



Independent Auditor's Report

To

The Members of M/s Hansel Builders & Developers Private Limited

Report on the Ind AS Financial Statements

We have audited the accompanying Ind AS financial statements of M/s **Hansel Builders & Developers Private Limited** ('the Company'), which comprise the Balance Sheet as at 31st March, 2017, the Statement of Profit and Loss, the Statement of Cash Flows and the statement of changes in equity for the year then ended and a summary of the significant accounting policies and other explanatory information (herein after referred to as "Ind AS financial statements").

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 the Ind AS financial statements that give a true and fair view of the financial position, financial performance including 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 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 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 Ind AS financial 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 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 the 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.

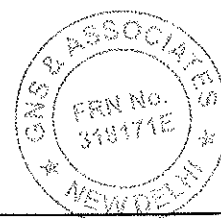
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Ind AS financial statements.

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 31 March, 2017, and its financial performance, its cash flows and the changes in equity for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. 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, based on the comments in the auditors' reports of the company incorporated in India, we give in the Annexure "A" a statement on the matters specified in paragraphs 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 purposes of our audit.
 - (b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid financial statements have been kept so far as it appears from our examination of those books.
 - (c) The balance sheet, the statement of profit and loss, the statement of cash flows and the 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, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- (e) On the basis of the written representations received from the directors of the Company as on 31st March, 2017 taken on record by the Board of Directors, 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.
- (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" and
- (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 Auditor's) 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 the Ind AS financial position.
 - ii. The company did not have any long term contracts including derivative contract, hence the question of commenting on any material foreseeable losses does not arise.
 - iii. There has not been an occasion in case of the Company during the year under report to transfer any sums to the Investor Education and Protection Fund. The question of delay in transferring such sums does not arise.
 - 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.

For GNS & Associates
Chartered Accountants
(Firm's Regn No. 318171E)

(CA Sanjay Kumar Parida)
(Partner)

(Membership No. 093202)

Place: New Delhi

Date: 16/05/2017

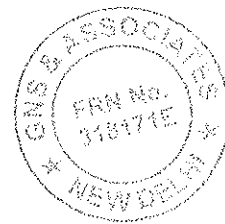


ANNEXURE "A" REFERRED TO IN PARAGRAPH - 1 OF OUR REPORT ON OTHER LEGAL & REGULATORY REQUIREMENTS" EVEN DATE ON THE ACCOUNTS OF M/S HANSEL BUILDERS & DEVELOPERS PRIVATE LIMITED FOR THE YEAR ENDED 31ST MARCH 2017

1. a) The Company does not have any fixed assets during the year . Accordingly the provision of clause 3 (i) (b), (c) of the above said order are not applicable to the company .
2. (a) The Inventory has been physically verified by the management at reasonable interval during the year.
(b) No Material discrepancies were noticed on physical verification of inventory.
3. According to the information and explanations given to us, the company has not granted any loans, secured or unsecured to Companies, firms or other parties covered in the register maintained under Section 189 of the Companies Act, 2013.
4. According to the information and explanations given to us , the company has not advanced any loan nor made any investment or given any guarantee or security during the year .
5. In our opinion and according to the information and explanations given to us, The Company has not accepted deposits from the public within the provisions of Section 73 to 76 .
6. According to information and explanation given to us , the Central Government has not prescribed maintenance of cost record under sub section (1) of section 148 of the Companies Act, 2013..
7. a) According to the information and explanations given to us and based on the records of the company examined by us , the company is generally regular in depositing with appropriate authorities undisputed statutory dues including Provident Fund, Employee State Insurance, Income Tax, Sales Tax, Wealth Tax, Service Tax, Custom duty, Excise Duty, 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, Sales Tax, Wealth Tax, Service Tax, Custom duty, Excise Duty, Value Added Tax, Cess were in arrears, as at 31.03.2017 for a period of more than six months from the date they became payable.

