

INDEPENDENT AUDITOR'S REPORT ON FINANCIAL STATEMENTS

To the members of **Elegant Estates Private Limited**

1) Report on the Financial Statements

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

2) Management's Responsibility for the 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 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 Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules 2015, as amended, 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 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 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 thereunder.

We conducted our audit 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 financial statements. 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. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the 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 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 financial statements.

4) Opinion

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 Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2018, and its profits, the changes in equity and its cash flows 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, Statement of Changes in equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards prescribed under Section 133 of the Act.
- 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 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 B"
- g) 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.

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

Delhi
May 19, 2018

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


Ashok Gupta
Partner
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 2018, 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 which consist of Land 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) The Company has not made any loans and investments and not provided any guarantees or security, hence compliance of Section 185 and 186 does not arise. Accordingly, paragraph 3(iv) of the order 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 records of the company the company is generally regular in depositing with appropriate authorities undisputed statutory dues including provident fund, investor education protection fund, employees' state insurance, income tax, sales tax, wealth tax, service tax, custom duty, excise duty, Cess and other material statutory dues applicable to it.


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 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 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.

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Firm Registration No. 006659N
By the hand of

Delhi
May 19, 2018


Ashok Gupta
Partner
Membership No. 085175

Annexure - B to the Auditors' Report

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 **Elegant Estates Private Limited** ("the Company") as of 31 March 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 ('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 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 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 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 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 31 March 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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Delhi
May 19, 2018

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



Ashok Gupta
Partner
Membership No. 085175


ELEGENT ESTATES PRIVATE LIMITED
E-2, Jhandewalan Extn. New Delhi - 110052
BALANCE SHEET AS AT MARCH 31, 2018

	Notes	As at March 31, 2018 Rs.	As at March 31, 2017 Rs.
I. ASSETS			
Non-Current Assets			
(a) Property, Plant and equipment	3	1,71,197	1,71,197
		1,71,197	1,71,197
Current assets			
(a) Financial assets			
(i) Cash and cash equivalent	4	42,548	53,647
(ii) Bank Balance Other than (i) above	5	3,09,197	2,90,696
(b) Other Current Asset	6	4,480	4,252
		3,56,225	3,48,595
		5,27,422	5,19,792
II. EQUITY AND LIABILITIES			
Equity			
(a) Equity Share capital	7	5,00,000	5,00,000
(b) Other Equity	8	3,960	(818)
		5,03,960	4,99,183
Current liabilities			
(a) Other Current Liabilities	9	23,462	19,162
(b) Current Tax (Net)	10	-	1,447
		23,462	20,609
		5,27,422	5,19,792
CORPORATE INFORMATION	1		
SIGNIFICANT ACCOUNTING POLICIES	2		
NOTES TO THE FINANCIAL STATEMENTS	3-17		


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


For and on behalf of the Board of Directors of
Elegant Estates Private Limited



Ashok Gupta
Partner
Membership No.085175
Place:New Delhi
May 19,2018



Narayan Singh Rajpoot
DIN : 05286799
Main Road, Rajasthan Emporium
Bhooteshwar Colony,
Gwalior-474102



Pankaj Nakra, Director
DIN: 00383673
B-10, Bijali Appartment,
12, Jarnail Bagh, G.T. Road,
Delhi-110033


ELEGENT ESTATES PRIVATE LIMITED
E-2, Jhandewalan Extn. New Delhi - 110052
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			
Other income	11	20,385	20,330
Total income		20,385	20,330
II EXPENSES			
Other expenses	12	13,952	8,674
Total expenses		13,952	8,674
III Profit/(Loss) before tax (I - II)		6,433	11,656
IV Tax expense			
Current tax		1,656	3,482
V Profit/(Loss) after tax from continuing operation (III - IV)		4,777	8,174
VI Other Comprehensive Income			
VII Total Comprehensive Income(V+VI)		4,777	8,174
VIII Earnings per share [equity share, par value of Rs. 100 (Rs. 100) each]			
Basic and Diluted	13	0.96	1.63
CORPORATE INFORMATION	1		
SIGNIFICANT ACCOUNTING POLICIES	2		
NOTES TO THE FINANCIAL STATEMENTS	3-17		


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As per our report of even date attached

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ELEGENT ESTATES PRIVATE LIMITED
E-2, Jhandewalan Extn. New Delhi - 110052
Statement of Changes in Equity for the year ended March 31,2018.

