

## **Independent Auditor's Report**

To the Members of **Pioneer Promoters Private Limited**

### **Report on the Audit of the Financial Statements**

#### **Opinion**

We have audited the accompanying standalone financial statements of **Pioneer Promoters Private Limited** ("the Company"), which comprises the Balance Sheet as at March 31, 2019, and the Statement of Profit and Loss (including Statement of Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 (Act), in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended (Ind AS), and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2019, loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

#### **Basis for Opinion**

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics (COE) issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

#### **Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it's an unlisted company.

#### **Information Other than the Financial Statements and Auditor's Report Thereon**

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the Financial Statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

### **Management's Responsibility for the Financial Statements**

The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS and other accounting principles generally accepted in India. 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 financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are responsible for overseeing the Company's financial reporting process

### **Auditor's Responsibility for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, the

Company is exempted from getting an audit opinion with respect to the adequacy of the Internal Financial Controls over financial reporting of the company.

Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Financial Statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Financial Statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### **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 section 143 (11) 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, based on our audit report 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 purposes 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 including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account.
- (d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- (e) On the basis of the written representations received from the directors as on March 31, 2019, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2019, from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) Since the Company's turnover as per last audited financial statement is less than Rs.50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs.25 Crores, the Company is exempted from getting an audit opinion with respect to the adequacy of the Internal Financial Controls over financial reporting of the company and the operating effectiveness of such controls vide notification dated June 13,2017
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

According to the information and explanations given to us, the Company has not paid /provided for any managerial remuneration to its directors during the year.

- (h) 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,as amended, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company did not have any pending litigations in its financial statements.
  - ii. The Company did not have any material foreseeable losses on long-term contracts including derivative contracts.
  - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

Flat No. 102B 2<sup>nd</sup> Floor,  
Pocket-A, DDA Flats,  
Harihar Apartments,  
Ashok Vihar, Phase-II  
Delhi-110052

A.K. Jindal & Associates  
Chartered Accountants  
Firm Registration No. 006659N  
By the hand of

*Sd*

(Ashok Gupta)  
Partner

Place : New Delhi  
Date : May 10, 2019

Membership No. 085175

## **Annexure-A to the Auditors' Report**

The Annexure referred to in Independent Auditors' Report to the members of the Company on the financial statements for the year ended 31 March 2019, we report that:

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- (b) The Company has a regular programme of physical verification of its fixed assets at reasonable intervals and 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 title deeds of immovable properties are held in the name of the Company.
- (ii) The Company does not own any inventory. Thus, paragraph 3(ii) of the Order is not applicable to the Company.
- (iii) During the Year, the Company has not granted any secured or unsecured loans to Companies, firms, Limited Liability Partnership or other parties covered in the register maintained under section 189 of the Companies Act, 2013 ('the Act'). Therefore the provisions of clause (iii)(a), (iii)(b) and (iii)(c) of paragraph 3 of the Order are not applicable to the Company.
- (iv) According to the information and explanations given to us, the Company has not made any loans and investments and not provided any guarantees or security except capital advances for purchasing of property in the name of the Company, hence compliance of Section 185 and 186 is not applicable to the Company.
- (v) The Company has not accepted any deposits from the public.
- (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 records of the Company, there are no undisputed statutory dues including provident fund, income-tax, sales tax, value added tax, duty of customs, service tax, cess and other statutory dues. As explained to us, the Company did not have any dues on account of employees' state insurance and duty of excise.

According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, income tax, sales tax, value added tax, duty of customs, service tax, cess and other material statutory dues were in arrears as at 31 March 2019 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 statutory dues which have not been deposited with the appropriate authorities on account of any dispute.

