

BBB Realty Private Limited
E 4, Second Floor, Defence Colony, New Delhi -110024
Balance Sheet As At March 31, 2019

| | Notes | As at March 31, 2019 Rs. | As at March 31, 2018 Rs. |
|--|-------|--------------------------------|--------------------------------|
| ASSETS | | | |
| Non Current assets | | | |
| Investment property | 3 | 51,043,400 | 50,128,400 |
| Financial assets | 4 | 3,700,000 | 3,700,000 |
| Other financial asset | | <u>54,743,400</u> | <u>53,828,400</u> |
| Current assets | | | |
| Financial assets | | | |
| Cash and cash equivalent | 5 | 44,943 | 15,102 |
| TOTAL ASSETS | | <u><u>54,788,343</u></u> | <u><u>53,843,502</u></u> |
| EQUITY AND LIABILITIES | | | |
| Equity | | | |
| Equity Share capital | 6 | 500,000 | 500,000 |
| Other Equity | | | |
| Reserve & Surplus | | (194,288) | (155,362) |
| | | <u>305,712</u> | <u>344,639</u> |
| Non Current liabilities | | | |
| Financial Liabilities | | | |
| Loan | 7 | 54,438,000 | 53,488,000 |
| Current liabilities | | | |
| Financial Liabilities | | | |
| Other payables | 8 | 44,631 | 10,863 |
| TOTAL EQUITY AND LIABILITIES | | <u><u>54,788,343</u></u> | <u><u>53,843,502</u></u> |
| CORPORATE INFORMATION | 1 | | |
| SIGNIFICANT ACCOUNTING POLICIES | 2 | | |
| NOTES TO THE FINANCIAL STATEMENTS | 3-15 | | |

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 24, 2019
New Delhi

SD

Sudhir Saini
Director
DIN: 08152318
A-302, Top Floor, Double Story
Kalkaji
New Delhi- 110019

SD

Rajiv Ranjan Shukla
Director
DIN : 08152306
B.B.-10, 2nd Floor,
Flat No.-6, Gali No.-3
West Vinod Nagar,
Delhi - 110092

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BBB Realty Private Limited
E 4, Second Floor, Defence Colony, New Delhi -110024
Statement of Profit and Loss For the Year ended March 31, 2019

| | Notes | For the year ended March 31, 2019 Rs. | For the year ended March 31, 2018 Rs. |
|---|-----------|--|--|
| INCOME | | | |
| Other income | | - | - |
| Total income | | - | - |
| EXPENSES | | | |
| Other expenses | 9 | 38,927 | 16,457 |
| Total expenses | | 38,927 | 16,457 |
| Loss before tax | | (38,927) | (16,457) |
| Tax expense | | - | - |
| Current tax | | - | - |
| Loss after tax | | (38,927) | (16,457) |
| Other Comprehensive Income | | - | - |
| Total Comprehensive Income | | (38,927) | (16,457) |
| Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each] | | | |
| Basic and Diluted | 10 | (0.78) | (0.33) |
| CORPORATE INFORMATION | | | |
| SIGNIFICANT ACCOUNTING POLICIES | 1 | | |
| NOTES TO THE FINANCIAL STATEMENTS | 2 3-15 | | |


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BBB Realty Private Limited
E 4, Second Floor, Defence Colony, New Delhi -110024
Cash Flow Statement For The Year Ended March 31, 2019

| | For the year ended March 31, 2019 Rs. | For the year ended March 31, 2018 Rs. |
|---|--|--|
| A. CASH FLOW FROM OPERATIONS | | |
| Profit before tax from continuing operation | (38,927) | (16,457) |
| Adjustment for working capital changes: | | |
| Increase/(Decrease) in other current liabilities | 33,768 | (19,590) |
| Decrease/(Increase) in other financial asset | - | (3,700,000) |
| Decrease/(Increase) in other non-current asset | - | 45,748,600 |
| Net cash from operating activities | (A) (5,159) | 42,012,553 |
| B. CASH FLOW FROM INVESTING ACTIVITIES | | |
| Increase of investment property | - | (50,128,400) |
| (Increase) in Non-current Financial asset-Loan given | (915,000) | - |
| | (B) (915,000) | (50,128,400) |
| C. CASH FLOW FROM FINANCING ACTIVITIES | | |
| Loan received from related party | 950,000 | 8,113,000 |
| | (C) 950,000 | 8,113,000 |
| NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (A+B+C) | 29,842 | (2,847) |
| Cash and cash equivalents - Opening balance | 15,102 | 17,949 |
| Cash and cash equivalents - Closing balance | 44,943 | 15,102 |

Note: Figures in brackets indicate cash outflow.

