

RAVI RAJAN & CO.

Chartered Accountants

Independent Auditor's Report

To,
The Members of Euphoric Properties Pvt Ltd

We have audited the accompanying standalone financial statements of Euphoric Properties Pvt Ltd ("the Company"), which comprises the Balance Sheet as at March 31, 2019, and the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended and a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2019, and its Loss, total comprehensive income, the changes in equity and its cash flows for the year ended on that date.

Basis of Opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibility for the Standalone 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 standalone financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, and other accounting principles generally accepted in India.

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

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the company's financial reporting process.

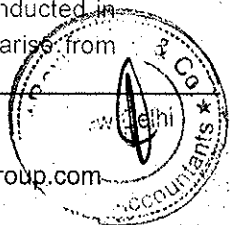
Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from

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fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

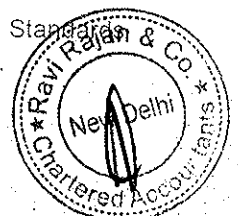
- a. Identify and assess the risk of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risk, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- b. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(1) of the Companies Act 2013, auditor are also responsible for expressing an opinion on whether the company has adequate internal financial control system in place and the operating effectiveness of such controls.
- c. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- d. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- e. Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

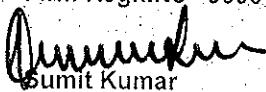
Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of Sub-section (11) of Section 143 of the Companies Act, 2013, we give in the **Annexure A**, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, based on our audit we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rule, 2014.

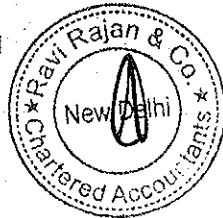


- e) On the basis of the written representations received from the directors of the Company as on March 31, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2019 from being appointed as a director in terms of Section 164(2) of the Act.
- f) With respect 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". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
- 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, as amended, 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 is not required to make any provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For Ravi Rajan & Co
Chartered Accountants
Firm Regn.No 009073N


Sumit Kumar

(Partner)
M.No 512555
Place New Delhi
Dates: 10-May-19



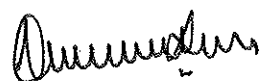
Euphoric Properties Pvt. Ltd.
CIN:U70109DL2007PTC169337
Balance Sheet As at 31st March 2019

(Amount in INR.)

Particulars		Note No.	Amount as at 31st March 2019	Amount as at 31st March 2018
I	Assets			
(1)	Non Current assets			
	Property ,Plant and Equipment		-	-
	Financial Assets			
	(i) Loans		-	-
	(ii) Other Financial assets		-	-
(2)	Current Assets			
	Inventories	3	8,304,923	8,304,923
	Financial Assets			
	(i) Trade Receivables		-	-
	(ii) Cash and Cash equivalents	4	30,223	30,341
	Current Tax assets (Net)		-	-
	Other Current Assets	5	34,025,000	34,025,000
	Total		42,360,146	42,360,264
II	Equity and Liabilities			
A	Equity			
	Equity share capital	6	500,000	500,000
	Other Equity	6A	43,219	55,137
B	Liabilities			
(1)	Non Current Liabilities			
	Financial Liabilities			
	Borrowings			
	(ii) Trade Payables		-	-
	(iii) Other Financial Liabilities		-	-
	Provisions		-	-
	Deffered Tax Liabilities		-	-
	Other Non Current Liabilities		-	-
(2)	Current Liabilities			
	Financial Liabilities			
	(i) Borrowings		-	-
	(ii) Trade and other Payables	7	34,000,000	34,000,000
	(iii) Other Financial Liabilities		-	-
	Other Current Liabilities	8	7,793,327	7,793,327
	Short Term Provisions	8A	23,600	11,800
	Current Tax Liabilities (Net)		-	-
	Total		42,360,146	42,360,264

SIGNIFICANT ACCOUNTING POLICIES 1 & 2

For RAVI RAJAN & CO
CHARTERED ACCOUNTANTS
Firm Regn. No. 009073N



Sumit Kumar
Partner

M.No. 0512555

PLACE : NEW DELHI

DATED : 16/5/2019



For and on behalf of the Board



Gopal Singh

Director

DIN 06874035



Mohinder Singh

Director

DIN 08242377

Euphoric Properties Pvt. Ltd.
CIN:U70109DL2007PTC169337
Profit and Loss Statement for the year ended 31st March 2019


(Amount in INR.)

