



A P R A & LLP
ASSOCIATES LLP
CHARTERED ACCOUNTANTS

Independent Auditor's Report

To
The Members of Elan Limited

Report on the Financial Statements

We have audited the accompanying financial statements of **ELAN LIMITED** ("the company"), which comprises the Balance Sheet as at 31st March, 2018, the Statement of Profit and Loss and 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 financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes 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

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

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

We conducted our audit in accordance with the Standards on Auditing 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.

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. 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.

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



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• DELHI • HARYANA • HIMACHAL PRADESH

Opinion

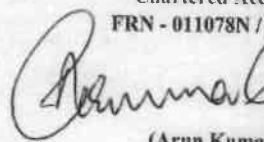

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements gives the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2018 and its profit/ (loss) for the year ended on that date.

Report on other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in the 'Annexure-A' a statement on the matters specified in prescribed paragraphs 3 and 4 of the Order, to the extent applicable to the company.
2. As required by section 143(3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books.
 - c) Balance Sheet and the Statement of Profit and Loss dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e) On the basis of written representations received from the directors as on 31st March, 2018, taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2018, from being appointed as a director in terms of Section 164(2) of the Act.
 - f) The Company has adequate internal financial controls system in place which is effectively operated throughout the year.
 - g) With respect to the other matters included in the Auditor's Report 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 has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long term contracts including derivative;
 - iii. There were no amounts which are required to be transferred to the Investor Education and Protection Fund by the Company.

Place: New Delhi
Date: 05 Sep, 2018

For A P R A & Associates LLP
Chartered Accountants
FRN - 011078N / N500893


(Arun Kumar) Partner


ML.No.089657

"Annexure – A" to the Auditor's Report

(Referred to in Paragraph 1 under the heading of "Report on Other Legal and Regulatory Requirements" of our report of even date to the members of **Elan Limited** for the year ended as on 31st March, 2018)

- i. (a) The **Company** has **maintained** proper records **showing** full **particulars**, including **quantitative details** and **situation** of fixed assets.

(b) The **Company** has a regular **program** of physical verification of its fixed assets which in our opinion is reasonable having regard to the size of the **Company** **and** the nature of its assets. In accordance with this program, certain **fixed** assets were verified during the year and no material discrepancies were noticed on such verification.

(c) According to the information and **explanations** given to us and on the basis of our examination of the records of the **Company**, the title deeds of immovable properties are held in the name of the **Company**.
- ii. The inventory has been **physically** verified during the year by the management. In our opinion, the **frequency** of verification is reasonable. The **procedures** of physical verification of inventories **followed** by the management are reasonable and adequate in relation to the size of the company and the nature of its business. The company is **maintaining** proper records of inventory and no material discrepancies were noticed on physical verification.
- iii. **According** to the information and **explanation** given to us, the company has granted loans, secured or unsecured to companies, firms or other parties covered in the register **maintained** under section 189 of the Companies Act, 2013.
- iv. According to the **information** and **explanations** given to us, the company has granted loan in respect of which provisions of section 185/186 of the **Companies** Act, 2013 have to be complied with.
- v. The **Company** has not accepted deposits from the public.
- vi. The Central Government has not prescribed the maintenance of cost records under section 148(1) of **the** Act. Thus, paragraph 3(vi) of the Order is not applicable.
- vii. (a) According to information and explanations given to us and on the basis of our examination of the books of account, and records, the **Company** has been generally regular in depositing **undisputed** statutory dues including **Provident** Fund, **Employees** State **Insurance**, Income-Tax, Goods & Service Tax, **Sales** Tax, Service Tax, Duty of Customs, Duty of Excise, Value added Tax, Cess and any other **statutory** dues with the **appropriate** authorities.

According to the **information** and explanations given to us, the following undisputed amounts payable in respect of the above were in arrears as at March 31, 2018 for a period of more than six months from the date on when they become payable. Further, the **following** dues have been duly paid before due date of **furnishing** of return of income under Income Tax Act, 1961.

