

INDEPENDENT AUDITOR'S REPORT ON FINANCIAL STATEMENTS

To the members of Sartaj Developers and Promoters Private Limited

Report on the Ind AS Financial Statements

We have audited the accompanying Ind AS financial statements of **Sartaj Developers and Promoters Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2018, the Statement of Profit and Loss (including other comprehensive Income), 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.

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 including other comprehensive income, 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 relevant rules issued there under.

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.

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.

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.

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 sub-section (11) of section 143 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, the Cash Flow Statement and Statement of changes in equity 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 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 pending litigations which would impact on its financial position in its Ind AS financial statements.
 - (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.

PU-53, Vaisakha Enclave
Pitampura
New Delhi- 110088

May 24, 2018
New Delhi.

KR & Co
Chartered Accountants
Firm Registration No. 025217N
By the hand of



Anshul Sharma
Partner
Membership No. 540595

“ANNEXURE A” TO INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph ‘Report on Other Legal and Regulatory Requirements’)

- i) The Company does not own any property, plant and equipment.
- ii) The Company does not own any inventory.
- iii) The Company has granted unsecured loan to a Company covered in 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 respect of loans, investments, guarantees, and security the provisions of section 185 and 186 of the Companies Act, 2013 have been complied with.
- 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 Ind AS 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.

PU-53, Vaisakha Enclave
Pitampura
New Delhi- 110088

May 24, 2018
New Delhi.

KR & Co
Chartered Accountants
Firm Registration No. 025217N
By the hand of



Anshul Sharma
Partner
Membership No. 540595

“ANNEXURE B” TO INDEPENDENT AUDITOR’S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS

Report on the Internal Financial Controls under Clause (i) of sub-section 3 of the section 143 of the Act

We have audited the internal financial controls over financial reporting of **Sartaj Developers and Promoters Private Limited** (“the Company”) as of March 31, 2018, in conjunction with our audit of the Ind AS 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 laying down 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 (Guidance Note) issued by the Institute 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 Act.

Auditor’s 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 Standards of Auditing, to the extent applicable to an audit of internal financial controls and the Guidance Note, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain the 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 Ind AS 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.

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 (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (ii) 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 (iii) provide reasonable assurance regarding prevention or timely detection of unauthorized 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 its 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 to 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 issued by the ICAI.

PU-53, Vaisakha Enclave
Pitampura
New Delhi- 110088

May 24, 2018
New Delhi.

KR & Co
Chartered Accountants
Firm Registration No. 025217N
By the hand of



Anshul Sharma
Partner
Membership No. 540595

Sartaj Developers And Promoters Private Limited


H-65, Connaught Place, New Delhi- 110 001


Balance Sheet as at March 31, 2018


Particulars	Notes	As at March	As at March
		31, 2018	31, 2017
		Rs.	Rs.
ASSETS			
Non-current assets			
Financial assets			
Loan	2	9,86,61,060	-
Current assets			
Financial assets			
Cash and cash equivalents	3	15,272	12,139
Loan	2	75,35,000	75,35,000
TOTAL ASSETS		75,50,272	75,47,139
		10,62,11,332	75,47,139
EQUITY AND LIABILITIES			
Equity			
Equity share capital	4	5,00,000	5,00,000
Other equity		(2,56,694)	(1,65,043)
Total equity		2,43,307	3,34,958
LIABILITIES			
Non-current liabilities			
Financial liabilities			
Borrowings	5	7,98,51,272	-
Current liabilities			
Financial liabilities			
Borrowings	5	2,62,000	1,15,000
Other	6	2,58,41,256	70,97,181
Other current liabilities	7	13,497	-
Total current liabilities		2,61,16,753	72,12,181
Total liabilities		10,59,68,025	72,12,181
TOTAL EQUITY AND LIABILITIES		10,62,11,332	75,47,139
Significant Accounting Policies	1		
Notes to the Financial Statements	2-17		

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

KR & Co.
Chartered Accountants
By the hand of


Anshul Sharma
Partner
Membership no. 540595
May 24, 2018
New Delhi.


