

AUDITOR'S REPORT

TO THE MEMBERS OF ABHIRAJ REAL ESTATE PRIVATE LIMITED

Report on Ind AS Financial Statements

We have audited the accompanying Ind AS financial statements of Abhiraj Real Estate Private Limited ("the Company"), which comprise the Balance Sheet as at 31st March 2017, and the Statement of Profit and Loss (including other Comprehensive Income), Cash Flow Statement and the Statement of changes in equity for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

Management's Responsibility for 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 state of affairs (financial position), profit or loss (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) prescribed under section 133 of the Act.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of 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 statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

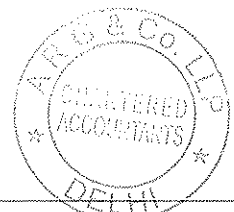
Auditor's Responsibilities

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 Rules made thereunder.

We conducted our audit of 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 perform the audit to obtain reasonable assurance about whether the Ind AS financials statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Ind AS financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of 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 the accounting policies used and the reasonableness of the accounting estimates made by the Company's Director, 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 state of affairs (financial position) of the Company as at March 31, 2017, and its loss (financial performance including other comprehensive income), its cash flows and changes in equity for the year ended on that date.

Emphasis of Matter

Note-18 in the Ind AS financial statements which indicates that the Company has accumulated losses and its net worth has been fully eroded, the Company has incurred a net cash loss during the current and previous year(s) and, the Company's current liabilities exceeded its current assets as at the balance sheet date. These conditions, along with other matters set forth in Note-18, indicate the existence of a material uncertainty that may cast significant doubt about the Company's ability to continue as a going concern. However, the Ind AS financial statements of the Company have been prepared on a going concern basis for the reasons stated in the said Note.

Our opinion is not modified in respect of these matters.

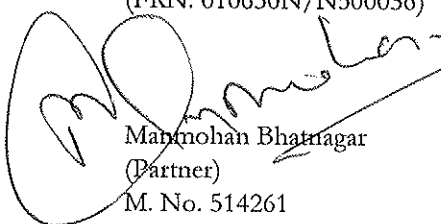
Report on other legal and regulatory requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by Central Government of India in terms of Section 143(11) of the act, we give in "Annexure A" a statement on the matters specified in the paragraph 3 and 4 of the Order, to the extent applicable.
2. 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 Accounting Standards specified under Section 133 of the Act.
 - e) The going concern matter described under the Emphasis of Matters paragraph above, in our opinion, may have an adverse effect on the functioning of the Company.
 - f) On the basis of the written representations received from the Directors as on 31st March, 2017, and taken on record by the Board of Directors, we report that none of the Directors is disqualified as on 31st March, 2017 from being appointed as a Director in terms of Section 164 (2) of the Act.
 - g) 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";



- h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, 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.
 - iv.) The Company has provided requisite disclosures in its Ind AS financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8 November, 2016 to 30 December, 2016 and these are in accordance with the books of accounts maintained by the Company. Refer Note 25 to the Ind AS financial statements.

For and on behalf of
A R G & Co. LLP
Chartered Accountants
(FRN: 010630N/N500036)


Manmohan Bhatnagar
(Partner)



M. No. 514261
Firm Regn no. 010630N/N500036
Place: New Delhi
Date: 18th May, 2017

“Annexure A” to the Auditor’s Report of even date to the members of Abhiraj Real Estate Private Limited, on the Ind AS financial statements for the year ended on 31st March 2017.

