

Independent Auditor's Report

To the Members of **Sovereign Buildwell Private Limited**

Report on the Audit of the Standalone Financial Statements

1. Opinion

- a) We have audited the accompanying standalone financial statements of **Sovereign Buildwell Private Limited** ("the Company"), which comprises the Balance Sheet as at March 31, 2020, and the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, and notes to the standalone financial statements, including a summary of significant accounting policies and other explanatory information.
- b) In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone 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, 2020, profit and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

2. Basis for Opinion

We conducted our audit of the standalone 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 standalone financial statements under the provisions of the Act and the Rules made thereunder, 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 standalone financial statements.

3. Key Audit Matters

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

4. Information Other than the Standalone Financial Statements and Auditor's Report Thereon

- a) The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, but does not include the standalone Financial Statements and our auditor's report thereon. Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

- b) In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone 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.

5. Management's Responsibility for the Standalone Financial Statements

- a) The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone 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 standalone financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.
- b) In preparing the standalone 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

6. Auditor's Responsibility for the Audit of the Standalone Financial Statements

- a) Our objectives are to obtain reasonable assurance about whether the standalone 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 standalone financial statements.
- b) As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - i) Identify and assess the risks of material misstatement of the standalone 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.

- ii) 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, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operative effectiveness of such controls.
 - iii) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
 - iv) 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 standalone 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.
 - v) Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- c) Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the standalone 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 standalone Financial Statements.
- d) 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.
- e) 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.
- f) From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Standalone 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.

1. Report on Other Legal and Regulatory Requirements

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 standalone 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, 2020, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2020, from being appointed as a director in terms of Section 164 (2) of the Act.
 - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
 - (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:
 - i) The Company has not paid any managerial remuneration 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 standalone financial statements.
 - ii. The Company did not have any material foreseeable losses on long-term contracts including derivative contracts.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of section 143 (11) of the Act, we give in the "Annexure-B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

A-14-A, Single Storey,
First Floor, Vijay Nagar,
New Delhi

August 13, 2020
New Delhi.
UDIN: 20093812AAAAAH7178

ASRV & Associates
Chartered Accountants
Firm Registration No. 032290N
By the hand of


Kamal Ahluwalia
Partner
Membership No. 093812

ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph (f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the members of **Sovereign Buildwell Private Limited** of even date)

Report on the Internal Financial Controls Over Financial Reporting under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of **Sovereign Buildwell Private Limited** ("the Company") as of March 31, 2020, in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Board of Directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Company based on our audit. We conducted our audit in accordance with the Guidance Note issued by the ICAI and the Standards on Auditing prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the standalone financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system over financial reporting of the Company.

Meaning of Internal Financial Controls Over Financial Reporting

A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone

financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of standalone financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the standalone financial statements.

Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

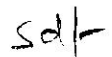
Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2020, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

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By the hand of


Kamal Ahluwalia
Partner
Membership No. 093812

ANNEXURE 'B' TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph under 'Report on Other Legal and Regulatory Requirements' section of our report to the members of **Sovereign Buildwell Private Limited** of even date)

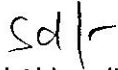
- i) The Company does not own any property, plant and equipment.
- ii) The Company does not own any inventory.
- iii) According to the information and explanations given to us, the Company has granted unsecured loans to body corporates covered in the register maintained under section 189 of the Act, in respect of which:
 - (a) The terms and conditions of the grant of such loans are, in our opinion, prima facie, not prejudicial to the Company's interest.
 - (b) The receipts of principal and interest, whenever recoverable during the year, are as per mutually agreed stipulations.
 - (c) There is no overdue amount remaining outstanding as at the year-end.
- iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Act in respect of grant of loans, making investments and providing guarantees and securities, as applicable.
- v) As per the information and explanations given to us, the Company has not accepted any deposits from the public within the meaning of the directives issued by the Reserve Bank of India, provisions of section 73 to 76 of the Act, any other relevant provisions of the Act and the relevant rules framed thereunder.
- 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 books of account, the Company has been generally regular in depositing with appropriate authorities undisputed statutory dues including provident fund, investor education and protection fund, employees' state insurance, income-tax, goods and service tax, customs duty, cess, and other statutory dues applicable to it. According to the information and explanations given to us, no undisputed amounts payable in respect of aforesaid dues were outstanding as at March 31, 2020, 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 dues of income tax, goods and service tax, duty of customs and cess that have not been deposited by the Company with appropriate authorities on account of dispute.
- viii) In our opinion and according to the information and explanation given to us, there are no loans or borrowings from a financial institution, bank, government or dues to debenture holders during the year.

