

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF PHOENA BUILDERS & DEVELOPERS PRIVATE LIMITED

Report on the Financial Statements

We have audited the accompanying financial statements of M/s PHOENA BUILDERS & DEVELOPERS PRIVATE LIMITED ("the Company"), which comprise the Balance Sheet as at March 31, 2017, the Statement of Profit and Loss and the Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's responsibility for the Financial Statements

Management is responsible for the matters stated in section 134 (5) of the Companies Act "the Act" with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies, making judgments and estimates that are reasonable and prudent, and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

We conducted our audit in accordance with the Standards on Auditing as specified under section 143(10) of the Companies Act, 2013. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.



An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2017 and its loss and its cash flows 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, we give in the Annexure A, a statement on the matters specified in paragraph 3 & 4 of the order.
2. As required by section 143(3) of the Act, we report that :
 - (a) we have 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 appears from our examination of those books
 - (c) the Balance Sheet, the Statement of Profit and Loss and cash flow statement dealt with by this Report are in agreement with the books of account.
 - (d) in our opinion, the Balance Sheet, Statement of Profit and Loss and Cash Flow comply with the Accounting Standards specified under section 133 of the companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rule, 2014;
 - (e) on the basis of written representations received from the directors as on March 31, 2017, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2017, from being appointed as a director in terms of sub-section (2) of section 164 of the Companies Act, 2013.
 - (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 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.

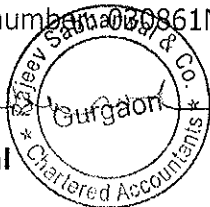
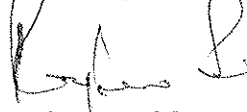
(iv.) The company has provided requisite disclosures in its financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8th November, 2016 to 30th December, 2016 and they are in accordance with the books of accounts maintained by the company.

For and on behalf of

Rajeev Sabharwal & Co.

Chartered Accountants

Firm's registration number: 070861N



Rajeev Sabharwal

Partner

Membership number: 071742

Place: Gurgaon

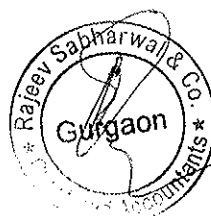
Date: 09/05/2017

ANNEXURE A TO THE AUDITOR'S REPORT

Statement referred to in Paragraph 1 of the Auditors Report of even date to the members of M/s **PHOENA BUILDERS & DEVELOPERS PRIVATE LIMITED**, on accounts for the year ended 31st March, 2017.

On the basis of such checks as we considered appropriate and according to the information and explanation given to us during the course of our audit, we report that :

- (i) The company does not have any fixed asset hence the clause is not applicable.
- (ii) The physical verification of inventory has been conducted at reasonable intervals by the management of the company. Further, no discrepancies noticed on physical verification of the inventory as compared to the books records .
- (iii) As informed to us, the company has not granted any secured or unsecured loans to company(ies), firms or other parties covered in the register maintained under section 189 of the companies Act, 2013. Hence, clause (iii) of the order is not applicable to the company.
- (iv) In respect of loans, investments, guarantees and security, wherever applicable, the provisions of section 185 & 186 of the companies act, 2013 have been complied with.
- (v) As per the information and explanations given to us, we are of the opinion that the company has not accepted any deposits during the year which are covered under the directives issued by Reserve Bank of India and the provisions of sections 73 & 76 of the Companies Act, 2013.
- (vi) Provisions of maintenance of cost records as per section 148(1) of the Companies Act, 2013 are not applicable to the company.
- (vii) (a) According to the records of the Company, the Company is regular in depositing undisputed statutory dues including Income Tax, Service Tax, Cess and any other statutory dues applicable to it. There are no such dues outstanding as at the end of year, for a period of more than six months from the date these became payable.
(b) The Company does not have any dues of Income Tax, Sales Tax, Wealth Tax, Service Tax, which are under disputes and unpaid.
- (viii) In our opinion and according to the information and explanations given to us, the company has not defaulted in repayment of dues to banks. The company has not taken any loan either from financial institutions or from the government and has not issued any debenture.