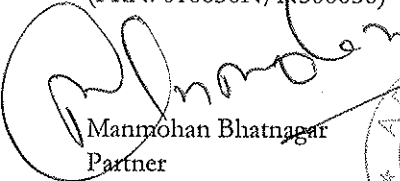
Based on the audit procedures performed for the purpose of expressing an opinion on the true and fair view of the Ind AS financial statements of the company and considering the information and explanations given to us and books of accounts and other records provided to us during the normal course of audit, we hereby report that:-

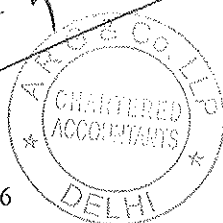
- i)
 - a) According to the information and explanations given to us, the Company is maintaining proper records showing full particulars including quantitative details and situation of fixed assets.
 - b) According to the information and explanations given to us, the fixed assets of the company have been physically verified by the management during the year and no material discrepancies between the books records and the physical inventory have been noticed. In our opinion, the frequency of verification is reasonable.
 - 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 property are held in the name of the Company.
- ii) According to the information and explanations given to us, physical verification of inventory has been conducted at reasonable intervals by the management and no material discrepancies were noticed during the year.
- iii) The Company has not granted any loans, secured or unsecured to companies, firms or other parties covered in the register maintained under Sec. 189 of the Companies Act. Accordingly the provisions of clause 3(iii) of the order are not applicable to the company.
- iv) According to information and explanation provided to us, the company has not made any loans and investments. Therefore, the provisions of section 185 and 186 of the Companies Act, 2013, are not applicable.
- v) During the year, the company has not accepted any deposits as defined in section 73 and section 76 of the Companies Act, 2013 or rules made thereunder. Accordingly the provision of clause 3(v) of the order is not applicable to the company.
- vi) According to the information and explanations provided to us, the Companies (Cost Records & Audit) Rules, 2014 are not applicable to the Company. Accordingly, the provision of the clause 3(vi) of the order is not applicable to 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, employees’ state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues applicable to it. According to the information and explanations given to us, no undisputed amounts payable in respect of income tax, wealth tax, service tax, sales tax, customs duty, excise duty, value added tax and cess were outstanding, as at 31.03.2017 for a period of more than six months from the date they became payable.
 - b) As per the information and explanations given to us, no dispute is pending on account of any dues of income tax or sales tax or service tax or duty of customs or duty of excise or value added tax.
- viii) In our opinion and according to the information and explanations given to us, the company has not obtained any loans or borrowings from any financial institution, Bank, Government or debenture holders. Accordingly the provision of clause 3(viii) of the order is not applicable to the company.



- ix) According to the information & explanation given to us, the company has not raised money by way of initial public offer or further public offer (including debt instruments) or term loan. Accordingly the provision of clause 3(ix) of the order is not applicable to the company.
- x) Based upon the audit procedures performed and information and explanations given by the management, we report that no fraud by the company or no fraud on the company by its officers or employees has been noticed or reported during the year.
- xi) According to the information & explanation given to us, the company has not paid or provided any managerial remuneration as defined by the provisions of the section 197 of the Companies Act, 2013. Accordingly the provision of clause 3(xi) of the order is not applicable to the company.
- xii) In our opinion and according to the information & explanation given to us, the company is not a nidhi company. Hence the provision of clause 3(xii) of the order is not applicable to the company.
- xiii) During the year, the company has entered into transactions with related parties in compliance with the provisions of the sections 177 & 188 of the Companies Act, 2013. The details of such transactions have been properly disclosed in the Ind AS financial statements as required by the applicable accounting standard.
- xiv) According to the information & explanation given to us, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Accordingly the provision of clause 3(xiv) of the order is not applicable to the company.
- xv) According to the information & explanation given to us, the company has not entered into any non-cash transaction with directors or any person connected with him. Accordingly the provision of clause 3(xv) of the order is not applicable to the company.
- xvi) In our opinion and according to the information & explanation given to us, the company is not required to be registered under section 45-IA of the Reserves Bank of India Act, 1934. Accordingly the provision of clause 3(xvi) of the order is not applicable to the company.

For and on behalf of
A R G & Co. LLP
Chartered Accountants
(FRN: 010630N/N500036)


Manmohan Bhatnagar
Partner
M.No. 514261
FRN: 010630N/N500036
Place: New Delhi
Date: 18th May, 2017



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")

In conjunction with our audit of the Ind AS financial statements of the Company as of and for the year ended 31st March 2017, we have audited the internal financial controls over financial reporting of **Abhiraj Real Estate Private Limited**.