- ix) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year. The Company has not taken any term loans during the year.
- x) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or any fraud on the Company by its officers or employees has been noticed or reported during the year.
- xi) The Company has not paid any managerial remuneration during the year.
- xii) The Company is not a nidhi 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 Ind AS standalone financial statements as required by the applicable accounting standards.
- xiv) The Company has not made any preferential allotment or private placement of shares during the year under review.
- xv) The Company has not entered into any non-cash transactions with directors or persons connected with him.
- xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

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August 13, 2020
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Chartered Accountants
Firm Registration No. 032290N
By the hand of


Kamal Ahluwalia
Partner
Membership No. 093812

Sovereign Buildwell Private Limited
H-65, Connaught Circus, New Delhi-110001.
Balance Sheet as at March 31, 2020

Particulars	Note	March 31, 2020 Rs.	March 31, 2019 Rs.
ASSETS			
Non-current assets			
Financial assets			
Investments	2	10,00,000	10,00,000
Other non-current assets	3	21,69,17,959	21,68,07,750
Total non-current assets		21,79,17,959	21,78,07,750
Current assets			
Financial assets			
Cash and cash equivalents	4	17,045	20,188
Loans	5	5,57,000	5,32,000
Others	6	1,650	1,85,650
Other current assets	7	70,00,000	70,00,000
Total current assets		75,75,695	77,37,838
TOTAL ASSETS		22,54,93,654	22,55,45,588
EQUITY AND LIABILITIES			
EQUITY			
Equity share capital	8	5,00,000	5,00,000
Other equity		(3,46,002)	(9,70,944)
Total equity		1,53,998	(4,70,944)
LIABILITIES			
Non-current liabilities			
Financial liabilities			
Borrowings	9	21,67,58,005	21,79,93,005
Total non-current liabilities		21,67,58,005	21,79,93,005
Current liabilities			
Financial liabilities			
Trade payable	10	84,11,100	-
Other financial liabilities	11	28,032	28,032
Other current liabilities	12	32,310	79,95,495
Provisions	13	1,10,209	-
Total current liabilities		85,81,651	80,23,527
TOTAL EQUITY AND LIABILITIES		22,54,93,654	22,55,45,588
Significant Accounting Policies	1		
Notes to the Financial Statements	2-23		

The accompanying notes are an integral part of the financial statements.

As per our report of even date attached.

ASRV & Associates
Chartered Accountants
By the hand of


Kamal Ahluwalia
Partner
Membership no. 093812
August 13, 2020
New Delhi.


Anil Maini
DIN: 06849619


Jai Prakash
DIN: 07290022

Sovereign Buildwell Private Limited
H-65, Connaught Circus, New Delhi-110001.
Statement of Profit and Loss for the year ended March 31, 2020

Particulars	Note	March 31, 2020	March 31, 2019
		Rs.	Rs.
INCOME			
Other income	14	6,58,025	-
		<u>6,58,025</u>	<u>-</u>
EXPENSES			
Other expenses	15	33,083	44,870
Total expenses		<u>33,083</u>	<u>44,870</u>
Profit/(loss) before tax		6,24,942	(44,870)
Less: Tax expense			-
Current tax (MAT)		1,10,209	-
MAT credit entitlement		(1,10,209)	-
Profit/(loss) for the year		<u>6,24,942</u>	<u>(44,870)</u>
Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]			
Basic and diluted		12.50	(0.90)

Significant Accounting Policies	1
Notes to the Financial Statements	2-23

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

ASRV & Associates
Chartered Accountants
By the hand of


Kamal Ahluwalia
Partner
Membership no. 093812
August 13, 2020
New Delhi.