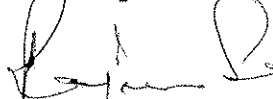
- (ix) In our opinion and according to the information and explanations given to us, the company has not raised any term loan during the year.
- (x) In our opinion and according to the information and explanation given to us, we have neither come across any incidence of fraud on or by the company nor have we been informed of any such case by the management.
- (xi) Based upon the audit procedures preformed and the information and explanations given by the management, the managerial remuneration has been paid or provided in accordance with the requisite approvals mandated by the provisions of section 197 read with schedule V to the companies Act.
- (xii) As per the information and explanation given to us, we are of the opinion that the company is not a Nidhi Company. Accordingly, the clause (xii) of the order is not applicable.
- (xiii) As per the information and explanation given to us, we are of the opinion that all the transactions with the related parties are in compliance with the section 177 and 188 of the Companies Act, 2013 and accordingly the details of the same are disclosed in the financial statements.
- (xiv) As per the information and explanation given to us, we are of the opinion that the company has not made any preferential allotment or private placement of shares. Accordingly, the clause (xiv) of the order is not applicable.
- (xv) As per the information and explanation given to us, we are of the opinion that the company has not entered under any transactions as specified under section 192 of the Companies Act, 2013. Accordingly, the clause (xv) of the order is not applicable.
- (xvi) As per the information and explanation given to us, we are of the opinion that the company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For and on behalf of

Rajeev Sabharwal & Co.

Chartered Accountants

Firm's registration number: 030851N



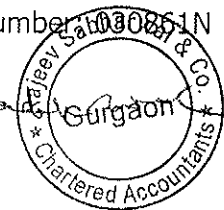
Rajeev Sabharwal

Partner

Membership number: 071742

Place: Gurgaon

Date: 09/05/2017



ANNEXURE B TO THE AUDITOR'S 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 PHOENA BUILDERS & DEVELOPERS PRIVATE LIMITED ("the Company") as of 31st March, 2017 in conjunction with our audit of the standalone 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. 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

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by the Institute of Chartered Accountants of India as prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.



We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

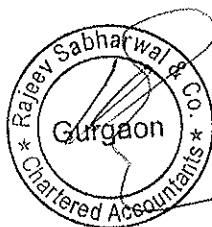
A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized 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, to the best of our information and according to the explanations given to us, 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



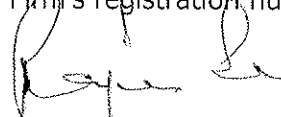
operating effectively as at 31st March, 2017, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For and on behalf of

Rajeev Sabharwal & Co.

Chartered Accountants

Firm's registration number: 030861N



Rajeev Sabharwal

Partner

Membership number: 071742

Place: Gurgaon

Date: 09/05/2017

Phoena Builders & Developers Private Limited
Balance Sheet as at March 31, 2017

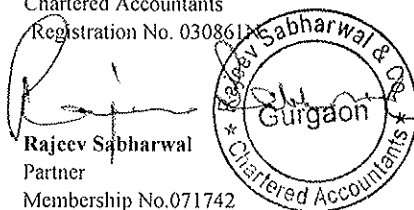
(Amount in Rs.)

Particulars	Notes	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
ASSETS				
Non-current assets				
Current assets				
(a) Inventories	3	107,179,749	111,943,600	111,921,541
(b) Financial assets				
(i) Cash and cash equivalents	4	259,309	327,300	366,329
Total Assets		107,439,058	112,270,900	112,287,870
EQUITY AND LIABILITIES				
EQUITY				
(a) Equity Share Capital	5	100,000	100,000	100,000
(b) Other Equity		5,359,865	5,401,500	5,418,684
		5,459,865	5,501,500	5,518,684
LIABILITIES				
Current liabilities				
(a) Financial liabilities				
(i) Trade Payables	6	17,250	11,450	11,236
(ii) Other financial liabilities	7	101,961,943	105,486,977	105,486,977
(b) Other current liabilities	8	-	1,270,973	1,270,973
		101,979,193	106,769,400	106,769,186
Total Equity and Liabilities		107,439,058	112,270,900	112,287,870
Summary of significant accounting policies	2			

See accompanying notes to the financial statements.