- (viii) The Company does not have any loans or borrowings from any financial institution, banks, government or debenture holders during the year. Accordingly, paragraph 3(viii) of the Order is not applicable to the Company.
- (ix) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3 (ix) of the Order is not applicable to the Company.
- (x) According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- (xi) According to the information and explanations given to us, the Company had not paid any managerial remuneration. Hence, paragraph 3(xi) of the order is not applicable to the Company.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable to the 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 financial statements as required by the applicable accounting standards.
- (xiv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.
- (xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable to the Company.
- (xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

Flat No.102 B 2<sup>nd</sup> Floor,  
Pocket -A,DDA Flats  
Harihar Apartments,  
Ashok Vihar, Phase -II  
Delhi-110052

A.K. Jindal & Associates  
Chartered Accountants  
Firm Registration No. 006659N  
By the hand of

Sd

Place : New Delhi  
Date : May 10, 2019

Ashok Gupta  
Partner  
Membership No. 085175

**Pioneer Promoters Private Limited**  
**H-65, Connaught Circus, New Delhi - 110001**  
**Balance Sheet as at March 31, 2019**

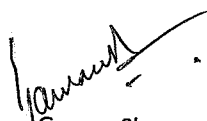
	Notes	As at March 31, 2019 Rs.	As at March 31, 2018 Rs.
<b>I. ASSETS</b>			
<b>Non-Current Assets</b>			
Property, Plant and Equipment	3	10,62,34,487	10,62,34,487
Capital work in progress	4	95,80,041	90,25,113
		<u>11,58,14,528</u>	<u>11,52,59,600</u>
Other Non-current assets	5	15,00,00,000	15,00,00,000
<b>Current assets</b>			
<b>Financial assets</b>			
Cash and cash equivalents	6	21,489	15,125
Other current assets			
Advances	7	11,800	10,000
<b>TOTAL ASSETS</b>		<u><u>26,58,47,817</u></u>	<u><u>26,52,84,725</u></u>
<b>II. EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity Share capital	8	5,00,000	5,00,000
Other Equity		16,08,13,807	16,08,13,807
		<u>16,13,13,807</u>	<u>16,13,13,807</u>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
<b>Financial Liabilities</b>			
Borrowings	9	10,41,08,712	10,35,57,712
Other financial liabilities	10	2,00,000	2,00,000
		<u>10,43,08,712</u>	<u>10,37,57,712</u>
<b>Current liabilities</b>			
<b>Financial Liabilities</b>			
Other financial liabilities	11	2,23,498	2,13,206
Other current liabilities	12	1,800	-
		<u>2,25,298</u>	<u>2,13,206</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u><u>26,58,47,817</u></u>	<u><u>26,52,84,725</u></u>
<b>CORPORATE INFORMATION</b>	1		
<b>SIGNIFICANT ACCOUNTING POLICIES</b>	2		
<b>NOTES TO THE FINANCIAL STATEMENTS</b>	3-19		

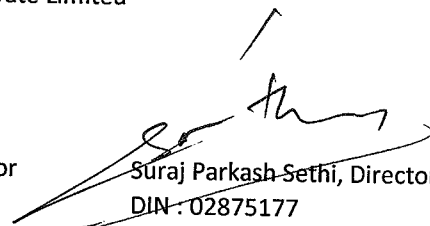
The accompanying notes are an integral part of the financial statements.  
As per our report of even date attached

For A.K. Jindal & Associates  
Chartered Accountants  
Firm Registration No. 006659N  
By the hand of

Sd  
Ashok Gupta  
Partner  
Membership No.085175  
Date : May 10, 2019  
Place : New Delhi

For and on behalf of the Board of Directors of  
Pioneer Promoters Private Limited

  
Gaurav Sharma, Director  
DIN : 07143106  
B-28, Ground Floor,  
Kalkaji , Delhi-110019

  
Suraj Parkash Sethi, Director  
DIN : 02875177  
A-703, Vasundhara Apartments,  
Plot No-16, Sector-6, Dwarka,  
South Delhi-110075

**Pioneer Promoters Private Limited**  
**H-65, Connaught Circus, New Delhi - 110001**  
**Statement of Profit and Loss For The Year Ended March 31, 2019**