Particulars	Equity Share Capital	Other Equity		Total equity attributable to equity shareholders of the Company
		Reserves & Surplus	Retained Earning	
		Rs.	Rs.	
Balance as at April 1, 2017	5,00,000	(818)	4,99,182	
Profit for the year ended March 31, 2018	-	4,777	4,777	
Balance as at March 31,2018	5,00,000	3,959	5,03,959	
CORPORATE INFORMATION	1			
SIGNIFICANT ACCOUNTING POLICIES	2			
NOTES TO THE FINANCIAL STATEMENTS	3-17			


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
Place:New Delhi
May 19,2018

For and on behalf of the Board of Directors of
Elegant Estates Private Limited


Narayan Singh Rajpoot
DIN : 05286799
Main Raod, Rajasthan Emporium
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Pankaj Nakra, Director
DIN: 00383673
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1 Corporate Information

Elegant Estates 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:

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 31,2018 Rs.	As at March 31,2017 Rs.
3 Property , Plant and equipment		
<u>Tangible Assets</u>		
Land (Freehold)	1,71,197	1,71,197
	<u>1,71,197</u>	<u>1,71,197</u>
<u>FINANCIAL ASSETS</u>		
4 Cash and Cash Equivalent		
a) Cash and cash equivalents		
i) Balance with bank in current account	37,408	48,507
ii) Cash on hand	5,140	5,140
	<u>42,548</u>	<u>53,647</u>
5 b) Bank balance other than above with state bank of india (FDR) (Deposits with original maturity of more than 3 months upto 12 months)	<u>3,09,197</u>	<u>2,90,696</u>
	<u>3,09,197</u>	<u>2,90,696</u>
6 Other Current Asset		
Accured interest on FDR	4,096	4,252
Tds deducted	384	-
	<u>4,480</u>	<u>4,252</u>

EQUITY AND LIABILITY

7 EQUITY

SHARE CAPITAL

Authorized

5,000 (5,000) equity shares of Rs. 100 (Rs.100) each

5,00,000 5,00,000

Issued, subscribed, and fully paid up

5,000 (5,000) equity shares of Rs. 100 (Rs.100) 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	5,000	5,00,000	5,000	5,00,000
Number of shares outstanding at the end of the year	5,000	5,00,000	5,000	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. 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.

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

*5000 (*5000) equity shares of Rs. 100 (Rs.100) each fully paid up

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. 100 (Rs. 100) each fully paid up:				
- Anant Raj Limited	5,000	100%	5,000	100%

	As at March 31,2018 Rs.	As at March 31,2017 Rs.
8 OTHER EQUITY		
RESERVE AND SURPLUS		
Surplus		
Opening balance	(818)	(8,992)
Addition during the year	4,777	8,175
Balance at the end of the year	<u>3,960</u>	<u>(818)</u>
9 Other Current Liabilities		
a) Expenses payable	23,462	19,162
	<u>23,462</u>	<u>19,162</u>
10 Current Tax (Net)		
(a) Provision for Income Tax	-	1,447
	<u>-</u>	<u>1,447</u>
11 INCOME		
(a) Interest received on FDR	20,385	20,330
	<u>20,385</u>	<u>20,330</u>
12 OTHER EXPENSES		
a) Audit fee	5,900	5,000
b) Filing fee	5,600	1,600
c) Legal and professional	1,800	1,438
d) Bank charges	649	633
e) Misc. expenses	3	3
	<u>13,952</u>	<u>8,674</u>

13 Earning per Shares		As at March 31,2018 Rs.	As at March 31,2017 Rs.
Profit/(Loss) attributable to equity shareholders	Rs.	4777	8,174
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.	0.96	1.63

14 Related Party Disclosures

Pursuant to Ind AS-24 on "Related Party Disclosures" issued by the Institute of Chartered Accountants of India, following parties are to be considered as related parties along with their relationships as on 31.03.2018:

List of related parties where control exists and other related parties with whom transactions have taken place and relationships:

a)