Management's Responsibility for Internal Financial Controls

The Respective Board of Directors of the company, are 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

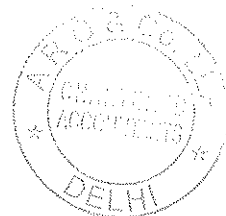
Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by ICAI and the 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 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 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 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 authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the Ind AS financial statements.



Inherent Limitations of Internal Financial Controls over Financial Reporting

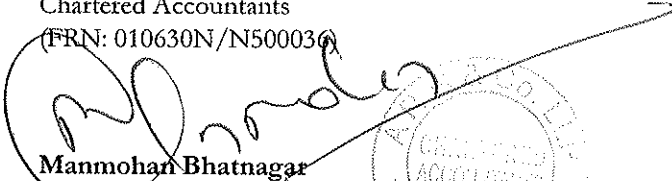
Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal 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 31 March 2017, 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 ICAI.

For and on behalf of
A R G & Co. LLP
Chartered Accountants

(FRN: 010630N/N500036)


Manmohan Bhatnagar
Partner

M.No.: 514261

FRN: 010630N/N500036

Place: New Delhi

Date: 18th May, 2017



Abhiraj Real Estate Private Limited

CIN-U45201DL2005PTC143656

Regd. Office Address: 1E Jhandewan Extn. Naaz Cinema Complex, New Delhi - 110055

Balance Sheet as at 31st March 2017

Particulars	Note No.	(Amount in Rs.)		
		As at 31st March 2017	As at 31st March 2016	As at 1st April 2015
I. ASSETS				
(1) Non-current assets				
Investment Property	4	-	69,050,580	69,050,580
(2) Current assets				
(a) Inventories	5	69,050,580	-	-
(b) Financial Assets				
-Cash and cash equivalents	6	237,198	869,682	4,808,757
Total Assets		69,287,778	69,920,262	73,859,337
II. EQUITY AND LIABILITIES				
Equity				
(a) Equity Share capital	7	500,000	500,000	500,000
(b) Other Equity	8	(107,307,514)	(86,972,773)	(68,694,187)
Liabilities				
(1) Non-current liabilities				
Financial Liabilities				
-Borrowings	9	-	139,545,528	126,220,528
(2) Current liabilities				
(a) Financial Liabilities				
(i) Borrowings	10	157,345,528	-	-
(ii) Trade payables	11	89,574	88,782	87,006
(iii) Other financial liabilities	12	18,127,838	16,278,822	14,159,241
(b) Other current liabilities	13	532,352	479,903	1,586,749
Total equity and liabilities		69,287,778	69,920,262	73,859,337

The accompanying notes from 1 to 29 form an integral part of the financial statements.

Based on our report of even date attached.

For and on behalf of
ARG & Co. LLP
Chartered Accountants
(ICRN: 01063011/N500036)

Mannohan Bhatnagar
Partner
Membership No.: 514261
Place : Delhi
Date : 18/05/2017



For and on behalf of Board of Directors
Abhiraj Real Estate Private Limited

Prakash Chaturvedi
DIN: 00003559
(Director)

S. K. Sharma
DIN: 00004990
(Director)

Abhiraj Real Estate Private Limited

CIN-U45201DL2005PTC143656

Regd. Office Address: 1E, Jhandewan Extn. Naaz Cinema Complex, New Delhi -110055

Statement of Profit and Loss for the year ended 31st March 2017

(Amount in Rs.)

