

**Independent Auditor's Report****To the Members of Lada Estates Private Limited****Report on the Ind AS Financial Statements**

We have audited the accompanying Ind AS financial statements of **Lada Estates Private Limited** ('the Company'), which comprise the balance sheet as at 31 March 2017, the statement of profit and loss (including other comprehensive income), 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 these Ind AS financial statements that give a true and fair view of the state of affairs (financial position), 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 read with relevant rules issued thereunder.

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 thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the 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 state of affairs ( financial position) of the Company as at 31 March, 2017, and its loss(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**

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, we give in the Annexure A, a statement on the matters specified in the paragraph 3 and 4 of the order.
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 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 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 relevant rule issued thereunder;
  - (e) on the basis of the written representations received from the directors as on 31 March 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31 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 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; as such the question of commenting on any material foreseeable losses thereon 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 standalone 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 22 to the Ind AS financial statements.

Place : Gurgaon  
Dated: 8-5-17

For K. K. JAIN & CO.  
Chartered Accountants,  
FRNo.002465N



*Simmi Jain*

(Simmi Jain)  
Partner  
M. No.86496

## Annexure - A to the Auditors' Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the Ind AS financial statements for the year ended 31 March 2017, we report that:

- i. The Company had no fixed assets during the year.
- ii. (a) Inventories have been physically verified by the management at reasonable intervals during the year.  
(b) No material discrepancies were noticed on verification of inventory.
- iii. The company has not granted any loans, secured or unsecured to companies, firms, Limited Liability Partnership or other parties covered in the register maintained under section 189 of the Act.
- iv. The company has not advanced any loans nor made any investments or given any guarantee or security during the year.
- v. The Company has not accepted any deposits from the public.
- vi. The Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act, for any of the services rendered by the Company.
- vii. (a) According to the information and explanations given to us and based on the records of the company examined by us, the company is regular in depositing the undisputed statutory dues, including Provident Fund, , Employees' State Insurance, Income-tax, Service Tax, duty of Custom , duty of Excise, Value added Tax, Cess and other statutory dues, as applicable, with the appropriate authorities in India :  
  
According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, income tax, sales tax, value added tax, duty of customs, service tax, cess and other material statutory dues were in arrears as at 31 March 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 Income Tax, Sales Tax ,Service Tax, Sales Tax, duty of Custom , duty of Excise, Value added Tax or Cess which have not been deposited on account of any disputes
- (viii) The Company does not have any loans or borrowings from any financial institution, banks, government or debenture holders during the year. Accordingly, paragraph 3(viii) of the Order is not applicable.
- (ix) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3 (ix) of the Order is not applicable.



- (x) According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- (xi) No managerial remuneration has been paid/provided by the company. Accordingly, paragraph 3(xi) of the Order is not applicable.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.
- (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) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.
- (xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
- (xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

Place : Gurgaon  
Dated: 8-5-17

For K. K. JAIN & CO.  
Chartered Accountants,  
FRNo.002465N



*Simmi Jain*  
(Simmi Jain)  
Partner  
M. No.86496

## **Annexure - B to the Auditors' Report**

### **Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")**

We have audited the internal financial controls over financial reporting of **Lada Estates 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 standalone 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.

Place : Gurgaon  
Dated: 8-5-17

For K. K. JAIN & CO.  
Chartered Accountants,  
FRNo.002465N



*Simmi Jain*  
(Simmi Jain)  
Partner  
M. No.86496

# LADA ESTATES PRIVATE LIMITED

Balance Sheet as at 31st March 2017

Particulars	Note	As at 31 March 2017 (₹)	As at 31 March 2016 (₹)	As at 1 April 2015 (₹)
<b>ASSETS</b>				
<b>Non-current assets</b>				
a) Deferred tax assets (net)	3	62,740	36,288	-
b) Other non-current assets	4	14	14	-
		<u>62,754</u>	<u>36,302</u>	<u>-</u>
<b>Current assets</b>				
a) Inventories	5	216,834,471	216,834,471	215,698,733
b) Financial Assets				
Cash and cash equivalents	6	42,403	169,469	22,168
		<u>216,876,874</u>	<u>217,003,940</u>	<u>215,720,901</u>
		<u>216,939,628</u>	<u>217,040,242</u>	<u>215,720,901</u>
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
a) Equity Share capital	7	100,000	100,000	100,000
b) Other Equity		210,442	304,335	391,353
		<u>310,442</u>	<u>404,335</u>	<u>491,353</u>
<b>Current Liabilities</b>				
<b>a) Financial Liabilities</b>				
i) Trade Payables	8	152,890,780	152,795,895	151,433,025
ii) Other financial liabilities	9	63,738,406	63,738,406	63,738,406
b) Other current liabilities	10	-	101,606	5,000
c) Short-term provisions	11	-	-	53,117
		<u>216,629,186</u>	<u>216,635,907</u>	<u>215,229,548</u>
		<u>216,939,628</u>	<u>217,040,242</u>	<u>215,720,901</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 and on behalf of  
K. K. Jain & Co.  
Chartered Accountants  
Registration No.: 002465N

