

INDEPENDENT AUDITOR'S REPORT ON FINANCIAL STATEMENTS

To the members of **Four Construction Private Limited**

1) Report on the Financial Statements

We have audited the accompanying Ind AS financial statements of **Four Construction Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2018, the Statement of Profit and Loss, the Cash Flow Statement and the statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

2) Management's Responsibility for the Ind AS Financial Statements.

The Company's Board of Directors is responsible for the matters stated in Section 134 (5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

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 Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

3) Auditor's Responsibility

Our responsibility is to express an opinion on these Ind AS financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

We conducted our audit of the Ind AS financial statements in accordance with the Standards on Auditing specified under Section 143 (10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the Ind AS financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Ind AS financial statements.

4) Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Ind AS, of the financial position of the Company as at March 31, 2018, and financial performance including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

5) 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, 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 purpose 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, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rule 2014.
- e) On the basis of written representations received from the directors as on March 31, 2018, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2018, from being appointed as a director in terms of section 164 (2) of the Act.
- f) 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, in our opinion and to the best of our information and according to the explanations given to us:
 - i) The Company does not have any pending litigations which would impact its financial position.
 - ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

FF-3, Stutee Building,
Bank Street, Karol Bagh,
New Delhi- 110005

New Delhi
May 23, 2018

Deora & Associates
Chartered Accountants
Firm Registration No. 022619N
By the hand of


Arun Deora
Partner
Membership No. 087729

“ANNEXURE A” TO INDEPENDENT AUDITOR’S REPORT
(Referred to in paragraph 5)

- i) The Company does not own any fixed assets. Accordingly, provisions of clause (i) (a), (i) (b) and (i) (c) of paragraph 3 of the Order are not applicable to the Company.
- ii) The Company does not own any inventory. Accordingly, provisions of clause (ii) of paragraph 3 of the Order are not applicable to the Company.
- iii) The Company has granted unsecured loan to its holding Company covered in the register maintained under section 189 of the Act.
 - a) The terms and conditions of aforesaid loans are not prejudicial to the interest of the company.
 - b) The repayments of principal receipts of principal are as per mutually agreed stipulations.
 - c) There is no overdue amount in respect of aforesaid loan.
- iv) In our opinion and according to the information and explanations given to us the Company has complied with the provisions of section 185 and 186 of the Act, in respect of loans, investments, guarantees, and security, to the extent applicable.
- v) The Company has not accepted any deposits within the meaning of sections 73 to 76 or any other relevant provisions of the Act.
- 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, sales tax, goods and service tax, 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, 2018, 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, sales tax, service tax, duty of customs, duty of excise, value added tax and cess that have not been deposited by the Company with appropriate authorities on account of dispute.
- viii) The Company does not have any loans or borrowings from any financial institutions, banks, Government or debenture holders during the year.
- ix) The Company did not raise any money by way of initial public offer or further public offer and 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 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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"Annexure B" to the Independent Auditor's Report of even date on the Financial Statements of Four Construction Private Limited for the year ended March 31, 2018.

Report on the Internal Financial Controls 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 Four Construction Private Limited ("the Company") as of March 31, 2018 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management 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 issued by the Institute of Chartered Accountants of India. 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 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 Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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 judgment, including the assessment of the risks of material misstatement of the 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 Company's internal financial controls system over financial reporting.

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 Ind AS 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 Ind AS financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations 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 Ind AS financial statements.

Inherent 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, 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, 2018, 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 issued by the Institute of Chartered Accountants of India.

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May 23, 2018

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Arun Deora
Partner
Membership No. 087729

FOUR CONSTRUCTION PRIVATE LIMITED
H-65, Connaught Circus, New Delhi-110001
BALANCE SHEET AS AT MARCH 31, 2018

	Notes	As at March 31, 2018 Rs.	As at March 31, 2017 Rs.
ASSETS			
Non- current assets			
(a) Financial assets			
(i) Loans	3	9,79,11,480	4,00,00,000
		<u>9,79,11,480</u>	<u>4,00,00,000</u>
Current assets			
(a) Financial assets			
(i) Cash and cash equivalents	4	16,557	67,173
		<u>16,557</u>	<u>67,173</u>
Total Assets		<u>9,79,28,037</u>	<u>4,00,67,173</u>
EQUITY AND LIABILITIES			
Equity			
(a) Share capital	5	5,00,000	5,00,000
(b) Other equity		<u>(13,08,828)</u>	<u>(12,06,722)</u>
Total equity		<u>(8,08,828)</u>	<u>(7,06,722)</u>
Non Current liabilities			
(a) Financial Liabilities			
(i) Borrowings	6	7,98,51,272	4,06,74,580
Current liabilities			
(a) Financial Liabilities			
(i) Other financial liabilities	7	1,88,07,854	11,563
(b) Other current liabilities	8	<u>77,739</u>	<u>87,752</u>
Total liabilities		<u>9,87,36,865</u>	<u>4,07,73,895</u>
Total equity and current liabilities		<u>9,79,28,037</u>	<u>4,00,67,173</u>

SIGNIFICANT ACCOUNTING POLICIES

2

NOTES TO THE FINANCIAL STATEMENTS


3-15


The accompanying notes are integral part of the financial statements.