Anil Maini
DIN: 06849619


Jai Prakash
DIN: 07290022

Sovereign Buildwell Private Limited
H-65, Connaught Circus, New Delhi-110001.

Statement of Changes in Equity for the year ended March 31, 2020

Particulars	Notes	Equity share capital	Other equity	Total equity attributable to equity share holders of the company
			Reserves and surplus Retained earnings	
		Rs.	Rs.	Rs.
Balance as at March 31, 2019		5,00,000	(9,70,944)	(4,70,944)
Profit for the year		-	6,24,942	6,24,942
Balance as at March 31, 2020		5,00,000	(3,46,002)	1,53,998

Significant Accounting Policies 1
Notes to the Financial Statements 2-23

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

ASRV & Associates
Chartered Accountants
By the hand of

Sd/-
Kamal Ahluwalia
Partner
Membership no. 093812
August 13, 2020
New Delhi.

Sd/-
Anil Maini
DIN: 06849619

Sd/-
Jai Prakash
DIN: 07290022

Corporate Information

Sovereign Buildwell 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.

1 Significant Accounting Policies**a) Basis of preparation of financial statements**

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) 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) Financial instruments

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through profit or loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

d) Investment in subsidiaries

Investment in subsidiaries is carried at cost in the financial statements.

e) Revenue recognition

Income and expenditure are accounted for on accrual basis.

f) Income taxes

Current income tax for current and prior periods is recognized at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date.

g) Cash flow statement

Cash flows are reported using the 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 operating, investing and financing activities of the Company are segregated based on the available information.

h) Cash and cash equivalents

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

i) Earnings per share

Basic earnings per equity share is computed by dividing the net profit attributable to the equity holders of the Company by the weighted average number of equity shares outstanding during the period. Diluted earnings per equity share is computed by dividing the net profit attributable to the equity holders of the Company by the weighted average number of equity shares considered for deriving basic earnings per equity share and also the weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares. The dilutive potential equity shares are adjusted for the proceeds receivable had the equity shares been actually issued at fair value (i.e. the average market value of the outstanding equity shares). Dilutive potential equity shares are deemed converted as of the beginning of the period, unless issued at a later date. Dilutive potential equity shares are determined independently for each period presented.

j) Income tax

Deferred income tax assets and liabilities are measured using tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date and are expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect of changes in tax rates on deferred income tax assets and liabilities is recognized as income or expense in the period that includes the enactment or the substantive enactment date. A deferred income tax asset is recognized to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilized. Deferred income taxes are not provided on the undistributed earnings of subsidiaries and associates where it is expected that the earnings of the subsidiary or associates will not be distributed in the foreseeable future. The Company off sets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously. The income tax provision for the interim period is made based on the best estimate of the annual average tax rate expected to be applicable for the full financial year. Tax benefits of deductions earned on exercise of employee share options in excess of compensation charged to income are credited to share premium.

k) 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.

