

AUDITOR'S REPORT

TO THE MEMBERS OF AADARSHINI REAL ESTATE DEVELOPERS PRIVATE LIMITED

Report on Ind AS Financial Statements

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

Management's Responsibility for 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), profit or loss (financial performance including other comprehensive income), cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

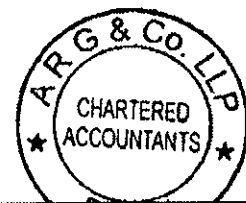
Auditor's Responsibilities

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

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

We conducted our audit of the Ind AS financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the 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 judgement, 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 Director, as well as evaluating the overall presentation of the Ind AS financial statements.

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

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Ind AS, of the state of affairs (financial position) of the Company as at March 31, 2017, and its profit (financial performance including other comprehensive income), its cash flows and 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 Central Government of India in terms of Section 143(11) of the act, we give in "Annexure A" a statement on the matters specified in the paragraph 3 and 4 of the Order, to the extent applicable.
2. As required by section 143 (3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - c) The Balance Sheet, the Statement of Profit and Loss, the Cash Flow Statement and Statement of Changes in Equity dealt with by this report are in agreement with the books of account;
 - d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act.
 - e) On the basis of the written representations received from the Directors as on 31st March, 2017, and taken on record by the Board of Directors, we report that none of the Directors is disqualified as on 31st March, 2017 from being appointed as a Director in terms of Section 164 (2) of the Act.
 - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B";
 - g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i.) The Company does not have any pending litigations which would impact its financial position.
 - ii.) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii.) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.



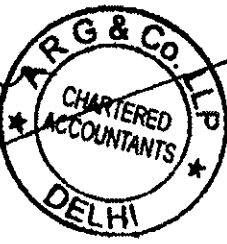
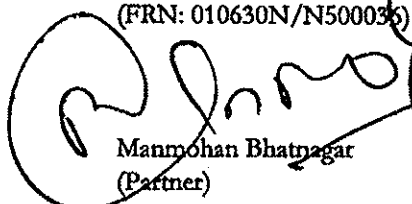
- iv.) The Company has provided requisite disclosures in its Ind AS financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8 November, 2016 to 30 December, 2016 and these are in accordance with the books of accounts maintained by the Company. Refer Note 18 to the Ind AS financial statements.

For and on behalf of

ARG & Co. LLP

Chartered Accountants

(FRN: 010630N/N500036)



Manmohan Bhatnagar
(Partner)

M. No. 514261

Firm Regn no. 010630N/N500036

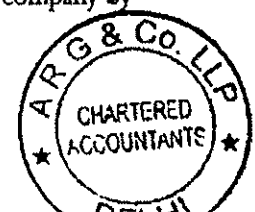
Place: New Delhi

Date: 23/05/2017

"Annexure A" to the Auditor's Report of even date to the members of Aadarshini Real Estate Developers Private Limited, on the financial statements for the year ended on 31st March 2017.