Name of the Statute	Nature of the Dues	Amount (Rs.)	Period to which the amount relates
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Name of the Statute	Nature of the Dues	Amount (Rs.)	Period to which the amount relates
Labour Welfare Act	Labour Cess	4,64,583	FY 2017-18
Income Tax Act	TDS	39,13,253	FY 2017-18
GST Act	CGST & SGST	19,800	FY 2017-18
Service Tax Act	Service Tax	61,200	FY 2017-18

(b) According to the information and explanations given to us, there are no dues of Income Tax, Sales Tax, Service Tax, duty of customs, duty of excise, **value** added tax **outstanding** on account of any dispute.

- viii. According to the information and **explanations** given to us and on the basis of **our examination** of the records, the company has not defaulted in repayment of dues to a financial institution or bank or debenture holders.
- ix. The Company did not raise any money by way of initial public offer or further public offer (including debt **instruments**) and term loans during the year. Accordingly, paragraph 3(ix) of the Order is not applicable.
- x. According to the information and **explanations** given to us, no material fraud by the **Company** or on the Company by its **officers** or **employees** has been noticed or reported during the course of our audit.
- xi. According to the information and **explanations** give to us and based on our examination of the records of the **Company**, the Company has paid/provided for **managerial** remuneration in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Act.
- xii. In our opinion and according to the information and **explanations** given to us, the Company is not a Nidhi Company. Accordingly, paragraph 3(xii) of the Order is not applicable.
- xiii. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- xiv. According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential **allotment** or private placement of shares or fully or partly convertible debentures during the year.
- xv. According to the **information** and **explanations** given to us and based on our examination of the records of the Company, the Company has **not** entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
- xvi. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

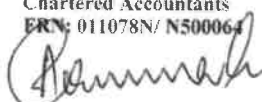

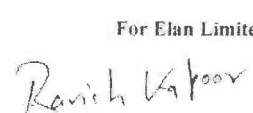
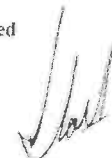
For A P R A & Associates LLP
Chartered Accountants
FRN - 011078X / N50000000


(Arun Kumar)
Chartered Accountant

M.No.089657

Place: New Delhi
Date: 06 Sep, 2018

ELAN LIMITED
BALANCE SHEET AS AT 31st MARCH' 2018

		AS AT 31.03.2018	AMOUNT (IN Rs.) AS AT 31.03.2017
I.	<u>EQUITY AND LIABILITIES</u>		
1	<u>SHAREHOLDER'S FUNDS</u>		
	a) SHARE CAPITAL	3 5,000,000.00	5,000,000.00
	b) RESERVE & SURPLUS	4 (468,308,536.61)	(466,791,937.07)
2	<u>NON-CURRENT LIABILITIES</u>		
	a) LONG-TERM BORROWINGS	5 424,861,071.66	130,475,320.00
	b) OTHER LONG-TERM LIABILITIES	6 710,775,908.46	817,596,777.45
3	<u>CURRENT LIABILITIES</u>		
	a) OTHER CURRENT LIABILITIES	7 23,213,062.55	47,922,196.29
	TOTAL	695,541,506.06	534,202,356.67
II.	<u>ASSETS</u>		
1	<u>NON-CURRENT ASSETS</u>		
	a) FIXED ASSETS	8	
	TANGIBLE ASSETS	10,924,188.16	4,390,171.16
	INTANGIBLE ASSETS	61,121.00	174,273.00
	b) DEFERRED TAX ASSET (NET)	906,436.00	685,690.00
	c) LONG-TERM LOANS & ADVANCES	9 150,435,121.00	90,707,645.00
2	<u>CURRENT ASSETS</u>		
	a) INVENTORY	10 501,909,633.49	423,182,511.07
	b) TRADE RECEIVABLES	11 4,520,000.00	237,278.00
	c) CASH & CASH EQUIVALENTS	12 1,035,766.69	494,846.22
	d) SHORT-TERM LOANS & ADVANCES	13 124,024.00	124,024.00
	e) OTHER CURRENT ASSETS	14 25,625,215.72	14,205,918.22
	TOTAL	695,541,506.06	534,202,356.67
		1-2	
	Significant Accounting Policies & other notes Notes form an integral part of this Balance Sheet		
	<u>AUDITOR'S REPORT</u> As per our separate report of even date attached.		
	For A P R A & Associates LLP Chartered Accountants ERN: 011078N/ N500064		
	For Elan Limited		
	 (CA Arun Kumar Gupta) Partner M. No. 089657		
			