Particulars	Note No.	For the year ended 31st March 2017	For the year ended 31st March 2016
I. Revenue From Operations		-	-
II. Other income	14	1,145	-
Total Income		<u>1,145</u>	<u>-</u>
III. Expenses			
Finance costs	15	20,142,043	18,087,580
Other expenses	16	193,843	191,006
Total Expenses		<u>20,335,886</u>	<u>18,278,586</u>
IV. Loss before tax		(20,334,741)	(18,278,586)
V. Tax expense		-	-
VI. Loss for the year		<u>(20,334,741)</u>	<u>(18,278,586)</u>
Other comprehensive income			
A) Items that will not be reclassified to profit and loss		-	-
i) Income tax relating to items that will not be reclassified to profit or loss		-	-
B) Items that will be reclassified to profit or loss		-	-
i) Income tax relating to items that will be reclassified to profit or loss		-	-
Total comprehensive income for the year		<u>(20,334,741)</u>	<u>(18,278,586)</u>
VII. Earning per equity share (₹) (Basic and diluted)	17	(406.69)	(365.57)

The accompanying notes from 1 to 29 form an integral part of the financial statements.

Based on our report of even date attached.

For and on behalf of
ARG & Co. LLP
Chartered Accountants
(FIRN/0100030N/N500036)

Manmohan Bhatnagar
Partner
Membership No.: 514261
Place : **Delhi**
Date : **16/05/2017**



For and on behalf of Board of Directors
Abhiraj Real Estate Private Limited

Prakash Chaturvedi
DIN: 00003539
(Director)

S. K. Sharma
DIN: 00004990
(Director)

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Abhiraj Real Estate Private Limited

CIN-U45201DL2005PTC143656

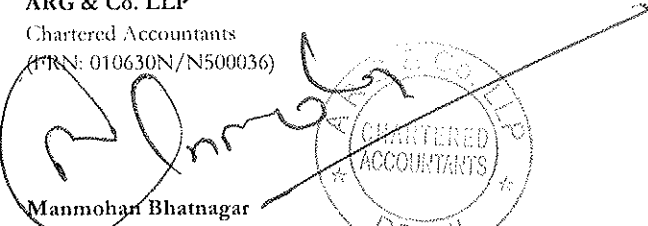


Regd. Office: 1B Jhandewan Extn. Naaz Cinema Complex, New Delhi -110055

Cash flow statement for the year ended March 31, 2017

Particulars	(Amount in Rs.)	
	For the year ended 31st March 2017	For the year ended 31st March 2016
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net (loss) before tax	(20,334,741)	(18,278,586)
Adjustment for :		
Interest expenses	20,142,043	18,087,580
Operating profit before working capital changes	<u>(192,698)</u>	<u>(191,006)</u>
Adjustment for :		
(Decrease) in Current Liabilities	(2,207)	(140)
Cash generated from operations	<u>(194,905)</u>	<u>(191,146)</u>
Net cash flow from operating activities	<u>(194,905)</u>	<u>(191,146)</u>
B. CASH FLOW FROM INVESTING ACTIVITIES		
Net cash outflow from Investing activities	<u>-</u>	<u>-</u>
C. CASH FLOW FROM FINANCING ACTIVITIES		
Receipt of unsecured loan	17,800,000	17,325,000
Payment of unsecured loan	-	(4,000,000)
Interest paid (Including TDS Payable)	<u>(18,237,579)</u>	<u>(17,072,929)</u>
Net cash outflow from financing activities	<u>(437,579)</u>	<u>(3,747,929)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	<u>(632,484)</u>	<u>(3,939,075)</u>
Opening cash and cash equivalents	869,682	4,808,757
Closing cash and cash equivalents	<u>237,198</u>	<u>869,682</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	<u>(632,484)</u>	<u>(3,939,075)</u>

The accompanying notes from 1 to 29 form an integral part of the financial statements.

Based on our report of even date attached.