	Particulars	Note No	For the year ended March 31, 2019	For the year ended March 31, 2018
I	Revenue from operations		-	-
II	Other income		-	-
III	Total Income (I+II)		-	-
IV	Expenses:			
	Employee benefits expense		-	-
	Finance costs		-	-
	Depreciation and amortization Expense		-	-
	Other expenses	9	11,918	20,953
	Total expenses (IV)		11,918	20,953
V	Profit before exceptional items and tax (III-IV)		(11,918)	(20,953)
VI	Exceptional items		-	-
VII	Profit before Tax (V-VI)		(11,918)	(20,953)
VIII	Tax expense:			
	(1) Current tax		-	-
	(ii) Deffered Tax		-	-
	(iii) Previous year tax paid		-	-
IX	Profit (Loss) for the period		(11,918)	(20,953)
X	Other Comprehensive Income			
	A. (i) Items that will not be reclassified to profit or loss		-	-
	(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		-	-
XI	Total Comprehensive Income for the period		(11,918)	(20,953)
XII	Earnings per Equity Share			
	(1) Basic	10	(0.24)	(0.42)
	(2) Diluted		(0.24)	(0.42)

SIGNIFICANT ACCOUNTING POLICIES

1 & 2

For RAVI RAJAN & CO
CHARTERED ACCOUNTANTS
Firm Regn. No. 009073N


Sumit Kumar
Partner
M.No. 0512555
PLACE : NEW DELHI
DATED : 10/5/2019



For and on behalf of the Board


Gopal Singh
Director
DIN 06874035

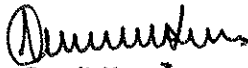

Mohinder Singh
Director
DIN 08242377

Euphoric Properties Pvt. Ltd.
CIN:U70109DL2007PTC169337
Cash Flow Statement for the year ended 31st March 2019

(Amount in INR.)

Particulars	2018-19	2017-18
Cash flows from operating activities		
Net profit before taxation, and extraordinary item	(11,918)	(20,953)
Operating profit before working capital changes	(11,918)	(20,953)
Adjustments for:		
Inventory	-	-
Current Liabilities	11,800	9,300
Loan & Advances , Other Asset	-	-
Cash generated from operations	11,800	9,300
Income taxes paid	-	-
Net cash from operating activities	11,800	9,300
Net cash from investing activities	-	-
Cash flows from financing activities		
Issue of share capital	-	-
Net cash used in financing activities	-	-
Net Increase in cash and cash equivalents	(118)	(11,653)
Cash and cash equivalents at beginning of period	30,341	41,994
Cash and cash equivalents at end of period	30,223	30,341

For RAVI RAJAN & CO
CHARTERED ACCOUNTANTS
Firm Regn. No. 009073N



Sumit Kumar
Partner
M.No. 0512555
PLACE : NEW DELHI
DATED : 10/5/19



For and on behalf of the Board



Gopal Singh
Director
DIN 06874035



Mohinder Singh
Director
DIN 08242377

Euphoric Properties Pvt. Ltd.
CIN:U70109DL2007PTC169337

Notes Forming part of the financial statement for the year ended 31st March, 2019

1. Nature of Business

The company was incorporated on 12th Oct, 2007 under the provisions of the Companies Act, 1956. The company has been formed to carry on business to acquire by purchase and sell, Lease, Hire or other wise land and properties of any tenure or interest there onto erect, construct houses, buildings or works of every description Development of Colonies and pull down rebuild, enlarge, alter Improve existing houses and building to construct and appropriate any such land into and for roads, streets, gardens and other conveniences as detailed given in Memorandum of Association of the company.

The registered office of the Company is situated at 1202, Ansal Bhawan, 16 Kasturba Gandhi Marg New Delhi Central Delhi - 110001.

The Financial statement were approved and adopted by board of directors of the Company in the meeting dated 27th May 2019.

2. Summary of Significant Accounting Policies

2.1. Basis of Accounting and Preparation of Financial Statements

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Ind AS) to comply with the Accounting Standards notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the companies (Indian Accounting Standards (Amendment) Rule 2016, The Company Adopted Ind AS w.e.f. April 01, 2016 (with the transition date of April 01, 2015) and accordingly these financial results (including all previous year comparative periods reinstated) have been prepared in accordance with the recognition and measurement principals prescribed under Section 133 of the Companies Act, 2013 read with the relevent rules issued there under and other accounting principals generally accepted in India.