	 Ravish Kapoor Director DIN: 02958473		
	 Akash Kapoor Director DIN: 02958550		
	Place: New Delhi Date : 06/09/2018		

ELAN LIMITED
PROFIT & LOSS STATEMENT FOR THE YEAR ENDED 31st MARCH' 2018

	NOTE NO.	AMOUNT (IN Rs.)	
		AS AT 31.03.2018	AS AT 31.03.2017
I INCOME			
(a) REVENUE FROM OPERATIONS	15	219,413,118.00	138,950,226.00
(b) OTHER INCOME	16	92,981,462.00	79,118.00
TOTAL REVENUE		312,394,580.00	139,029,344.00
II EXPENSES			
(a) COST OF REVENUE		94,440,970.00	143,782,268.00
(b) EMPLOYEE BENEFIT EXPENSES	17	25,480,632.00	22,971,933.00
(c) FINANCE COST		612,386.00	-
(d) DEPRECIATION & AMORTIZATION EXPENSE	18	1,512,230.00	1,423,688.84
(e) OTHER EXPENSES	19	192,085,707.54	132,553,827.30
TOTAL EXPENSES		314,131,925.54	300,731,717.14
III PROFIT BEFORE TAX		(1,737,345.54)	(161,702,373.14)
IV TAX EXPENSE			
CURRENT TAX		-	-
DEFERRED TAX		(220,746.00)	(130,632.00)
PROFIT/(LOSS) FOR THE PERIOD (III-IV)		(1,516,599.54)	(161,571,741.14)
EARNING PER EQUITY SHARE			
(1) BASIC		(30.33)	(3,231.43)
(2) DILUTED		(30.33)	(3,231.43)

Significant Accounting Policies & other notes
Notes form an integral part of this Balance Sheet

1-2

AUDITOR'S REPORT

As per our separate report of
even date attached.

For A P R A & Associates LLP
Chartered Accountants

BRN: 011078N / N500064
(CA Arun Kumar Gupta)

Partner
M. No. 089657



For Elan Limited
Ravish Kapoor

Ravish Kapoor
Director
DIN: 02958473

Akash Kapoor
Director
DIN: 02958550

Place: New Delhi
Date : 06/09/2017

ELAN LIMITED
CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2018

	<u>AMOUNT(In Rs.)</u> <u>As at 31.03.2018</u>	<u>AMOUNT(In Rs.)</u> <u>As at 31.03.2017</u>
A. Cash flows from operating activities		
Profit Before Taxes	(1,737,345.54)	(1,61,702,373.14)
Adjustments for:		
Depreciation and amortization	1,512,230.00	1,423,688.84
Finance Costs	612,386.00	-
Operating profit before Working Capital changes	387,270.46	(160,278,684.30)
Changes in Working Capital:		
<i>Adjustment for (Increase)/Decrease in operating assets</i>		
Trade receivables	(4,282,722.00)	(2,780,619.00)
Inventories	(78,727,122.42)	(241,833,600.00)
Short Term Loans & Advances	-	240,512,145.74
Other Current Assets	(11,419,297.50)	2,163,859.11
<i>Adjustment for Increase/(Decrease) in operating liabilities</i>		
Short Term Borrowings	-	-
Trade Payables	-	31,191,725.54
Short-term provisions	-	-
Other Long-term Liabilities	(106,820,868.99)	166,796,558.26
Other Current Liabilities	(24,709,133.74)	36,049,446.93
Cash generated from operations	(225,571,874.19)	71,820,832.28
Net income tax paid	-	-
Net cash flow from/(used in) operating activities	(A) (225,571,874.19)	71,820,832.28
B. Cash flows from investing activities		
Purchase of property, plant, and equipment	(7,933,095.00)	(1,340,862.00)
Long-term Loans & Advances	(59,727,476.00)	(9,057,017.00)
Net cash used in investing activities	(B) (67,660,571.00)	(10,397,879.00)
C. Cash flows from financing activities		
Finance Cost	(612,386.00)	-
Long Term Borrowings	294,385,751.66	(62,428,309.68)
Net cash used in financing activities	(C) 293,773,365.66	(62,428,309.68)
Net increase/(decrease) in cash and cash equivalents	(A + B + C) 540,920.47	(1,005,356.40)
Cash and cash equivalents at beginning of period	494,846.22	1,500,202.62
Cash and cash equivalents at end of period	1,035,766.69	494,846.22

AUDITOR'S REPORT

As per our separate report of even date attached.