- (b) According to the information and explanations given to us and based on the records of the company examined by us, there are no dues of the Income Tax , Sales tax , service Tax ,Custom duty, Excise Duty, Value Added Tax, Cess which have not been deposited on account of any dispute .



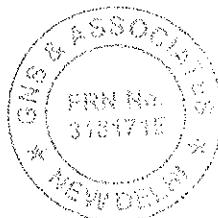
8. According to the information and explanation given to us, the company does not have any loans or borrowings from any financial institution, banks, Accordingly paragraph 3 (viii) of the Order is not applicable.
9. According to the information and explanation given to us, the company did not raise moneys by way of initial public offer or further public offer (including debt instruments) and term loans. Accordingly paragraph 3 (ix) of the Order is not applicable.
10. According to the information and explanation given to us, no material fraud by or on the company by its officers or employees has been noticed or reported during the course of our audit.
11. No managerial remuneration has been paid / provided by the company. Accordingly paragraph 3 (xi) of the order is not applicable.
12. In our opinion and according to the information and explanations given to us, company is not a Nidhi Company. Accordingly, the provisions of clause 3 (xii) of the above said order are not applicable to the company.
13. 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 Companies Act, 2013 where applicable and the details have been disclosed in the Ind AS Financial Statements etc, as required by the applicable accounting standards;
14. According to the information and explanations 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 provisions of clause 3 (xiv) of the above said order are not applicable to the company.
15. According to the information and explanations given to us, the company has not entered into any non-cash transactions with directors or persons connected with him Accordingly, the provisions of clause 3 (xv) of the above said order are not applicable to the company.
16. According to the information and explanations given to us, the company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For GNS & Associates
Chartered Accountants
Firm Registration No: 318171E


(CA Sanjay Kumar Parida)
M.No .093202

Place: New Delhi

Date: 16/05/2012



Annexure - B to the Auditors' 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 M/s Hansel Builders & Developers Private Limited . ("the Company") as of 31 March 2017 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 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 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 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 Institute of Chartered Accountants of India.

For GNS & Associates .
Chartered Accountants
Firm Registration No.318171E

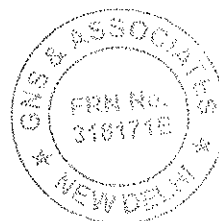

(CA Sanjay Kumar Parida)

Partner

M. No.093202

Place: New Delhi

Date: 16/05/2017



HANSEL BUILDERS & DEVELOPERS PRIVATE LIMITED.
Balance Sheet as at 31 March, 2017

Particulars	Note	As at 31 March 2017 (₹)	As at 31 March 2016 (₹)	As at 1 April 2015 (₹)
ASSETS				
Non-current assets				
Deferred tax assets (net)	3	119,978	107,027	73,484
		<u>119,978</u>	<u>107,027</u>	<u>73,484</u>
Current assets				
Inventories	4	261,587,268	261,579,269	261,558,164
Cash and cash equivalents	5	90,391	131,175	38,174
Other current assets	6	-	-	205,268
		<u>261,677,659</u>	<u>261,710,444</u>	<u>261,801,606</u>
		<u>261,797,637</u>	<u>261,817,471</u>	<u>261,875,090</u>
EQUITY AND LIABILITIES				
Equity				
Equity Share capital	7	100,000	100,000	100,000
Other Equity		(680,592)	(573,976)	(498,964)
		<u>(580,592)</u>	<u>(473,976)</u>	<u>(398,964)</u>
Current liabilities				
Financial Liabilities				
Trade payable	8	45,671,229	45,682,437	45,662,054
Other financial liabilities	9	216,707,000	216,607,000	216,607,000
Other current liabilities	10	-	2,010	5,000
		<u>262,378,229</u>	<u>262,291,447</u>	<u>262,274,054</u>
		<u>261,797,637</u>	<u>261,817,471</u>	<u>261,875,090</u>

Summary of significant accounting policies 2

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

This is the Balance Sheet referred to in our report of even date

For G N S & Associates
Chartered Accountants
Registration No. 318171E

CA Sanjay Kumar Parida
Partner
Membership No. 093202



For and behalf on the Board of Directors

Satyam
Satyam
Director
(DIN-003197280)