The Company has ascertained its operating cycle as 48 months for the purpose of current / non-current classification of assets and liabilities. This is based on the nature of products and the time between acquisition of assets for processing and their realisation in cash and cash equivalents.

The Financial statement are present in INR and all figures are in full, All Financial figures are rounded off to the nearest Rupee.

2.2. Taxation

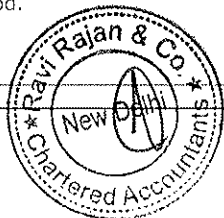
Provision for current tax is determined as the amount of tax payable in respect of estimated taxable income for the year and in accordance with the provisions of Income Tax Act, 1961. Deferred tax is recognized using the enacted tax rates and laws as on the Balance Sheet date, subject to the consideration of prudence in respect of deferred tax assets on all timing differences, between taxable income and accounting income that originate in one period and are capable of reversal in one or more subsequent periods.

2.3. Inventories

Inventory of Land has been stated at Cost or Net relisable Value whichever is lower. The cost of inventories comprises of cost of purchase of land, Internal and external development, construction costs, development/construction materials and other relevant cost.

2.4. Earnings per share

The earnings considered in ascertaining the Company's EPS comprises the net profit after tax. The number of shares used in computing basic EPS is the weighted average number of shares outstanding during the period.



2.5. Financial Instruments:

a) Financial Asset

Financial Assets are measured at amortised cost or fair value through Other Comprehensive Income or fair value through Profit or Loss, depending on its business model for managing those financial assets and the assets contractual cash flow characteristics.

Subsequent measurements of financial assets are dependent on initial categorisation. For impairment purposes significant financial assets are tested on an individual basis, other financial assets are assessed collectively in groups that share similar credit risk characteristics.

b) Financial Liability

At initial recognition, all financial liabilities other than fair valued through profit and loss are recognised initially at fair value less transaction costs that are attributable to the issue of financial liability.

2.6. Revenue Recognition

Revenue is recognised as per agreed profit margin (Rs. 30000/- per Acres) as mentioned in the development agreement with the "Developer" (APIL) on the licensed land transferred for Development.

2.7. Provision, Contingent Liabilities and Contingent Assets:

A provision is recognised if as a result of a past event the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. Contingent Liabilities are not recognised but are disclosed in the notes. Contingent Assets are not recognised but disclosed in the Financial Statements when economic inflow is probable.

2.8. Cash and Cash Equivalents

Cash and cash equivalents comprise cash and cash on deposit with banks.

2.9. Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit before tax is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the Company are segregated.



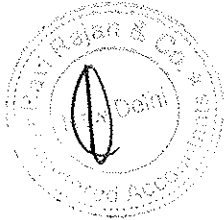
Euphoric Properties Pvt. Ltd.
CIN:U70109DL2007PTC169337
Statement of Change in equity as at 31 March 2019

(Amount in INR.)

Particulars	As at 31.03.2019		As at 31.03.2018	
	No of Shares	Amount	No of Shares	Amount
Equity shares outstanding at the beginning of the year	50,000	500,000	50,000	500,000
Equity shares issued during the year	-	-	-	-
Equity shares outstanding at the end of the year	50,000	500,000	50,000	500,000

(Amount in INR.)

Particulars	Equity component of compound financial instrument	Equity	Other Equity		Total Equity Share Capital	Total Other Equity
		Equity Share Capital	General Reserve	Retained Earning		
As on 01.04.2017	-	500,000	-	104,239	500,000	104,239
Changes/Profit for the year	-	-	-	(20,953)	-	(20,953)
Other Comprehensive Income	-	-	-	-	-	-
As on 01.04.2018	-	500,000	-	83,286	500,000	83,286
Changes/Profit for the year	-	-	-	(11,918)	-	(11,918)
Other Comprehensive Income	-	-	-	-	-	-
As on 31.03.2019	-	500,000	-	71,368	500,000	71,368



Euphoric Properties Pvt. Ltd.
CIN:U70109DL2007PTC169337
Notes Forming part of the financial statement for the year ended 31 March 2019

3 Inventories

(Amount in INR.)

Particulars	As at 31.03.2019	As at 31.03.2018
LAND:	-	-
Opening Balance	8,304,923	8,304,923
Purchase during the year	-	-
Sale/Transfer during the year	-	-
Closing Balance	8,304,923	8,304,923

- 1) Inventory of Land has been stated at Cost or Net relisable Value whichever is lower.
- 2) Charge is created against land with IL & FS Trust Company Limited for debentures issued by holding Company.

