

FOUR CONSTRUCTION PRIVATE LIMITED
H-65, Connaught Circus, New Delhi-110001
BALANCE SHEET AS AT MARCH 31, 2019

	Notes	As at March 31, 2019 Rs.	As at March 31, 2018 Rs.
ASSETS			
Non- current assets			
(a) Financial assets			
(i) Loans	3	-	9,79,11,480
		-	9,79,11,480
Current assets			
(a) Financial assets			
(i) Cash and cash equivalents	4	9,111	16,557
Total Assets		9,111	9,79,28,037
EQUITY AND LIABILITIES			
Equity			
(a) Share capital	5	5,00,000	5,00,000
(b) Other equity		(15,44,293)	(13,08,828)
Total equity		(10,44,293)	(8,08,828)
Non Current liabilities			
(a) Financial Liabilities			
(i) Borrowings	6	5,00,886	7,98,51,272
Current liabilities			
(a) Financial Liabilities			
(i) Other financial liabilities	7	24,001	1,88,07,854
(b) Other current liabilities	8	5,28,516	77,739
Total liabilities		10,53,403	9,87,36,865
Total equity and current liabilities		9,111	9,79,28,037

SIGNIFICANT ACCOUNTING POLICIES

2

NOTES TO THE FINANCIAL STATEMENTS


3-15

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


Deora & Associates
Chartered Accountants
By the hand of

Directors

Arun Deora
Partner
Membership no. 087729


Ajay Singh Pathania (DIN: 03014114)
House No. 14/3, Kishan Pur, Jakhan, Cannal Road, Dehradun-248001

May 25, 2019
Delhi


Achhey Lal (DIN 03055611)
210, Laxmi Vihar, Prem Nagar,-3, Nangloi, Delhi-41

FOUR CONSTRUCTION PRIVATE LIMITED
H-65, Connaught Circus, New Delhi-110001
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.
I INCOMES			
Total revenue		-	-
II EXPENSES			
Other expenses	9	2,35,465	1,02,106
Total expenses		2,35,465	1,02,106
III Loss before tax (I - II)		(2,35,465)	(1,02,106)
IV Tax expense			
Current tax		-	-
V Loss for the year (III - IV)		(2,35,465)	(1,02,106)
VI Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]			
Basic and Diluted	12	(4.71)	(2.04)
SIGNIFICANT ACCOUNTING POLICIES	2		
NOTES TO THE FINANCIAL STATEMENTS	3-15		

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Arun Deora
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Membership no. 087729

Sd

Ajay Singh Pathania (DIN: 030141114)
House No. 14/3, Kishan Pur, Jakhan, Cannal Road, Dehradun-248001

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FOUR CONSTRUCTION PRIVATE LIMITED
H-65, Connaught Circus, New Delhi-110001
Statement of Changes in Equity for the year ended March 31, 2019

EQUITY AND LIABILITIES	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 March 31, 2018	5,00,000	(13,08,828)	(8,08,828)
Loss for the year	-	(2,35,465)	(2,35,465)
Balance as at March 31, 2019	5,00,000	(15,44,293)	(10,44,293)

SIGNIFICANT ACCOUNTING POLICIES
NOTES TO THE FINANCIAL STATEMENTS

2
3-15

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As per our report of even date.

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By the hand of

Directors

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SD
Ajay Singh Pathania (DIN: 03014114)
House No. 14/3, Kishan Pur, Jakhan, Cannal Road, Dehradun 248001

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1 Corporate Information

Four Construction Pvt. Ltd. is a 100% subsidiary of Anant Raj Limited. The Company is engaged in the business of real estate.

2 SIGNIFICANT ACCOUNTING POLICIES

a) BASIS OF PREPARATION AND PRESENTATION OF FINANCIAL STATEMENTS

i) Accounting Convention

The Financial Statements are prepared in accordance with the Indian Accounting Standards (Ind AS) notified under the companies (Indian Accounting Standards) Rules,2015 as amended by the companies (Indian Accounting Standards) Amendments Rules, 2016.

ii) Basis of Measurement

The Financial Statements have been prepared on an accrual basis and in accordance with the Historical cost convention, unless otherwise stated. These financial statements comply in all material aspects with Indian Accounting Standards (Ind AS) notified under section 133 of the Companies Act, 2013 (the Act) [Companies (Ind AS) Rules, 2015] and other relevant provisions of the Act. All assets and liabilities are classified into current and non-current based on the operating cycle of less than twelve months or based on the criteria of realisation/settlement with in twelve months period from the balance sheet date.

iii) Cash and Cash equivalents

Cash and cash equivalents for the purpose of Cash Flow Statement comprise cash at bank,in hand (including cheques in hand) and short term investment with an original maturity of three months or less.

iv) Functional and Presentation currency

The functional and presentation currency of the Company is the Indian Rupees

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) Cash flow statement

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a Non-Cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of incomes or expense associated with Investing or Financing cash-flows. The Cash flow from operating, investing and financing activities of the company are segregated.

d) 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.

e) Contingent Liabilities/Assets

Contingent Liabilities and contingent assets are not recognised in the books of accounts. Provisions are made for the reliably estimated amount of present obligation to pay for the past events. Contingent liabilities are appropriately disclosed unless the possibility of an outflow of resources embodying economic benefits is remote.

f) Tax expenses:

- a) Current income tax is measured and accounted based on the amount expected to be paid to the tax authorities in accordance with the Indian Income Tax Act, 1961 at the tax rates prevailing during the year.
- b) Deferred tax is measured and accounted based on the tax rates and tax laws enacted or substantively enacted at the Balance sheet date.

g) Exceptional Items

Exceptional items are disclosed separately in the financial statements where it is necessary to do so to provide further understanding of the financial performance of the Company. They are material items of income or expense that have been shown separately due to the significance of their nature or amount.