For and on behalf of
ARG & Co. LLP
Chartered Accountants
(FRN: 010630N/N500036)
Manmohan Bhatnagar
Partner
Membership No.:514261For and on behalf of Board of Directors of
Abhiraj Real Estate Private Limited
Prakash Chaturvedi
Director
DIN-00003539
S. K. Sharma
Director
DIN: 00004990

Place : New Delhi

Date: 18/05/2017

Abhiraj Real Estate Private Limited

CIN-U45201DL2005PTC143656

Regd. Office: 1E Jhandewan Extn. Naaz Cinema Complex, New Delhi -110055

Notes to the financial statements

1. Corporate Information

Abhiraj Real Estate Private limited was incorporated on December 14, 2005, under the provisions of the Companies Act, 1956 (domicile). The main object of the company is to undertake real estate development.

2. Standards, not yet effective and have not been adopted early by the Company

Information on new standards, amendments and interpretations that are expected to be relevant to the financial statements is provided below.

Ind AS 115 'Revenue from Contracts with Customers' (Ind AS 115)

There is one new standard issued by MCA (not yet effective) for revenue recognition which overhauls the existing revenue recognition standards Ind AS 18 – Revenue and Ind AS 11 – Construction contracts. The new standard provides a control-based revenue recognition model and provides a five step application principle to be followed for revenue recognition:

- i. Identification of the contracts with the customer
- ii. Identification of the performance obligations in the contract
- iii. Determination of the transaction price
- iv. Allocation of transaction price to the performance obligations in the contract (as identified in step ii)
- v. Recognition of revenue when performance obligation is satisfied.

The effective date of the new standard has not yet been notified by the MCA. The management is yet to assess the impact of this new standard on the Company's financial statements.

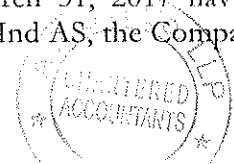
3. Summary of significant accounting policies

a) Basis of preparation

These financial statements are prepared in accordance with Indian Accounting Standards (Ind AS) 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 ('Act') (to the extent notified). The Ind AS are prescribed under Section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The company has adopted all the applicable Ind AS and the adoption was carried out in accordance with Ind AS 101 First time adoption of Indian Accounting Standards. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section 133 of the Act, read with rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP. Reconciliation and description of the effect of the transition has been summarized in Note-27.

These financial statements of the company for the year ended March 31, 2017, have been prepared in accordance with Ind AS. For the purposes of transition to Ind AS, the Company has



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Abhiraj Real Estate Private Limited

CIN-U45201DL2005PTC143656

Regd. Office: 1E Jhandewan Extn. Naaz Cinema Complex, New Delhi -110055

Notes to the financial statements

followed the guidance prescribed in Ind AS 101 - First Time adoption of Indian Accounting Standard, with April 1, 2015 as the transition date and IGAAP as the previous GAAP.

The transition to Ind AS has resulted in changes in the presentation of the financial statements, disclosures in the notes thereto and accounting policies and principles. The accounting policies set out in Note 3 have been applied in preparing the financial statements for the year ended March 31, 2017 and the comparative information. Exemptions on first time adoption of Ind AS availed in accordance with Ind AS 101 have been set out below.

On transition to Ind AS, the Company has elected to continue with the carrying value of all its Investment property recognized as at 1 April 2015 measured as per the provisions of Previous GAAP and use that carrying value as the deemed cost of Investment Property.

The financial statements for the year ended 31 March 2017 were authorized and approved for issue by the Board of Directors on May 18, 2017.

b) Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities on the date of the financial statements and the results of operations during the reporting periods. Although these estimates are based upon management's knowledge of current events and actions, actual results could differ from those estimates and revisions, if any, are recognized in the current and future periods.