4 Cash and Cash Equivalents

(Amount in INR.)

Particulars	As at 31.03.2019	As at 31.03.2018
Cash on Hand	-	-
Balances with banks:		
In Current Accounts	30,223	30,341
Less : Book Overdraft	-	-
Closing Balance	30,223	30,341

5 Other non financial asset

(Amount in INR.)

Particulars	As at 31.03.2019	As at 31.03.2018
Advance for Land Purchases		
Bestower Realtors Pvt. Ltd.	16,500,000	16,500,000
Jupiter Townships Ltd.	17,525,000	17,525,000
(Dharti Realtors Pvt. Ltd. merged with Jupiter Townships Limited)		
Closing Balance	34,025,000	34,025,000

6 Equity share capital

(Amount in INR.)

Particulars	As at 31.03.2019	As at 31.03.2018
AUTHORISED		
Equity shares. Rs. 10/- par value		
50,000 (Previous year 50,000) Equity Shares	500,000	500,000
	500,000	500,000
Shares issued, subscribed and fully paid up Capital		
Equity shares. Rs. 10/- par value		
50,000 (Previous year 50,000) Equity Shares	500,000	500,000
(Out of the above, 49,994 equity shares, fully paid up are held by Ansal Hi-Tech Townships Ltd.- Holding Company. (Previous year 49,994)		
	500,000	500,000



(a) Terms/rights attached to Equity Shares

The Company has only one class of Equity Shares having a par value of Rs.10/- each. Each holder of Equity Shares is entitled to one vote per shares. The dividend proposed by the Boards of Directors is subject to the approval of the shareholders in the ensuing Annual General meeting. 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.

Aggregate number of bonus shares issued, during the period of five years immediately preceding the reporting period: Nil

(b) Reconciliation of the Shares outstanding at the beginning and at the end of reporting period are as below:

(Amount in INR.)

Particulars	As at 31.03.2019		As at 31.03.2018	
	No of Shares	Amount	No of Shares	Amount
Equity shares outstanding at the beginning of the year	50,000	500,000	50,000	500,000
Equity shares issued during the year	-	-	-	-
Equity shares outstanding at the end of the year	50,000	500,000	50,000	500,000

6A. Other Equity

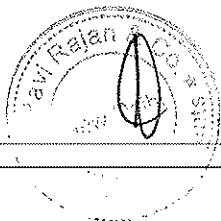
(Amount in INR.)

Particulars	Equity	Other Equity		Total Equity Share Capital	Total Other Equity
	Equity Share Capital	General Reserve	Retained Earning		
As on 01.04.2017	500,000	-	76,090	500,000	76,090
Changes/Profit for the year	-	-	(20,953)	-	(20,953)
Other Comprehensive Income	-	-	-	-	-
As on 01.04.2018	500,000	-	55,137	500,000	55,137
Changes/Profit for the year	-	-	(11,918)	-	(11,918)
Other Comprehensive Income	-	-	-	-	-
As on 31.03.2019	500,000	-	43,219	500,000	43,219

7 Trade Payable

(Amount in INR.)

Particulars	As at 31.03.2019	As at 31.03.2018
Calibar Properties pvt. Ltd.	34,000,000	34,000,000
Total	34,000,000	34,000,000



8 Other Financial Liabilities

(Amount in INR.)

Particulars	As at 31.03.2019	As at 31.03.2018
Ansal Hi-Tech Townships Ltd.	7,793,327	7,793,327
Total	7,793,327	7,793,327

8A Short Term Provision

(Amount in INR.)

Particulars	As at 31.03.2019	As at 31.03.2018
Audit Fees Payable	23,600	11,800
Total	23,600	11,800

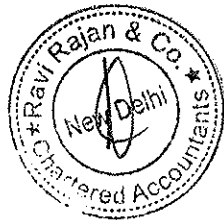
9 Other Expenses

(Amount in INR.)