FOUR CONSTRUCTION PRIVATE LIMITED

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

	As at March 31, 2019 Rs.	As at March 31, 2018 Rs.
3 LOANS		
(Unsecured, considered good)		
a) Loan to related party*	-	9,79,11,480
	-	9,79,11,480
*Loan to related party represents non interest bearing unsecured loan given to the holding company, utilised to make advances for acquiring a real estate project. The said loan is recoverable on divestment of the said project.		
4 CASH AND CASH EQUIVALENTS		
a) Balance with bank		
- in current account	-	7,446
b) Cash on hand	9,111	9,111
	9,111	16,557
5 SHARE CAPITAL		
Authorized		
1,000,000 (1,000,000) equity shares of Rs. 10 (Rs. 10) each	1,00,00,000	1,00,00,000
Issued, subscribed, and fully paid up		
50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	5,00,000	5,00,000

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	5,00,000	50,000	500000
Number of shares outstanding at the end of the year	50,000	5,00,000	50,000	5,00,000

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 holding Company, Anant Raj Limited.

*50,000 (*50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up

	5,00,000	5,00,000
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*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%

FOUR CONSTRUCTION PRIVATE LIMITED**Notes to financial statements for the year ended March 31, 2019**

	As at March 31, 2019 Rs.	As at March 31, 2018 Rs.
6 BORROWINGS		
(Non Current)		
(Unsecured)		
a) Term loan	-	7,98,51,272
b) Loan from related party	5,00,886	-
	<u>5,00,886</u>	<u>7,98,51,272</u>
7 OTHER FINANCIAL LIABILITIES		
(a) Current maturities of long term debts	-	1,86,74,821
(b) Interest accrued	11,563	11,563
(c) Interest payable	-	1,21,470
(d) Bank overdraft	12,438	
	<u>24,001</u>	<u>1,88,07,854</u>
8 OTHER CURRENT LIABILITIES		
(a) Advance Received from Customer	4,68,750	-
(b) Expenses payable	59,766	64,242
(c) Statutory dues payable	-	13,497
	<u>5,28,516</u>	<u>77,739</u>

FOUR CONSTRUCTION PRIVATE LIMITED

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

	For the year ended March 31, 2019 Rs.	For the year ended March 31, 2018 Rs.
9 OTHER EXPENSES		
a) Payment to auditors as audit fees	23,010	23,010
b) Filing fees	12,600	59,910
c) Legal and professional	28,658	18,184
d) Bank charges	1,257	1,002
e) Court fee	1,65,950	-
f) Others	3,990	-
	2,35,465	1,02,106

10 Contingent liability (to the extent not provided for):

The Company, being the holder of residual interest in lands transferred under business development agreement to its holding company, Anant Raj Limited, has guaranteed the loans obtained by its holding company by mortgaging its interest in lands, relevant details whereof are as under:

	March 31, 2019 Rs.	March 31, 2018 Rs.
(i) In respect of term loan and working capital facilities* [Against which outstanding amount of term loan and working capital facilities as at March 31, 2019, is Rs. 15,260,087,139 (Rs. 15,516,097,232)]	19,28,31,00,000	18,44,75,00,000

* The Company holds a counter guarantee from the holding company enforceable in the event of the aforesaid banks enforcing the guarantee given by the Company.

11 The Company has entered into a business development agreement with Anant Raj Limited, the holding company, whereby the Company has given irrevocable development rights in respect of identified lands acquired by the Company in favour of its holding company entitling the holding company to develop, market, sell, realize and retain the entire sale proceeds of the project to be developed by it on such land. The title of land is with the Company.

12 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.