*Simmi Jain*

Simmi Jain  
Partner  
Membership No.: 086496



For and on behalf of the Board Directors

*(Signature)*

(Satish Kumar Tyagi)  
Director  
00003431

*(Signature)*

(Devesh Nautiyal)  
Director  
02135830

Place: Gurgaon  
Date: 08.05.2017

*(Signature)*



Lada Estates Private Limited  
Statement of Changes in Equity for the year ended 31 March 2017

**A. EQUITY SHARE CAPITAL**

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

**B. OTHER EQUITY**

Particulars	Share application money pending allotment	Equity component of financial instruments	Capital Reserve	Reserves and surplus			Debt instruments through other Comprehensive Income	Equity instruments through other Comprehensive Income	Effective portion of Cash Flow Hedges	Revaluation surplus	Exchange differences on translating the financial statements of a foreign operation	Other items of other Comprehensive Income	Money received against share warrants	Total
				Securities Premium Reserve	Other Reserves	Retained Earnings								
<b>Balance at the beginning of the reporting year 1-Apr-2015</b>	-	-	-	391,353	-	-	-	-	-	-	-	-	-	391,353
Changes in accounting policy or prior year errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Comprehensive Income for the year	-	-	-	(87,018)	-	-	-	-	-	-	-	-	-	(87,018)
Dividends	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Any other change	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Balance at the end of the reporting year 31-Mar-2016</b>	-	-	-	304,335	-	-	-	-	-	-	-	-	-	304,335
<b>Balance at the beginning of the reporting year 1-Apr-2016</b>	-	-	-	304,335	-	-	-	-	-	-	-	-	-	304,335
Changes in accounting policy or prior year errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Comprehensive Income for the year	-	-	-	(93,893)	-	-	-	-	-	-	-	-	-	(93,893)
Dividends	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Any other change	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Balance at the end of the reporting year 31-Mar-2017</b>	-	-	-	210,442	-	-	-	-	-	-	-	-	-	210,442

For K. K. Jain & Co.  
Chartered Accountants  
Registration No.: 002465N

*Saimi Jain*  
Saimi Jain  
Partner  
Membership No.: 086496

Place: Gurgaon  
Date: 08.05.2017



For and behalf on the Board of Directors

*(Signature)*  
(Satish Kumar Tyagi)  
Director  
00003151

*(Signature)*  
(Devesh Naubiyal)  
Director  
02135830

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**LADA ESTATES PRIVATE LIMITED****Statement of Profit and Loss for the year ended 31 March 2017**

Particulars	Note	For the Year ended 31 March 2017 (₹)	For the Year ended 31 March 2016 (₹)
<b>EXPENSES</b>			
Purchase of Inventory	12	-	1,135,738
Change in Inventory	13	-	(1,135,738)
Finance costs	14	230	5,869
Other expenses	15	120,115	117,437
		<u>120,345</u>	<u>123,306</u>
Loss before tax and prior period items		(120,345)	(123,306)
<b>Tax expense</b>			
Deferred tax		26,452	36,288
Loss after tax		<u>(93,893)</u>	<u>(87,018)</u>
Loss per share (₹ ) (Basic and diluted)	16	(9.39)	(8.70)

Summary of significant accounting policies 2

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

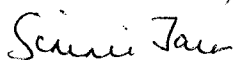
This is the Statement of Profit and Loss referred to in our report of even date

