

TO,
The Shareholders,
Hansel Builders & Developers Private Limited
1-E, Jhandewalan Extension, Naaz Cinema Complex,
New Delhi-110055

Report on the Financial Statements

1. We have audited the accompanying financial statements of **M/s Hansel Builders & Developers Pvt. Ltd.** ("the company"), which comprise the Balance Sheet as at 31 March 2018, the Statement of Profit and Loss, the Cash Flow Statement for the year ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

2. The Company's Board of Directors is responsible for the matters in section 134(5) of the Companies Act, 2013 ("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 flow 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 the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding of the assets of the Company and for preventing and detecting the 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 internal financial control, 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

3. Our responsibility is to express an opinion on these financial statements based on our audit.
4. 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.
5. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.



6. 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 judgment, 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 financial control relevant to the Company's preparation of the financial statements that give true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by Company's Directors, as well as evaluating the overall presentation of the financial statements.
7. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements are prepared in accordance with the requirements of the Companies Act 2013, and 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;

- a) In the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2018;
- b) In the case of the Statement of Profit and Loss, of the loss for the year ended on that date; and
- c) In the case of the Cash Flow Statement, of the cash flow for the year ended on that date

Report on other Legal and Regulatory Requirements

As required by section 143(3) of the Act, we report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit and have found them to be satisfactory;
- b) In our opinion and to the best of our information and according to the explanations given to us, 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 and to the best of our information and according to the explanations given to us, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014 to the extent they are not inconsistent with the accounting principles.

- e) In our opinion and to the best of our information and according to the explanations given to



PREM ARUN JAIN & CO.
Chartered Accountants

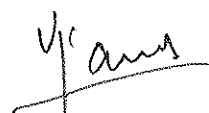
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us, the accounting policies selected by the Company are appropriate and are in compliance with the Accounting Standards referred to in Section 133 of the Act read with Rule 7 of the Companies (Accounts) Rules, 2014 to the extent they are not inconsistent with the accounting principles.

- f) On the basis of written representations received from the directors as on 31 March, 2018, taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2018, from being appointed as a director in terms of Section 164(2) of the Act.
- g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Accounts) Rules, 2014, in our opinion and to our best of our information and according to the explanations given to us:
- i) The Company has disclosed the impact of pending litigations as at March 31, 2018 on its financial position in its financial statements
 - ii) The Company did not have any long-term contracts including derivative contracts as at March 31, 2018.
 - iii) There are no amounts which are required to be transferred, to the Investor Education and Protection Fund by the Company for the year ended March 31, 2018

Place: Gurugram
Date: 11/05/2018

PREM ARUN JAIN & CO.
Chartered Accountants
FRN No. 0003098N


(VARUN JAIN)
Proprietor
M.No.507247



HANSEL BUILDERS & DEVELOPERS PRIVATE LIMITED
ANNEXURE TO THE AUDITORS' REPORT

Requirements of Companies (Auditor's Report) Order, 2016, issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013

- 1) In respect of fixed Assets:
Based on our scrutiny of the company's books of account and other records and according to the information and explanations received by us from the management, we are of the opinion that the question of commenting on maintenance of proper records of fixed assets and physical verification of fixed assets does not arise since the company had no fixed assets as on 31st March, 2018 nor at any time during the financial year ended 31st March, 2018.
- 2) In respect of its inventories:
The Management has conducted physical verification in respect of land (stock) at reasonable interval. No material discrepancies have been noticed on physical verification of stock as compared to book records.
- 3) The company has not granted any loans secured or unsecured to companies, firms, limited liability partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013.
- 4) Provisions of section 185 and 186 of the Companies Act, 2013 are properly complied with.
- 5) In our opinion and according to the information and explanations given to us, the company has not accepted any deposit from public and accordingly the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Companies Act and the rules framed there under, are not applicable in company case.
- 6) According to the information and explanation given to us, the company is not required to maintain cost records specified by Central Government under subsection (1) of section 148 of the Companies Act.
- 7) Statutory and other dues:
 - a) The Company is regular in depositing with appropriate authorities undisputed statutory dues including Provident Fund, Employees State Insurance, Income Tax, Sales Tax, Custom Duty, Excise Duty, Cess and other material statutory dues applicable to it.
 - b) According to the information and explanations given to us, no undisputed amounts payable in respect of Income Tax, Sale Tax, Customs Duty and Cess were in arrears, as at 31st March 2018 for period of more than six months from the date they become payable.
 - c) According to the information and explanations given to us, there are no undisputed amount payable in respect of income tax and sales tax, Excise Duty Custom Duty and Cess which have not been deposited on account of any disputes.