For A P R A & Associates LLP
Chartered Accountants
PRN: 011078N / N500064

(CA Arun Kumar Gupta)
Partner
M. No. 089657



For ELAN Limited

Ravish Kapoor

(Ravish Kapoor)
Director
DIN: 02958473

(Akhil Kapoor)
Director
DIN: 02958550

Place: New Delhi
Date: 06/09/2018

ELAN LIMITED
NOTES FORMING PART OF BALANCE SHEET

AMOUNT (IN Rs.)
AS AT
31.03.2018

AS AT
31.03.2017

NOTE 3 SHARE CAPITAL

AUTHORISED

50000 Equity Shares of ₹ 100/- each

5,000,000.00

5,000,000.00

ISSUED, SUBSCRIBED AND PAID UP

50000 Equity Shares of ₹ 100/- each

5,000,000.00

5,000,000.00

a) Rights, preference & restrictions attached to shares

Equity Shares

The Company has only one class of equity shares having a par value of ₹ 100/- per share. Each shareholder is eligible for one Vote per Share. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the company, after distribution of all preferential amounts, in proportion of their shareholding.

b) Details of shares in the company held by each shareholder holding more than 5% shares:

	31.03.2018		31.03.2017	
Name of Shareholder	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Rajnish Dhawan	-	0.00	16,250	32.50
Akash Kapoor	10,194	20.39	11,110	22.22
Geeta Dhawan	16,250	32.50	16,250	32.50
Rakesh Kapoor	5,556	11.11	5,556	11.11
Ravish Kapoor	16,000	32.00	278	0.56
	48,000	96.00	49,444	98.89

NOTE 4 RESERVES & SURPLUS

Opening balance

(466,791,937.07)

(305,220,195.93)

(+) Net Profit/(Net Loss) For the current year

(1,516,599.54)

(161,571,741.14)

Closing Balance

(468,308,536.61)

(466,791,937.07)

NOTE 5 LONG TERM BORROWINGS

Secured Borrowings

HDFC Overdraft Facility

905,715.71

-

HDFC Bank Car Loan

5,668,514.45

-

Unsecured Borrowings

From Related Parties:

Elan India Pvt. Ltd.

750,000.00

750,000.00

Akash Kapoor

-

7,132,341.00

Rajnish Dhawan

481,620.00

481,620.00

Rakesh Kapoor

-

400,000.00

Anjali Poddar

-

14,339,242.00

Ravish Kapoor

-

3,265,882.00

Elan Buildcon Pvt Ltd

405,555,221.50

99,106,235.00

From Others

Zenica Cars India P Ltd.

11,500,000.00

5,000,000.00

424,861,071.66

130,475,320.00



		AMOUNT (IN Rs.)	
		AS AT 31.03.2018	AS AT 31.03.2017
NOTE 6 OTHER LONG TERM LIABILITIES			
Trade Payables		37,755,082.47	29,868,131.35
Investors Account		663,514,955.99	783,671,021.10
Interest Free Refundable Security Deposit		2,300,000.00	2,300,000.00
Deposits		7,205,870.00	1,757,625.00
		710,775,908.46	817,596,777.45
NOTE 7 OTHER CURRENT LIABILITIES			
Interest Accrued & due on borrowings		151,151.00	480,410.00
Current Maturity on Long-term Debt		103,1485.55	-
Auditor's Remuneration Payable		142,500.00	200,000.00
Salary & Wages Payable		1,901,739.00	1,666,223.00
Duties & Taxes Payable		4,753,090.00	26,908,313.29
State Cheques		687,183.00	1,119,158.00
Best Selling Realty Private Limited		210,456.00	2,511,236.00
TDS Payable		13,239,967.00	15,036,856.00
Others Payables		1,095,491.00	-
		23,213,062.55	47,922,196.29
NOTE 9 LONG TERM LOANS AND ADVANCES			
Advance for Purchase of Land		10,101,010.00	-
Security Deposits		4,304,110.00	4,242,860.00
Elan Buildtech Private Limited		56,335,146.00	-
ATF Infrastructure Investment Pvt. Ltd.		13,667,347.00	12,500,000.00
Advance to Contractors		11,534,502.00	7,492,500.00
EDC/IDC Recoverable		52,084,976.00	66,372,285.00
FD ICICI		100,000.00	100,000.00
GST Recoverable from Customers		2,308,030.00	-
		150,435,121.00	90,707,645.00
NOTE 10 INVENTORIES			
Land		180,442,745.00	241,833,600.00
Work in Progress - Project Development		321,466,888.49	181,348,911.07
		501,909,633.49	423,182,511.07
NOTE 11 TRADE RECEIVABLES			
K & T Realty Services Pvt. Ltd.		4,520,000.00	-
Others		-	237,278.00
		4,520,000.00	237,278.00
NOTE 12 CASH AND CASH EQUIVALENTS			
Balance with Banks		115,177.69	107,507.22
Cash in Hand		920,589.00	387,339.00
		1,035,766.69	494,846.22
NOTE 13 SHORT TERM LOANS AND ADVANCES			
Advance to Vendors		124,024.00	124,024.00
		124,024.00	124,024.00
NOTE 14 OTHER CURRENT ASSETS			
Input Tax Credit Available		24,137,402.65	13,389,833.33
TDS FY 14-15		615,869.89	615,869.89
TDS FY 16-17		-	200,215.00
TDS/TCS FY 17-18		739,163.18	-
Insurance Prepaid		132,780.00	-
		25,625,215.72	14,205,918.22