Holding Company

Anant Raj Limited

Fellow Subsidiaries

Aakashganga Realty Private Limited	Hamara Realty Pvt. Ltd.
Advance Buildcon Private Limited	Hemkunt Promoters Pvt. Ltd.
Anant Raj Cons. & Development Pvt. Ltd.	High Land Meadows Pvt. Ltd.
Anant Raj Estate Management Services Limited	Jasmine Buildwell Pvt. Ltd.
Anant Raj Global Limited	Jubilant Software Services Pvt. Ltd.
Anant Raj Hotels Limited	Kalinga Buildtech Pvt. Ltd.
Anant Raj Housing Limited	Kalinga Realtors Pvt. Ltd.
Anant Raj Infrastructure Private Limited	Krishna Buildtech Private Limited
Anant Raj Projects Ltd.	Monarch Buildtech Private Limited
Ankur Buildcon Private Limited	North South Properties Pvt. Ltd.
A-Plus Estates Private Limited	Novel Buildmart Pvt. Ltd.
AR Login 4 Edu Private Limited	Novel Housing Pvt. Ltd.
Artistaan Private Limited	Oriental Meadows Ltd.
<i>(Formerly known as Romano Tiles Private Limited)</i>	Oriental Promoters Private Limited
BBB Realty Pvt. Ltd.	Papillion Buildtech Private Limited
Blossom Buildtech Pvt. Ltd.	Papillion Buildcon Private Limited
Bolt Properties Pvt. Ltd.	Park Land Construction & Equipment Pvt. Ltd.
Capital Buildcon Private Limited	Park Land Developers Pvt Ltd
Capital Buildtech Private Limited	Park View Promoters Pvt Ltd.
Carnation Buildtech Private Limited	Pasupati Aluminium Ltd.
Century Promoters Pvt. Ltd.	Pelikan Estates Pvt. Ltd.
Echo Buildtech Pvt. Ltd.	Pioneer Promoters Pvt Ltd.
Echo Properties Pvt. Ltd.	Rapid Realtors Pvt. Ltd.
Elegant Buildcon Pvt. Ltd.	Redsea Realty Private Limited
Elevator Buildtech Pvt. Ltd.	Rising Realty Private Limited
Elevator Promoters Pvt. Ltd.	Rolling Construction Pvt. Ltd.
Elevator Properties Pvt. Ltd.	Romano Estate Management Services Ltd
Empire Promoters Pvt. Ltd.	Romano Estates Pvt. Ltd.
Excellent Inframart Private Limited	Romano Infrastructure Pvt. Ltd.
Fabulous Builders Pvt. Ltd.	Romano Projects Pvt. Ltd.
Four Construction Pvt. Ltd.	Rose Realty Pvt. Ltd.
Gadget Builders Pvt. Ltd.	Roseview Buildtech Pvt. Ltd.
Gagan Buildtech Private Limited	Roseview Properties Pvt. Ltd.
Glaze Properties Pvt. Ltd.	Saiguru Buildmart Private Limited
Goodluck Buildtech Pvt. Ltd.	Sand Storm Buildtech Pvt. Ltd.
Grand Buildtech Pvt. Ltd.	Sartaj Developers & Promoters Pvt. Ltd.
Grand Park Buildtech Pvt. Ltd.	Sovereign Buildwell Pvt. Ltd.
Grand Park Estates Pvt. Ltd.	Spring View Developers Pvt. Ltd.
Grandstar Realty Private Limited	Springview Properties Pvt. Ltd.
Greatways Buildtech Private Limited	Suburban Farms Pvt. Ltd.
Green Retreat and Motels Pvt. Ltd.	Three Star Realty Pvt. Ltd.
Green Valley Builders Private Limited	Townsend Construction & Equipment Pvt. Ltd.
Green View Buildwell Pvt. Ltd.	Tumhare Liye Realty Pvt. Ltd.
Green Way Promoters Pvt. Ltd.	Twenty First Developers Pvt. Ltd.
Greenline Buildcon Pvt. Ltd.	Vibrant Buildmart Pvt. Ltd.
Greenline Promoters Pvt. Ltd.	West Land Buildcon Private Limited
Greenwood Properties Pvt. Ltd.	Woodland Promoters Pvt.Ltd.
Gujarat Anant Raj Vidhyanagar Ltd.	

Partnership firm in which ultimate holding company is partner

Ganga Bishan & Company

Key Management Personnel

Pankaj Nakra	Director
Saloni Munjal	Director
Narayan Singh Rajpoot	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 31,2018 Rs.	For the year ended March 31,2017 Rs.
1 Current Liabilities	Anant Raj Limited	-	1,600

c) Amount outstanding as at March 31, 2018:

Sl. Account Head	Related Party	As at March 31,2018 Rs.	As at March 31,2017 Rs.
1 Short term Borrowings repayable to holding company	Anant Raj Limited	-	1,600

15 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.

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

17 Figures and words in brackets pertain to previous year, unless otherwise indicated.

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

SD

Narayan Singh Rajpoot
DIN : 05286799
Main Road, Rajasthan Emporium
Bhooteshwar Colony,
Gwalior-474102

SD

Pankaj Nakra, Director
DIN: 00383673
B-10, Bijali Appartment,
12, Jarnail Bagh, G.T. Road,
Delhi-110033

Place:New Delhi
May 19,2018

ELEGENT ESTATES PRIVATE LIMITED
E-2, Jhandewalan Extn. New Delhi - 110052
CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2018

	March 31, 2018	March 31, 2017
	Rs.	Rs.
A. CASH FLOW FROM OPERATIONS		
Profit before tax	6,433	11,657
Interest receipts	-	-
Operating profit before working capital changes	6,433	11,657
Movement in working capital:		
- Decrease/(increase) in other current asset	(20,385)	(18,295)
- Increase/(decrease) in other current liabilities	4,509	7,628
Cash generated from operations	(9,443)	990
- Income tax paid	1656	3,482
Net cash from operating activities	(A) (11,099)	(2,492)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Additions to fixed assets including project in progress		
Interest receipts		-
Net cash from investing activities	(B) -	-
C. CASH FLOW FROM FINANCING ACTIVITIES		
	(C)	-
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(A+B+C)	(11,099)
Cash and cash equivalents - Opening balance	53,647	56,139
Cash and cash equivalents - Closing balance	42,548	53,647

Note: Figures in brackets indicate cash outflow.


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

For and on behalf of the Board of Directors of
Elegant Estates Private Limited

Ashok Gupta
Partner
Membership No.085175
Place:New Delhi



Narayan Singh Rajpoot
DIN : 05286799
Main Road, Rajasthan Emporium
Bhooteshwar Colony,



Pankaj Nakra, Dir
DIN: 00383673
B-10, Bijali Appart
12, Jarnail Bagh, C