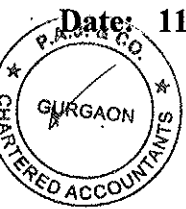
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- 8) According to records of the company, the company has not borrowed from financial institution or banks or Government or issued debentures till 31st March,2018 Hence, in our opinion, the question of reporting on defaults in repayment of loans of borrowing to a financial institution bank, government or dues to debenture holders is not applicable in company's case.,
- 9) According to the records of the Company and the information and explanations given to us, the Company has not raised any moneys by way of Initial Public offer including debt instruments and term loans.
- 10) Based upon the audit procedures performed and information and explanations given by the management, we report that no fraud on or by the company has been noticed or reported during the course of our audit.
- 11) No Comments as not applicable in Company's Case regarding payment of Managerial Remuneration.
- 12) In our opinion and to the best of our information and according to the explanation provided by the management, we are of the opinion that the company is not a nidhi Co. hence, in our opinion, the requirement of Clause 3(xii) of the Order do not apply to the company.
- 13) Transactions with related parties are in compliance with sections 177 and 188 of companies Act, 2013 where applicable and the details have been disclosed in the financial statements etc., as required by the applicable accounting standards;
- 14) The company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review.
- 15) The company has not entered into any non-cash transactions with directors or persons connected with him during the period under review.
- 16) The company is not required to be registered under section 45IA of the Reserve Bank of India Act,1934.

Place: Gurugram

Date: 11/05/2018



PREM ARUN JAIN & CO.
Chartered Accountants
FRN No. 0003098N


(VARUN JAIN)
Proprietor
M.No.507247

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

We have audited the internal financial control over financial reporting of **Hansel Builders & Developers Pvt. Ltd.** (“The Company”) as of March 31, 2018 in conjunction with our audit of the 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 control 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 Control Over Financial Reporting issued by the Institute of Chartered Accountants of India”. These responsibilities include the design, implementation and maintenance of adequate internal financial control 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 control over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Control Over Financial Reporting (“the Guidance Note”) and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143 (10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Control and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial control over financial reporting was established and maintained and if such control operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial control system over financial reporting and their operating effectiveness. Our audit of internal financial control 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 control system over financial reporting.



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Meaning of Internal Financial Control 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 expenditure of the Company are being made only (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

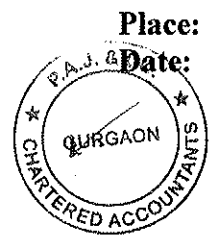
In our opinion, The Company has, in all material respects, an adequate internal financial control system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2018 based on "internal financial controls over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India"

Place: Gurugram

Date: 11/05/2018

PREM ARUN JAIN & CO.
Chartered Accountants
FRN No. 0003098N


(VARUN JAIN)
Proprietor
M.No. 507247



Hansel Builders & Developers Pvt Ltd
U45201DL2006PTC147763
1E, Jhandewalan Extension, Naaz Cinema Complex , New Delhi 110055