ELAN LIMITED
NOTES FORMING PART OF PROFIT & LOSS ACCOUNT

	AMOUNT (IN Rs.)	
	AS AT 31.03.2018	AS AT 31.03.2017
NOTE 15 REVENUE FROM OPERATIONS		
Sale of Goods	219,413,118.00	138,950,226.00
	219,413,118.00	138,950,226.00
NOTE 16 OTHER INCOME		
Compensation on Land Acquisition	87,487,189.00	-
Interest on Income Tax Refund	12,015.00	44,118.00
Commission Received	4,000,000.00	-
Misc. Income	2,040.00	35,000.00
Interest Income	1,480,218.00	-
	92,981,462.00	79,118.00
NOTE 17 EMPLOYEES BENEFIT EXPENSES		
Salaries- Staff	23,678,645.00	21,681,933.00
Directors' Remuneration	1,690,000.00	1,290,000.00
Staff welfare	111,987.00	-
	25,480,632.00	22,971,933.00
NOTE 18 DEPRECIATION AND AMORTIZATION EXPENSE		
Depreciation (refer Note 8)	1,512,230.00	1,423,688.84
	1,512,230.00	1,423,688.84



NOTE 19 OTHER EXPENSES

Auditor' Remuneration:		
(a) As Statutory Audit Fee	150,000.00	150,000.00
(b) As Tax Audit Fee	55,000.00	50,000.00
Administration Charges	265,797.00	-
Advertisement Expenses	1,354,419.00	2,929,396.49
Annual Maintenance Charges	63,901.00	63,300.00
Bank Charges	27,055.07	65,541.81
Books and Newspaper	44,095.00	59,287.00
Brokerage	3,714,142.00	22,964,253.00
Cost of Acquisition of Land Acquired by Govt.	57,913,043.00	-
Compensation to Investors	101,908,126.00	80,684,942.00
Consultancy Service	200,000.00	-
Contribution to LWF	4,220.00	6,120.00
Charity & Donation	132,524.00	79,200.00
Diwali Expenses	-	354,554.00
Designing Fees	1,040,000.00	926,500.00
Electricity, Gas & Water Exp.	461,097.00	892,201.00
Filing Fee- ROC	5,500.00	2,500.00
Internet Expenses	26,836.52	62,839.09
Interest on Service Tax	1,826,754.00	-
Insurance of Car	2,220.00	-
Interest on TDS	1,984,124.00	2,451,783.00
Penalty on Service Tax	60,000.00	-
Penalty on TDS	982,480.00	-
Office Maintenance & Pantry Expenses	1,148,806.00	706,971.00
Office Rent	8,764,728.00	9,235,553.00
Legal & Professional fee	4,399,632.00	3,373,250.00
Postage and Courier	149,880.00	135,827.00
Printing & Stationery	550,364.50	647,575.00
RMC Testing Charges	-	70,079.00
Rebate & Discount	2,158,956.00	3,240,867.00
Repair & Maintenance	1,825,023.00	1,792,289.00
Rent- Photocopy Machine	72,016.00	90,873.00
Rates & Taxes	237,187.00	-
Swatch Bharat Cess	215,419.50	365,761.17
Short & Excess	663.55	1,764.95
Telephone Expenses	222,598.40	206,779.79
Travelling Expenses	119,100.00	943,820.00
	192,085,707.54	132,553,827.30



