



Elevator Buildtech Private Limited
H-65, Connaught Circus, New Delhi-110001
Balance Sheet as at March 31, 2019

Particulars	Notes	As at March 31, 2019	As at March 31, 2018
		Rs.	Rs.
ASSETS			
Non-current assets			
Property, plant & equipment	3	16,228,281	16,333,356
Capital work in progress	4	171,265	151,977
Other non current asset	5	17,010	-
		<u>16,416,555</u>	<u>16,485,333</u>
Current assets			
Financial assets			
Cash and cash equivalents	6	571,397	9,930
Total current assets		<u>571,397</u>	<u>9,930</u>
TOTAL ASSETS		<u>16,987,952</u>	<u>16,495,262</u>
EQUITY AND LIABILITIES			
Equity			
Equity share capital	7	500,000	500,000
Other equity	8	375,925	(4,538)
Total equity		<u>875,925</u>	<u>495,462</u>
LIABILITIES			
Non-current liabilities			
Financial liabilities			
Loan	9	15,958,900	15,951,900
Total non-current liabilities		<u>15,958,900</u>	<u>15,951,900</u>
Current liabilities			
Financial liabilities			
Others	10	66,539	47,900
Provisions	11	86,588	-
Total current liabilities		<u>153,127</u>	<u>47,900</u>
Total liabilities		<u>16,112,027</u>	<u>15,999,800</u>
TOTAL EQUITY AND LIABILITIES		<u>16,987,952</u>	<u>16,495,262</u>
CORPORATE INFORMATION	1		
SIGNIFICANT ACCOUNTING POLICIES	2		
NOTES TO THE FINANCIAL STATEMENTS	3-23		

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

KR & Co.
Chartered Accountants
By the hand of


Anshul Sharma
Partner
Membership no. 540595
May 29, 2019
New Delhi.


Devendra Kumar, Director
DIN: 2017747
H No. 278, Block No.-9,
Dakshinpuri Extn., Pushpa Bhawan
New Delhi- 110092


Sharda Sarin, Director
DIN : 00016135
28, Sri Ram Road,
Civil Lines, Delhi-110054


Elevator 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	Year ended
		March 31, 2019	March 31, 2018
		Rs.	Rs.
INCOME			
Revenue	12	539,506	-
Other income	13	15,610	-
Total income		555,116	-
EXPENSES			
Cost of Sales	14	105,075	-
Other expenses	15	19,288	21,774
Expenses incurred during the year transferred to preoperative expenditures pending capitalisation		19,288	21,774
Total expenses		105,075	-
Profit/(Loss) before tax		450,041	-
Current tax (MAT)		86,588	-
Less : Mat credit entitlement		17,010	-
Profit/(Loss) after tax		380,463	-
Other Comprehensive Income		-	-
Total Comprehensive Income		380,463	-
Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]			
1) Basic	17	7.61	-
2) Diluted	17	7.61	-
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Elevator 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.
A. CASH FLOW FROM OPERATIONS		
Profit before tax from continuing operations	380,463	-
Profit from Sale of Land	(539,506)	-
Cost of Sales	105,075	-
Interest Income	(15,610)	-
	<u>(69,578)</u>	<u>-</u>
Adjustment for working capital changes:		
Increase/(decrease) in other current liabilities	18,639	(19,090)
Income tax paid	86,588	-
Mat credit entitlement	17,010	-
Net cash from operating activities	(A) (157,795)	(19,090)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Transfer of Land	105,075	-
Profit from sale of Land	434,431	-
Interest Income	15,610	-
Addition to capital work in progress	(19,288)	(21,774)
Net cash used in investing activities	(B) 535,828	(21,774)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Loan from related party	7,000	32,000
Net cash used from financing activities	(C) 7,000	32,000
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(A+B+C) 385,033	(8,864)
Cash and cash equivalents - Opening balance	9,930	18,794
Cash and cash equivalents - Closing balance	571,397	9,930

Note: Figures in brackets indicate cash outflow.

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

KR & Co.

Chartered Accountants

By the hand of

SD

SD

SD

Anshul Sharma
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Membership no. 540595
May 29, 2019
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Elevator Buildtech Private Limited


H-65, Connaught Circus, New Delhi-110001


8. Statement of Changes in Equity for the year ended March 31, 2019


	Equity share capital	Other equity	Total equity attributable to equity share holders of the Company
	Rs.	Rs.	Rs.
Balance as at April 1, 2018	500,000	(4,538)	495,462
Add: Transferred from Profit and Loss Account	-	380,463	380,463
Balance as at March 31, 2019	500,000	375,925	875,925

This is the Statement of change in equity as referred to in our report of even date attached.

KR & Co.
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1 Corporate Information

Elevator 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:

These financial statements are prepared in accordance with Indian Accounting Standard (Ind-AS), under the historical cost convention on the accrual basis except for certain financial instruments which are measured at fair value, 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) 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.

c) Property, plant and equipment

Property, plant and equipment are stated at cost, less accumulated depreciation and impairment, if any. Costs directly attributable to acquisition are capitalized until the property, plant and equipment are ready for use, as intended by management.