Balance Sheet as at 31st March 2018

Particulars	Note No	(Amount in Lac.)	
		As at 31st March 2018	As at 31st March 2017
ASSETS			
Non-current assets			
a) Deferred tax assets (net)	3	<u>1.27</u>	<u>1.20</u>
		<u>1.27</u>	<u>1.20</u>
Current assets			
a) Inventories	4	2,632.94	2,615.87
b) Financial Assets	5	1.39	0.90
Cash and cash equivalents		<u>2,634.33</u>	<u>2,616.77</u>
		<u>2,635.60</u>	<u>2,617.97</u>
EQUITY AND LIABILITIES			
Equity			
a) Equity Share capital	6	1.00	1.00
b) Other Equity		<u>(7.94)</u>	<u>(6.81)</u>
		<u>(6.94)</u>	<u>(5.81)</u>
Current liabilities			
a) Financial Liabilities			
i) Trade payable	7	14.42	456.71
ii) Other financial liabilities	8	2,628.07	2,167.07
b) Other current liabilities	9	0.05	-
		<u>2,642.54</u>	<u>2,623.78</u>
		<u>2,635.60</u>	<u>2,617.97</u>

Summary of significant accounting policies 1-2

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

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

For and on behalf of
Prem Arun Jain & Co
Chartered Accountants
FRN No. 003098N

Varun Jain
Varun Jain
Proprietor
Membership No. 507247
Place: Gurugram
Date: 11.05.2018



For and on behalf of the Board of Directors
Hansel Builders & Developers Pvt Ltd

Satyam
Satyam
Director
DIN-03197280

Devesh Nautiyal
Devesh Nautiyal
Director
DIN-02135830

Hansel Builders & Developers Pvt Ltd
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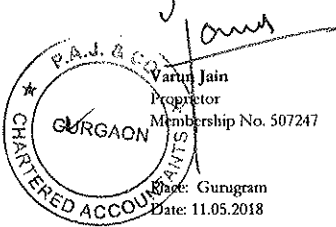
Statement of Profit and Loss for the year ended 31st March 2018

Particulars	Note No	(Amount in Lac.)	
		For the year ended 31st March 2018	For the year ended 31st March 2017
REVENUE		(Rs)	(Rs)
		-	-
EXPENSES			
Change in Inventory	10	(17.07)	(0.08)
Purchase Inventory	11	17.07	0.08
Finance costs	12	-	0.00
Other expenses	13	1.21	1.19
		<u>1.21</u>	<u>1.19</u>
Loss before tax		(1.21)	(1.19)
Tax expense			
Defered tax		0.08	0.13
Loss for the year/previous year		(1.13)	(1.06)
Loss per share (Rs) (Basic and diluted)	14	(11.31)	(10.66)
Summary of significant accounting policies	1-2		

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

This is the statement of profit and loss referred to in our report of even date

For and on behalf of
Prem Arun Jain & Co
 Chartered Accountants
 FRN No. 003098N



For and on behalf of the Board of Directors
Hansel Builders & Developers Pvt Ltd

Satyam
 Satyam
 Director
 DIN-03197280

Devesh Nauti
 Devesh Nauti
 Director
 DIN-0213583

Hansel Builders & Developers Pvt Ltd

U45201DL2006PTC147763

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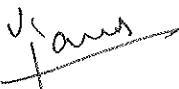
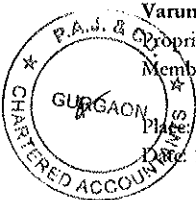
Cash flow statement for the year ended 31st March 2018

Particulars	For the year ended 31st March 2018	For the year ended 31st March 2017
A. Cash flow from operating activities		
Loss before tax from continuing operations	(1.21)	(1.19)
Increase/(Decrease) in Inventroy	(17.06)	-
Increase/(Decrease) in Trade payable	(442.29)	-
Increase/(Decrease) in financial liabilities/other liabilities	461.05	0.86
Increase/(Decrease) in Current Assets, Loans & Advances	-	(0.08)
Net Cash flow from Operating Activities	0.49	(0.41)
B. Cash flows from investing activities		
Net Cash Flow from Investing Activities	-	-
C. Cash flows from financing activities		
Net Cash Flow From Financing Activities	-	-
Net increase/(dcrease) in cash and cash equivalents (A+B+C)	0.49	(0.41)
Opening cash and cash equivalents at the beginning of the year/previous year	0.90	1.31
Closing cash and cash equivalents at the beginning of the year/previous year	1.39	0.90
	0.49	(0.41)