For and on behalf of

K. K. Jain &amp; Co.

Chartered Accountants

Registration No.: 002465N




Simmi Jain

Partner

Membership No.: 086496

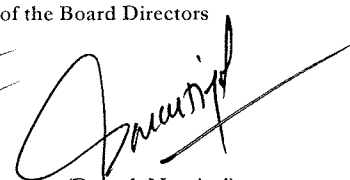


For and on behalf of the Board Directors

  
(Satish Kumar Tyagi)

Director

00003431

  
(Devesh Nautiyal)

Director

02135830

Place: Gurgaon

Date: 08.05.2017

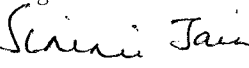


**Lada Estates Private Limited**  
**Cash Flow Statement for the year ended March 31, 2017**

Amount in (₹ )


Particulars	For the Year ended 31 March 2017	For the Year ended 31 March 2016
<b>A. CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net loss before tax	(120,345)	(123,306)
Add: Adjustment for non-cash and other items	-	-
<b>Operating loss before working capital changes</b>	<u>(120,345)</u>	<u>(123,306)</u>
<b>Adjustment for working capital changes:</b>		
(Increase) in inventory	-	(1,135,738)
(Increase) in Other Current Assets	-	(14)
Increase in trade payables	94,885	1,362,870
(Decrease)/Increase in other liabilities	(101,606)	43,489
<b>Cash (used)/generated in operating activities</b>	<u>(6,721)</u>	<u>270,607</u>
<b>Net cash flow (used in) operating activities</b>	<u>(127,066)</u>	<u>147,301</u>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<u>(127,066)</u>	<u>147,301</u>
Cash and cash equivalents at the beginning of the year/previous year	169,469	22,168
Cash and cash equivalents at the end of the year/previous year	42,403	169,469
	<u>(127,066)</u>	<u>147,301</u>

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

For and on behalf of  
**K. K. Jain & Co.**  
Chartered Accountants  
Registration No.: 002465N  
  
**Simmi Jain**  
Partner  
Membership No.: 086496



For and on behalf of the Board Directors

  
**(Satish Kumar Tyagi)**  
Director  
00003431

  
**(Devesh Nautiyal)**  
Director  
02135830

Place: Gurgaon  
Date: 08.05.2017

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**Lada Estates Private Limited**  
**Notes to the Financial Statement for the year ended March 31, 2017**

**1. Corporate Information**

Lada Estates Private Limited is a company incorporated under the provision Companies Act, 1956 read with relevant provision of Companies Act, 2013 on 9<sup>th</sup> April 2007. The company is primarily engaged in the business of construction, development and sale of real estate properties in India.

**2. Summary of significant Accounting Policies**

**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 08/05/2017 .

**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-6.

**Financial Liabilities**

Financial liabilities which are non derivatives are initially measured at fair value (Transaction cost is adjusted) 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, 9 and 10.

**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. 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.



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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) Tax policy**

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 share holders by weighted average no. of equity shares outstanding during the year/ previous year as per IND AS 33 on "Earning per share".



*[Handwritten signature]*

**LADA ESTATES PRIVATE LIMITED**

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

ASSETS	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
<b>NON CURRENT ASSETS</b>			
<b>3. DEFERRED TAX ASSETS (NET)</b>			
Deferred tax asset arising on account of:			
Business losses	62,740	36,288	-
	<u>62,740</u>	<u>36,288</u>	<u>-</u>
<b>4. OTHER NON-CURRENT ASSETS</b>			
Current tax assets (Net of provision of Tax)	14	14	-
	<u>14</u>	<u>14</u>	<u>-</u>
<b>CURRENT ASSETS</b>			
<b>5. INVENTORIES</b>			
Land at cost	216,834,471	216,834,471	215,698,733
	<u>216,834,471</u>	<u>216,834,471</u>	<u>215,698,733</u>
<b>FINANCIAL ASSETS</b>			
<b>6. CASH AND CASH EQUIVALENTS</b>			
Balances with Schedule bank			
- in current account	42,403	169,469	22,168
	<u>42,403</u>	<u>169,469</u>	<u>22,168</u>

**EQUITY AND LIABILITIES**

**7. EQUITY SHARE CAPITAL**

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

**Authorised**

20,000 (previous year - 20,000) equity shares of ` 10 each fully paid

200,000	200,000	200,000
<u>200,000</u>	<u>200,000</u>	<u>200,000</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		No. of shares		No. of shares	
At the beginning of the year/previous year	10,000	100,000	10,000	100,000	10,000	100,000
At the end of the year/previous 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 Universal Limited (Holding company upto 24/11/2016)	-	-	10,000	100%	10,000	100%
DLF Home Developers Ltd (Holding company w.e.f 25/11/2016)*	10,000	100%	-	-	-	-



**LADA ESTATES 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

(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 Universal Limited (Holding company upto 24/11/2016)	Holding Company	-	10000	10000
Equity Shares of face value of Rs.10 each	DLF Home Developers Ltd (Holding company w.e.f 25/11/2016)*	Holding Company	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 the 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.