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

- i) According to the information and explanations given to us, the company does not have any fixed assets. Accordingly, the provisions relating to the clause 3(i) of the order are not applicable to the company.
- ii) The Company has no physical stock of inventory during the year. Hence, the provision of clause 3(ii) of the order is not applicable to the company.
- iii) The Company has not granted any loans, secured or unsecured to companies, firms, LLP or other parties covered in the register maintained under Sec 189 of the Companies Act, 2013. Accordingly, the provisions of clause 3(iii) of the order are not applicable to the company.
- iv) According to information and explanation provided to us, in respect of loans, investments, guarantees, and security whether provisions of section 185 and 186 of the Companies Act, 2013 have been complied.
- v) During the year, the company has not accepted any deposits as defined in section 73 and section 76 of the Companies Act, 2013 or rules made thereunder. Accordingly, the provisions of clause 3(v) of the order are not applicable to the company.
- vi) According to the information and explanations provided to us, the Companies (Cost Records & Audit) Rules 2014 are not applicable to the Company. Accordingly, the provisions of the clause 3(vi) of the order are not applicable to the company.
- vii) (a) According to the records of the company, the company has been generally regular in depositing with the appropriate authorities undisputed statutory dues including provident fund, employees' state insurance fund, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess or any other statutory dues if applicable. According to the information and explanations given to us, no undisputed dues payable in respect of income tax, wealth tax, service tax, sales tax, customs duty, excise duty and value added tax, were outstanding, as at 31.03.2017 for a period of more than six months from the date they became payable.
(b) As per the information and explanations given to us, no dispute is pending on account of any dues of income tax or sales tax or service tax or duty of customs or duty of excise or value added tax.
- viii) In our opinion and according to the information and explanations given to us, the company has not obtained any loans or borrowings from any financial institution, Bank, Government or debenture holders. Accordingly, the provisions of clause 3(viii) of the order are not applicable to the company.
- ix) According to the information & explanation given to us, the company has not raised money by way of initial public offer or further public offer (including debt instruments) or term loan. Accordingly, the provisions of clause 3(ix) of the order are not applicable to the company.
- x) Based upon the audit procedures performed and information and explanations given by the management, we report that no fraud by the company or no fraud on the company by its officers or employees has been noticed or reported during the year.



- xi) According to the information & explanation given to us, the company has not paid or provided any managerial remuneration during the year, as defined by the provisions of the section 197 read with Schedule 5 to the Companies Act, 2013. Accordingly, the provisions of clause 3(xi) of the order are not applicable to the company.
- xii) In our opinion and according to the information & explanation given to us, the company is not a nidhi company. Hence, the provision of clause 3(xii) of the order is not applicable to the company.
- xiii) During the year, the company has entered into transactions with related parties in compliance with the provisions of the sections 177 & 188 of the Companies Act, 2013. The details of such transactions have been properly disclosed in the financial statements as required by the applicable accounting standard.
- xiv) According to the information & explanation given to us, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Accordingly, the provision of clause 3(xiv) of the order is not applicable to the company.
- xv) According to the information & explanation given to us, the company has not entered into any non-cash transaction with directors or any person connected with him. Accordingly, the provision of clause 3(xv) of the order is not applicable to the company.
- xvi) In our opinion and according to the information & explanation given to us and on the basis of professional opinion made available by the management of the company, the company is not required to be registered under section 45-IA of the Reserves Bank of India Act, 1934. Accordingly the provision of clause 3(xvi) of the order is not applicable to the company.

For and on behalf of

ARG & Co. LLP

Chartered Accountants

(FRN: 010630N/N500036)

Manmohan Bhatnagar

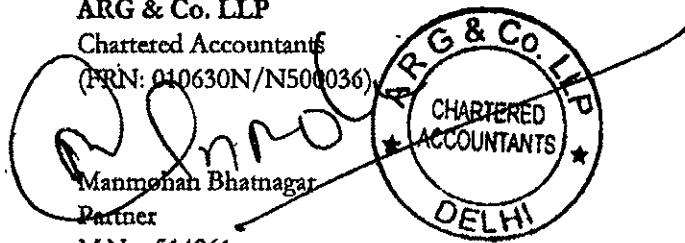
Partner

M.No. 514261

FRN: 010630N/N500036

Place: New Delhi

Date: 23/05/2017



Annexure - B to the Auditors' Report

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

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

Management's Responsibility for Internal Financial Controls

The Respective Board of Directors of the company, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

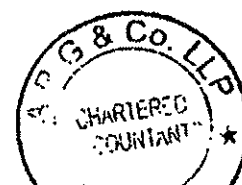
Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by ICAI and the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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the 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 Ind AS financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the Ind AS financial statements.



Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2017, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

For and on behalf of

ARG & Co. LLP

Chartered Accountants

(FRN: 010630N/N500036)

Manmohan Bhatnagar

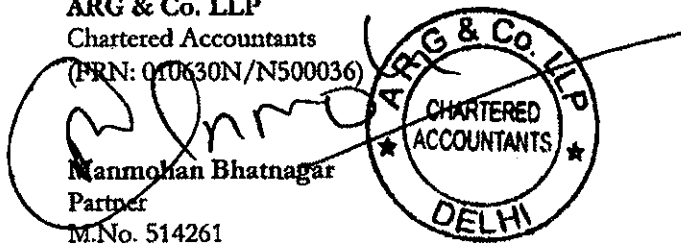
Partner

M.No. 514261

FRN: 010630N/N500036

Place: New Delhi

Date: 28/05/2017



Aadarshini Real Estate Developers Private Limited
 CIN:U74899DL2005PTC143655
 Regd. Office Address: H/ Jhandewan Extn. Naaz Cinema Complex, New Delhi - 110055
Balance Sheet as at 31st March, 2017

(Amount in Rs.)

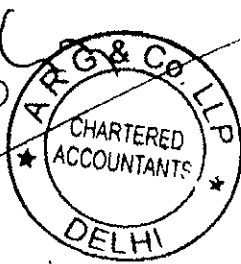
	Note No.	As at 31 st March, 2017	As at 31 st March, 2016	As at 01 st April, 2015
(I) ASSETS				
Non-current asset				
Financial Assets				
- Investments	4	29,911,184	17,508,283	17,075,565
(2) Current assets				
Financial Assets				
- Cash and cash equivalents	5	47,989	61,906	147,076
Total Assets		29,959,173	17,570,189	17,222,641
II. EQUITY AND LIABILITIES				
Equity				
(a) Equity share capital	6	500,000	500,000	500,000
(b) Other equity	7	28,594,353	16,427,895	16,201,384
LIABILITIES				
(1) Non-current liabilities				
Financial liabilities				
- Borrowings	8	500,000	500,000	400,000
(2) Current liabilities				
(a) Financial liabilities				
(i) Trade payables	9	79,085	78,337	76,770
(ii) Other financial liabilities	10	75,830	54,741	33,288
(b) Other current liabilities	11	9,905	9,216	11,199
Total Equity and Liabilities		29,959,173	17,570,189	17,222,641

The accompanying notes 1 to 26 form an integral part of these financial statements.

Based on our report of even date attached.

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

(Signature)
Manmohan Bhatnagar
 Partner
 Membership No.: 514261



For and on behalf of Board of Directors
Aadarshini Real Estate Developers Private Limited

(Signature)
Manoj Kumar Dua
 DIN: 02794998
 (Director)

(Signature)
Rajesh Kumar
 DIN: 02815328
 (Director)

Place: *Gurgaon*
 Date: *23/05/2017*

Aadarshini Real Estate Developers Private Limited

CIN:U74899DL2005PTC143655

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

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

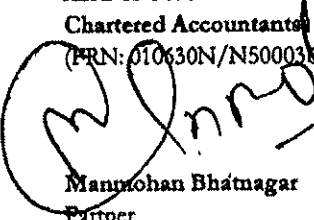
(Amount in Rs.)



I. Revenue from operations		-	-
II. Other Income		-	-
III. EXPENSES			
Finance cost	12	84,255	60,824
Other expenses	13	152,188	145,383
		<u>236,443</u>	<u>206,207</u>
IV. Profit/(Loss) before tax		(236,443)	(206,207)
V. Tax expense		-	-
VI. Profit / (Loss) for the year		<u>(236,443)</u>	<u>(206,207)</u>
Other Comprehensive Income			
A i) Items that will not be reclassified to profit and loss		12,402,901	432,718
ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
B i) Items that will be reclassified to profit or loss		-	-
ii) Income tax relating to items that will be reclassified to profit or loss		-	-
Total Comprehensive Income for the period		<u>12,166,458</u>	<u>226,511</u>
VII. Earning per equity share (₹)			
(Basic and diluted)	14	(4.73)	(4.12)

The accompanying notes 1 to 26 form an integral part of these financial statements.


Based on our report of even date attached.