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

For and on behalf of
Prem Arun Jain & Co
Chartered Accountants
FRN No. 003098N

For and on behalf of the Board of Directors
Hansel Builders & Developers Pvt Ltd


Varun Jain
P.A.S. & Proprietor
Membership No. 507247
Place: Gurugram
Date: 11.05.2018



Satyam
Director
DIN-03197280

Devesh Nautiyal
Director
DIN-02135830


Hansel Builders & Developers Pvt Ltd

U45201DL2006FTC147763

1E, Jhandewalan Extension, Naz Cinema Complex, New Delhi 110055
Statement of Changes in Equity for the year ended 31st March 2018

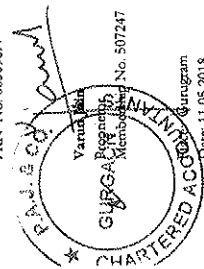
A. EQUITY SHARE CAPITAL

Particulars	Balance at the beginning of the reporting year	Share application money pending allotment	Equity component of financial instruments	Changes in equity share capital during the year	(Amount in Lac)	
					Balance at the end of the reporting year	1.00
Total	1.00	-	-	-	1.00	-

B. OTHER EQUITY

Particulars	Share application money pending allotment	Equity component of financial instruments	Reserves and surplus				Debt instruments through other Comprehensive Income	Equity instruments through other Comprehensive Income	Effective portion of Cash Flow Hedges	Revaluation surplus	Exchange differences on translating the financial statements of a foreign operation	Other items of other Comprehensive Income	Money received against share warrants	Total
			Capital Reserve	Securities Premium Reserve	Other Reserves	Retained Earnings								
Balance at the beginning of the reporting year April 01, 2016	-	-	-	-	-	(5.74)	-	-	-	-	-	-	-	(5.74)
Changes in accounting policy or prior period errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restated balance at the beginning of the reporting year	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Comprehensive Income for the year	-	-	-	-	-	(1.07)	-	-	-	-	-	-	-	(1.07)
Dividends	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to retained earnings	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Any other change	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Balance at the end of the reporting year ended March 31, 2017	-	-	-	-	-	(6.81)	-	-	-	-	-	-	-	(6.81)
Balance at the beginning of the reporting year 01.04.2017	-	-	-	-	-	(6.81)	-	-	-	-	-	-	-	(6.81)
Changes in accounting policy or prior period errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restated balance at the beginning of the reporting year	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Comprehensive Income for the year	-	-	-	-	-	(1.13)	-	-	-	-	-	-	-	(1.13)
Dividends	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to retained earnings	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Any other change	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Balance at the end of the reporting year ended 31.3.2018	-	-	-	-	-	(7.94)	-	-	-	-	-	-	-	(7.94)

For and on behalf of
Prem Anu Jain & Co
Chartered Accountants
FRN No. 003098N



For and on behalf of the Board of Directors
Hansel Builders & Developers Pvt Ltd

Satyam
Satyam
Director
DIN-03197280

Devesh Naumbhal
Devesh Naumbhal
Director
DIN-02135890

HANSEL BUILDERS & DEVELOPERS PRIVATE LIMITED

U45201DL2006PTC147763

Notes to financial statements for the year ended March 31, 2018

1. Corporate information

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

2. Summary of significant accounting polices

a) Basis of preparation of financial statement

These financial statements have been prepared under historical cost convention unless otherwise specified, on the accrual basis, in accordance with Indian Accounting Standards (Ind AS) and to comply with all material aspects with the Ind AS as per section 133 of the Companies Act , 2013 read with rules made thereunder and the relevant guidance notes issued by the Institute of Chartered Accountants of India (ICAI).