An entity's estimates in accordance with Ind AS at the date of transition to Ins AS shall be consistent with estimates made for the same date in accordance with previous GAAP. Ind AS estimates as at April 01, 2015 are consistent with the estimates as at the same date made in conformity with previous GAAP.

c) Current versus non-current classification

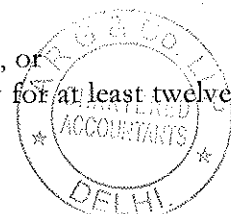
The Company presents assets and liabilities in the balance sheet based on current/non-current classification. An asset is classified as current when it is:

- Expected to be realised or intended to sold or consumed in normal operating cycle
- Held primarily for the purpose of trading.
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is classified as current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period



Abhiraj Real Estate Private Limited

CIN-U45201DL2005PTC143656

Regd. Office: 1E Jhandewan Extn. Naaz Cinema Complex, New Delhi -110055

Notes to the financial statements

All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. Deferred tax assets and liabilities are classified as non-current assets and liabilities.

d) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalized during the period of time that is necessary to complete and prepare the asset for its intended use or sale. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. Capitalisation of borrowing costs is suspended in the period during which the active development is delayed due to, other than temporary, interruption. All other borrowing costs are charged to the statement of profit and loss as incurred.

e) Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, demand deposits with banks/corporations and short-term highly liquid investments (original maturity less than 3 months) that are readily convertible into known amount of cash and are subject to an insignificant risk of change in value.

f) Investment property

Investment properties are properties held to earn rentals or for capital appreciation, or both. Investment properties are measured initially at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

Transition to Ind AS

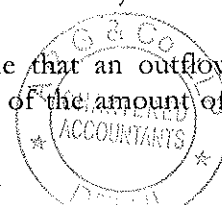
On transition to Ind AS, the Company has elected to continue with the carrying value of all of its investment properties recognised as at 1 April 2015 measured as per the previous GAAP and use that carrying value as the deemed cost of investment properties.

g) Provisions, contingent assets & Contingent liabilities

Provisions are recognized only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.



Abhiraj Real Estate Private Limited

CIN-U45201DL2005PTC143656

Regd. Office: 1E Jhandewan Extn. Naaz Cinema Complex, New Delhi -110055

Notes to the financial statements

Contingent assets are not recognized. However, when inflow of economic benefits is probable, related asset is disclosed.

h) Income taxes

Tax expense recognised in profit or loss comprises the sum of deferred tax and current tax not recognised in other comprehensive income or directly in equity.

Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with the Indian Income-tax Act and in the overseas branches/companies as per the respective tax laws. Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in other comprehensive income or directly in equity.

Deferred income taxes are calculated using the liability method. Deferred tax liabilities are generally recognised in full for all taxable temporary differences. Deferred tax assets are recognised to the extent that it is probable that the underlying tax loss, unused tax credits or deductible temporary difference will be utilised against future taxable income. This is assessed based on the Company's forecast of future operating results, adjusted for significant non-taxable income and expenses and specific limits on the use of any unused tax loss or credit. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

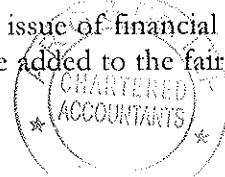
Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Deferred tax relating to items recognised outside statement of profit and loss is recognised outside statement of profit and loss (either in OCI or in equity).

Minimum alternate tax ('MAT') credit entitlement is recognized as an asset only when and to the extent there which MAT credit becomes eligible to be recognized as an asset in accordance with the recommendations contained in guidance note issued by the ICAI, the said asset is created by way of a credit to the statement of profit and loss and shown as MAT credit entitlement. The Company reviews the same at each balance sheet date and writes down the carrying amount of MAT credit entitlement to the extent it is not reasonably certain that the Company will pay normal income tax during the specified period.

i) Financial instruments

Initial recognition

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



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Abhiraj Real Estate Private Limited

CIN-U45201DL2005PTC143656

Regd. Office: 1E Jhandewan Extn. Naaz Cinema Complex, New Delhi -110055

Notes to the financial statements

Subsequent measurement

Non-derivative financial instruments

(i) Financial assets carried at amortised cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

(ii) Financial assets at fair value through other comprehensive income

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

(iii) Financial assets at fair value through profit or loss

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

(iv) Financial liabilities

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit and loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

j) Fair value of financial instruments

In determining the fair value of its financial instruments, the Company uses a variety of methods and assumptions that are based on market conditions and risks existing at each reporting date. The methods used to determine fair value include discounted cash flow analysis, available quoted market prices and dealer quotes. All methods of assessing fair value result in general approximation of value, and such value may never actually be realized.

k) Revenue recognition

Revenue is recognized on accrual basis to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured.