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

Manmohan Bhatnagar
 Partner
 Membership No.: 514261



Place: *Gurgaon*
 Date: *23/05/2017*

For and on behalf of Board of Directors
Aadarshini Real Estate Developers Private Limited


Manoj Kumar Dua
 DIN: 02794998
 (Director)


Rajesh Kumar
 DIN: 02815328
 (Director)

Aadarshini Real Estate Developers Private Limited
CIN:- U74899DL2005PTC143655
 Regd. Office Address 1E Jhandewan Extn. Naaz Cinema Complex, New Delhi - 110055
Cash Flow Statement for the year ended 31st March 2017

(Amount in Rs.)

Particulars	For the year ended 31st March 2017	For the year ended 31st March 2016
A) CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit / (Loss) before tax	(236,443)	(206,207)
Adjustment for :		
Interest	84,255	60,824
Operating Profit/(Loss) before working capital changes	(152,188)	(145,383)
Adjustment for :		
Movement in Working capital:		
Increase / (Decrease) in Current Liabilities	3,115	(2,799)
Net cash flow from/(used in) Operating Activities	(149,073)	(148,182)
B) CASH FLOW FROM INVESTING ACTIVITIES		
Net cash flow from/(used in) Investing Activities	-	-
C) CASH FLOW FROM FINANCING ACTIVITIES		
Interest Paid	(64,844)	(36,986)
Loan taken	200,000	100,000
Net cash flow from/(used in) Financing Activities	135,156	63,014
NET INCREASE IN CASH AND CASH EQUIVALENTS	(13,917)	(85,168)
Opening Cash and Cash Equivalents	61,906	147,076
Closing Cash and Cash Equivalents	47,989	61,906
NET INCREASE IN CASH AND CASH EQUIVALENTS	(13,917)	(85,168)

The accompanying notes 1 to 26 form an integral part of these financial statements.

Based on our audit report of even date attached

For and on behalf of
A R G & Co. LLP
 Chartered Accountants
 (FRN: 810630N/N500036)

Mannohan Bhatnagar
 Mannohan Bhatnagar
 Partner
 Membership No.: 514261



Place: *Gurgaon*
 Date: *23/05/2017*

For and on behalf of Board of Directors of
Aadarshini Real Estate Developers Private Limited

Manoj Kumar Dua
 Manoj Kumar Dua
 DIN: 02794998
 (Director)

Rajesh Kumar
 Rajesh Kumar
 DIN: 02815328
 (Director)

Aadarshini Real Estate Developers Private Limited

CIN:U74899DL2005PTC143655

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

Notes to the financial statements

1 Corporate information

Aadarshini Real Estate Developers Private Limited is a company incorporated on 14th December, 2005, under the provisions of the erstwhile Companies Act, 1956 (the 'Act') domiciled in India. The object of company is to undertake real estate activities.

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

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

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

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

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

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

3 Significant accounting policies

a) Basis of Preparation of Financial Statement & First Time Adoption of IND AS.

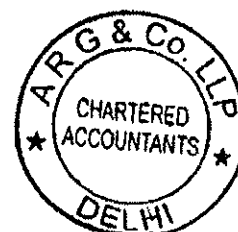
These financial statements are prepared in accordance with Indian Accounting Standards (Ind AS) under the historical cost convention on the accrual basis except for certain financial instruments which are measured at fair values, the provisions of the Companies Act, 2013 ('Act') (to the extent notified). The Ind AS are prescribed under Section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The company has adopted all the applicable Ind AS and the adoption was carried out in accordance with Ind AS 101 First time adoption of Indian Accounting Standards. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section 133 of the Act, read with rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP. Reconciliation and description of the effect of the transition has been summarized in Note-24.

These financial statements of the company for the year ended March 31, 2017 have been prepared in accordance with Ind AS. For the purposes of transition to Ind AS, the Company has followed the guidance prescribed in Ind AS 101 - First Time adoption of Indian Accounting Standard, with April 1, 2015 as the transition date.

The transition to Ind AS has resulted in changes in the presentation of the financial statements, disclosures in the notes thereto and accounting policies and principles. The accounting policies set out in Note 3 have been applied in preparing the financial statements for the year ended March 31, 2017 and the comparative information.

The financial statements for the year ended March 31, 2017 were authorized and approved for issue by the Board of Directors on May 23, 2017.