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

Advances paid towards acquisition of tangible assets outstanding at each Balance Sheet date are disclosed as "Capital Advances" under Other Non-Current Assets. Subsequent expenditures relating to property, plant and equipment is capitalized only when it is probable that future economic benefits associated with these will flow to the Company and the cost of the item can be measured reliably. Repairs and maintenance costs are recognized in net profit in the Statement of Profit and Loss when incurred. The cost and related accumulated depreciation are eliminated from the financial statements upon sale or retirement of the asset and the resultant gains or losses are recognized in the Statement of Profit and Loss. Assets to be disposed off are reported at the lower of the carrying value or the fair value less cost to sell.

Depreciation methods, useful lives and residual values are reviewed periodically, including at each financial year end. The carrying value of tangible asset under previous GAAP has been recognised as its deemed cost at the transition date.

d) 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.

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 equivalents

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.

Elevator Buildtech Private Limited

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

Particulars	March 31, 2019 Rs.	March 31, 2018 Rs.
3 Property, plant and equipment		
Land		
Opening balance	16,333,356	16,333,356
Add: Additions during the year	(105,075)	-
Balance at the end of the year	<u>16,228,281</u>	<u>16,333,356</u>
4 Capital work in progress		
Preoperative expenditure pending capitalisation		
Opening balance	151,977	130,203
Add: Additions during the year	19,288	21,774
Balance at the end of the year	<u>171,265</u>	<u>151,977</u>
5 Other Non-current Assets		
Mat credit entitlement	<u>17,010</u>	<u>-</u>
6 Cash and cash equivalents		
Balance with bank in current account	567,324	5,857
Cash on hand	4,073	4,073
	<u>571,397</u>	<u>9,930</u>
7 Equity share capital		
Authorized		
50,000 (50,000) equity shares of Rs.10 (Rs.10) each	<u>500,000</u>	<u>500,000</u>
Issued, subscribed, and fully paid up		
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, Anant Raj Limited

*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.

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

Name of the Shareholder	March 31, 2019		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%

Particulars	March 31, 2019	March 31, 2018
	Rs.	Rs.
9 Loan		
Non-current		
Unsecured considered good		
Loan from related party	15,958,900	15,951,900
^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.		
10 Other financial liabilities		
Advance for which value to be given	36,000	36,000
Interest payable	537	537
Expenses payable	30,002	11,363
	66,539	47,900
11 Provision		
Provision for Income Tax	86,588	-
	86,588	-
12 Revenue		
Income from sale of Land	539,506	-
	539,506	-
13 Other income		
Interest Income	15,610	-
	15,610	-
14 Cost of Sales		
Cost of sale of land	105,075	-
	105,075	-
15 Other expenses		
Audit fees	8,850	8,850
Filing fee	9,789	10,400
Bank charges	649	649
Legal and professional	-	1,650
Miscellaneous	-	225
	19,288	21,774

16 There is no contingent liability of the Company as at the year end.

17 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, 2019	March 31, 2018
	Rs.	Rs.
Profit attributable to equity shareholders	Rs. 380,463	-
Nominal value of equity shares	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. 7.61	-

18 The Company had acquired land in Delhi/NCR areas for the development of a real estate project. 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' to constitute cost of project and the same shall be capitalized by way of apportionment over property, plant and equipments to be created on completion of development in progress.

19 The Company has transferred some land out of its Investment property, situated at Kalirpur as the same was acquired by the government under the Compulsory Acquisition of Land. The company has received compensation from the government as consideration of such acquisition and transfer of capital assets. Therefore, resulting this company has made profit for the financial year 2018-19.

20 Related Party Disclosures

Following parties are to be considered as related parties along with their relationships as on March 31, 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.]

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 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

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

Papillon Buildtech Private Limited

Papillon Buildcon Private Limited

Park Land Construction & Equipment Pvt. Ltd.

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 Pvt. Ltd.

Tumhare Liye Realty Private Limited

Twenty First Developers Private Limited

Vibrant Buildmart Private Limited

West Land Buildcon Private Limited

Woodland Promoters 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

Elevator Buildtech Private Limited

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

Partnership firm in which holding company is partner

Ganga Bishan & Company

Key management Personnel

Ashim Sarin	Director	
Sharda Sarin	Director	
Jai Prakash Shegal*	Director	(Appointed w.e.f. 12/06/2018)
Devendra Kumar*	Director	(Appointed w.e.f. 12/06/2018)
Jai Prakash**	Director	(Resigned w.e.f. 19/06/2018)

*Appointed during the year

**Resigned during the year

Note: The related parties relationships are as identified by the management.

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

Account Head	Related Party	March 31, 2019	March 31, 2018
		Rs.	Rs.
Borrowings received - Non-Current Liabilities	Anant Raj Limited	7,000	32,000

c) Amount outstanding as at March 31, 2019:

Account Head	Related Party	March 31, 2019	March 31, 2018
		Rs.	Rs.
Borrowings - Non current liabilities	Anant Raj Limited	15,958,900	15,951,900
Borrowings - Current liabilities	Anant Raj Limited	9,789	-
Interest payable	Anant Raj Limited	537	537


21 In the opinion of the management, the realisable value of current assets in the ordinary course of business will not be less than their value stated in the Balance Sheet.


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

23 Previous years 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 29, 2019
New Delhi.


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