Particulars		For the year ended March 31, 2019	For the year ended March 31, 2018
Loss attributable to equity shareholders	Rs.	(2,35,465)	(1,02,106)
Nominal value of equity share	Rs.	10	10
Weighted average number of equity shares outstanding during the year	No.	50,000	50,000
Basic and diluted earnings per share	Rs.	(4.71)	(2.04)

FOUR CONSTRUCTION PRIVATE LIMITED

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

13 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 relationship :

Holding Company

Anant Raj Limited

Fellow Subsidiary Company

^ Aakashganga Realty Private Limited	Hemkunt Promoters Private Limited
Advance Buildcon Private Limited	Highland Meadows Private Limited
Anant Raj Cons. & Development Private Limited	# Jai Govinda Ghar Nirman Limited
Anant Raj Estate Management Services Limited	Jasmine Buildwell Private Limited
Anant Raj Global Limited	Jubilant Software Services Private Limited
Anant Raj Hotels Limited	Kalinga Buildtech Private Limited
Anant Raj Housing Limited	Kalinga Realtors Private Limited
Anant Raj Infrastructure Private Limited	Krishna Buildtech Private Limited
Anant Raj Projects Limited	Monarch Buildtech Private Limited
Ankur Buildcon Private Limited	# Moon Shine Entertainment Private Limited
A-Plus Estates Private Limited	North South Properties Private Limited
AR Login 4 Edu Private Limited	Novel Buildmart Private Limited
^ Artistaan Private Limited	Novel Housing Private Limited
<i>[Formerly known as Romano Tiles Private Limited]</i>	Oriental Meadows Limited
BBB Realty Private Limited	Oriental Promoters 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 Private Limited
Capital Buildtech Private Limited	Park Land Developers Private Limited
Carnation Buildtech Private Limited	Park View Promoters Private Limited
Century Promoters Private Limited	Pasupati Aluminium Limited
Echo Buildtech Private Limited	Pelikan Estates Private Limited
Echo Properties Private Limited	Pioneer Promoters Private Limited
Elegant Buildcon Private Limited	Rapid Realtors Private Limited
Elegant Estates Private Limited	^ Redsea Realty Private Limited
Elevator Buildtech Private Limited	Rising Realty Private Limited
Elevator Promoters Private Limited	Rolling Construction Private Limited
Elevator Properties Private Limited	Romano Estates Private Limited
Empire Promoters Private Limited	Romano Estate Management Services Limited
Excellent Inframart Private Limited	Romano Infrastructure Private Limited
Fabulous Builders 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 Estates Private Limited	Sartaj Developers & Promoters Private Limited
GrandPark Buildtech Private Limited	Sovereign Buildwell Private Limited
Grand Star 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 View Buildwell Private Limited	Townsend Construction & Equipment Private Limited
Green Way Promoters Private Limited	# Travel Mate India Private Limited
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
Hamara Realty Private Limited	Woodland Promoters Private Limited

^ Ceased to be subsidiary during the year

Became wholly-owned subsidiaries of Anant Raj Limited during the year.

FOUR CONSTRUCTION PRIVATE LIMITED**Notes to financial statements for the year ended March 31, 2019****Partnership firm in which holding company is partner**

Ganga Bishan & Company

Key management Personnel

Ajay Singh Pathania

Director

Navneet Singh Bhatia

Director

Achhey Lal

Director

Note: The above parties have been identified by the management.**b) Transaction during the year with related parties (excluding reimbursements):**

Sl. No.	Nature of Transactions	Related Party	For the year ended March 31, 2019 Rs.	For the year ended March 31, 2018 Rs.
1	Long term borrowings received from holding company	Anant Raj Limited	5,00,886	75,000
2	Long term borrowings repaid to holding company	Anant Raj Limited	-	3,96,00,000
3	Long Term Advance paid to Holding Company	Anant Raj Limited	57,06,140	9,90,61,060
4	Long Term Advance received back from Holding Company	Anant Raj Limited	10,36,17,620	-
5	Guarantee for loans given	Anant Raj Limited	3,10,00,00,000	7,01,00,00,000

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	Long term borrowings	Anant Raj Limited	5,00,886	-
2	Non- current asset	Anant Raj Limited	-	9,79,11,480
3	Other Financial Liabilities	Anant Raj Limited	11,563	11,563

14 Figures and words in brackets relate to the previous year unless otherwise indicated.**15** Previous year figures have been regrouped or recast, wherever necessary, in order to confirm to this year's presentation.

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

Directors

SD

Ajay Singh Pathania (DIN: 03014114)
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FOUR CONSTRUCTION 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/(Loss) before tax from continuing operations	(2,35,465)	(1,02,106)
Operating profit before working capital changes	(2,35,465)	(1,02,106)
Decrease/(Increase) in short term loans and advances	-	-
Increase/(Decrease) in other financial liabilities	(1,87,83,853)	1,87,96,291
Increase/(Decrease) in other current liabilities	4,50,777	(10,013)
Cash generated from operation	(1,85,68,541)	1,86,84,173
Tax paid during the year	-	-
Net cash from operating activities	(1,85,68,541)	1,86,84,173
B. CASH FLOW FROM INVESTING ACTIVITIES		
Decrease/ (Increase) in long term loan	9,79,11,480	(5,79,11,480)
Net cash from investing activities	9,79,11,480	(5,79,11,480)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Increase/(Decrease) in long term borrowings	(7,93,50,386)	3,91,76,692
Net cash used in financing activities	(7,93,50,386)	3,91,76,692
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (A+B+C)	(7,447)	(50,616)
Cash and cash equivalents - Opening balance	16,557	67,173
Cash and cash equivalents - Closing balance	9,111	16,557

Note: Figures in brackets indicate cash outflow.

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

Deora & Associates
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By the hand of

Directors

Arun Deroa
Partner
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