Aadarshini Real Estate Developers Private Limited

CIN:U74899DL2005PTC143655

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

Notes to the financial statements for the year ended 31st March, 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 Ind AS shall be consistent with estimates made for the same date in accordance with previous GAAP. Ind AS estimates as at April 01, 2015 are consistent with the estimates as at the same date made in conformity with previous GAAP.

c) Current versus non-current classification

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

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

All other assets are classified as non-current.

A liability is classified as current when:

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

All other liabilities are classified as non-current.

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

d) Borrowing costs

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

e) Income taxes

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

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



Aadarshini Real Estate Developers Private Limited

CIN:U74899DL2005PTC143655

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

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

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

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

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

f) Cash and cash equivalents

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

g) Provisions, contingent assets and contingent liabilities

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

Contingent liability is disclosed for:

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

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

h) Financial instruments

Initial recognition

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



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

Subsequent measurement

Non-derivative financial instruments

(i) Financial assets carried at amortised cost

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

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

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

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

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

(iv) Financial liabilities

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

i) Fair value of financial instruments

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

j) Earning Per Share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the period.

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

k) Significant management judgement in applying accounting policies and estimation uncertainty

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

Significant management judgements

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

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



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

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



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Notes to the financial statements

(Amount in Rs.)

4) INVESTMENTS*

Unquoted

-Investments carried at fair value through other comprehensive income

Investment in equity instruments of Fellow Subsidiary			
40,000 Equity shares of Rs 10 each, DLF City Centre Limited	29,907,600	17,505,600	17,072,800
100 Equity shares of Rs 10 each, DLF South Point Limited	3,584	2,683	2,765
	<u>29,911,184</u>	<u>17,508,283</u>	<u>17,075,565</u>

The above investment has been recognised on fair value in accordance with the provision of IND AS 109. Based on the information available with the company, the above investment has been valued by using net asset method based on the audited financial statements of the investee company as on the valuation date.

5) CASH AND CASH EQUIVALENTS

Balances with banks

- in current account

	47,989	61,906	147,076
	<u>47,989</u>	<u>61,906</u>	<u>147,076</u>

7) OTHER EQUITY

Reserve & Surplus

- Retained Earnings

Opening Balance	16,427,895	16,201,384	(473,181)
Profit for the Year	12,166,458	226,511	-
IND AS Adjustment	-	-	16,674,565
	<u>28,594,353</u>	<u>16,427,895</u>	<u>16,201,384</u>

8) BORROWINGS

-Loans from related parties

Unsecured Loan from DLF Home Developers Limited*

	700,000	500,000	400,000
	<u>700,000</u>	<u>500,000</u>	<u>400,000</u>

(*Repayable on demand)

*DLF Universal Limited has been merged with DLF Home Developers Limited in line with merger order of Honorable Delhi High Court dated 25.11.2016.

9) TRADE PAYABLES

Other payables

	79,085	78,337	76,770
	<u>79,085</u>	<u>78,337</u>	<u>76,770</u>

10) OTHER FINANCIAL LIABILITIES

Interest accrued but not due on borrowings

	75,830	54,741	33,288
	<u>75,830</u>	<u>54,741</u>	<u>33,288</u>

11) OTHER CURRENT LIABILITIES

Statutory dues

	9,905	9,216	11,199
	<u>9,905</u>	<u>9,216</u>	<u>11,199</u>

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Notes to the financial statements

(Amount in Rs.)

6) EQUITY

Equity Share Capital

(A) Authorised, Issued, Subscribed and paid-up share capital and par value per share

Authorised Capital

2,00,000(previous year 2,00,000) Equity Shares of Rs. 10/- each	2,000,000	2,000,000	2,000,000
-----------------------------------------------------------------	-----------	-----------	-----------

Issued, subscribed and paid up share capital

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

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

Equity Shares	No. of shares	No. of shares	No. of shares
At the beginning of the period	50,000	50,000	50,000
Add : Change during the period	-	-	-
At the end of the period	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>

(C) Rights, preferences and restrictions attaching to various classes of shares

The company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

(D) Shareholding details of the company

DLF Home Developers Limited, the holding company*	Equity	50,000
---------------------------------------------------	--------	--------

*DLF Universal Limited has been merged with DLF Home Developers Limited in line with merger order of Honorable Delhi High Court dated 25.11.2016.