Interest Income

Interest income is recognized on time proportion basis taking into account the amount outstanding and using the effective interest rate (EIR) method.



Abhiraj Real Estate Private Limited

CIN-U45201DL2005PTC143656

Regd. Office: 1E Jhandewan Extn. Naaz Cinema Complex, New Delhi -110055

Notes to the financial statements

l) Inventories

Land and real estate project work in progress are valued at lower of cost and net realisable value. Cost includes land (including development rights) acquisition cost, borrowing cost, estimated internal development costs and external development charges.

Net realisable value is the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs of necessary to make the sale

m) Significant management judgement in applying accounting polices and estimation uncertainty

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the related disclosures.

Significant management judgements

The following are significant management judgements in applying the accounting policies of the Company that have the most significant effect on the financial statements.

Evaluation of indicators for impairment of assets – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

Fair value measurements– Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument. Management uses the best information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

n) Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

For the purpose of calculating diluted earning per share, the net profit or losses for the period attributable to equity shareholders and weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.



Abhiraj Real Estate Private Limited

CIN-U45201DL2005PTC143656

Regd. Office Address: 1E Jhandewan Extn. Naaz Cinema Complex, New Delhi -110055

Notes to the Financial Statements

(Amount in Rs.)

Particulars	As at 31st March 2017	As at 31st March 2016	As at 1st April 2015
Non-current assets			
4. Investment property*			
At the beginning of the year	-	69,050,580	69,050,580
Add: Addition/Deletion	-	-	-
At the end of the year	<u>-</u>	<u>69,050,580</u>	<u>69,050,580</u>
*Note:			
Fair Value			
Investment property	<u>-</u>	<u>-</u>	<u>-</u>

Estimation of fair value:

The Company obtains independent valuations for its investment properties at least annually. The best evidence of fair value is current prices in an active market for similar properties. Where such information is not available, the company consider information from a variety of sources including:

1. current prices in an active market for properties of different nature or recent prices of similar properties in less active markets, adjusted to reflect those differences.
 2. discounted cash flow projections based on reliable estimates of future cash flows.
 3. capitalised income projections based upon a property's estimated net market income, and a capitalisation rate derived from an analysis of market evidence.
- The fair values of investment properties have been determined by the independent valuer appointed by the company. The main inputs used are the estimated sale price, rental growth rates, expected vacancy rates, terminal yields and discount rates based on comparable transactions and industry data.

5. Inventories**

Land, development and construction work in progress	69,050,580	-	-
	<u>69,050,580</u>	<u>-</u>	<u>-</u>

**Note: The above inventory represent a land parcel situated at Magalia Sadak, Mundlabaugh & Sulakhedi Village, Indore, Madhya Pradesh. During the year, the company has converted its investment property into stock in trade consequent to the revised intension of the company to develop the said property and then sell to the customers.

6. Cash and cash equivalent

Balances with Banks			
-In current accounts	237,198	869,682	4,808,757
	<u>237,198</u>	<u>869,682</u>	<u>4,808,757</u>

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Abhiraj Real Estate Private Limited

CIN-U45201DL2005PTC143656

Regd. Office Address: 11, Jhandewan Extn. Naaz Cinema Complex, New Delhi -110055

Notes to the Financial Statements

(Amount in Rs.)

