

(3)

**Capital Buildtech Private Limited**  
H-65, Connaught Circus, New Delhi-110001  
**Balance Sheet As At March 31, 2019**

Particulars	Notes	As at March 31, 2019 Rs.	As at March 31, 2018 Rs.
<b>ASSETS</b>			
<b>Non Current assets</b>			
Capital work in progress	3	7,356,459	7,323,742
Investment property	4	55,214,137	55,214,137
<b>Total non Current assets</b>		<u>62,570,596</u>	<u>62,537,879</u>
<b>Current assets</b>			
<b>Financial assets</b>			
Cash and cash equivalent	5	41,608	44,270
<b>Total current assets</b>		<u>41,608</u>	<u>44,270</u>
<b>TOTAL ASSETS</b>		<u>62,612,203</u>	<u>62,582,148</u>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity Share capital	6	500,000	500,000
Other Equity		(2,429,355)	(2,429,355)
<b>Total equity</b>		<u>(1,929,355)</u>	<u>(1,929,355)</u>
<b>LIABILITIES</b>			
<b>Non current liabilities</b>			
<b>Financial Liabilities</b>			
Loan	7	64,472,000	64,472,000
<b>Total non current liabilities</b>		<u>64,472,000</u>	<u>64,472,000</u>
<b>Current liabilities</b>			
<b>Financial Liabilities</b>			
Other payables	8	69,558	39,503
<b>Total current liabilities</b>		<u>69,558</u>	<u>39,503</u>
<b>Total liabilities</b>		<u>64,541,558</u>	<u>64,511,503</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>62,612,203</u>	<u>62,582,148</u>
<b>CORPORATE INFORMATION</b>	1		
<b>SIGNIFICANT ACCOUNTING POLICIES</b>	2		
<b>NOTES TO THE FINANCIAL STATEMENTS</b>	3-16		

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 18, 2019  
New Delhi.

*SD*  
Pankaj Nakra  
Director  
(DIN: 00383673)  
221, Gujrawalan Town  
Part - 3, Model Town  
New Delhi- 110009

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

**Capital Buildtech Private Limited**  
 H-65, Connaught Circus, New Delhi-110001  
**Statement of Profit and Loss for the year ended March 31, 2019**


Particulars	Notes	Year ended March 31, 2019 Rs.	Year ended March 31, 2018 Rs.
<b>INCOME</b>			
Other income		-	-
<b>Total income</b>		<u>-</u>	<u>-</u>
<b>EXPENSES</b>			
Other expenses	9	32,717	14,349
Earnest money forfeited		-	2,432,800
Expenses incurred during the year transferred to preoperative expenditures pending capitalisation		(32,717)	14,349
<b>Total expenses</b>		<u>-</u>	<u>(2,432,800)</u>
<b>Profit/(Loss) before tax</b>		-	(2,432,800)
Current tax		-	-
<b>Profit/(Loss) after tax</b>		<u>-</u>	<u>(2,432,800)</u>
<b>Other Comprehensive Income</b>		-	-
<b>Total Comprehensive Income</b>		<u>-</u>	<u>(2,432,800)</u>
Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]			
<b>Basic and Diluted</b>	11	-	(48.66)
<b>CORPORATE INFORMATION</b>	1		
<b>SIGNIFICANT ACCOUNTING POLICIES</b>	2		
<b>NOTES TO THE FINANCIAL STATEMENTS</b>	3-16		


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 18, 2019  
 New Delhi.

  
 Pankaj Nakra  
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3-3

**CAPITAL BUILDTECH PRIVATE LIMITED**  
**H 65, Connaught Circus, New Delhi -110001**  
**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.
<b>A. CASH FLOW FROM OPERATIONS</b>		
Profit/(Loss) before tax from continuing operation	-	(2,432,800)
<b>Adjustments for working capital changes:</b>		
Increase/(Decrease) in other current liabilities	30,055	5,850
(Increase)/Decrease in non current asset	-	2,432,800
<b>Net cash from operating activities</b>	<b>30,055</b>	<b>5,850</b>
	(A)	
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>		
Addition to capital work in progress	(32,717)	(14,349)
<b>Net cash from investing activities</b>	<b>(32,717)</b>	<b>(14,349)</b>
	(B)	
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>		
	-	-
	(C)	
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(2,662)</b>	<b>(8,499)</b>
	(A+B+C)	
Cash and cash equivalents - Opening balance	44,270	52,769
Cash and cash equivalents - Closing balance	41,608	44,270