As per our report of even date attached

For and on behalf of
Rajeev Sabharwal & Co,
Chartered Accountants
Registration No. 030861



Rajeev Sabharwal
Partner
Membership No.071742

Place : Gurgaon
Dated : 09.05.2017

For and on behalf of the Board of Directors

Ramchandra Prasad Sah
Ramchandra Prasad Sah
Director
DIN: 00914686

Krishan Kumar Sheera
Krishan Kumar Sheera
Director
DIN 06802349

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Statement of Changes in Equity
Phoena Builders & Developers Private Limited
Statement of Changes in Equity for the year ended March 31, 2017

A. Equity Share Capital

Balance at the beginning of the reporting year	Amount in rupees
100,000	100,000
100,000	100,000

B. Other Equity

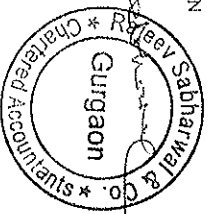
Balance as at April 01, 2015	Share application money pending allotment	Equity component of financial instrument	Reserve and surplus			Debt instruments through Other Comprehensive Income	Equity Instruments through Other Comprehensive Income	Effective portion of Cash Flow Hedges	Revaluation Surplus	Exchange difference on translating the financial statements	Other items of other comprehensive income	Money received against share warrants	Total
			Capital Reserve	Securities Premium Reserve	Other Reserve (specify nature)								
Change in accounting policy or prior period errors	-	-	-	-	-	-	-	-	-	-	-	-	-
Restated balance at the beginning of the reporting period	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Comprehensive Income for the year 2015-16	-	-	-	-	-	-	(17,184)	-	-	-	-	-	(17,184)
Dividends	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to retained earnings	-	-	-	-	-	-	-	-	-	-	-	-	-
Any other changes (to be specified)	-	-	-	-	-	-	-	-	-	-	-	-	-
Balance as at March 31, 2016	-	-	-	-	-	-	5,401,500	-	-	-	-	-	5,401,500
Change in accounting policy or prior period errors	-	-	-	-	-	-	-	-	-	-	-	-	-
Restated balance at the beginning of the reporting period	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Comprehensive Income for the year 2016-17	-	-	-	-	-	-	-	-	-	-	-	-	(41,635)
Dividends	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to retained earnings	-	-	-	-	-	-	-	-	-	-	-	-	-
Any other changes (to be specified)	-	-	-	-	-	-	-	-	-	-	-	-	-
Balance as at March 31, 2017	-	-	-	-	-	-	5,359,865	-	-	-	-	-	5,359,865

As per our report of even date attached.

For and on behalf of the Board of Directors

For and on behalf of
Rajeev Sabharwal & Co,
 Chartered Accountants
 Registration No. 030861N

Rajeev Sabharwal
Rajeev Sabharwal
 Partner
 Membership No. 071742



Place : Gurgaon
 Dated : 09.05.2017

Ramchandra Prasad Sah
Ramchandra Prasad Sah
 Director
 DIN: 00914686

Krishan Kumar Sheera
Krishan Kumar Sheera
 Director
 DIN: 06802349

[Signature]

Phoena Builders & Developers Private Limited
Statement of Profit and Loss for the year ended March 31, 2017

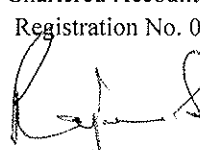
Particulars	Notes	(Amount in Rs.)	
		March 31, 2017	March 31, 2016
REVENUE			
Revenue from operation	9	4,786,007.00	-
Other Income	10	-	9,801
Total		4,786,007	9,801
EXPENSES			
Purchases of Inventory of land	11	22,156	22,059
(Increase)/Decrease in inventories of land	12	4,763,851	(22,059)
Other expenses	13	41,635	26,985
Total		4,827,642	26,985
Profit/(loss) before tax		(41,635)	(17,184)
Tax expense			
Current tax		-	-
Profit/ (Loss) for the year/ previous year after tax		(41,635)	(17,184)
Earnings per equity share			
Basic and Diluted	14	(4.16)	(1.72)

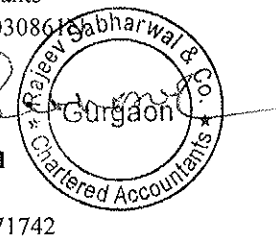
Summary of significant accounting policies 2

See accompanying notes to the financial statements.