Sovereign Buildwell Private Limited

Notes to financial statements for the year ended March 31, 2020

Particulars	March 31, 2020	March 31, 2019
	Rs.	Rs.
2 Investments		
Non-current		
Subsidiaries unquoted equity instruments		
50,000 (50,000) equity shares of Rs. 10 (Rs. 10) fully paid up in Excellent Inframart Pvt. Ltd.	5,00,000	5,00,000
50,000 (50,000) equity shares of Rs. 10 (Rs. 10) fully paid up in Sartaj Developers & Promoters Pvt. Ltd.	5,00,000	5,00,000
Aggregate cost of unquoted investments	<u>10,00,000</u>	<u>10,00,000</u>
3 Other non-current asset		
Capital advances	21,68,07,750	21,68,07,750
MAT credit entitlement	1,10,209	-
	<u>21,69,17,959</u>	<u>21,68,07,750</u>
4 Cash and cash equivalents		
Cash on hand	3,732	3,732
Balance with bank in current account	13,313	16,456
	<u>17,045</u>	<u>20,188</u>
5 Loans		
Unsecured, considered good		
Loans to related parties [^]	5,57,000	5,32,000
	<u>5,57,000</u>	<u>5,32,000</u>
[^] Loans to related parties represents unsecured loans given to subsidiary companies, utilized for meeting developmental costs of a real estate project, which loans are repayable wherever stipulated as mutually agreed. There is no repayment of principal due by the Subsidiaries as at the year end.		
6 Other financial assets		
Interest accrued	1,650	1,650
Advance recoverable	-	1,84,000
	<u>1,650</u>	<u>1,85,650</u>
7 Other current assets		
Advances other than capital advances		
Advances recoverable in cash or in kind	70,00,000	70,00,000
	<u>70,00,000</u>	<u>70,00,000</u>
8 Share capital		
Authorized share capital		
50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each	5,00,000	5,00,000
Issued, subscribed and paid up		
50,000 (50,000) equity share of Rs. 10 (Rs. 10) each fully paid up	5,00,000	5,00,000
	<u>5,00,000</u>	<u>5,00,000</u>

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

	As at March 31, 2020		As at March 31, 2019	
	Number	Amount (Rs.)	Number	Amount (Rs.)
Number of shares outstanding at the beginning of the year	50,000	5,00,000	50,000	5,00,000
Number of shares outstanding at the end of the year	<u>50,000</u>	<u>5,00,000</u>	<u>50,000</u>	<u>5,00,000</u>

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.

Sovereign Buildwell Private Limited

Notes to financial statements for the year ended March 31, 2020

Shares held by holding Company

	March 31, 2020 Rs.	March 31, 2019 Rs.
Anant Raj Limited		
*50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	5,00,000	5,00,000

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

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

	March 31, 2020		March 31, 2019	
	Nos.	% holding in the class	Nos.	% holding in the class
Anant Raj Limited, holding company	50,000	100%	50,000	100%
Equity shares of Rs. 10 (Rs. 10) each fully paid up				

Particulars	March 31, 2020 Rs.	March 31, 2019 Rs.
9 Borrowings		
Non-current		
Unsecured		
Loan from related party*	21,67,58,005	21,79,93,005
* Loan from related party represents unsecured loans obtained from holding company utilized to make advances for acquiring a real estate project and making investment in subsidiaries along with giving loans to its subsidiaries, which loans are repayable on divestment of the said project and investments. There is no payment of principal due by the Company as at the year end.		
10 Trade payable		
Sundry creditors*	84,11,100	-
	84,11,100	-
* Payable Rs. 84,29,000 (Nil) to holding Company for purchase of land.		
11 Other financial liability		
Interest payable to holding company	28,032	28,032
12 Other current liabilities		
Other payables		
Advance for which value has to be given	-	79,53,125
'Expenses payable*	32,310	42,370
	32,310	79,95,495
* Includes Rs. 17,900 (Nil) payable to holding Company.		
13 Provision		
Income tax	1,10,209	-
	1,10,209	-
14 Other income		
Profit on sale of land	6,58,025	-
	6,58,025	-
15 Other expenses		
Payment to auditors as audit fees	14,160	14,160
Filing fees	17,900	13,200
Legal and professional	360	16,855
Bank charges	663	655
	33,083	44,870

Particulars	March 31, 2020	March 31, 2019
	Rs.	Rs.

16 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, 2020	March 31, 2019
	Rs.	Rs.
(i) In respect of term loans and working capital facilities* [Against which outstanding amount of term loans and working capital facilities as at March 31, 2020, was Rs. 7,907,293,470 (Rs. 7,623,589,679)]	12,58,31,00,000	9,98,31,00,000

* 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.