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


Anil Mahindra (DIN 03117947)
D-12, IInd Floor, Model Town,
Delhi-110009

Sartaj Developers And Promoters Private Limited
H-65, Connaught Place, New Delhi- 110 001
Statement of Profit and Loss for the year ended March 31, 2018

Particulars	Notes	Year ended March 31, 2018 Rs.	Year ended March 31, 2017 Rs.
INCOME			
Other income		-	-
EXPENSES			
Other expenses	8	91,651	1,60,857
Total expenses		<u>91,651</u>	<u>1,60,857</u>
Loss before tax		(91,651)	(1,60,857)
Tax expense		-	-
Current tax		-	-
Loss after tax		(91,651)	(1,60,857)
Other Comprehensive Income		-	-
Total Comprehensive Income		<u>(91,651)</u>	<u>(1,60,857)</u>
Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]			
Basic and Diluted	9	(1.83)	(3.22)
Significant Accounting Policies	1		
Notes to the Financial Statements	2-17		

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

KR & Co.
Chartered Accountants
By the hand of
By hand

SR

Anshul Sharma
Partner
Membership no. 540595
May 24, 2018
New Delhi.

SR

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

SR

Anil Mahindra(DIN 03117947)
D-12, IInd Floor, Model Town,
Delhi-110009

Sartaj Developers And Promoters Private Limited
H-65, Connaught Place, New Delhi- 110 001
Statement of Changes in Equity for the year ended March 31, 2018

Particulars	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, 2017	5,00,000	(1,65,043)	3,34,958
Loss for the year		(91,651)	(91,651)
Balance as at March 31, 2018	<u>5,00,000</u>	<u>(2,56,694)</u>	<u>2,43,307</u>

Significant Accounting Policies

1


Notes to the Financial Statements


2-17


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

As per our report of even date.

KR & Co.
Chartered Accountants
By the hand of


Anshul Sharma
Partner
Membership no. 540595
May 24, 2018
New Delhi.


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


Anil Mahindra (DIN 03117947)
D-12, IInd Floor, Model Town,
Delhi-110009

Corporate Information

Sartaj Developers And Promoters Private Limited is wholly owned subsidiary of Sovereign Buildwell Private 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

These financial statements are prepared in accordance with Indian Accounting Standard (IndAS), under the historical cost convention on the accrual basis except for certain financial instruments which are measured at fair values, the provisions of the Companies Act, 2013 ('the Act') (to the extent notified) and guidelines issued by the Securities and Exchange Board of India (SEBI). The Ind AS are prescribed under Section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015, and relevant amendment rule issued there after.

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

Initial & Subsequent Measurement:

Loans obtained from holding company is measured at historical cost as it is payable on demand. Accordingly, in accordance with the provisions of Ind AS-113 Fair Valuation Measurement issued by Ministry of Corporate Affairs, fair value of loans payable on demand will not be less than its historical cost.

Current versus non current classification

The Company presents its assets and liabilities in the financial statements based on current and non-current classification.

An asset is treated as current when it is:

- (i) Expected to be realised in, or is intended for sale or consumption in, the Company's normal operating cycle;
- (ii) Held primarily for the purpose of being traded;
- (iii) Expected to be realised within twelve month after the reporting date; or
- (iv) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting date.

The Company classifies all other assets as non-current.

A liability is current when it is:

- (i) It is expected to be settled in the Company's normal operating cycle;
 - (ii) It is held primarily for the purpose of being traded;
 - (iii) It is due to be settled within twelve months after the reporting date; or
 - (iv) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting date.
- The Company classifies all other liabilities as non-current.

d) Revenue recognition

Income and expenditure are accounted for on accrual basis.

e) Income taxes

Current tax

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.

Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The carrying amount of Deferred tax liabilities and assets are reviewed at the end of each reporting period.

f) 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.

g) 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.

h) 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.

i) 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.

Sartaj Developers And Promoters Private Limited
Notes to financial statements for the year ended March 31, 2018

Particulars	March 31, 2018	March 31, 2017
	Rs.	Rs.
2 Laon		
Non-current		
Unsecured considered good		
Loan to related party^	9,86,61,060	
Current		
Unsecured considered good		
Advance recoverable in cash or in kind	75,35,000	75,35,000
3 Cash and cash equivalents		
Cash in hand	534	534
Balances with bank in current account	14,738	11,605
	15,272	12,139
4 Equity share capital		
Authorized		
100,000 (100,000) equity shares of Rs. 10 (Rs. 10) each	10,00,000	10,00,000
Issued, subscribed and paid up equity capital		
50,000 (50,000) equity shares of Rs.10 (Rs.10) each fully paid up	5,00,000	5,00,000

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

Notes:

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.