The financial statements for the year ended March 31, 2018 were authorized and approved for issue by the Board of Directors on 11.05.2018.

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.

c) Financial Assets and Liabilities

Financial Assets

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

Financial Liabilities

Financial liabilities which are non-derivatives are initially measured at fair (transaction cost is adjusted) value which normally Corresponds to the amount received. Subsequent measurement is carried out at amortised cost using the effective interest rate method. These consist of trade payables, deposit received against development agreement and Earnest Money Deposit received from related party. For carrying amount Please refer note no's -7, 8.

d) Financial Risks and Capital

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

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



HANSEL BUILDERS & DEVELOPERS PRIVATE LIMITED

U45201DL2006PTC147763

Notes to financial statements for the year ended March 31, 2018

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.

c) Capital Risk Management

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

f) Revenue recognition

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

g) Inventories

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

h) Taxes

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

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

i) Earning per share

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



Hansel Builders & Developers Pvt Ltd
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Notes to the Financial Statements for the year ended 31st March 2018

Particulars	As at 31st March 2018	(Amount in Lac.) As at 31st March 2017
ASSETS		
NON-CURRENT ASSETS		
3. DEFERRED TAX ASSETS (NET)		
Deferred tax asset arising on account of:		
Business Losses	1.27	1.20
	<u>1.27</u>	<u>1.20</u>
4. INVENTORIES		
Land (at cost)	2,632.94	2,615.87
	<u>2,632.94</u>	<u>2,615.87</u>
FINANCIAL ASSETS		
5. CASH AND CASH EQUIVALENTS		
Balance with Scheduled Bank		
- in current account	1.39	0.90
- Bank deposits	-	-
	<u>1.39</u>	<u>0.90</u>
6. EQUITY SHARE CAPITAL		
(A) Authorised, issued, subscribed and paid-up share capital and par value per share		
Authorised		
10,000 (previous year -10,000) equity shares of Rs 10 each fully paid	1.00	1.00
	<u>1.00</u>	<u>1.00</u>
Issued, subscribed and paid-up share capital		
10,000 (previous year - 10,000) equity shares of Rs 10 each fully paid	1.00	1.00
	<u>1.00</u>	<u>1.00</u>



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Hansel Builders & Developers Pvt Ltd
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Notes to the Financial Statements for the year ended 31st March 2018

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

Equity shares	As at 31st March 2018		As at 31st March 2017	
	No. of shares	Amount in Lac.	No. of shares	Amount in Lac.
At the beginning of the year/previous year	10,000	1.00	10,000	1.00
At the end of the year /previous year	10,000	1.00	10,000	1.00

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

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

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

Equity shares	As at 31st March 2018		As at 31st March 2017	
	No of shares	% holding	No of shares	% holding
DLF Home Developers Ltd*	10,000	100%	10,000	100%

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

Class of shares	Shareholder	Relation	As at 31st March 2018
Equity Shares of face value of Rs.10 each	DLF Home Developers Limited*	Holding Company	10000

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



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Hansel Builders & Developers Pvt Ltd
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Notes to the Financial Statements for the year ended 31st March 2018

(Amount in Lac.)

Particulars	As at 31st March 2018	As at 31st March 2017
7. TRADE PAYABLES		
Expenses payables	0.40	0.09
Audit fees payable	0.25	0.18
Amount payable	-	442.68
Advances received from related party	13.77	13.76
	<u>14.42</u>	<u>456.71</u>
8. OTHER FINANCIAL LIABILITIES		
Earnest Money Deposit-Related Party	443.00	-
Deposit received under development agreement with related party	2,185.07	2,167.07
	<u>2,628.07</u>	<u>2,167.07</u>
9) Other current liabilities		
Statutory Dues	0.05	-
	<u>0.05</u>	<u>-</u>



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Hansel Builders & Developers Pvt Ltd
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Notes to the Financial Statements for the year ended 31st March 2018