Devesh Nautiyal
Devesh Nautiyal
Director
(DIN-02135830)

Place: New Delhi

Date: 16/05/2017

HANSEL BUILDERS & DEVELOPERS PRIVATE LIMITED.
Statement of Profit and Loss for the year ended 31 March, 2017

Particulars	Note	31 March 2017	31 March 2016
REVENUE		(₹)	(₹)
Other income	11	-	9,232
		<u>-</u>	<u>9,232</u>
EXPENSES			
Change in Inventory	12	(8,000)	(21,104)
Purchase Inventory	13	8,000	21,104
Finance costs	14	230	-
Other expenses	15	119,336	117,788
		<u>119,566</u>	<u>117,788</u>
Loss after tax		(119,566)	(108,556)
Tax expense			
Deferred tax		12,951	33,543
Loss for the year/ previous year after tax		<u>(106,615)</u>	<u>(75,013)</u>
Loss per share (₹) (Basic and diluted)	16	(10.66)	(7.79)

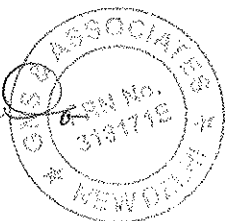
Summary of significant accounting policies 2

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

This is the Statement of Profit and Loss referred to in our report of even date

For G N S & Associates
Chartered Accountants
Registration No. 318171E

CA Sanjay Kumar Parida
Partner
Membership No. 093202



For and behalf on the Board of Directors

Satyam
Satyam
Director
(DIN-003197280)

Devesh Nautiyal
Devesh Nautiyal
Director
(DIN-02135830)

Place: New Delhi

Date: 16/05/2017

HANSEL BUILDERS & DEVELOPERS PRIVATE LIMITED.

Cash flow statement for the year ended March 31, 2017

(Amt. in Rs)

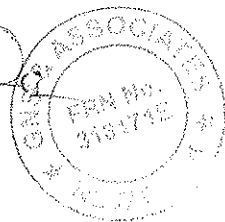
Particulars	31-Mar-2017	31-Mar-2016
A. Cash flow from operating activities		
Loss before tax from continuing operations	(119,566)	(108,556)
Add: Adjustments -		
Interest Received	-	(9,232)
Increase/(Decrease) in Current liabilities	86,782	17,394
Increase/(Decrease) in Current Assets, Loans & Advances	(7,999)	184,163
Net Cash flow from Operating Activities	(40,783)	83,769
B. Cash flows from investing activities		
Net Cash Flow from Investing Activities	-	-
C. Cash flows from financing activities		
Interest Received	-	9,232
Refund of Loan	-	-
Net Cash Flow From Financing Activities	-	9,232
Net increase/(decrease) in cash and cash equivalents (A+B+C)	(40,783)	93,001
Opening cash and cash equivalents	131,175	38,174
Closing cash and cash equivalents	90,391	131,175

Significant accounting policies : Notes 2

This is the Cash flow statement referred to in our report of even date

For and on behalf of
G N S & Associates
Chartered Accountants
Registration No.: 318171E


CA Sanjay Kumar Parida
Partner
Membership No.: 093202

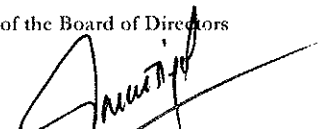


Place : New Delhi

Date : 16/05/2017

For and on behalf of the Board of Directors


(Satyam)
Director
03197280


(Devdesh Nautiyal)
Director
02135830

HANSEL BUILDERS & DEVELOPERS PRIVATE LIMITED

Notes to financial statements for the year ended March 31, 2017

1. Corporate information

HANSEL BUILDERS & DEVELOPERS PRIVATE LIMITED. is a company incorporated under the provision of **Companies Act, 1956** read with relevant provisions of companies Act 2013 on 21 March 2006. The company is primarily engaged in the business of construction, development and sale of real estate properties in India.