Sartaj Developers And Promoters Private Limited

Notes to financial statements for the year ended March 31, 2018

Particulars	March 31, 2018		March 31, 2017	
	Rs.		Rs.	
Shares held by the holding Company				
Sovereign Buildwell Pvt. Ltd.			5,00,000	5,00,000
*50,000 (*50,000) equity shares of Rs. 10 (Rs.10) each fully paid up				
*Includes 6 (6) equity shares held by nominees of the holding company, Sovereign Buildwell Pvt. Ltd.				
Details of shareholders holding more than 5% shares in the Company				
Name of the Shareholder	As at March 31, 2018		As at March 31, 2017	
	Nos.	% holding in the class	Nos.	% holding in the class
Sovereign Buildwell Pvt. Ltd., holding company	50,000	100%	50,000	100%
Equity share of Rs. 10 (Rs. 10) each fully paid up				
5 Borrowings				
Non-current				
(Unsecured)				
Term Loan ^			7,98,51,272	-
^ The aforesaid term loans of Rs. 985.26 lakhs 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.				
Current				
(Unsecured)				
Loan from related party *			2,62,000.00	1,15,000
* Loan from related party represents non interest bearing unsecured loan obtained from holding company (Sovereign Buildwell Private Limited), which is repayable on demand. There is no default in repayment of principal and the interest is payable as at the year end.				
6 Other financial liabilities				
Interest Payable			1,22,210	740
Expenses payable			44,225	96,441
Current maturity of long term debt			1,86,74,821	-
Advance for which value to be given			70,00,000	70,00,000
			2,58,41,256	70,97,181
7 Other current liability				
Duties & taxes			13,497	-
			13,497	-
8 Other expenses				
Audit fees			14,750	14,375
Filing fee			24,800	38,800
Depository Fees			40,710	-
Professional charges			10,478	1,07,049
Bank charges			913	633
			91,651	1,60,857

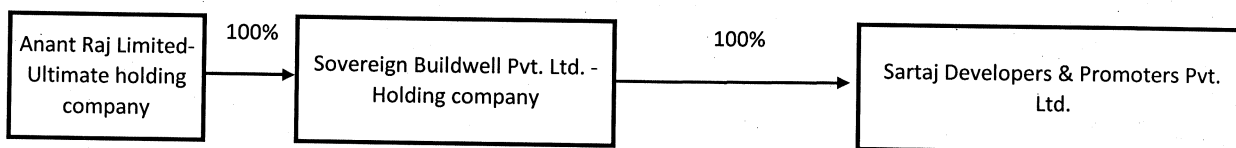
9 Earnings per share

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

Particulars		March 31,2018	March 31,2017
(Loss) attributable to equity shareholders	Rs.	(91,651)	(1,60,857)
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.	(1.83)	(3.22)

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

11 Shareholding details as at March 31, 2018:



12 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 relationships:

Ultimate Holding Company

Anant Raj Limited

Fellow Subsidiaries of holding 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 Infrastructutre Private Limited
Anant Raj Projects Limited
Ankur Buildcon Private Limited
A-Plus Estates Private Limited
AR Login 4 Edu Private Limited
Artistaan Private Limited [Romano Tiles Pvt. Ltd.]
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

Holding Company

Sovereign Buildwell Pvt. Ltd.

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
Hamara Realty Private Limited
Hemkunt Promoters Private Limited
Jasmine Buildwell Private Limited
Jubilant Software Services Private Limited
Kalinga Buildtech Private Limited
Kalinga Realtors Private Limited
Krishna Buildtech Pvt. Ltd.
Monarch Buildtech Private Limited
North South Properties Private Limited