7. Equity

Equity share capital

(A) Authorised, issued, subscribed and paid-up share capital and par value per share

Authorised Capital

50,000 (previous year - 50,000) Equity Shares of ₹ 10/- each	500,000	500,000	500,000
	<u>500,000</u>	<u>500,000</u>	<u>500,000</u>

Issued, subscribed and paid-up share capital

50,000 (previous year - 50,000) Equity Shares of ₹ 10/- each fully paid	500,000	500,000	500,000
	<u>500,000</u>	<u>500,000</u>	<u>500,000</u>

(B) Reconciliation of numbers of equity shares outstanding at the beginning and at the end of the year

Particulars	As at 31st March 2017	As at 31st March 2016	As at 1st April 2015
	No. of shares	No. of shares	No. of shares
Equity shares			
At the beginning of the year	50,000	50,000	50,000
Add : Change during the year	-	-	-
At the end of the year	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>

(C) Rights, preferences and restrictions attached to equity shares :

Rights, preferences and restrictions (including restrictions on distributions of dividends and repayment of capital) attached to the class of shares	Type of shares	Type of shares
The Company has only one class of equity shares having a par value of ₹ 10 per	Equity	Equity

(D) Shareholding details of the company

Name of the shareholder	Class of shares	No. of shares held in aggregate by holding company	No. of shares held in aggregate by holding company
DLF Home Developers Limited (holding company) along with its Nominee's	Equity	50,000	50,000

(E) Details of shareholders holding more than 5% shares(Equity)

Name of the shareholder	No. of shares held in the company	Percentage of shares held	Percentage of shares held
DLF Home Developers Limited.	50,000	100	100

(f) The share capital of the Company is held by DLF Home Developers Limited which is a wholly owned subsidiary of DLF Limited. Accordingly, DLF Limited is the ultimate holding Company of Abhiraj Real Estate Private Limited.

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Abhiraj Real Estate Private Limited

CIN: L43201DL29639FC143664

Regd. Office: 11, Bandra Wadia, 1st Fl., New Gaurans Complex, New Delhi - 110055

Statement of Changes in Equity for the period ended 31st March 2017

A. Equity share capital

Particulars	(Amount in Rs.)	
	Balance at the beginning of the reporting period	Balance at the end of the reporting period
Total	500,000	500,000

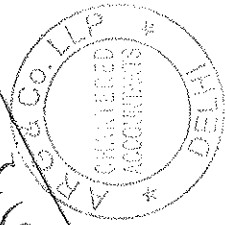
B. Other equity

Particulars	Share application money pending allotment	Equity component of convertible financial instruments	Capital Reserve	Reserves and surplus		Debt instruments through which Comprehensive Income	Equity instruments through which Comprehensive Income	Effective portion of Cash Flow Hedges	Revaluation surplus	Exchange differences on translating the financial statements of foreign operations	Other items of other Comprehensive Income	Amount received against share warrants	Total
				Securities Premium Reserve	Other Reserve								
Balance at the beginning of the reporting year	-	-	-	-	(86,972,773)	-	-	-	-	-	-	-	(86,972,773)
Changes in accounting policy, or prior period errors	-	-	-	-	-	-	-	-	-	-	-	-	-
Restated balance at the beginning of the reporting year	-	-	-	-	(86,972,773)	-	-	-	-	-	-	-	(86,972,773)
Total Comprehensive Income for the year	-	-	-	-	20,134,241	-	-	-	-	-	-	-	(20,134,241)
Dividends	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to retained earnings	-	-	-	-	(107,307,514)	-	-	-	-	-	-	-	(107,307,514)
Any other change	-	-	-	-	-	-	-	-	-	-	-	-	-
Balance at the end of the reporting year	-	-	-	-	(107,307,514)	-	-	-	-	-	-	-	(107,307,514)

For and on behalf of
AGCA Co., LLP
 Chartered Accountants
 FIRM: 010630/N/500039

Mamleshwar Sharma
 Partner
 Membership No: 514201

Place: **Delhi**
 Date: **May 18, 2017**



For and on behalf of Board of Directors of
 Abhiraj Real Estate Private Limited

(Signature)
S. K. Sharma
 Director
 DIN: 00004990

(Signature)
Prakash Chaturvedi
 Director
 DIN: 00003319