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

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BBB Realty Private Limited
E 4, Second Floor, Defence Colony, New Delhi - 110024
Statement of Changes in Equity for the year ended March 31, 2019

| | Equity share capital | Other equity Reserves and surplus Retained earnings | Total equity attributable to equity share holders of the Company |
|--|-------------------------|---|---|
| | Rs. | Rs. | Rs. |
| Balance as at April 01, 2018 | 500,000 | (155,362) | 344,639 |
| Profit for the year ended March 31, 2019 | - | (38,927) | (38,927) |
| Balance as at March 31, 2019 | 500,000 | (194,288) | 305,712 |

CORPORATE INFORMATION

SIGNIFICANT ACCOUNTING POLICIES

NOTES TO THE FINANCIAL STATEMENTS

1

2

3-15


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




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May 24, 2019
New Delhi



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1 Corporate Information

BBB Realty Private Limited is a private Company domiciled in India and incorporated under the provisions of the Companies Act, 1956. The Company is a subsidiary of Anant Raj Limited, and engaged in the business of real estate.

2 Significant Accounting Policies

a) Basis for preparation of financial statement:

The financial statements have been prepared on historical cost basis.

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.

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) Financial instruments

Initial & Subsequent Measurement:

Loans and advances obtained from holding company is measured at historical cost as it is payable on demand. Accordingly, as per provisions of Ind AS-113, 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.

c) Income tax

Current Income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date and generates taxable income.

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.

d) Recognition of revenue and expenditure

Income and expenditure are accounted for on accrual basis.

e) 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.

f) Cash flow Statement

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

g) Cash and cash equivalent:

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

h) Provisions and contingencies

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Contingent liabilities are disclosed unless the possibility of outflow of resources is remote. Contingent assets are neither recognised nor disclosed in the financial statements.

i) 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.

| | As at March 31, 2019 Rs. | As at March 31, 2018 Rs. |
|------------------------------|--------------------------------|--------------------------------|
| 3 Investment property | | |
| Land | 51,043,400 | 50,128,400 |
| | <u>51,043,400</u> | <u>50,128,400</u> |

Estimate of Fair value

The fair value of Investment property is Rs.510.43 Lakhs (Rs.501.28 Lakhs). The 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. The main inputs used are the circle rate of property prevailing in the area where it is situated and market trend for similar properties.

4 Other financial asset

| | | |
|------------------|------------------|------------------|
| Security deposit | 3,700,000 | 3,700,000 |
| | <u>3,700,000</u> | <u>3,700,000</u> |

5 Cash and cash equivalent

| | | |
|--------------------------------------|---------------|---------------|
| Balance with bank in current account | 40,003 | 10,162 |
| Cash on hand | 4,940 | 4,940 |
| | <u>44,943</u> | <u>15,102</u> |

6 Equity Share Capital**Authorized**

| | | |
|---|---------|---------|
| 50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each | 500,000 | 500,000 |
|---|---------|---------|

Issued, subscribed, and fully paid up

| | | |
|---|---------|---------|
| 50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up | 500,000 | 500,000 |
|---|---------|---------|

a) Reconciliation of equity shares outstanding at the beginning and at the end of the reporting period:

| | As at March 31, 2019 | | As at March 31, 2018 | |
|---|----------------------|--------------|----------------------|--------------|
| | Number | Amount (Rs.) | Number | Amount (Rs.) |
| Number of shares outstanding at the beginning of the year | 50,000 | 500,000 | 50,000 | 500,000 |
| Number of shares outstanding at the end of the year | 50,000 | 500,000 | 50,000 | 500,000 |

b) 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.

c) Shares held by the holding Company, Anant Raj Limited

| | As at March 31, 2019 | As at March 31, 2018 |
|--|-------------------------|-------------------------|
| *50,000 (*50,000) equity shares of Rs. 10 (Rs.10) each fully paid up | 500,000 | 500,000 |