2. Summary of significant accounting polices

a) Basis of preparation of financial statement - First Time adoption of Ind AS

These are the company's first financial statements prepared in accordance with Ind AS. The accounting policies have been applied in preparing the financial statements for the year ended March 31, 2017, the comparative information presented in these financial statement for the year ended March 31, 2016 and in the preparation of an opening Ind AS balance sheet at April 01, 2015 (The company's date of transition).

The financial statements have been prepared under historical cost convention, on accrual basis, in accordance with the IND AS in India, and to comply in all material aspects with the accounting standards as per section 133 of Companies Act, 2013 read with rules made there under and the relevant guidance notes issued by the Institute of Chartered Accountants of India (ICAI)

The financial statements for the year ended March 31, 2017 were authorized and approved for issue by the Board of Directors on 16.05.2017.

b) Use of estimates

The preparation of financial statements in conformity with IND AS requires management of the company to make estimates and assumptions that affect the reported amounts of assets and liabilities and the 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 recognised 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) Financial Assets and Liabilities

Financial Assets

Initial measurement is done at fair value (transaction cost is adjusted), which generally matches the transaction value of the receivable or loan. After initial measurement such financial assets are subsequently measured at amortised cost using the effective interest rate method. Cash and cash equivalents consists primarily of bank balances. For carrying amount please refer note no-5.

Financial Liabilities

Financial liabilities which are non-derivatives are initially measured at fair (transaction cost is adjusted) value which normally Corresponds to the amount received. Subsequent measurement is carried out at amortised cost using the effective interest rate method. These consist of trade payables and deposit received against development agreement. For carrying amount Please refer note nos -8 and 9.



HANSEL BUILDERS & DEVELOPERS PRIVATE LIMITED

Notes to financial statements for the year ended March 31, 2017

d) Financial Risks and Capital

In the course of its business of real estate development, the company is exposed to a number of financial risks: credit risk, liquidity risk and market risk.

Credit risk refers to a risk that the counterparty will default on its contractual obligations resulting in financial loss to the company. Credit risk arises on liquid assets, non-current financial assets, derivative assets, trade and other receivables. The company does not have any of the above assets and hence it is not exposed to any credit risk. In respect of cash and cash equivalents, the said amount is in current account with Scheduled Bank where chances of default are minimum. The maximum exposure to credit risk is equal to the carrying amount of the company's financial Assets.

Liquidity risk is the risk that the company may encounter difficulties in meeting its obligation associated with financial liabilities that are settled with delivering cash or other financial assets. The company does not foresee any liquidity problems as it has adequate inventories to back its financial liabilities.

Market risk refers to risk from movement in market prices that affects its assets and liabilities. The company is exposed to only changes in market price of inventory against which it has a development agreement in place on cost plus basis and as such there is no exposure to market risk.

e) Capital Risk Management

The company's capital management is driven by the impact on shareholders of the level of capital employed. It is the policy of the company to maintain a sound capital base to support the development of business. The company does not have any borrowings and the entire operations are funded through equity.

f) 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.

g) Inventories

Inventory is valued at lower of cost or net realizable value as per IND AS 2.

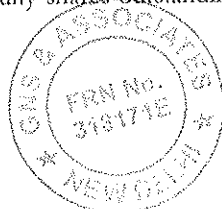
h) Taxes

Provision for tax for the year comprises current income tax and deferred tax. Current income tax is determined in respect of taxable income with deferred tax being determined as the tax effect of timing differences representing the difference between taxable income and accounting income that originate in one year, and are capable of reversal in one or more subsequent year. Such deferred tax is quantified using rates and laws enacted or substantively enacted as at the end of the financial year.

Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the balance sheet date. Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized.

i) Earning per share

Earnings per share is calculated by dividing net profit/(loss) for the year/ previous year attributable to equity shareholders by weighted average no. of equity shares outstanding during the year/ previous year as per IND AS 33 on "Earning per share".