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

DLF Home Developers Limited, the holding company*	50,000	100
---------------------------------------------------	--------	-----

*DLF Universal Limited has been merged with DLF Home Developers Limited in line with merger order of Honorable Delhi High Court dated 25.11.2016.



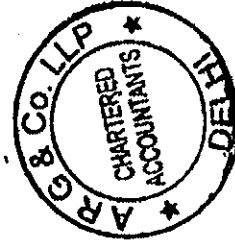
American Real Estate Development Private Limited
 CIN:U74999DL2003PTC45433
 Reg. Office Address: 12 Park Street, 1st Floor, Park Street, New Delhi - 110053
 Statement of Changes in Equity for the period ended 31st March, 2016

A. SAFETY FUND CAPITAL

(Amount in Rs.)	
Particulars	2016
Total	50,000

B. OTHER EQUITY

(Amount in Rs.)	
Particulars	2016
Balance at the beginning of the reporting period	16,201,384
Changes in accounting policy or prior period errors	-
Restated balance at the beginning of the reporting period	16,201,384
Total Comprehensive Income for the period	236,511
Dividends	-
Transfer to retained earnings	16,227,895
Any other change	-
Balance at the end of the reporting period	16,427,895

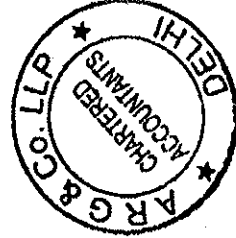


A. EQUITY SHARE CAPITAL

	(Amount in ₹)	
Particulars	2017	2016
Total	-	-

B. OTHER EQUITY

	(Amount in ₹)	
Particulars	2017	2016
Balance at the beginning of the reporting period	-	-
Change in accounting policy or prior period error	-	-
Revised balance at the beginning of the reporting period	-	-
Total Comprehensive Income for the period	16,62,795	-
Dividends	-	-
Transfers to retained earnings	-	-
Any other change	-	-
Balance at the end of the reporting period	16,62,795	-
	17,16,658	13,108
	-	-
	28,594,551	28,594
	-	-
	28,594,551	28,594



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Notes to the financial statements

(Amount in Rs.)

[REDACTED]

12) FINANCE COSTS

Interest Expenses	84,255	60,824
	84,255	60,824

13) OTHER EXPENSES

Rates and taxes	2,655	2,218
Payment to auditors		
- Audit Fees	75,000	85,875
- Service Tax	11,250	-
- Reimbursement of expenses	375	-
Legal and professional	5,404	-
Business Support Charges	57,504	56,889
Bank charges	-	399
Miscellaneous expenses	-	2
	152,188	145,383
	152,188	145,383

14) EARNING PER EQUITY SHARE

Loss for the period	(236,443)	(206,207)
Loss attributable to equity shareholders	(236,443)	(206,207)
Weighted average number of equity shares	50000	50000
Nominal value of equity share (₹)	10	10
Basic and diluted earnings per equity share (₹)	(4.73)	(4.12)

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 Notes to the financial statements

15 Related party disclosures

a) Relationships

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

(i) Holding company at any time during the Year/Previous Year

DLF Home Developers Limited wef 25-November 2016 (Formerly: DLF Universal Limited).**

(ii) Ultimate Holding company at any time during the Year/Previous Year

DLF Limited

(iii) Fellow Subsidiary at any time during the Year/Previous Year

DLF Utilities Limited
 DLF City Centre Limited
 DLF South Point Limited

b) The following transactions were carried out with related parties in the ordinary course of business:

(Amount in Rs.)