Sartaj Developers And Promoters Private Limited

Notes to financial statements for the year ended March 31, 2018

Elevator Promoters Private Limited	Novel Buildmart Private Limited
Elevator Properties Private Limited	Novel Housing Private Limited
Empire Promoters Private Limited	Oriental Meadows Limited
Excellent Inframart Private Limited	Oriental Promoters Private Limited
Fabulous Builders Private Limited	Papillion Buildtech Private Limited
Four Construction Private Limited	Papillon Buildcon Private Limited
Gadget Builders Private Limited	Park Land Construction & Equipment Private Limited
Park Land Developers Private Limited	Roseview Buildtech Private Limited
Park View Promoters Private Limited	Roseview Properties Private Limited
Pasupati Aluminium Limited	Saiguru Buildmart Private Limited
Pelikan Estates Private Limited	Sand Storm Buildtech Private Limited
Pioneer Promoters Private Limited	Spring View Developers Private Limited
Rapid Realtors Private Limited	Springview Properties Private Limited
Redsea Realty Private Limited	Suburban Farms Private Limited
Rising Realty Private Limited	Three Star Realty Private Limited
Rolling Construction Private Limited	Townsend Construction & Equipment Private Limited
Romano Estates Private Limited	Tumhare Liye Realty Private Limited
Romano Estate Management Services Limited	Twenty First Developers Private Limited
Romano Infrastructure Private Limited	Vibrant Buildmart Private Limited
Romano Projects Private Limited	West Land Buildcon Private Limited
Rose Realty Private Limited	Woodland Promoters Private Limited
High Land Meadows Pvt. Ltd.	

Partnership firm in which ultimate holding company is partner

Ganga Bishan & Company

Key management Personnel

Anil Mahindra	Director
Narayan Singh Rajpoot	Director
Sunil Kumar Kapur *	Director
Rahul Soni **	Director

* Appointed w.e.f. 31.08.2017

** Resigned w.e.f. 31.08.2017

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

Sl.	Nature of Transactions	Related Party	For the year	For the year
			ended March	ended March
			31, 2018	31, 2017
			Rs.	Rs.
1	Short term borrowings received from holding company	Sovereign Buildwell Pvt. Ltd.	1,47,000	1,15,000
2	Borrowings given	Anant Raj Limited	9,86,61,060	-
3	Guarantee	Anant Raj Limited	4,01,00,00,000	1,65,00,00,000

c) Amount outstanding as at March 31, 2018:

Sl. No.	Account Head	Related Party	For the year	For the year
			ended March	ended March
			31, 2018	31, 2017
1	Short term borrowings repayable to holding company	Sovereign Buildwell Pvt. Ltd.	2,62,000.00	1,15,000
2	Interest payable on loan	Sovereign Buildwell Pvt. Ltd.	740	740
3	Non-current financial asset	Anant Raj Limited	9,86,61,060	-

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

- 13 The Company has not recognised deferred tax assets on carried forward of losses during the year in the absence of virtual certainty of its realization in subsequent periods.
- 14 In the opinion of the management, the other current assets, if realized in the ordinary course of business would yield a sum at least equal to that stated in the Balance Sheet.

Sartaj Developers And Promoters Private Limited
Notes to financial statements for the year ended March 31, 2018

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

	March 31, 2018	March 31, 2017
	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, 2018 is Rs. 9,882,542,232 (Rs. 8,561,002,749)]	11,99,75,00,000	10,17,46,00,000

* 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.

- 16 Figures and words in brackets relate to the previous year unless otherwise indicated.
- 17 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.

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

§
May 24, 2018
New Delhi.

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

§
Anil Mahindra(DIN 03117947)
D-12, IInd Floor, Model Town,
Delhi-110009

Sartaj Developers And Promoters Private Limited
H-65, Connaught Place, New Delhi- 110 001
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		
Loss before tax	(91,651)	(1,60,857)
Adjustment for working capital changes:		
(Increase)/decrease in other financial liability	1,87,44,075	
(Increase)/decrease in short term loan	1,47,000	1,15,000
(Increase)/decrease in other current liabilities	13,497	50,898
Cash generated from operations	1,88,12,921	5,042
Tax paid during the year	-	-
Net cash from operating activities	1,88,12,921	5,042
B. CASH FLOW FROM INVESTING ACTIVITIES		
Increase in Loan	(9,86,61,060)	
Net cash from investing activities	(9,86,61,060)	-
C. CASH FLOW FROM FINANCING ACTIVITIES		
Increase (Decrease) in Long term borrowing received	7,98,51,272	-
Net cash from financing activities	7,98,51,272	-
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (A+B+C)	3,133	5,042
Cash and cash equivalents - Opening balance	12,139	7,097
Cash and cash equivalents - Closing balance	15,272	12,139

2-17

Note: Figures in brackets indicate cash outflow.

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

KR & Co.
Chartered Accountants
By the hand of

Directors



Anshul Sharma
Partner
Membership no. 540595
May 24, 2018
New Delhi.



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



Anil Mahindra(DIN 03117947)
D-12, IInd Floor, Model Town,
Delhi-110009