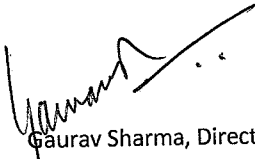
	Notes	For the year ended March 31,2019 Rs.	For the year ended March 31,2018 Rs.
<b>I INCOMES</b>			
Other income		-	-
<b>Total income</b>		-	-
<b>II EXPENSES</b>			
Employee benefit expenses	13	4,95,129	4,84,164
Other expenses	14	59,799	64,414
Less : Expenses incurred during the year transferred to		(5,54,928)	(5,48,578)
<b>Total expenses</b>		-	-
<b>III Profit before extraordinary and exceptional item and tax</b>		-	-
<b>IV Exceptional items</b>			
Prior period expense		-	-
<b>V Profit before exceptional and tax(III-IV)</b>		-	-
<b>VI Exceptional Items</b>		-	-
<b>VII Profit before extraordinary items and tax ( V - VI )</b>		-	-
<b>VIII Extraordinary Items</b>		-	-
<b>IX Profit before tax ( VII - VIII )</b>		-	-
<b>VI Extraordinary items</b>		-	-
<b>VII Profit/(Loss) before tax(V-VI)</b>		-	-
<b>VIII Tax expenses</b>		-	-
<b>IX Profit/(Loss) for the period from continuing operations</b>		-	-
<b>X Profit/(Loss) from discontinuing operations</b>		-	-
<b>XI Tax expenses of discontinuing operations</b>		-	-
<b>XII Profit/(Loss) from discontinuing operations (after tax )</b>		-	-
<b>XIII Profit/(Loss) for the period</b>		-	-
<b>XIV Earnings per share [equity share, par value of Rs. 100 (Rs. 100) each]</b>			
Basic and Diluted	15	-	-
<b>CORPORATE INFORMATION</b>	1		
<b>SIGNIFICANT ACCOUNTING POLICIES</b>	2		
<b>NOTES TO THE FINANCIAL STATEMENTS</b>	3-19		

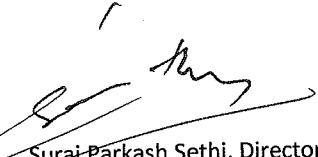
The accompanying notes are an integral part of the financial statements.  
As per our report of even date attached

For A.K. Jindal & Associates  
Chartered Accountants  
Firm Registration No. 006659N  
By the hand of

  
Ashok Gupta  
Partner  
Membership No.085175  
Date : May 10, 2019  
Place : New Delhi

For and on behalf of the Board of Directors of  
Pioneer Promoters Private Limited

  
Gaurav Sharma, Director  
DIN : 07143106  
B-28, Ground Floor,  
Kalkaji , Delhi-110019

  
Suraj Parkash Sethi, Director  
DIN : 02875177  
A-703, Vasundhara Apartments,  
Plot No-16, Sector-6, Dwarka,  
South Delhi-110075



**PIONEER PROMOTERS 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	Securities Premium Reserve	Other Equity		Total equity attributable to equity shareholders of the Company
			Reserves & Surplus		
			Retained Earning		
	Rs.	Rs.	Rs.	Rs.	
Balance as at April 01, 2018	5,00,000	15,98,00,000	10,13,807		16,13,13,807
Profit/(Loss) for the year	-	-	-	-	-
Balance as at March 31,2019	5,00,000	15,98,00,000	10,13,807		16,13,13,807

<b>CORPORATE INFORMATION</b>	1
<b>SIGNIFICANT ACCOUNTING POLICIES</b>	2
<b>NOTES TO THE FINANCIAL STATEMENTS</b>	3-19

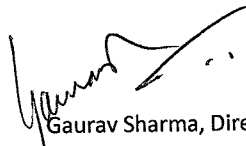
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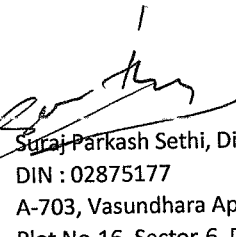
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DIN : 02875177  
A-703, Vasundhara Apartments,  
Plot No-16, Sector-6, Dwarka,  
South Delhi-110075

**1 Corporate Information**

Pioneer Promoters Private Limited is wholly owned subsidiary of Anant Raj Limited, domiciled in India and incorporated under the provisions of the Companies Act, 1956. The Company is primarily engaged in 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.

Beginning April 1, 2016 the Company has first adopted Ind AS with a transition date of April 1, 2015 for all periods upto and including the year ended March 31, 2018, the Company prepared its Financial Statements in accordance with the accounting standards notified under the Section 133 of the Companies Act, 2013 read together with Companies (Accounts) Rules, 2014 (Indian GAAP).

The Company has adopted all applicable standards and the adoption was carried out in accordance with Ind AS 101- 'First Time adoption of Indian Accounting Standards'.