As per our report of even date attached

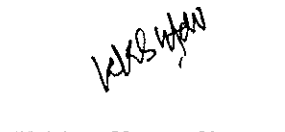
For and on behalf of
Rajeev Sabharwal & Co,
Chartered Accountants
Registration No. 030861


Rajeev Sabharwal
Partner
Membership No.071742



For and on behalf of the Board of Directors


Ramchandra Prasad Sah
Director
DIN: 00914686


Krishan Kumar Sheera
Director
DIN 06802349

Place : Gurgaon
Dated : 09.05.2017




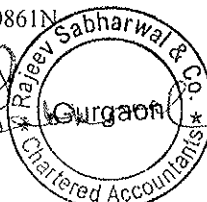
Phoena Builders & Developers Private Limited
Cash Flow Statement for the year ended March 31, 2017

(Amount in Rs.)

Particulars	March 31, 2017	March 31, 2016
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit/(loss) before tax and prior period items	(41,635)	(17,184)
Add : Adjustment for non-cash & other items	-	-
Interest income from Kotak Mahindra Bank	-	9,801
Operating profit before working capital changes	(41,635)	(7,383)
Add : Adjustment for working capital changes:		
Increase/(Decrease) in current liabilities	(4,790,207)	214
(Increase)/ Decrease in current assets	4,763,851	(22,059)
Cash generated from operations	(67,991)	(29,228)
Less Direct taxes paid (net of refunds)	-	-
Net cash flow from operating activities	(67,991)	(29,228)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Interest received on fixed deposit	-	(9,801)
	-	(9,801)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Net Increase/(decrease) in cash and cash equivalents	(67,991)	(39,029)
Cash and cash equivalents at the beginning of the year/ previous year	327,300	366,329
Cash and cash equivalents at the end of the year/ previous year	259,309	327,300
	(67,991)	(39,029)

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

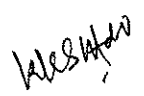
For and on behalf of
Rajeev Sabharwal & Co,
Chartered Accountants
Registration No. 030861N

Rajeev Sabharwal
Partner
Membership No.071742

For and on behalf of the Board of Directors


Ramchandra Prasad Sah
Director
DIN: 00914686


Krishan Kumar Sheera
Director
DIN 06802349

Place : Gurgaon
Dated : 09.05.2017

Phoena Builders & Developers Private Limited
Notes to Financial Statements for the year ended March 31, 2017

1 Corporate Information

Phoena Builders & Developers Private Limited is a Company incorporated under the provision of Companies Act, 1956 read with relevant provisions of Companies Act, 2013, on December 01, 2006. The company is primarily engaged in the business of Real Estate Development

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 May 9, 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.

These consist of cash and cash equivalents. For carrying amount please refer note no-4.

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 -6 and 7.



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Phoena 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 and loans. 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) Earnings per Share

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



Phoena Builders & Developers Private Limited
Notes to the Financial Statement for the year ended March 31, 2017

	(Amount in Rs.)		
	March 31, 2017	March 31, 2016	April 1, 2015

3 Inventories

Land (At Cost)	107,179,749	111,943,600	111,921,541
	107,179,749	111,943,600	111,921,541

a) The Company has entered into Development Agreement in respect of land presently owned/ to be acquired by the Company, with certain developers. The Developer is required to obtain the required approvals/licences from the Appropriate Authority for the same. In terms of the said Agreement, in case the required approvals/licences are not given by the Appropriate Authority, the Developer has the right but not the obligation to purchase the land presently owned/ to be acquired by the Company.

b) Land admeasuring, 0.1278 acres located in village Begumpur Khatola, Distt. Gurgaon had been compulsorily acquired by the Govt. of State of Haryana. The company for claiming further enhance compensation had filed RFA in Honorable High Court of Haryana & Punjab at Chandigarh and simultaneously filed one execution petition before District Court Gurgaon for claiming compensation enhanced by District Court , Gurgaon. One reference petition of village Begumpur Khatola is also filed for claiming enhanced compensation which is pending with LAC, Gurgaon..