ELAN LIMITED

Depreciation Chart as per Income Tax Act for the year ending 31.03.2018

Particulars	Opening Balance	Addition during the year		Deletion	Total	Rate of Dep.	Depreciation	Closing Balance
		Put to use more than 180 Days	Put to use less than 180 Days					
Block-A								
Computer and Printer	43303.00	15900.00	4746.00	0.00	64039.00	40%	24666.00	39373.00
Software	127908.00	0.00	0.00	0.00	127908.00	40%	51163.00	76745.00
Total A	171301.00	15900.00	4746.00	0.00	191947.00		75829.00	116118.00
Block-B								
Furniture & Fixture	5604971.00	0.00	675463.00	0.00	6280434.00	10%	594270.00	5686164.00
Block-C								
Office Equipment / P & M	1112737.00	0.00	7236986.00	0.00	8349723.00	15%	709685.00	7640038.00
Total [A+B+C]	6889009.00	15900.00	7917195.00	0.00	14822104.00		1379784.00	13442320.00



1. Background

The Company is engaged in real Estate, Construction and allies Services.

2. Significant Accounting Policies

(i) Basis for preparation of financial statements

These financial statements have been prepared and presented on the accrual basis of accounting and comply with the accounting standards notified under Section 133 of the Companies Act, 2013 read with Rule 7 of Companies (Accounts) Rules, 2014 to the extent applicable and other accounting principles generally accepted in India, to the extent applicable.

(ii) Use of estimates

The preparation of financial statements in conformity with Accounting Standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities as of the date of financial statements, and the reported amount of revenue and expenses during the reporting period. The estimates and assumptions used in the accompanying financial statements are based upon management's evaluation of the relevant facts and circumstances as of the date of the financial statements. Actual results may differ from those estimates used in preparing the accompanying financial statements. Any revision to accounting estimates is recognized prospectively in current and future periods.

(iii) Fixed assets and depreciation

Tangible assets

Fixed assets are stated at cost less accumulated depreciation and impairment losses, if any. The cost of fixed assets includes inward freight, duties, taxes and incidental expenses related to acquisition and installation incurred upto the date of commissioning of the assets.

Intangible assets

Intangible assets represent tenancy rights. The cost of intangible asset comprises of consideration paid to acquire the right to use a tangible asset.

Depreciation/ amortization

Depreciation in respect of all the assets is provided on Written down Value method. The rates of depreciation prescribed in Schedule II to the Act are considered as minimum rates.

(iv) Investments

Long term investments are stated at cost. A provision for diminution is made to recognize a decline, other than temporary, in the value of long term investments. Current investments are stated at lower of cost and fair value.

(v) Impairment of assets

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. The recoverable amount is the greater of the net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value based on an appropriate discount factor. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss. If at the balance sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciable historical cost.

For ELAN LIMITED

Director

For ELAN LIMITED

Ravish Kapoor
Director

(vi) **Revenue recognition**

Real estate projects Revenue from real estate projects is recognized on the 'Percentage of Completion method' (POC) of accounting. Revenue under the POC method is recognized on the basis of percentage of actual costs incurred, including land, construction and development cost of projects under execution subject, to such actual cost being 30 percent or more of the total estimated cost of projects. The stage of completion under the POC method is measured on the basis of percentage that actual costs incurred on real estate projects including land, construction and development cost bears to the total estimated cost of the project. Effective from 1st April 2012, in accordance with the "Guidance Note on Accounting for Real Estate Transactions (Revised) 2012" (referred to as "Guidance Note"), all projects commencing on or after the said date or projects where revenue is recognized for the first time on or after the said date, Revenue from real estate projects has been recognized on Percentage of Completion (POC) method provided the following conditions are met:

- All critical approvals necessary for commencement of the project have been obtained.
- The expenditure incurred on construction and development is not less than 25% of the total estimated construction and development cost.
- At least 25% of the saleable project area is secured by way of contracts or agreements with buyers.
- At least 10% of the total revenue as per the agreement of sale or any other legally enforceable documents are realized at the reporting date in respect of each of the contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the respective contracts.