A. EQUITY SHARE CAPITAL

(Amount in ₹)

Particulars	Balance at the beginning of the reporting year	Changes in equity share capital during the year	Balance at the end of the reporting year
Total	100,000	-	100,000

HANSEL BUILDERS & DEVELOPERS PRIVATE LIMITED
Statement of Changes in Equity for the year ended 31 March 2017

B. OTHER EQUITY

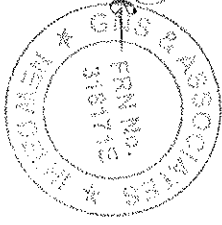
(Amount in ₹)

Particulars	Share application money pending allotment	Equity component of financial instruments	Reserves and surplus			Debit instruments through which Comprehensive Income	Equity instruments during the reporting period	Director's remuneration	Evaluation surplus	Exchange differences on translating the statements of a	Other items of Comprehensive Income	Share/ received upon share payments	Total
			Capital Reserve	Securities Premium Reserve	Other Reserves								
Balance at the beginning of the reporting year April 01, 2015	-	-	-	-	-	-	-	-	-	-	-	-	-
Changes in accounting policy or prior period errors	-	-	-	-	-	-	-	-	-	-	-	-	-
Retained balance at the beginning of the reporting year	-	-	-	-	(498,964)	-	-	-	-	-	-	-	(498,964)
Total Comprehensive Income for the year	-	-	-	-	(498,964)	-	-	-	-	-	-	-	(498,964)
Dividends	-	-	-	-	(75,013)	-	-	-	-	-	-	-	(75,013)
Transfer to retained earnings	-	-	-	-	(573,977)	-	-	-	-	-	-	-	(573,977)
Any other change	-	-	-	-	(573,977)	-	-	-	-	-	-	-	(573,977)
Balance at the end of the reporting year March 31, 2016	-	-	-	-	(573,977)	-	-	-	-	-	-	-	(573,977)
Balance at the beginning of the reporting year April 01, 2016	-	-	-	-	(573,977)	-	-	-	-	-	-	-	(573,977)
Changes in accounting policy or prior period errors	-	-	-	-	-	-	-	-	-	-	-	-	-
Retained balance at the beginning of the reporting year	-	-	-	-	(573,977)	-	-	-	-	-	-	-	(573,977)
Total Comprehensive Income for the year	-	-	-	-	(106,615)	-	-	-	-	-	-	-	(106,615)
Dividends	-	-	-	-	(680,392)	-	-	-	-	-	-	-	(680,392)
Transfer to retained earnings	-	-	-	-	(680,392)	-	-	-	-	-	-	-	(680,392)
Any other change	-	-	-	-	-	-	-	-	-	-	-	-	-
Balance at the end of the reporting year March 31, 2017	-	-	-	-	(680,392)	-	-	-	-	-	-	-	(680,392)

For G.N.S & Associates
Chartered Accountants
Registration No. 31871E

CA Sanjay Kumar Parida
Partner
Membership No. 093926

Place: New Delhi
Date: 16/04/2017



For and behalf on the Board of Directors

S. S. Sengupta
Director
(DIN: 004317286)

Hansel
Director
(DIN: 02158832)

HANSEL BUILDERS & DEVELOPERS PRIVATE LIMITED.

Summary of significant accounting policies and explanatory information for the year ended 31 March, 2017

	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
3. DEFERRED TAX ASSETS (NET)	(₹)	(₹)	(₹)
Deferred tax asset arising on account of : Business Losses	119,978	107,027	73,484
	<u>119,978</u>	<u>107,027</u>	<u>73,484</u>
4. INVENTORIES			
Land at cost	261,587,268	261,579,269	261,558,164
	<u>261,587,268</u>	<u>261,579,269</u>	<u>261,558,164</u>
5. CASH AND CASH EQUIVALENTS			
Balance with Scheduled Bank - in current account	90,391	131,175	38,174
	<u>90,391</u>	<u>6,060</u>	<u>38,174</u>
6. SHORT-TERM LOANS AND ADVANCES			
TDS Recoverable	-	-	205,268
	<u>-</u>	<u>-</u>	<u>205,268</u>
7. EQUITY SHARE CAPITAL			
(A) Authorised, issued, subscribed and paid-up share capital and par value per share			
Authorised			
10,000 (previous year -10,000) equity shares of ₹ 10 each fully paid	100,000	100,000	100,000
	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>
Issued, subscribed and paid-up share capital			
10,000 (previous year - 10,000) equity shares of ₹ 10 each fully paid	100,000	100,000	100,000
	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>