**FINANCIAL LIABILITIES**

**8. TRADE PAYABLES**

Audit Fees Payable / expenses payables / other trade payables	40,500	55,615	10,112
Amount payable for Land cost	14,703,405	14,703,405	13,836,038
Advance received from relatd party	138,146,875	138,036,875	137,586,875
	<u>152,890,780</u>	<u>152,795,895</u>	<u>151,433,025</u>

**9. OTHER FINANCIAL LIABILITIES**

Deposit received under development agreement with related party	63,738,406	63,738,406	63,738,406
	<u>63,738,406</u>	<u>63,738,406</u>	<u>63,738,406</u>

**10. OTHER CURRENT LIABILITIES**

Statutory dues	-	101,606	5,000
	<u>-</u>	<u>101,606</u>	<u>5,000</u>

**11. Provisions(Short term)**

Short Term provision	-	-	53,117
	<u>-</u>	<u>-</u>	<u>53,117</u>



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**LADA ESTATES 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 (₹)
<b>EXPENSES</b>		
12. Purchase of Inventory	-	1,135,738
13. Change in Inventories of work in progress	-	(1,135,738)
	<u>-</u>	<u>-</u>
<b>14. FINANCE COSTS</b>		
Interest on:		
Bank charges	230	-
Interest on Tds	-	5,869
	<u>230</u>	<u>5,869</u>
<b>15. OTHER EXPENSES</b>		
Rates and taxes	2,813	961
Legal and professional	92,002	91,351
Auditor's remuneration - Audit fees	22,000	17,000
Tax audit fee	-	5,000
Service tax	3,300	3,125
	<u>120,115</u>	<u>117,437</u>
<b>16. Loss per share</b>		
(Loss) for the year/pervious year attributable to equity shareholders	(93,893)	(87,018)
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 (₹)	(9.39)	(8.70)



13



17

## I) Relationship

Information required to be disclosed under Ind-AS 24 on "Related Party Disclosures"

- a) During the year  
DLF Home Developers Limited - Holding Company  
During the previous year  
DLF Universal Limited up to 24.11.2016  
DLF Home Developers Limited\* w.e.f 25.11.2016
- b) Ultimate holding company at any time during the year/previous year  
DLF Limited

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

## c. The following transactions carried out with related parties in the ordinary course of business during the year/previous year

Description	Holding/ Ultimate Holding Company		
	Year ended 31 March 2017	Year ended 31 March 2016	Year ended 01 April 2015
<b>Transaction during the year/previous year</b>			56,180
Management Expense			
Amount payable for Land Cost	110,000	450,000	1,204,188
<b>Balance at the end of the year/previous year</b>			
Equity share capital	100,000	100,000	100,000
Amount payable for Land Cost	138,146,875	138,036,875	137,586,875

\* 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 the 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 In the opinion of the Board of Directors, assets other than property, plant and equipment and non current investments have a value on realisation in the ordinary course of business at least equal to the amount at which they are stated in the Balance Sheet.

19 The Company is engaged in the business of Real Estate, which as per IND AS 108 on "Segment reporting" 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 As per the information available with the Company, no transaction have been entered with suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006. Therefore, no disclosure are made as required under the said Act.

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

22 Detail of Specified Bank Notes (SBN) held and transacted during the period from 08<sup>th</sup> November, 2016 to 30<sup>th</sup> 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 30.12.2016	Nil	Nil		Nil

23 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 K. K. Jain & Co.  
Chartered Accountants  
Registration No.: 002465N

*Simmi Jain*

Simmi Jain  
Partner  
Membership No.: 086496



For and on behalf of the Board Directors

*(Satish Kumar Tyagi)*  
Director  
00003431

*(Devesh Nautiyal)*  
Director  
02135830

Place: Gurgaon  
Date: 08.05.2017

*(Signature)*