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

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

| | As at March 31, 2019 | | As at March 31, 2018 | |
|---|----------------------|-----------|----------------------|-----------|
| | Number | % holding | Number | % holding |
| Equity Shares of Rs. 10 (Rs. 10) each fully paid up: | | | | |
| - Anant Raj Limited | 50,000 | 100% | 50,000 | 100% |

| | As at March 31, 2019 Rs. | As at March 31, 2018 Rs. |
|-----------------------------------|--------------------------------|--------------------------------|
| 7 Loan | | |
| Non Current | | |
| Unsecured, considered good | | |
| Loan from related party | 54,438,000 | 53,488,000 |
| | 54,438,000 | 53,488,000 |

Loan from related party represents interest free unsecured loan obtained from its holding company, which is repayable on demand. There is no default in repayment of principal by the Company as at the year end.

| | | |
|-------------------------|--------|--------|
| 8 Other payables | | |
| Expenses payable | 44,631 | 10,863 |
| | 44,631 | 10,863 |
| 9 Other expenses | | |
| Audit fees | | |
| Electricity expenses | 8,850 | 8,850 |
| Water expenses | 6,921 | - |
| Filing fees | 1,073 | - |
| Bank charges | 21,404 | 3,600 |
| Legal and professional | 679 | 764 |
| Miscellaneous expenses | - | 1,800 |
| | - | 1,443 |
| | 38,927 | 16,457 |

10 The earning considered in ascertaining the Company's EPS is the net profit after tax. The number of shares used in computing basic EPS is the weighted average number of shares outstanding during the period. The weighted diluted earnings per equity share are computed using the weighted average number of equity shares and dilutive potential equity shares outstanding during the period.

| | | As at March 31, 2019 Rs. | As at March 31, 2018 Rs. |
|--|-----|--------------------------------|--------------------------------|
| Profit/(Loss) attributable to equity shareholders | Rs. | (38,927) | (16,457) |
| Nominal value of equity share | Rs. | 10 | 10 |
| Weighted average number of equity shares outstanding | No. | 50,000 | 50,000 |
| Basic and diluted earnings per share | Rs. | (0.78) | (0.33) |

11 Related Party Disclosures

Following parties are to be considered as related parties along with their relationships as on 31.03.2019 as per Ind AS - 24 on "Related Party Disclosures":

a) List of related parties where control exists and other related parties and their relationships:

Holding Company

Anant Raj Limited

Fellow Subsidiaries

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 Pvt.Ltd.]
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
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
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
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
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
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
Travel Mate India Private Limited #
Jai Govinda Ghar Nirman Limited #
Moon Shine Entertainment Pvt Ltd #

* Ceased to be Subsidiary during the year

Incorporate / Acquired during the year

Partnership firm in which holding company is partner

Ganga Bishan & Company

Key management Personnel

| | | |
|----------------------|----------|-------------------------------|
| Devendra Kumar | Director | (Appointed w.e.f. 11/06/2018) |
| Rajiv Ranjan Shukla | Director | (Appointed w.e.f. 11/06/2018) |
| Sudhir Saini | Director | (Appointed w.e.f. 11/06/2018) |
| Anjani Kumar Prashar | Director | (Resigned w.e.f. 25/07/2018) |
| Babu Lal Sharma | Director | (Resigned w.e.f. 25/07/2018) |
| Manoj Kumar | Director | (Resigned w.e.f. 25/07/2018) |

Note: The above parties have been identified by the management.

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

| Sl. No. | Account Head | Related Party | As at March 31, 2019 Rs. | As at March 31, 2018 Rs. |
|---------|---|-------------------|-----------------------------|-----------------------------|
| 1 | Loan received - Non Current liabilities | Anant Raj Limited | 950,000 | 8,113,000.00 |

c) Amount outstanding as at March 31, 2019:

| Sl. No. | Account Head | Related Party | As at March 31, 2019 Rs. | As at March 31, 2018 Rs. |
|---------|--------------------------------|-------------------|-----------------------------|-----------------------------|
| 1 | Loan - Non Current liabilities | Anant Raj Limited | 54,438,000 | 53,488,000 |
| 2 | Loan - Current Liabilities | Anant Raj Limited | 21,404 | - |

- 12 During the year, the Company owns piece of land at Rishikesh, Uttarakhand for development of real estate project.
- 13 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.
- 14 Previous year figures have been regrouped or recast, where ever necessary to confirm with this year's presentation.
- 15 Figures in brackets pertain to previous year, unless otherwise indicated.

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