**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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Chartered Accountants  
By the hand of

  
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**Capital Buildtech Private Limited**  
H-65, Connaught Circus, New Delhi-110001  
**Statement of Changes in Equity for the year ended March 31, 2019**

Particulars	Equity share capital	Other equity Reserves and surplus Retained earnings	Total equity attributable to equity share holders of the Company
	Rs.	Rs.	Rs.
<b>Balance as at April 01, 2018</b>	500,000	(2,429,355)	(1,929,355)
Profit for the year ended March 31, 2019	-	-	-
<b>Balance as at March 31, 2019</b>	<u>500,000</u>	<u>(2,429,355)</u>	<u>(1,929,355)</u>
<b>CORPORATE INFORMATION</b>	1		
<b>SIGNIFICANT ACCOUNTING POLICIES</b>	2		
<b>NOTES TO THE FINANCIAL STATEMENTS</b>	3-16		

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

*SP*

Anshul Sharma  
Partner  
Membership no. 540595  
May 18, 2019  
New Delhi.

*SP*

Pankaj Nakra  
Director  
(DIN: 00383673)  
221, Gujrawalan Town  
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Rajiv Ranjan Shukla  
Director  
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**Capital Buildtech Private Limited**

**Notes to the financial statements as at and for the year ended March 31, 2019**

**1 Corporate Information**

Capital Buildtech 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 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

The Company classifies all other liabilities as non-current.

**c) Investment property**

An investment in land or building, which is held for long-term rental yields or for capital appreciation or both, and that is not occupied substantially for use by or in the operation of the Company, is classified as investment property. Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs and is carried net of accumulated depreciation and accumulated impairment losses, if any, which is charged when the investment property is put to use.

On disposal of investment property, the difference between its carrying amount and net disposal proceeds is charged or credited to the Statement of Profit and Loss.

Capital Buildtech Private Limited

Notes to the financial statements as at and for the year ended March 31, 2019

d) Income tax

Current Income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from the primary taxing 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.

e) Recognition of revenue and expenditure

Income and expenditure are accounted for on accrual basis.

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 so remote that it is considered recognised nor disclosed in the financial statements.

PLEASE USE THIS CHALLAN FOR DEPOSITING TAXES (TYPES OF PAYMENT) MENTIONED OVERLEAF. KINDLY DO NOT USE THIS CHALLAN FOR DEPOSITING TAX DEDUCTION AT SOURCE (TDS) KINDLY ENSURE THAT THE BANK'S ACKNOWLEDGEMENT CONTAINS THE FOLLOWING:  
1. 7 DIGIT BSR CODE OF THE BANK BRANCH  
2. DATE OF DEPOSIT (DD-MM-YY)  
3. CHALLAN SERIAL NUMBER  
THESE WILL HAVE TO BE QUOTED IN YOUR RETURN OF INCOME.  
1. Please use a separate challan for each type of payment.  
2. Please note that quoting your Permanent Account Number (PAN) is mandatory.  
3. Please note that quoting false PAN may attract a penalty of Rs. 10,000/- as per section 272B of I.T. Act, 1961.  
4. Please note that to deposit Appeal Fees either Major Head 020 or 021 (depending upon the tax payer's status) has to be ticked under 'Tax Applicable'. Followed by this; Minor Head: Self Assessment Tax (300) has to be ticked under 'Type of Payment' and the amount is to filled under Others in 'Details of Payments'.  
5. To deposit taxes, appeal fees, etc. in respect of block period cases, enter the first Assessment Year of the block period followed by the last Assessment Year of the period. For example, if the block period is 1/04/85 to 5/3/96, it would be entered as 1986-97 in the space indicated for Assessment Year. If taxes are being deposited, tick the box Self Assessment (300) under Type of Payment and fill up amount under 'Tax' while in respect of appeal fees, enter amount under 'Others'.  
6. Tax payers may please draw/issue Cheque/DDS towards payment of income-tax as under: Pay \_\_\_\_\_ A/c Income-tax \_\_\_\_\_ (Name of the bank where the Challan in being deposited)