Particulars	As at 31.03.2019	As at 31.03.2018
Filing Fees	-	-
Conveyance	-	9,000
Legal & Professional Expenses	-	-
Bank Charges	118	153
Auditor's remuneration - Statutory audit	11,800	11,800
Total	11,918	20,953

10 Earning Per Share

Particulars	As at 31.03.2019	As at 31.03.2018
Opening equity shares (Nos.)	50,000	50,000
Equity shares issued during the year (Nos.)	-	-
Closing equity shares (Nos.)	50,000	50,000
Weighted average number of equity shares used as denominator for basic earnings (Nos.)	50,000	50,000
Weighted average number of equity shares used as denominator for diluted earnings (Nos.)	50,000	50,000
Net profit after tax used as numerator (Amount in INR.)	(11,918)	(20,953)
Basic earnings per Share (Amount in INR.)	(0.24)	(0.42)
Diluted earnings per Share (Amount in INR.)	(0.24)	(0.42)
Face value per share (Amount in INR.)	10	10



Euphoric Properties Pvt. Ltd.
CIN:U70109DL2007PTC169337
Notes Forming part of the financial statement for the year ended 31 March 2019

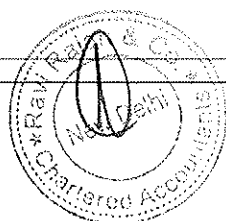
- 11 The Company does not have any employee, Ind AS-19 on "Employee Benefit" is not applicable.
- 12 Ind AS - 108 relating to "Operating Segment" is not applicable as the company has only one segment i.e. real estate business.

13 Related Party Disclosure

(a) There is no Key Managerial Person up to 31st March 2019.

(b) As per Ind AS-24 "Related party Disclosure", the following are related parties:

Name of Related Parties	Relation
Ansal Properties & Infrastructure Ltd	Parent Company
Ansal Hi-Tech Townships Limited	Holding Company
Delhi Towers Ltd.	Fellow Subsidiary
Ansal Condominium Ltd.	Fellow Subsidiary
Ansal IT City & Parks Ltd.	Fellow Subsidiary
Star Facilities Management Ltd.	Fellow Subsidiary
Ansal API Infrastructure Ltd.	Fellow Subsidiary
Charismatic Infratech Pvt. Ltd.	Fellow Subsidiary
Aabad Real Estates Limited	Fellow Subsidiary
Anchor Infraprojects Limited	Fellow Subsidiary
Benedictory Realtors Limited	Fellow Subsidiary
Caspian Infrastructure Limited	Fellow Subsidiary
Celestial Realtors Limited	Fellow Subsidiary
Chaste Realtors Limited	Fellow Subsidiary
Cohesive Constructions Limited	Fellow Subsidiary
Cornea Properties Limited	Fellow Subsidiary
Creative Infra Developers Limited	Fellow Subsidiary
Decent Infratech Limited	Fellow Subsidiary
Diligent Realtors Limited	Fellow Subsidiary
Divinity Real Estates Limited	Fellow Subsidiary
Einstein Realtors Limited	Fellow Subsidiary
Emphatic Realtors Limited	Fellow Subsidiary
Harapa Real Estates Limited	Fellow Subsidiary
Inderlok Buildwell Limited	Fellow Subsidiary
Kapila Buildcon Limited	Fellow Subsidiary
Kshitiz Realtech Limited	Fellow Subsidiary
Kutumbkam Realtors Limited	Fellow Subsidiary
Lunar Realtors Limited	Fellow Subsidiary
Marwar Infrastructure Limited	Fellow Subsidiary
Muqaddar Realtors Limited	Fellow Subsidiary
Paradise Realty Limited	Fellow Subsidiary
Parvardigaar Realtors Limited	Fellow Subsidiary
Pindari Properties Limited	Fellow Subsidiary
Pivotal Realtors Limited	Fellow Subsidiary
Plateau Realtors Limited	Fellow Subsidiary
Retina Properties Limited	Fellow Subsidiary
Sarvodaya Infratech Limited	Fellow Subsidiary
Sidhivinayak Infracon Limited	Fellow Subsidiary
Shohrat Realtors Limited	Fellow Subsidiary
Superlative Realtors Limited	Fellow Subsidiary
Taqdeer Realtors Limited	Fellow Subsidiary
Thames Real Estates Limited	Fellow Subsidiary
Auspicious Infracon Limited	Fellow Subsidiary
Medi Tree Infrastructure Ltd.	Fellow Subsidiary
Phalak Infracon Ltd.	Fellow Subsidiary