Business support charges		
DLF Utilities Limited	57,504	56,889
Interest expense		
DLF Home Developers Ltd. (Formerly: DLF Universal Limited)	84,255	60,824
Loan taken		
DLF Home Developers Ltd. (Formerly: DLF Universal Limited)	200,000	100,000

** DLF Universal Limited has been merged with DLF Home Developers Limited in line with merger order of Honorable Delhi High Court dated 25.11.2016.

(Amount in Rs.)

Share capital		
DLF Home Developers Ltd. (Formerly: DLF Universal Limited)	500,000	500,000
Investments		
DLF City Centre Limited	29,907,600	17,505,600
DLF South Point Limited	3,584	2,683
Unsecured loans		
DLF Home Developers Ltd. (Formerly: DLF Universal Limited)	700,000	500,000
Interest accrued but not due (liability)		
DLF Home Developers Ltd. (Formerly: DLF Universal Limited)	75,830	54,741

16 Capital commitment and contingent liability not provided for.

	At the end of March 2017	At the end of March 2016	At the end of April 2015
Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances)	Nil	Nil	Nil
Other Commitments	Nil	Nil	Nil

Foreign Exchange earnings and outgo



Aadarshini Real Estate Developers Private Limited

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Notes to the financial statements

17 Foreign Exchange earnings and outgo

	31st March 2016	1st April 2015
Earnings	Nil	Nil
Outgo	Nil	Nil

18 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:

	Nil	Nil	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

19 Current Financial assets comprising Cash and Cash Equivalents and current financial liabilities comprising Trade payables, Other financial liabilities are stated at their nominal value. Reconciliation and description of the Financial Instruments has been summarized in Note-25.

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 Financial Risk & 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.

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 serious liquidity problems as it has adequate financial statements from the Holding/Ultimate Holding Company.

22 In the opinion of the Board of Directors current assets, loans and advances have a value on realization in the ordinary course of business at least equal to the amount at which they are stated in the Balance Sheet and provisions for all known liabilities have been made.

23 Figures of previous years have been regrouped/reclassified where ever considered necessary to make them comparable with that of current period and to comply with the requirement of IND-AS.



Andarshini Real Estate Developers Private Limited

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Notes to the financial statements

Note 24 - Reconciliation of transition from previous GAAP to Ind AS

(a) Reconciliation Statement of Balance Sheet as previously reported under IGAAP to Ind AS

(Amount in Rs.)

(1) Non-current assets							
Financial Assets							
- Investments	A	401,000	16,674,565	17,075,565	401,000	16,674,565	17,075,565
(2) Current assets							
Financial Assets							
Cash and cash equivalents		147,076	-	147,076	61,906	-	61,906
		<u>648,076</u>	<u>16,674,565</u>	<u>17,222,641</u>	<u>462,906</u>	<u>16,674,565</u>	<u>17,137,471</u>
II. Equity and liabilities							
(a) Equity Share Capital							
		500,000	-	500,000	500,000	-	500,000
(b) Other Equity							
		(475,181)	16,674,565	16,201,384	(679,386)	16,674,565	15,995,177
Liabilities							
(1) Non-current liabilities							
(a) Financial Liabilities							
(i) Borrowings		400,000	-	400,000	500,000	-	500,000
(2) Current liabilities							
(a) Financial Liabilities							
(i) Trade payables		76,770	-	76,770	78,337	-	78,337
(ii) Other financial liabilities		33,288	-	33,288	54,741	-	54,741
(b) Other current liabilities							
		11,199	-	11,199	9,216	-	9,216
		<u>648,076</u>	<u>16,674,565</u>	<u>17,222,641</u>	<u>662,906</u>	<u>16,674,565</u>	<u>17,137,471</u>

Note A:

Adjustment reflects the recognition of investments on fair value through other comprehensive income.

(b) Reconciliation Statement of Profit & Loss as previously reported under IGAAP to Ind AS

(Amount in Rs.)