\*NOTES

Particulars	March 31, 2019 Rs.	March 31, 2018 Rs.
<b>3 Capital work in progress</b>		
Preoperative expenditure pending capitalisation		
Opening balance	7,323,742	7,309,393
Additions during the year	32,717	14,349
Balance at the end of the year	<u>7,356,459</u>	<u>7,323,742</u>
<b>4 Investment Property</b>		
Land	<u>55,214,137</u>	<u>55,214,137</u>
<b>Estimate of Fair value</b>		
The fair value of Investment property is Rs. 18,80.04 Lakh ( Rs. 18,80.04 Lakh ). 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.		
<b>5 Cash and Cash Equivalent</b>		
Balance with bank in current account	15,744	18,406
Cash on hand	25,864	25,864
	<u>41,608</u>	<u>44,270</u>
<b>6 Equity share capital</b>		
<b>Authorized</b>		
10,00,000 (10,00,000) equity shares of Rs. 10 (Rs. 10) each	<u>10,000,000</u>	<u>10,000,000</u>
<b>Issued, subscribed, and fully paid up</b>		
50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	<u>500,000</u>	<u>500,000</u>

**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	<u>50,000</u>	<u>500,000</u>	<u>50,000</u>	<u>500,000</u>

**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, Greenview Buildwell Pvt. Ltd.**

\*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, Greenview Buildwell Pvt. Ltd.

**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:				
Greenview Buildwell Pvt. Ltd.	50,000	100%	50,000	100%

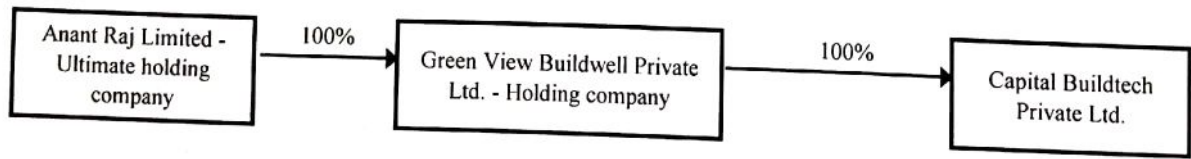
Particulars	March 31, 2019 Rs.	March 31, 2018 Rs.
<b>7 Loan</b>		
<b>Non Current</b>		
<b>Unsecured considered good</b>		
Loan from related party	64,472,000	64,472,000
<p>Loan from related party represents interest free unsecured loan obtained from its holding company, which is repayable on demand. There is no default in repayment of principal by the Company as at the year end.</p>		
<b>8 Other payables</b>		
Expenses payable	69,558	39,503
<b>9 Other Expenses</b>		
Audit fees	8,850	8,850
Bank charges	649	649
Filing fee	23,218	4,200
Legal and professional	-	650
	32,717	14,349

10 The Company's application for approval to develop the Industrial Colony on land owned by it (classified as investment property) 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 "Preoperative Expenditure Pending Capitalization" as part of Capital work in progress to constitute cost of respective project and the same shall form part of the cost of investment property on completion of development in progress.

11 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 year.

		March 31, 2019 Rs.	March 31, 2018 Rs.
Loss attributable to equity shareholders	Rs.	-	(2,432,800)
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.	-	(48.66)