**Exemptions availed as per Ind AS 101:**

**1) Fair Value of Financial Assets and Liabilities:**

As per the Ind AS exemption, the Company has not fair valued the financial Assets and liabilities retrospectively and has measured the same prospectively.

**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 within 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 hand and balances with banks (including cheques in hand), which are free for withdrawal and usage 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) Recognition of revenue and Expenditure**

Income and Expenditure are accounted for on accrual basis.

**d) 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.

**e) Provisions**

A provision is recognised 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.

**f) 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.

**g) 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.

**h) 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.

	As at March 31,2019 Rs.	As at March 31,2018 Rs.
<b>3 PROPERTY, PLANT AND EQUIPMENT</b>		
<b><u>Tangible Assets</u></b>		
Land	10,62,02,425	10,62,02,425
Plant & Machinery	32,062	32,062
	<u>10,62,34,487</u>	<u>10,62,34,487</u>
<b>4 CAPITAL WORK - IN- PROGRESS</b>		
Balance at the beginning of the year	45,88,505	43,46,739
Additions during the year	-	2,41,766
Balance at the end of the year	(a) <u>45,88,505</u>	<u>45,88,505</u>
<b>Præoperative Expenditure Pending for Capitalisation</b>		
Balance at the beginning of the year	44,36,608	38,88,030
Additions during the year	5,54,928	5,48,578
Balance at the end of the year	(b) <u>49,91,536</u>	<u>44,36,608</u>
	(a+b) <u>95,80,041</u>	<u>90,25,113</u>
<b>5 OTHER NON CURRENT ASSETS</b>		
<b><u>LONG TERM LOANS &amp; ADVANCES</u></b>		
Capital Advance	15,00,00,000	15,00,00,000
	<u>15,00,00,000</u>	<u>15,00,00,000</u>
<b>6 CASH AND CASH EQUIVALENTS</b>		
a) Cash and cash equivalents		
i) Cash on hand	5,911	6,207
ii) Balance with bank in current account	15,578	8,918
	<u>21,489</u>	<u>15,125</u>
<b>7 OTHER CURRENT ASSETS</b>		
Goods and services input	1,800	-
Advances	10,000	10,000
	<u>11,800</u>	<u>10,000</u>
<b>8 EQUITY</b>		
<b><u>SHARE CAPITAL</u></b>		
<b>Authorised</b>		
6,000 (6,000) equity shares of Rs.100 (Rs.100) each	6,00,000	6,00,000
2,000 (2,000) 9% preference share of Rs.100 (Rs.100) each	2,00,000	2,00,000
	<u>8,00,000</u>	<u>8,00,000</u>
<b>Issued, subscribed and paid up</b>		
5,000 (5,000) equity shares of Rs.100 (Rs.100) each fully paid up	5,00,000	5,00,000
	<u>5,00,000</u>	<u>5,00,000</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	5,000	5,00,000	5,000	5,00,000
Number of shares outstanding at the end of the year	<u>5,000</u>	<u>5,00,000</u>	<u>5,000</u>	<u>5,00,000</u>

## b) Terms/rights attached to equity shares

The Company has only one class of equity share having a par value of Rs. 100 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.

	As at March 31,2019 Rs.		As at March 31,2018 Rs.	
<b>c) Shares held by holding Company, Anant Raj Ltd.</b>				
i) *5,000 (5,000) Equity Shares of Rs.100 (Rs.100) each fully paid up		5,00,000		5,00,000
*Including 6 (6) equity shares held by nominees of the holding company, Anant Raj Limited				
<b>d) Details of shareholders holding more than 5% shares in the Company</b>				
	<b>As at March 31, 2019</b>		<b>As at March 31, 2018</b>	
	<b>Number</b>	<b>% holding</b>	<b>Number</b>	<b>% holding</b>
<b>Equity Shares of Rs. 100 (Rs. 100) each fully paid up:</b>				
<u>Name of Shareholders</u>				
1) Anant Raj Ltd.				
a) Number of equity shares held	5,000	100%	5,000	100%
% of shareholding				
<b>9 FINANCIAL LIABILITIES</b>				
<b>BORROWINGS</b>				
<b>Non-current</b>				
<b>(Unsecured considered good)</b>				
a) Loan from related party			10,41,08,712	10,35,57,712
			<b>10,41,08,712</b>	<b>10,35,57,712</b>
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.				
<b>10 OTHER FINANCIAL LIABILITIES</b>				
<b>Non-current</b>				
Preference shares			2,00,000	2,00,000
The Company has only one class of 9% preference share having a par value of Rs. 100/- per share. The preference share is redeemable and dividend thereon is cumulative. Accordingly, the liabilities on this account has been recognised as financial liability of the company as per provisions of Ind AS 109.				
<b>11 OTHER FINANCIAL LIABILITIES</b>				
<b>Current</b>				
Expenses payable			95,346	85,054
Interest payable			30,932	30,932
Security received			97,220	97,220
			<b>2,23,498</b>	<b>2,13,206</b>
<b>12 OTHER CURRENT LIABILITIES</b>				
Statutory dues			1,800	-
			<b>1,800</b>	<b>-</b>