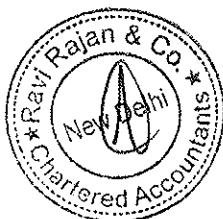


Euphoric Properties Pvt. Ltd.
CIN:U70109DL2007PTC169337

Notes Forming part of the financial statement for the year ended 31 March 2019

Rudrapriya Realtors Ltd.	Fellow Subsidiary
Twinkle Infraprojects Ltd.	Fellow Subsidiary
Sparkle Realtech Pvt. Ltd.	Fellow Subsidiary
Awadh Realtors Ltd.	Fellow Subsidiary
Affluent Realtors Pvt. Ltd.	Fellow Subsidiary
Ansal SEZ Projects Ltd.	Fellow Subsidiary
Haridham Colonizers Limited	Fellow Subsidiary
Ablaze Buildcon Private Limited	Fellow Subsidiary
Quest Realtors Private Limited	Fellow Subsidiary
Ansal Townships Infrastructure Limited	Fellow Subsidiary
Sukhdham Colonisers Ltd.	Fellow Subsidiary
Dreams Infracon Ltd.	Fellow Subsidiary
Effulgent Realtors Ltd.	Fellow Subsidiary
Mangal Murthi Realtors Ltd.	Fellow Subsidiary
Arz Properties Ltd.	Fellow Subsidiary
Tamanna Realtech Ltd.	Fellow Subsidiary
Singolo Constructions Ltd.	Fellow Subsidiary
Unison Propmart Ltd.	Fellow Subsidiary
Lovely Building Solutions Pvt. Ltd.	Fellow Subsidiary
Komal Building Solutions Pvt. Ltd.	Fellow Subsidiary
H. G. Infrabuild Pvt. Ltd.	Fellow Subsidiary
Ansal Seagull SEZ Developers Limited	Fellow Subsidiary
Ansal Colours Engineering SEZ Limited	Fellow Subsidiary
Ansal Landmark Townships Private Limited	Fellow Subsidiary
Ansal Urban Condominiums Private Limited (AUCPL)	Fellow Subsidiary
Caliber Properties Private Limited	Fellow Subsidiary
Ansal Phalak Infrastructure Private Limited	Fellow Subsidiary
Mannat Infrastructure Private Limited	Fellow Subsidiary
Niketan Real Estates Private Limited	Fellow Subsidiary
Ansal Landmark (Karnal) Townships Private Limited	Fellow Subsidiary
Lilac Real Estate Developers Private Limited	Fellow Subsidiary
Aerie Properties Private Limited	Fellow Subsidiary
Arena Constructions Private Limited	Fellow Subsidiary
Arezzo Developers Private Limited	Fellow Subsidiary
Vridhi Properties Private Limited	Fellow Subsidiary
Vriti Construction Private Limited	Fellow Subsidiary
Sphere Properties Private Limited	Fellow Subsidiary
Sia Properties Private Limited	Fellow Subsidiary
Sarvsanjhi Construction Private Limited	Fellow Subsidiary
Associate Companies	NIL
Joint Venture Company	NIL
Key Management Personnel and their relatives	NIL
Enterprises over which key management personnel and their relatives have significant influence	NIL

The company has entered into the following related party transactions. Such parties and transactions have been identified as per Ind As 24 "Related Party Disclosures" issued by the Institute of Chartered Accountants of India.



(Amount in INR.)

Name of Related Party	Ansal Hi-Tech Townships	
	For the year ended 31.03.2019	For the year ended 31.03.2018
Opening (Cr.)	7,793,327	7,784,327
Advance Recieved		9,000
Advance Paid		-
Closing Bal. (Cr.)	7,793,327	7,793,327

14 Quantitative Details in respect of Inventory (Property/Land)

(Value in INR.)

Inventory At Cost	Opening Balance as on 01.04.2018		Additions		Deletions		Closing Balance as on 31.03.2019	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
Land	0.7218	83,04,923	-	-	-	-	0.7218	83,04,923

15 Balance payable

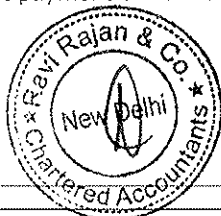
(Amount in INR.)