**12 Shareholding details as at March 31, 2019:**





**13 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:**

<b>Ultimate Holding Company</b>	<b>Holding Company</b>
Anant Raj Limited	Greenview Buildwell Pvt. Ltd.
<b>Fellow Subsidiaries</b>	
Aakashganga Realty Private Limited *	Hemkunt Promoters Private Limited
Advance Buildcon Private Limited	High Land Meadows Private Limited
Anant Raj Cons. & Development Private Limited	Jasmine Buildwell Private Limited
Anant Raj Estate Management Services Limited	Jubilant Software Services Private Limited
Anant Raj Global Limited	Kalinga Buildtech Private Limited
Anant Raj Hotels Limited	Kalinga Realtors Private Limited
Anant Raj Housing Limited	Krishna Buildtech Private Limited
Anant Raj Infrastructure Private Limited	Monarch Buildtech Private Limited
Anant Raj Projects Limited	North South Properties Private Limited
Ankur Buildcon Private Limited	Novel Buildmart Private Limited
A-Plus Estates Private Limited	Novel Housing Private Limited
AR Login 4 Edu Private Limited	Oriental Meadows Limited
Artistaan Private Limited * [Formerly known as Romano Tiles Pvt. Ltd.]	Oriental Promoters Private Limited
BBB Realty Private Limited	
Blossom Buildtech Private Limited	Papillion Buildtech Private Limited
Bolt Properties Private Limited	Papillon Buildcon Private Limited
Capital Buildcon Private Limited	Park Land Construction & Equipment Pvt. Ltd.
Carnation Buildtech Private Limited	Park Land Developers Private Limited
Century Promoters Private Limited	Park View Promoters Private Limited
Echo Buildtech Private Limited	Pasupati Aluminium Limited
Echo Properties Private Limited	Pelikan Estates Private Limited
Elegant Buildcon Private Limited	Pioneer Promoters Private Limited
Elegant Estates Private Limited	Rapid Realtors Private Limited
Elevator Buildtech Private Limited	Redsea Realty Private Limited *
Elevator Promoters Private Limited	Rising Realty Private Limited
Elevator Properties Private Limited	Rolling Construction Private Limited
Empire Promoters Private Limited	Romano Estate Management Services Limited
Excellent Inframart Private Limited	Romano Estates Private Limited
Fabulous Builders Private Limited	Romano Infrastructure Private Limited
Four Construction Private Limited	Romano Projects Private Limited
Gadget Builders Private Limited	Rose Realty Private Limited
Gagan Buildtech Private Limited	Roseview Buildtech Private Limited
Glaze Properties Private Limited	Roseview Properties Private Limited
Goodluck Buildtech Private Limited	Saiguru Buildmart Private Limited
Grand Buildtech Private Limited	Sand Storm Buildtech Private Limited
Grand Park Buildtech Private Limited	Sartaj Developers & Promoters Private Limited
Grand Park Estates Private Limited	Sovereign Buildwell Private Limited
Grandstar Realty Private Limited	Spring View Developers Private Limited
Greatways Buildtech Private Limited	Springview Properties Private Limited
Green Retreat and Motels Private Limited	Suburban Farms Private Limited
Green Valley Builders Private Limited	Three Star Realty Private Limited
Green Way Promoters Private Limited	Townsend Construction & Equipment Pvt. Ltd.
Greenline Buildcon Private Limited	Tumhare Liye Realty Private Limited
Greenline Promoters Private Limited	Twenty First Developers Private Limited
Greenwood Properties Private Limited	Vibrant Buildmart Private Limited
Gujarat Anant Raj Vidhyanagar Limited	West Land Buildcon Private Limited
	Woodland Promoters Private Limited
	Hamara Realty Private Limited
	Jai Govinda Ghar Nirman Limited #
	Moon Shine Entertainment Pvt Ltd #
	Travel Mate India Pvt Ltd #

\* Ceased to be Subsidiary during the year  
# Incorporate / Acquired during the year

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

Ganga Bishan &amp; Company

**Key management Personnel**

Pankaj Nakra	Director
Kumar Digvijay Sharma**	Director
Babu Lal Sharma**	Director
Devendra Kumar*	Director
Rajiv Ranjan Shukla*	Director

\* Appointed w.e.f 11.06.2018

\*\* Resigned w.e.f 20.06.2018

**b) Transactions entered by the company with any of the related parties during the year**

Account Head	Related Party	For the year ended March 31, 2019 Rs.	For the year ended March 31, 2018 Rs.
Borrowings - Current liabilities	Anant Raj Limited	23,218	3,000

**c) Amount outstanding as at March 31, 2019:**

Account Head	Related Party	As at March 31, 2019 Rs.	As at March 31, 2018 Rs.
Borrowings - Non current liabilities	Green View Buildwell Pvt Ltd.	64,472,000	64,472,000
Borrowings - Current liabilities	Anant Raj Limited	26,218	3,000

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

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

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

Signatures to the above notes which form an integral part of the Balance Sheet and the Statement of Profit and Loss.



Pankaj Nakra  
Director  
(DIN: 00383673)  
221, Gujrawalan Town  
Part - 3, Model Town  
New Delhi- 110009



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(DIN: 08152306)  
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