- 17** The Company has filed a suit for recovery for an amount of Rs. 73,28,125, together with interest at the rate 18 % per annum, against one Dalbir who has represented himself as owner of a piece of land in Village Kadarapur, Gurugram, Haryana, and; based upon such representation, the Company had paid the entire sale consideration to him. It later transpired that Dalbir did not possess clear marketable title to the said land. The matter is still sub judice.

The Company had purchased a piece of land in village Ullawas, half share of which is being claimed by certain persons to be their property on basis of their inheritance. The possession of such land continues to be with the company and no stay order against such possession has been granted by any Court. The matter is still sub judice.

- 18** The Company has entered into a business development agreement with Anant Raj Limited, the holding company whereby the Company had given irrevocable development rights in respect of identified lands acquired by the Company in favor 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 lands. The title of lands is with the Company.

- 19** As per the best estimates and in the opinion of the Board of Directors of the Company, no provision is required to be made towards diminution in the value of investments during the year.

- 20** The Company has not recognized deferred tax assets as it is not probable that taxable profit will be available against which the unused tax losses can be utilised.

21 Earning 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, 2020	March 31, 2019
Profit/(Loss) for the year	Rs.	6,24,942	(44,870)
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.	12.50	(0.90)

22 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

Subsidiary companies

Excellent Inframart Private Limited

Sartaj Developers & Promoters Private Limited

Fellow Subsidiaries of holding Company

Adonai Home Private Limited	Hemkunt Promoters Private Limited
Advance Buildcon Private Limited	High Land Meadows Pvt. Ltd.
Anant Raj Cons. & Development Private Limited	Jai Govinda Ghar Nirman Ltd.
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 Pvt. Ltd.
Anant Raj Projects Limited	Monarch Buildtech Private Limited
Ankur Buildcon Private Limited	Moon Shine Entertainment Pvt. Ltd.
A+Plus Estates Private Limited	North South Properties Private Limited
AR Login 4 Edu Private Limited	Novel Buildmart Private Limited
BBB Realty Private Limited	Novel Housing Private Limited
Blossom Buildtech Private Limited	Oriental Meadows Limited
Bolt Properties Private Limited	Oriental Promoters Private Limited
Capital Buildcon Private Limited	Papillion Buildtech Private Limited
Capital Buildtech Private Limited	Papillon Buildcon Private Limited
Carnation Buildtech Private Limited	Park Land Construction & Equipment Private Limited
Century Promoters Private Limited	Park Land Developers Private Limited
Echo Buildtech Private Limited	Park View Promoters Private Limited
Echo Properties Private Limited	Pasupati Aluminium Limited
Elegant Buildcon Private Limited	Pelikan Estates Private Limited
Elegant Estates Private Limited	Pioneer Promoters Private Limited
Elevator Buildtech Private Limited	Rapid Realtors Private Limited
Elevator Promoters Private Limited	Rising Realty Private Limited
Elevator Properties Private Limited	Rolling Construction Private Limited
Empire Promoters Private Limited	Romano Estates Private Limited
Fabulous Builders Private Limited	Romano Estate Management Services Limited
Four Construction Private Limited	Romano Infrastructure Private Limited
Gadget Builders Private Limited	Romano Projects Private Limited
Gagan Buildtech Private Limited	Rose Realty Private Limited
Glaze Properties Private Limited	Roseview Buildtech Private Limited
Goodluck Buildtech Private Limited	Roseview Properties Private Limited
Grand Buildtech Private Limited	Saiguru Buildmart Private Limited
Grand Park Estates Private Limited	Sand Storm Buildtech Private Limited
GrandPark Buildtech Private Limited	Spiritual Developers 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 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 Vidhanagar Limited	West Land Buildcon Private Limited
Hamara Realty Private Limited	Woodland Promoters Private Limited

Related party

Maneesh Gupta	Director
Jai Prakash	Director
Narayan Singh Rajpoot	Director
Anil Maini	Director

Note: Related party relationship is as identified by the management of the Company.