4 Cash and Cash Equivalentents

Balance with Bank	259,309	327,300	366,329
	259,309	327,300	366,329

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Phoena Builders & Developers Private Limited
Notes to the Financial Statement for the year ended March 31, 2017

5 Equity Share Capital

(A) The following details related to share capital of the company are as follows:

(Amount in Rs.)

Particulars	March 31, 2017	March 31, 2016	April 1, 2015
Authorised, Issued, Subscribed and paid-up share capital and par value per share			
Authorised Share Capital			
15,000 (previous year 15,000) equity shares of Rs.10/- each	150,000	150,000	150,000
	150,000	150,000	150,000
Issued, Subscribed and Paid-up Share Capital			
During the year/previous year			
10,000 (previous year 10,000 equity shares) equity shares of Rs.10/- each fully paid up are held by Holding company DLF Home Developers Limited	100,000	100,000	100,000
Net paid up equity shares 10,000 of Rs.10/- each	100,000	100,000	100,000

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

Particulars	Share Nos.
Number of shares outstanding as at April 1, 2015	10,000
Number of shares outstanding as at March 31, 2016	10,000
Number of shares outstanding as at March 31, 2017	10,000
Difference	Nil

(C) The company has only one class of equity shares having par value of Rs.10/- per share. Each holder of equity share is entitled to one vote per share.

(D) Shareholdings in the company of the holding company and ultimate holding co and their subsidiaries / associates in aggregate:

Class of shares	Share holder	Relation	March 31, 2017	March 31, 2016	April 1, 2015
Equity shares of Rs.10 each	DLF Home Developers Limited	Holding Company	10,000	10,000	10,000

(E) Shares in the company held by each shareholder holding more than 5% shares

Name of the shareholder	March 31, 2017		March 31, 2016		April 1, 2015	
	Number of shares held in the company	Percentage of shares held	Number of shares held in the company	Percentage of shares held	Number of shares held in the company	Percentage of shares held
DLF Home Developers Limited	10,000	100	10,000	100	10,000	100



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Phoena Builders & Developers Private Limited
Notes to the Financial Statement for the year ended March 31, 2017

	March 31, 2017	March 31, 2016	(Amount in Rs.) April 1, 2015
6 Trade payables			
Trade payables**	17,250	11,450	11,236
	<u>17,250</u>	<u>11,450</u>	<u>11,236</u>

**Based on the information available with the company, there are no dues outstanding in respect of Micro, Small and Medium enterprises at the balance sheet date. The above disclosure has been determined to the extent such parties have been identified on the basis of information available with the company.

7 Other Financial Liabilities			
Deposit received under Development Agreement with related party	101,961,943	105,486,977	105,486,977
	<u>101,961,943</u>	<u>105,486,977</u>	<u>105,486,977</u>
8 Other Current Liabilities			
Receipts against compulsory land acquisitions	-	1,270,973	1,270,973
	<u>-</u>	<u>1,270,973</u>	<u>1,270,973</u>

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Phocna Builders & Developers Private Limited
Notes to the Financial Statement for the year ended March 31, 2017

		(Amount in Rs.)	
		March 31, 2017	March 31, 2016
9 Revenue from operations			
Compensation received		4,786,007	-
		<u>4,786,007</u>	<u>-</u>
10 Other Income			
Interest on fixed deposit from Kotak Mahindra Bank		-	9,801
		<u>-</u>	<u>9,801</u>
11 Purchase of inventory of land			
Land purchased/cost incurred during the year/ previous year		22,156	22,059
		<u>22,156</u>	<u>22,059</u>
12 (Increase)/Decrease in Inventories of land			
Opening stock		111,943,600	111,921,541
Less: closing stock		107,179,749	111,943,600
		<u>4,763,851</u>	<u>(22,059)</u>
13 Other Expenses			
Auditors remuneration			
Statutory audit fees		33,000	22,000
Service tax		4,950	3,150
Fee & Taxes		3,600	1,800
Miscellaneous expenses		85	35
		<u>41,635</u>	<u>26,985</u>
14 Earning per share			
Net Profit/(Loss) for the year/ previous year attributable to equity shareholder		(41,635)	(17,184)
Weighted average number of equity shares		10,000	10,000
Basic and diluted earnings per share of Rs. 10/- each		(4.16)	(1.72)

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Phoena Builders & Developers Private Limited
Notes to the Financial Statement for the year ended March 31, 2017

15 Related party disclosures

A) Relationship:

Information required to be disclosed under IND AS 24 on "Related Party Disclosures".

