Grand Buildtech Private Limited
Grand Park Buildtech Private Limited
Grand Park Estates Private Limited
Grandstar Realty Private Limited
Green Retreat and Motels Private Limited
Green Valley Builders 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

Holding Company

Green View Buildwell Pvt. Ltd.

Hemkunt Promoters Private Limited
High Land Meadows Private Limited
Jasmine Buildwell Private Limited
Jubilant Software Services Private Limited
Kalinga Buildtech Private Limited
Kalinga Realtors Private Limited
Krishna Buildtech Private Limited
Monarch Buildtech Private Limited
North South Properties Private Limited
Novel Buildmart Private Limited
Novel Housing Private Limited
Oriental Meadows Limited
Oriental Promoters Private Limited
Papillion Buildtech Private Limited
Papillon Buildcon Private Limited
Park Land Construction & Equipment Private Limited
Park Land Developers Private Limited
Park View Promoters Private Limited
Pasupati Aluminium Limited
Pelikan Estates Private Limited
Pioneer Promoters Private Limited
Rapid Realtors Private Limited
Redsea Realty Private Limited
Rising Realty Private Limited
Rolling Construction Private Limited
Romano Estate Management Services Limited
Romano Estates Private Limited
Romano Infrastructure Private Limited
Romano Projects Private Limited
Rose Realty Private Limited
Roseview Buildtech Private Limited
Roseview Properties Private Limited
Saiguru Buildmart Private Limited
Sand Storm Buildtech Private Limited
Sartaj Developers & Promoters Private Limited
Sovereign Buildwell Private Limited
Spring View Developers Private Limited
Springview Properties Private Limited
Suburban Farms Private Limited
Three Star Realty Private Limited
Townsend Construction & Equipment Private Limited
Tumhare Liye Realty Private Limited
Twenty First Developers Private Limited
Vibrant Buildmart Private Limited
West Land Buildcon Private Limited
Woodland Promoters Private Limited

Greatways Buildtech Private Limited
Notes to financial statements for the year ended March 31, 2018

Partnership firm in which ultimate holding company is partner

Ganga Bishan & Company

Key management Personnel

Aman Sarin

Director

Ravinder Kumar

Director

Manoj Kumar

Director

b) Transaction during the year

Account Head	Related Party	March 31, 2018 Rs.	March 31, 2017 Rs.
Loan repaid	Green View Buildwell Pvt. Ltd.	2,10,00,000	-

c) Amount outstanding as on March 31, 2018:

Account Head	Related Party	March 31, 2018 Rs.	March 31, 2017 Rs.
Non-current borrowings	Green View Buildwell Pvt. Ltd.	7,10,39,036	9,20,39,036
Other current liabilities	Anant Raj Limited	-	4,200.00


In the opinion of the management, the current assets, if realized in the ordinary course of business, would realize a sum equal to that stated in the Balance Sheet.


19 In the opinion of the management, the current assets, if realized in the ordinary course of business, would realize a sum at least equal to that stated in the Balance Sheet.

20 Previous year figures have been regrouped or recast, wherever necessary, in order to confirm to this year's presentation.

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

May 15, 2018
New Delhi.


Aman Sarin, Director
DIN: 00015887
28, Sri Ram Road,
Civil Lines
New Delhi.


Ravinder Kumar, Director
DIN: 06552789
WZ-10, Flat A-102, Old No.882
Sadh Nagar, Gali No.-16,
New Delhi.

Greatways Buildtech Private Limited

H-65, Connaught Circus, New Delhi-110001

Cash Flow Statement For The Year Ended March 31, 2018

Particulars	March 31, 2018	March 31, 2017
	Rs.	Rs.
A. CASH FLOW FROM OPERATIONS		
Profit before tax	1,29,93,256	-
Adjustments for working capital changes:		
- Increase/(decrease) in other current liabilities	(11,215)	12,264
Mat credit entitlement	(20,19,237)	-
Provision	26,49,175	-
Cash from operating activities	(A) 1,36,11,979	12,264
Less: Tax expenses	6,29,938	
Net cash from operating activities	1,29,82,041	12,264
B. CASH FLOW FROM INVESTING ACTIVITIES		
Addition to capital work in progress	70,939	(14,891)
Decrease in investment property	80,10,493	-
Net cash used in investing activities	(B) 80,81,432	(14,891)
C. CASH FLOW FROM FINANCING ACTIVITIES	(C)	
Loan from related party	(2,10,00,000)	-
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENT (A+B+C)	63,473	(2,627)
Cash and cash equivalents at the beginning of the year	33,205	35,832
Cash and cash equivalents at the end of the year	96,678	33,205


Note: Figures in brackets indicate cash outflow.


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


KR & Co.

Chartered Accountants

By the hand of


Anshul Sharma
Partner
Membership no. 540595
May 15, 2018
New Delhi.


Aman Sarin, Director
DIN: 00015887
28, Sri Ram Road,
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