Name of the Company	Relationship	Nature	As at 31.03.2019	As at 31.03.2018
Ansal Hi-Tech Townships Limited	Holding Company	payable	7,793,327	7,793,327

16 Contingent Liability

Loan/ Investment or gurantee provided by the company on behalf of its holding company to financial institution U/s 186

Company mortgaged its land at Dadri as security provided to IL& FS Company Limited to secure the borrowings by way of allotment of secured non convertible debentures issued amounting to Rs.200 Crores by AnsalHI-tech Townships Ltd to Peninsula Brookfield Investment Managers Pvt Ltd to the extent of value of its land.The mortgage is done for a period of 39 months.The Interest rate of the facility is at 20.25%.Ansal Hi-tech Townships Limited had filed a case in Mumbai High Court against (Peninsula Brook Field) for non-disbursement of Rs. 100 crores, and resultant damages of Rs. 250 Crores. Peninsula Brook Field also through their Debenture Trustee Vistra ITCL filed a case for recovery of their dues before the Mumbai High Court against AnsalHI-tech Townships Ltd, which has provided Corporate Guarantee. AnsalHI-tech Townships Ltd has offered in the Court that they are ready to sell those properties which are mortgaged to the said debenture holder. Besides this, AnsalHI-tech Townships Ltd has also approached Peninsula Brook Field for OTS. The Court has inter alia directed that four months' time be given to AnsalHI-tech Townships Ltd to sell the properties. However, Peninsula Brookfield has filed a case in NCLT on 17/10/2018 for the recovery of their dues on Ansal Hi-Tech Townships Ltd. The next date of hearing is 06-08-2019. Meanwhile,Ansal API Ltd (holding company of AnsalHI-tech Townships Ltd) has negotiated with four other debenture holders for purchase of their debentures of the principal amount of Rs. 43.00 Cr. by way or barter of properties. Out of these four debenture holders, three transactions on account of purchase of debentures have already been executed. The Ansal API Ltd has also entered into an agreement with DMART for sale of a property mortgaged to Peninsula. Full amount of sale consideration of approx. Rs. 23 Crs. will be paid to Peninsula. The Ansal API Ltd has also prepared a plan to sell Lucknow property, mortgaged to Peninsula, by selling it as SCO plots. AnsalHI-tech Townships Ltd expect to receive Rs. 30 Cr. from this sale and pay it to Peninsula. AnsalHI-tech Townships Ltd have also received NOC from Peninsula for sale of 106 Acres of project land mortgaged to them against payment of Rs. 35 Cr. We have done a transaction on barter basis for this parcel of land.



17 Audit Fee

Payment to Auditors (inclusive of GST/Service Tax)

(Amount in INR.)

Particulars	2018-19	2017-18
Audit Fee	11,800	11,800
Limited Review	-	-
For Certification/ other Services	-	-

18 Amount due to Micro, Small and medium Enterprises.

There are no Micro and Small Scale Business Enterprises to whom the company overdues, which are outstanding for more than 45 days as at March 31st 2019. This information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the company. Therefore, the prescribed disclosures for liability of interest on overdue payment have not been given.

19 Financial risk management objectives and policies:

Financial risk management objectives and policies:

The purpose of financial risk management is to ensure that the Company has adequate and effective utilized financing as regards the nature and scope of the business. The objective is to minimize the impact of such risks on the performance of the Company. The Company's senior management oversees the management of these risks.

The Company's principal financial liabilities comprise trade payables and other liabilities. The main purpose of these financial instruments is to raise finance for operations. It has various financial assets such as land advances, trade receivables, which arise directly from its operation.

The main risks can be categorized into:

Market risk:

Market risk is the risk that the fair values of financial instruments will fluctuate because of change in market price. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. There is no currency risk since all operations are in INR. No other risk arises from the operations of the company.

Credit risk:

It is that one party to a financial instrument or customer contract will cause a financial loss due to non fulfillment of its obligations under a financial instrument or customer contract for the other party, leading to a finance loss.

The advances are taken from holding company and other associate concerns as interest free advance.

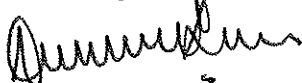
Liquidity risk:

The risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities that are settled by

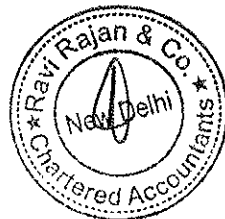
20 Previous year figures

Figures of the previous year have been regrouped /reclassified wherever considered necessary to confirm to current year classification.

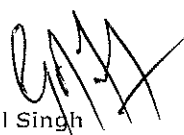
For RAVI RAJAN & CO
CHARTERED ACCOUNTANTS
Firm Regn. No. 009073N



Sumit Kumar
Partner

M.No. 0512555
PLACE : NEW DELHI
DATED : 10/5/19



For and on behalf of the Board


Gopal Singh
Director
DIN 06874035


Mohinder Singh
Director
DIN 08242377