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

DLF Home Developers Limited

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

DLF Limited

c. The following are other related entities at any time during the year/previous year with whom there were transactions during the year/previous year:

DLF Commercial Projects Corporation

B) During the year/previous year, following transactions were carried out with related parties in the ordinary course of business.

Description	Holding Company		Subsidiary, associates and other related entities	
	March 31, 2017	March 31, 2016	March 31, 2017	March 31, 2016
Transaction during the year/ previous year				
Earnest money received				
DLF Commercial Projects Corporation	-	-	73,300,000	-
Earnest money refund back/debited				
DLF Commercial Projects Corporation	-	-	76,825,034	-
Balance at the end of the year				
	March 31, 2017	March 31, 2016	March 31, 2017	March 31, 2016
Share Capital Account				
DLF Home Developers Limited	100,000	100,000	-	-
Amount payable				
DLF Commercial Projects Corporation	-	-	101,961,943	105,486,977

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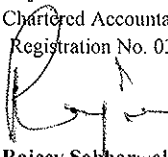


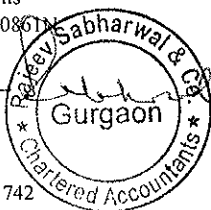
Phoena Builders & Developers Private Limited
Notes to the Financial Statement for the year ended March 31, 2017

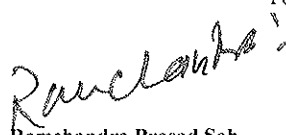
- 16 Current Financial assets comprising Cash and Cash Equivalents and current financial liabilities comprising Trade payables, Other financial liabilities are stated at their nominal value.
- 17 The Company is engaged in the business of Real Estate, which as per IND AS 108 on "Segment reporting" is considered to be the only reportable business segment. The Company is operating only in India and there is no other significant geographical segment.
- 18 No provision for tax for the year has been made in the accounts as there is no taxable income under the provisions of the Income-Tax Act 1961. The Company follows notified IND AS 12 – Income Taxes, as per section 133 of Companies Act, 2013 read with rules made thereunder. Accordingly, as per IND AS 12, the deferred tax asset have not been recognized in these financial statements as it is not probable that taxable income will arise in the foreseeable future.
- 19 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.
- 20 The company had transferred development rights in terms of development agreement with Developers including the assignee in respect of 14.17 acres of land for which the sale deed in favor of developers is yet to be executed. Company is still the title holder of the above land and accordingly have executed the mortgage on the request of the developer entity to enable the developer to avail loan facility from Standard Chartered Bank.
- 21 All security provided as disclosed in respective notes are provided for business purposes.
- 22 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:

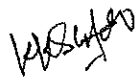

	SBNs	Other denomination notes	Total
Closing cash in hand as on 08.11.2016	Nil	Nil	Nil
(+) Permitted receipts	Nil	Nil	Nil
(-) Permitted payments	Nil	Nil	Nil
(-) Amount deposited in banks	Nil	Nil	Nil
Closing cash in hand as on 30.12.2016	Nil	Nil	Nil

- 23 Figures of previous year have been regrouped / recast wherever considered necessary to make them comparable with that of current year.
- 24 Financial figures has been rounded off to the nearest rupee.

For and on behalf of
Rajeev Sabharwal & Co,
Chartered Accountants
Registration No. 0308611

Rajeev Sabharwal
Partner
Membership No.071742



For and on behalf of the Board of Directors

Ramchandra Prasad Sah
Director
DIN: 00914686


Krishan Kumar Sheera
Director
DIN 06802349


Place : Gurgaon
Dated : 09.05.2017