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

Equity shares	As at 31 March 2017		As at 31 March 2016		As at 1 April 2015	
	No. of shares	Amount	No. of shares	Amount	No. of shares	Amount
At the beginning of the year	10,000	100,000	10,000	100,000	10,000	100,000
At the end of the year	10,000	100,000	10,000	100,000	10,000	100,000

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

The Company has only one class of equity share having par value of Rs.10/- per share. Each holder of equity share is entitled to one vote per share.

(D) Details of shareholders holding more than 5% shares in the company

Equity shares	As at 31 March 2017		As at 31 March 2016		As at 1 April 2015	
	No of shares	% holding	No of shares	% holding	No of shares	% holding
DLF Home Developers Ltd*	10,000	100%	10,000	100%	10,000	100%

(E) Shareholding in the Company of the Holding Company, Ultimate Holding Company and their subsidiaries/ associates in aggregate:

Class of shares	Shareholder	Relation	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Equity Shares of face value of Rs.10 each	DLF Home Developers Limited*	Holding Company	10000	10000	10000

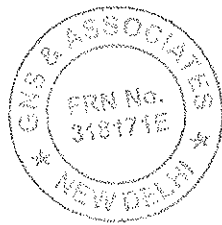
* Note - Pursuant to sanction of Scheme of arrangement involving amalgamation of four companies and demerger of real estate undertaking of DLF Universal Limited with DLF Home Developers Limited vide Order dated 11.11.2016 of Hon'ble High Court of Delhi at New Delhi and Order dated 29.03.2016 of Punjab & Haryana at Chandigarh filed with ROC on 25th November, 2016. The Company has become Wholly-owned Subsidiary of DLF Home Developers Limited.



HANSEL BUILDERS & DEVELOPERS PRIVATE LIMITED.

Summary of significant accounting policies and explanatory information for the year ended 31 March, 2017

	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
	(₹)	(₹)	(₹)
8. TRADE PAYABLES			
Audit fees payable / expenses payables / other trade payables	26,716	37,924	17,541
Other Liabilities Amount payable for Land cost	44,267,888	44,267,888	44,267,888
Advances received from related party	<u>1,376,625</u>	<u>1,376,625</u>	<u>1,376,625</u>
	<u>45,671,229</u>	<u>45,682,437</u>	<u>45,662,054</u>
9. OTHER FINANCIAL LIABILITIES			
Deposit received under development agreement with related party	<u>216,707,000</u>	<u>216,607,000</u>	<u>216,607,000</u>
	<u>216,707,000</u>	<u>216,607,000</u>	<u>216,607,000</u>
10. OTHER CURRENT LIABILITIES			
Statutory Dues	<u>-</u>	<u>2,010</u>	<u>5,000.00</u>
	<u>-</u>	<u>2,010</u>	<u>5,000</u>



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HANSEL BUILDERS & DEVELOPERS PRIVATE LIMITED.