As per our report of even date.


Deora & Associates
Chartered Accountants
By the hand of

Directors


Arun Deora
Partner
Membership no. 087729


Navneet Singh Bhatia(DIN 02892164)
L-529, Sarita Vihar, New Delhi-110076

May 23, 2018
Delhi



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

FOUR CONSTRUCTION PRIVATE LIMITED
H-65, Connaught Circus, New Delhi-110001
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2018

	Notes	For the year ended March 31, 2018 Rs.	For the year ended March 31, 2017 Rs.
I INCOMES			
Total revenue		-	-
II EXPENSES			
Other expenses	9	1,02,106	5,39,456
Total expenses		1,02,106	5,39,456
III Loss before tax (I - II)		(1,02,106)	(5,39,456)
IV Tax expense			
Current tax		-	-
V Loss for the year (III - IV)		(1,02,106)	(5,39,456)
VI Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]			
Basic and Diluted	12	(2.04)	(10.79)
SIGNIFICANT ACCOUNTING POLICIES	2		
NOTES TO THE FINANCIAL STATEMENTS	3-15		


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As per our report of even date.


Deora & Associates
Chartered Accountants
By the hand of


Arun Deora
Partner
Membership no. 087729

May 23, 2018
Delhi

Directors


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FOUR CONSTRUCTION PRIVATE LIMITED
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Statement of Changes in Equity for the year ended March 31, 2018

EQUITY AND LIABILITIES	Equity share capital	Other equity Reserves and Surplus Retained Earnings	Total equity attributable to equity share holders of the Company
	Rs.	Rs.	Rs.
Balance as at March 31, 2017	-	(12,06,722)	(12,06,722)
Loss for the year	-	(1,02,106)	(1,02,106)
Balance as at March 31, 2018	-	(13,08,828)	(13,08,828)

SIGNIFICANT ACCOUNTING POLICIES

2


NOTES TO THE FINANCIAL STATEMENTS


3-15

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


Deora & Associates
Chartered Accountants
By the hand of

Directors


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1 Corporate Information

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

SIGNIFICANT ACCOUNTING POLICIES

a) BASIS OF PREPARATION AND PRESENTATION OF FINANCIAL STATEMENTS

i) Accounting Convention

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

ii) Basis of Measurement

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

iii) Cash and Cash equivalents

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

iv) Functional and Presentation currency

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

b) Use of estimates

The preparation of the financial statements in conformity with Ind AS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

c) Cash flow statement

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

d) Provisions

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that is reasonably estimable, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

e) Contingent Liabilities/Assets

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

f) Tax expenses:

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

g) Exceptional Items

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

FOUR CONSTRUCTION PRIVATE LIMITED
Notes to financial statements for the year ended March 31, 2018

	As at March 31, 2018 Rs.	As at March 31, 2017 Rs.
3 LOANS		
(Unsecured, considered good)		
a) To Body Corporate	-	4,00,00,000
b) Loan to related party*	9,79,11,480	-
	9,79,11,480	4,00,00,000
*Loan to related party represents non interest bearing unsecured loan given to the holding company, utilised to make advances for acquiring a real estate project. The said loan is recoverable on divestment of the said project.		
4 CASH AND CASH EQUIVALENTS		
a) Balance with bank		
- in current account	7,447	58,862
b) Cash on hand	9,111	8,311
	16,558	67,173
5 SHARE CAPITAL		
Authorized		
1,000,000 (1,000,000) equity shares of Rs. 10 (Rs. 10) each	1,00,00,000	1,00,00,000
Issued, subscribed, and fully paid up		
50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	5,00,000	5,00,000

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

	As at March 31, 2018		As at March 31, 2017	
	Number	Amount (Rs.)	Number	Amount (Rs.)
Number of shares outstanding at the beginning of the year	50,000	5,00,000	50,000	500000
Number of shares outstanding at the end of the year	50,000	5,00,000	50,000	5,00,000

b) Terms/rights attached to equity shares

The Company has only one class of equity share having a par value of Rs. 10 per share. Each shareholder of equity shares is entitled to one vote per share. The Company declares and pays dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by each shareholder.

c) Shares held by holding Company, Anant Raj Limited.