	As at March 31,2019 Rs.	As at March 31,2018 Rs.
<b>13 EMPLOYEE BENEFIT EXPENSES</b>		
Salary, wages, bonus and allowance	4,95,129	4,84,164
	<u>4,95,129</u>	<u>4,84,164</u>
<b>14 OTHER EXPENSES</b>		
Payment to auditors as audit fees	5,900	5,000
Filing fee	2,000	3,600
Legal and professional	12,590	2,300
Bank charges	649	649
Conveyance	-	2,240
Electricity	38,660	42,300
Repair & maintenance	-	8,325
	<u>59,799</u>	<u>64,414</u>

- 15 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.

	As at March 31,2019 Rs.	As at March 31,2018 Rs.
Profit/(Loss) attributable to equity shareholders	Rs. NIL	NIL
Nominal value of equity share	Rs. 100	100
Weighted average number of equity shares outstanding	No. 5,000	5,000
Basic and diluted earnings per share	Rs. NIL	NIL

#### 16 Related Party Disclosures

Pursuant to Indian Accounting Standard (Ind AS-24) on "Related Party Disclosures" issued by the "Ministry of Corporate Affairs" 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:

##### Holding Company

Anant Raj Limited

##### Fellow Subsidiaries

Aakashganga Realty Private Limited *	Hamara Realty Private Limited
Advance Buildcon Private Limited	Hemkunt Promoters Private Limited
Anant Raj Cons. & Development Private Limited	High Land Meadows Private Limited
Anant Raj Estate Management Services Limited	Jasmine Buildwell Private Limited
Anant Raj Global Limited	Jubilant Software Services Private Limited
Anant Raj Hotels Limited	Jai Govinda Ghar Nirman Limited #
Anant Raj Housing Limited	Kalinga Buildtech Private Limited
Anant Raj Infrastructure Private Limited	Kalinga Realtors Private Limited
Anant Raj Projects Limited	Krishna Buildtech Private Limited
Ankur Buildcon Private Limited	Monarch Buildtech Private Limited
A-Plus Estates Private Limited	Moon Shine Entertainment Private Limited #
AR Login 4 Edu Private Limited	North South Properties Private Limited
Artistaan Private Limited *	Novel Buildmart Private Limited
[ Formerly Known as Romano Tiles Private Limited]	Novel Housing Private Limited
BBB Realty Private Limited	Oriental Meadows Limited
Bolt Properties Private Limited	Oriental Promoters Private Limited
Blossom Buildtech Private Limited	Papillion Buildtech Private Limited
Capital Buildcon Private Limited	Papillon Buildcon Private Limited
Capital Buildtech Private Limited	Park Land Construction & Equipment Private 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	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 Estate Management Services Limited

**Pioneer Promoters Private Limited**

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

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

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 Ltd  
 Tumhare Liye Realty Private Limited  
 Twenty First Developers Private Limited  
 Travel Mate India Private Limited #  
 Vibrant Buildmart Private Limited  
 West Land Buildcon Private Limited  
 Woodland Promoters Private Limited