Particulars	For the year ended 31st March 2018	For the year ended 31st March 2017
EXPENSE		
10. CHANGE IN INVENTORY		
Work in Progress (including related Land & development cost)		
Opening stock	2,615.87	2,615.79
Closing stock	<u>2,632.94</u>	<u>2,615.87</u>
	<u>(17.07)</u>	<u>(0.08)</u>
11. PURCHASE OF INVENTORY		
Purchase of Land	<u>17.07</u>	<u>0.08</u>
	<u>17.07</u>	<u>0.08</u>
12. FINANCE COSTS		
Guarantee and bank charges	<u>-</u>	<u>0.00</u>
	<u>-</u>	<u>0.00</u>
13. OTHER EXPENSES		
Rates and taxes	0.02	0.02
Legal and professional	0.62	0.92
Payment to auditor	-	-
Auditor's remuneration - Audit fees	0.31	0.22
Indirect Tax	0.06	0.03
Int on TDS, FBT, Service Tax	0.20	-
Miscellaneous expense	<u>0.00</u>	<u>0.00</u>
	<u>1.21</u>	<u>1.19</u>
14. LOSS PER SHARE		
Loss for the year/previous year attributable to equity shareholders	(113,066)	(106,615)
Weighted average of equity shares outstanding	10,000	10,000
Nominal value of equity share (Rs)	10.00	10.00
Basic and diluted loss per equity share (Rs)	(11.31)	(10.66)

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Notes to the Financial Statements for the year ended 31st March 2018

15 Related party disclosures

I 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 - Holding Company

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

DLF Limited (up to 11.03.2018)
 Rajdhani Investments & Agencies Pvt Ltd w.e.f 12.03.2018

c. Related parties with whom there were transactions have taken place or balance outstanding during the year/previous year

Rational Builders & Developers

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

Description	Holding Company		Joint venture & Associates	
	31-Mar-2018	31-Mar-2017	31-Mar-2018	31-Mar-2017
Transaction during the year/previous year				
Earnest Money Received	-	-	-	-
Rational Builders & Developers	-	-	443.00	-
Amount Received-Deposit received under development agreement with related party	-	-	-	-
Rational Builders & Developers	-	-	18.00	1.00

II Balance at the end of the year/ previous year

Description	Holding Company		Joint venture & Associates	
	31-Mar-2018	31-Mar-2017	31-Mar-2018	31-Mar-2017
Share Capital Account				
DLF Home Developers Ltd	1.00	1.00	-	-
Earnest Money Received	-	-	-	-
Rational Builders & Developers	-	-	443.00	-
Amount Received-Deposit received under development agreement with related party	-	-	-	-
Rational Builders & Developers	13.77	13.77	2,185.07	2,167.07

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


- 16 In the opinion of the board & to the best their knowledge & belief, the value on realization of loans ,advances & current assets in the ordinary course of business will not be less than the amount at which they are stated in the Balance Sheet.
- 17 As per the information available with the Company, no transactions have been entered with suppliers as defined under The Micro, Small and Medium Enterprises Development Act, 2006. Therefore, no disclosures are made as required under the said Act.
- 18 The Company is engaged in the business of Real Estate, which as per Ind- AS 108 "Operating Segments" of Companies (Accounting Standard) Rules, 2006, is considered to be the only reportable business segment. The Company is operating only in India and there is no other significant geographical segment.
- 19 Figures of previous year have been regrouped / recasted wherever considered necessary to make them comparable with that of current year.
- 20 All amounts have been rounded to the nearest lacs, unless otherwise indicated.

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

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

For and on behalf of
Prem Arun Jain & Co
 Chartered Accountants
 FRN No. 003098N

For and on behalf of the Board of Directors
Hansel Builders & Developers Pvt Ltd

V. Arun

Veerun Jain
 Proprietor
 Membership No. 507247
 Place: Gurugram
 Date: 11.05.2018

Satyam
Satyam
 Director
 DIN-03197280

Devesh Nautiyal
Devesh Nautiyal
 Director
 DIN-02135830