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

	5,00,000	5,00,000
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*Includes 6 (6) equity shares held by nominees of the holding company, Anant Raj Limited.

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

	As at March 31, 2018		As at March 31, 2017	
	Number	% holding	Number	% holding
Equity Shares of Rs. 10 (Rs. 10) each fully paid up:				
- Anant Raj Limited	50,000	100%	50,000	100%

FOUR CONSTRUCTION PRIVATE LIMITED**Notes to financial statements for the year ended March 31, 2018**

	As at March 31, 2018 Rs.	As at March 31, 2017 Rs.
6 BORROWINGS		
(Non Current)		
(Unsecured)		
a) Term loan ^	7,98,51,272	-
b) Loan from related party	-	4,06,74,580
	<u>7,98,51,272</u>	<u>4,06,74,580</u>
<p>^ The aforesaid term loans of Rs. 985.26 lakhs (inclusive of current maturities of long term debt) will be repayable in 4 (four) years & 5 (five) months in monthly installments. The Company has not made any default as at the reporting date in repayment of loan and interest.</p>		
7 OTHER FINANCIAL LIABILITIES		
(a) Current maturities of long term debts	1,86,74,821	-
(b) Interest accrued	11,563	11,563
(c) Interest payable	1,21,470	-
	<u>1,88,07,854</u>	<u>11,563</u>
8 OTHER CURRENT LIABILITIES		
(b) Expenses payable	64,242	84,002
(c) Statutory dues payable	13,497	3,750
	<u>77,739</u>	<u>87,752</u>

	For the year ended March 31, 2018 Rs.	For the year ended March 31, 2017 Rs.
9 OTHER EXPENSES		
a) Payment to auditors as audit fees	23,010	22,425
b) Filing fees	59,910	56,400
c) Legal and professional	18,184	46,412
d) Bank charges	1,002	1,031
e) Miscellaneous	-	500
f) Advertisement	-	5,962
g) Penalty on Service tax	-	4,06,726
	1,02,106	5,39,456

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

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

	March 31, 2018 Rs.	March 31, 2017 Rs.
(i) In respect of term loan and working capital facilities* [Against which outstanding amount of term loan and working capital facilities as at March 31, 2018, is Rs. 15,516,097,232 (Rs. 11,772,206,988)]	18,44,75,00,000	13,62,46,00,000

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

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

12 The earning considered in ascertaining the Company's EPS is the net profit after tax. The number of shares used in computing basic EPS is the weighted average number of shares outstanding during the period. The weighted diluted earnings per equity share are computed using the weighted average number of equity shares and dilutive potential equity shares outstanding during the period.

Particulars		For the year ended March 31, 2018	For the year ended March 31, 2017
Loss attributable to equity shareholders	Rs.	(1,02,106)	(5,39,456)
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.	(2.04)	(10.79)

13 Related Party Disclosures:

Pursuant to Indian Accounting Standard (Ind AS-24) on "Related Party Disclosures" issued by the "Ministry of Corporate Affairs, Government of India" following parties are to be treated as related parties along with their relationships:

a) List of related parties where control exists and other related parties with whom transactions have taken place and relationship

Holding Company

Anant Raj Limited

Fellow Subsidiary Company

Aakashganga Realty Private Limited

Advance Buildcon Private Limited

Anant Raj Cons. & Development Private Limited

Anant Raj Estate Management Services Limited

Anant Raj Global Limited

Anant Raj Hotels Limited

Anant Raj Housing Limited

Anant Raj Infrastructure Private Limited

Anant Raj Projects Limited

Ankur Buildcon Private Limited

A-Plus Estates Private Limited

AR Login 4 Edu Private Limited

Artistaan Private Limited

[Formerly known as Romano Tiles Private Limited]