\* Ceased to be Subsidiary during the Year

# Became Subsidiary during the year

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

Ganga Bishan & Company

**Key Management Personnel**

Suraj Parkash Sethi	Director
Kulbir Singh	Director
Gaurav Sharma	Director

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

**b) Transactions with related parties during the year:**

Nature of transactions	Related Party	For the year ended March 31,2019	For the year ended March 31,2018
		Rs.	Rs.
1 Long term borrowings	Anant Raj Limited	5,51,000	7,12,000

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

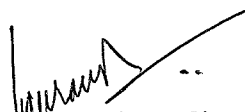
Sl. Account Head	Related Party	As at March 31,2019	As at March 31,2018
		Rs.	Rs.
1 Long term borrowings	Anant Raj Limited	10,41,08,712	10,35,57,712
2 Current liabilities	Anant Raj Limited	30,932	46,239

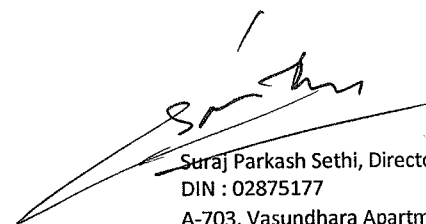
**17** In the opinion of the management, the current assets, if realized, in the ordinary course of business, would realize a sum at least equal to that stated in the Balance Sheet.

**18** Previous year figures have been regrouped or recast, where ever necessary to confirm with this year's presentation.

**19** Figures in brackets pertain to previous year, unless otherwise indicated.

The notes referred to above form an integral part of the financial statements

  
 Gaurav Sharma, Director  
 DIN : 07143106  
 B-28, Ground Floor,  
 Kalkaji , Delhi-110019

  
 Suraj Parkash Sethi, Director  
 DIN : 02875177  
 A-703, Vasundhara Apartments,  
 Plot No-16, Sector-6, Dwarka,  
 South Delhi-110075

Date : May 10, 2019  
 Place : New Delhi

**Pioneer Promoters Private Limited**  
H-65, Connaught Circus, New Delhi - 110001

**CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2019**

	March 31, 2019 Rs.	March 31, 2018 Rs.
<b>A. CASH FLOW FROM OPERATIONS</b>		
Profit before tax	-	-
Interest receipts	-	-
<b>Operating profit before working capital changes</b>	-	-
Movement in working capital:		
- Decrease/(increase) in other current asset	(1,800)	-
- Increase/(decrease) in other financial liabilities	10,292	-
- Increase/(decrease) in other current liabilities	1,800	(49,124)
<b>Cash generated from operations</b>	<b>10,292</b>	<b>(49,124)</b>
- Income tax paid	-	-
<b>Net cash from operating activities</b> (A)	<b>10,292</b>	<b>(49,124)</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>		
Additions to fixed assets including project in progress	(5,54,928)	(7,85,494)
Interest receipts	-	-
<b>Net cash from investing activities</b> (B)	<b>(5,54,928)</b>	<b>(7,85,494)</b>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>		
Increase/(decrease) in unsecured loan	5,51,000	7,12,000
<b>Net cash from financing activities</b> (C)	<b>5,51,000</b>	<b>7,12,000</b>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b> (A+B+C)	<b>6,364</b>	<b>(1,22,618)</b>
Cash and cash equivalents - Opening balance	15,125	1,37,743
Cash and cash equivalents - Closing balance	<b>21,489</b>	<b>15,125</b>

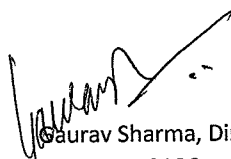
**Note: Figures in brackets indicate cash outflow.**

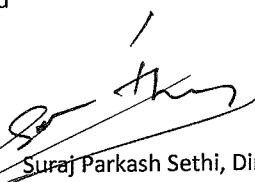
For A.K. Jindal & Associates  
Chartered Accountants  
Firm Registration No. 006659N  
By the hand of

Sd

Ashok Gupta  
Partner  
Membership No.085175  
Date : May 10, 2019  
Place : New Delhi

For and on behalf of the Board of Directors of  
Pioneer Promoters Private Limited

  
Gaurav Sharma, Director  
DIN : 07143106  
B-28, Ground Floor,  
Kalkaji , Delhi-110019

  
Suraj Parkash Sethi, Director  
DIN : 02875177  
A-703, Vasundhara Apartments,  
Plot No-16, Sector-6, Dwarka,  
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