I. Revenue from operations			-	-	-
II. Other income			-	-	-
III. Expenses					
Finance costs			60,824	-	60,824
Other expenses			145,383	-	145,383
			<u>206,207</u>	<u>-</u>	<u>206,207</u>
IV. Loss before tax			(206,207)	-	(206,207)
- Tax			-	-	-
V. Profit / (Loss) after tax (III-IV)			<u>(206,207)</u>	<u>-</u>	<u>(206,207)</u>
Other Comprehensive Income					
A) Items that will not be reclassified to profit and loss					
(i) Income tax relating to items that will not be reclassified to profit or loss	B		-	432,718	432,718
B) Items that will be reclassified to profit or loss					
(i) Income tax relating to items that will be reclassified to profit or loss			-	-	-
Total Comprehensive Income for the period			<u>(206,207)</u>	<u>432,718</u>	<u>226,511</u>

Note B:

Adjustment reflects the recognition of investments on fair value through other comprehensive income.

Note: Cash flow Statement

There were no significant reconciling items between cash flows prepared under Indian GAAP and those prepared under Ind AS



Adarshini Real Estate Developers Private Limited
 CIN:U74899DL2005PTC143455
 Regd. Office Address 1B Jhandewan East, Nasa Cinema Complex, New Delhi -110055
 Notes to the financial statements

Note No. 25 Financial Instruments

Financial Instruments by Category:

The carrying value and fair value of financial instruments as of March 31st, 2017 were as follows:

				Total Carrying Value	Total Fair value
Assets :-					
- Financial Assets (Refer Note no.4)	17,508,283	-	12,402,901	29,911,184	29,911,184
- Cash & Cash Equivalents (Refer Note no.5)	47,989	-	-	47,989	47,989
Total	17,556,272	-	12,402,901	29,959,173	29,959,173
Liabilities :-					
- Unsecured Loan (Refer Note no.8)	700,000	-	-	700,000	700,000
- Trade Payables (Refer Note no.9)	79,085	-	-	79,085	79,085
- Other Financial Liabilities (Refer Note no.10)	75,830	-	-	75,830	75,830
Total	854,915	-	-	854,915	854,915

The carrying value and fair value of financial instruments as of March 31st, 2016 were as follows:

				Total Carrying Value	Total Fair value
Assets :-					
- Financial Assets (Refer Note no.4)	17,075,565	-	432,718	17,508,283	17,508,283
- Cash & Cash Equivalents (Refer Note no.5)	61,906.40	-	-	61,906	61,906
Total	17,137,471	-	432,718	17,570,189	17,570,189
Liabilities :-					
- Unsecured Loan (Refer Note no.8)	500,000	-	-	500,000	500,000
- Trade Payables (Refer Note no.9)	78,337	-	-	78,337	78,337
- Other Financial Liabilities (Refer Note no.10)	54,741	-	-	54,741	54,741
Total	633,078	-	-	633,078	633,078

The carrying value and fair value of financial instruments as of April 1, 2015 were as follows:

				Total Carrying Value	Total Fair value
Assets :-					
- Financial Assets (Refer Note no.4)	401,000	-	16,674,565	17,075,565	17,075,565
- Cash & Cash Equivalents (Refer Note no.5)	147,076	-	-	147,076	147,076
Total	548,076	-	16,674,565	17,222,641	17,222,641
Liabilities :-					
- Unsecured Loan (Refer Note no.8)	400,000	-	-	400,000	400,000
- Trade Payables (Refer Note no.9)	76,770	-	-	76,770	76,770
- Other Financial Liabilities (Refer Note no.10)	33,288	-	-	33,288	33,288
Total	510,058	-	-	510,058	510,058

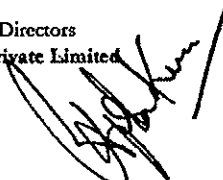


Aadarshini Real Estate Developers Private Limited
CIN:U74899DL2005PTC143655
Regd. Office Address 1E Jhandewan Extn. Naaz Cinema Complex, New Delhi -110055
Notes to the financial statements

26 Figures have been rounded to nearest rupee.

For and on behalf of the Board of Directors
Aadarshini Real Estate Developers Private Limited


Manoj Kumar Dua
Director
DIN:02794998


Rajesh Kumar
Director
DIN: 02815328

Place: *Gurgaon*
Date: *23/05/2017*