BBB Realty Private Limited

Blossom Buildtech Private Limited

Bolt Properties Private Limited

Capital Buildcon Private Limited

Capital Buildtech Private Limited

Carnation Buildtech Private Limited

Century Promoters Private Limited

Echo Buildtech Private Limited

Echo Properties Private Limited

Elegant Buildcon Private Limited

Elegant Estates Private Limited

Elevator Buildtech Private Limited

Elevator Promoters Private Limited

Elevator Properties Private Limited

Empire Promoters Private Limited

Excellent Inframart Private Limited

Fabulous Builders Private Limited

Gadget Builders Private Limited

Gagan Buildtech Private Limited

Glaze Properties Private Limited

Goodluck Buildtech Private Limited

Grand Buildtech Private Limited

Grand Park Estates Private Limited

GrandPark Buildtech Private Limited

Grand Star 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

Partnership firm in which holding company is partner

Ganga Bishan & Company

Hamara Realty Private Limited

Hemkunt Promoters Private Limited

Highland Meadows Private Limited

Jasmine Buildwell Private Limited

Jubilant Software Services Private Limited

Kalinga Buildtech Private Limited

Kalinga Realtors Private Limited

Krishna Buildtech Private Limited

Monarch Buildtech Private Limited

North South Properties Private Limited

Novel Buildmart Private Limited

Novel Housing Private Limited

Oriental Meadows Limited

Oriental Promoters Private Limited

Papillion Buildtech Private Limited

Papillon Buildcon Private Limited

Park Land Construction & Equipment Private Limited

Park Land Developers Private Limited

Park View Promoters Private Limited

Pasupati Aluminium Limited

Pelikan Estates Private Limited

Pioneer Promoters Private Limited

Rapid Realtors Private Limited

Redsea Realty Private Limited

Rising Realty Private Limited

Rolling Construction Private Limited

Romano Estates Private Limited

Romano Estate Management Services 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 Limited

Tumhare Liye Realty Private Limited

Twenty First Developers Private Limited

Vibrant Buildmart Private Limited

West Land Buildcon Private Limited

Woodland Promoters Private Limited

Key management Personnel

Ajay Singh Pathania

Director

Navneet Singh Bhatia

Director

Achhey Lal

Director

Note: The above parties have been identified by the management.

FOUR CONSTRUCTION PRIVATE LIMITED**Notes to financial statements for the year ended March 31, 2018****b) Transaction during the year with related parties (excluding reimbursements):**

Sl. No.	Nature of Transactions	Related Party	For the year ended March 31, 2018 Rs.	For the year ended March 31, 2017 Rs.
1	Long term borrowings received from holding company	Anant Raj Limited	75,000	4,10,000
2	Long term borrowings repaid to holding company	Anant Raj Limited	13,86,61,060	-
3	Guarantee for loans given	Anant Raj Limited	7,01,00,00,000	4,15,00,00,000

c) Amount outstanding as at March 31, 2018:

Sl. No.	Account head	Related Party	As at March 31, 2018 Rs.	As at March 31, 2017 Rs.
1	Long term borrowings	Anant Raj Limited	-	4,06,74,580
2	Non- current asset	Anant Raj Limited	9,79,11,480	-
3	Other Financial Liabilities	Anant Raj Limited	11,563	11,563

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

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

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

Directors

Navneet Singh Bhatia(DIN 02892164)
L-529, Sarita Vihar, New Delhi-110076

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

May 23, 2018
Delhi

FOUR CONSTRUCTION PRIVATE LIMITED
H-65, Connaught Circus, New Delhi-110001
CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2018

	For the year ended March 31, 2018 Rs.	For the year ended March 31, 2017 Rs.
A. CASH FLOW FROM OPERATIONS		
Profit/(Loss) before tax from continuing operations	(1,02,106)	(5,39,456)
Operating profit before working capital changes	(1,02,106)	(5,39,456)
Decrease/(Increase) in short term loans and advances	-	-
Increase/(Decrease) in other financial liabilities	1,87,96,291	-
Increase/(Decrease) in other current liabilities	(10,013)	29,437
Cash generated from operation	1,86,84,173	(5,10,019)
Tax paid during the year	-	-
Net cash from operating activities	1,86,84,173	(5,10,019)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Increase in loan	(5,79,11,480)	-
Net cash from investing activities	(5,79,11,480)	-
C. CASH FLOW FROM FINANCING ACTIVITIES		
Increase/(Decrease) in long term borrowings	3,91,76,692	4,10,000
Net cash used in financing activities	3,91,76,692	4,10,000
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (A+B+C)	(50,616)	(1,00,019)
Cash and cash equivalents - Opening balance	67,173	1,67,192
Cash and cash equivalents - Closing balance	16,557	67,173

Note: Figures in brackets indicate cash outflow.

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

Deora & Associates
Chartered Accountants
By the hand of

Directors

Arun Deroa
Partner
Membership no. 087729

SD

Navneet Singh Bhatia(DIN 02892164)
L-529, Sarita Vihar, New Delhi-110076

May 23 , 2018
Delhi

SD

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