Summary of significant accounting policies and explanatory information for the year ended 31 March, 2017

	As at 31 March 2017	As at 31 March 2016
REVENUE FROM OPERATIONS		
11. Other income	-	9,232
	<u>-</u>	<u>9,232</u>
12. CHANGE IN INVENTORY		
Opening stock	261,579,268	261,558,164
Closing stock	261,587,268	261,579,268
	<u>(8,000)</u>	<u>(21,104)</u>
13. PURCHASE OF INVENTORY		
Purchase of Land	8,000	21,104
	<u>8,000</u>	<u>21,104</u>
14. FINANCE COSTS		
Guarantee and bank charges	230	-
	<u>230</u>	<u>-</u>
15. EXPENSES		
Rates and taxes	2,003	1,312
Filing Fees		
Legal and professional	92,002	91,351
Payment to auditor		
Auditor's remuneration - Audit fees	22,000	17,000
Tax audit fee	-	5,000
Service tax	3,300	3,125
Miscellaneous expense	31	-
	<u>119,336</u>	<u>117,788</u>
16. LOSS PER SHARE (₹)		
Loss for the year attributable to equity shareholders	(106,615)	(75,013)
Weighted average of equity shares outstanding	10,000	10,000
Nominal value of equity share (₹)	10.00	10.00
Basic and diluted loss per equity share (₹)	(10.66)	(7.50)



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HANSEL BUILDERS & DEVELOPERS PRIVATE LIMITED.

Notes to financial statements for the year ended March 31, 2017

17 Related party disclosures

1 Relationship:

Information required to be disclosed under accounting standard on "Related Party Disclosures".

a. Holding company at any time during the period /previous year:

* DLF Home Developers Limited - Holding Company

b. Ultimate holding company at any time during the period/previous year :

DLF Limited

There were following transactions during the year/ previous year carried out with related parties in the ordinary course of business. Balances of related parties below:

Description	Holding Company			Joint venture & Associates		
	Mar-17	Mar-16	Apr-15	Mar-17	Mar-16	Apr-15
Transaction during the year/previous year						
Administration expenses	-	-	56,180	-	-	-
Amount payable for Land Cost (RBD)	-	-	-	100,000	-	18300000
Balance at the end of the year/ previous year						
Equity share capital	100,000	100,000	100,000	-	-	-
Amount payable for Land Cost (DHDL)	1,376,625	1,376,625	1,376,625	-	-	-
Amount payable for Land Cost (RBD)	-	-	-	216,707,000	216,607,000	216,607,000

* Note - Pursuant to sanction of Scheme of arrangement involving amalgamation of four companies and demerger of real estate undertaking of DLF Universal Limited with DLF Home Developers Limited vide Order dated 11.11.2016 of Hon'ble High Court of Delhi at New Delhi and Order dated 29.03.2016 of Punjab & Haryana at Chandigarh filed with ROC on 25th November, 2016. The Company has become Wholly-owned Subsidiary of DLF Home Developers Limited.

18 As per the information available with the Company, no transactions have been entered with suppliers as defined under The Micro, Small and Medium Enterprises Development Act, 2006. Therefore, no disclosures are made as required under the said Act.

19 The Company is engaged in the business of Real Estate, which as per Ind- AS 108 "Operating Segments" of Companies (Accounting Standard) Rules, 2006, is considered to be the only reportable business segment. The Company is operating only in India and there is no other significant geographical segment.

20 Figures of previous year have been regrouped / recasted wherever considered necessary to make them comparable with that of current year.

21 Detail of Specified Bank Notes (SBN) held and transacted during the period from 08th November, 2016 to 30th December, 2016 as provided in Table below:

	SBNs	Other denomination notes	Total
Closing cash in hand as on 08.11.2016	Nil	Nil	Nil
(+) Permitted receipts	Nil	Nil	Nil
(-) Permitted payments	Nil	Nil	Nil
(-) Amount deposited in banks	Nil	Nil	Nil
Closing cash in hand as on	Nil	Nil	Nil

22 Financial figures has been rounded off to the nearest rupee.

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

This is the Balance sheet referred to in our report of even date

For G N S & Associates
Chartered Accountants
Registration No. 318171A

CA Sanjay Kumar Parida
Partner
Membership No. 093202



For and on behalf of the Board of Directors,

(Satyam)
Director
03197280

(Devesh Nautiyal)
Director
02135830

Place : New Delhi

Date : 16/05/2017