Sovereign Buildwell Private Limited
Notes to financial statements for the year ended March 31, 2020

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

S No.	Nature of Transactions	Related Party	March 31, 2020	March 31, 2019
			Rs.	Rs.
1	Loan received	Anant Raj Limited	2,65,000	1,25,000
	Loan paid back	Anant Raj Limited	15,00,000	79,50,000
2	Loans given	Sartaj Developers & Promoters Pvt. Ltd.	10,000	70,000
	Loan given	Excellent Inframart Pvt Ltd	15,000	30,000
3	Guarantees given on behalf	Anant Raj Limited	2,15,00,00,000	2,00,00,00,000
4	Purchase of land	Anant Raj Limited	87,95,100	-
5	Advance paid	Anant Raj Limited	3,84,000	-

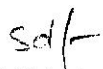
c) Amount outstanding as at March 31, 2020:

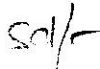
S No.	Account head	Related Party	March 31, 2020	March 31, 2019
			Rs.	Rs.
1	Non-current borrowings	Anant Raj Limited	21,67,58,005	21,79,93,005
2	Loans- current	Sartaj Developers & Promoters Pvt.Ltd.	3,42,000	3,32,000
		Excellent Inframart Pvt. Ltd.	2,15,000	2,00,000
3	Non-current investments	Excellent Inframart Pvt. Ltd.	5,00,000	5,00,000
		Sartaj Developers & Promoters Pvt.Ltd.	5,00,000	5,00,000
4	Other financial liabilities-Interest	Anant Raj Limited	28,032	28,032
5	Other financial assets	Sartaj Developers & Promoters Pvt.Ltd.	740	740
		Excellent Inframart Pvt. Ltd.	910	910
6	Other financial liabilities-Payable	Anant Raj Limited	17,900	-
7	Trade payable	Anant Raj Limited	84,11,100	-

23 Previous year figures have been regrouped/recast, where ever necessary to confirm with this year's presentation.

The accompanying notes are an integral part of the financial statements.

August 13, 2020
 New Delhi.


 Anil Maini
 DIN: 06849619


 Jai Prakash
 DIN: 07290022

Sovereign Buildwell Private Limited
H-65, Connaught Circus, New Delhi-110001.
Cash Flow Statement for the year ended March 31, 2020

Particulars	Notes	March 31, 2020	March 31, 2019
		Rs.	Rs.
A. Cash Flow From Operations			
Profit/(loss) for the year		6,24,942	(44,870)
Operating Profit Before Working Capital Changes		6,24,942	(44,870)
Decrease/(increase) in short term loans and advances		(25,000)	(1,00,000)
Decrease/(increase) in other financial assets		1,84,000	13,200
Increase/(decrease) in trade payable		84,11,100	-
Increase/(decrease) in other current liabilities		(79,63,185)	79,63,285
Cash generated from operations		12,31,857	78,31,615
Tax paid during the year		-	-
Net cash from operating activities		12,31,857	78,31,615
B. Cash Flow From Investing Activities			
		-	-
C. Cash Flow From Financing Activities			
Increase/(decrease) in long term borrowings		(12,35,000)	(78,25,000)
Net cash used in financing activities		(12,35,000)	(78,25,000)
Net Increase/(Decrease) in cash and cash equivalents	(A+B+C)	(3,143)	6,615
Cash and cash equivalents at the beginning of the year		20,188	13,573
Cash and cash equivalents at the end of the year		17,045	20,188
Significant Accounting Policies	1		
Notes to the Financial Statements	2-23		

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

ASRV & Associates
Chartered Accountants
By the hand of


Kamal Ahluwalia
Partner
Membership no. 093812
August 13, 2020
New Delhi.


Anil Maini
DIN: 06849619


Jai Prakash
DIN: 07290022