The estimates of the projected revenues, projected profits, projected costs, cost to completion and the foreseeable losses are reviewed periodically by the management and any effect of changes in estimates is recognized in the period in which such changes are determined. Unbilled revenue disclosed under other assets represents revenue recognized based on percentage of completion method over and above amount due as per payment plan agreed with the customers. Amount received from customers which exceeds the cost and recognized profits to date on projects in progress, is disclosed as advance received from customers under other current liabilities. Any billed amount against which revenue is recognized but amount not collected is disclosed under trade receivable.

ii. Interest due on delayed payments by customers is accounted on receipts basis due to uncertainty of recovery of the same and is treated as part of operating income.

iii. Revenue from sale of completed real estate projects, land, development rights and sale/transfer of rights in agreements are recognized in the financial year in which agreements of such sales are executed and there is no uncertainty about ultimate collections.

iv. Income from construction contracts Revenue from construction contracts is recognized on the 'Percentage of Completion method' of accounting.

(vii) **Earnings per share (EPS)**

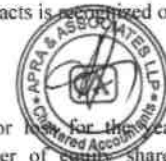
Basic and Diluted EPS are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

For ELAN LIMITED


Director

For ELAN LIMITED


Ravish Kapoor
Director



Particulars	Year ended as on31 March, 2018	Year ended as on31 March, 2017
Net Profit/(Loss) after tax as per profit & loss account(Rs.)	(1,516,599.54)	(161,571,741.14)
Weighted average number of equity shares outstanding during the year(Nos.)	50,000	50,000
Basic and Diluted Earnings Per Share	(30.33)	(3231.43)

(viii) **Taxes**

Income tax expense comprises of current tax (i.e. amount of tax for the period determined in accordance with the income tax law) and deferred tax charge or credit (reflecting the tax effect of timing difference between the accounting income and taxable income for the period). The deferred tax charge or credit and the corresponding deferred tax liability or asset are recognized using the tax rates that have been enacted or substantively enacted by the balance sheet date. Deferred tax assets are recognized only to the extent of there is reasonable certainty that the asset can be realized in future; however, where there is unabsorbed depreciation or carried forward loss under taxation laws, deferred tax assets are recognized only if there is virtual certainty of realization of such assets. Deferred tax assets are reviewed as at each balance sheet date and written down or written up to reflect the amount that is reasonably/virtually certain (as the case may be) to be realized.

(ix) **Provisions and contingencies**

The Company creates a provision when there is present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. When there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made. Loss contingencies arising from claims, litigation, assessment, fines, penalties, etc. are recorded when it is probable that a liability has been incurred and the amount can be reasonable ascertained.

(x) **Cash and cash equivalents**

Cash and cash equivalents comprise cash and cash on deposit with banks and corporations. The Company considers all highly liquid investments with a remaining maturity at the date of purchase of three months or less and that are readily convertible to known amounts of cash to be cash equivalents.

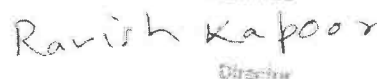
(xi) **Cash flow statement**

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

For ELAN LIMITED


Director

For ELAN LIMITED


Director



investing or financing cash flows. The cash flows from operating, investing and financing activities of the Company are segregated.

(xii) Borrowing costs

Borrowing costs directly incurred as part of the acquisition, construction or production of a qualifying asset is capitalized as part of the acquisition or production cost of that asset. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. Borrowing costs are capitalized up to the date the asset is ready for its intended use. All other borrowing costs are recognized as an expense in the period in which they are incurred.

(xiii) Foreign currency transactions

- i. Foreign currency transactions are recorded at exchange rates prevailing on the date of respective transactions.
- ii. Current assets and current liabilities in foreign currencies existing at balance sheet date are translated at year-end rates.
- iii. Foreign currency translation differences related to acquisition of imported fixed assets are adjusted in the carrying amount of the related fixed assets. All other foreign currency gains and losses are recognized in the statement of profit and loss.
- iv. Foreign Exchange difference arising as a monetary item that, in substance, form part of company's net investment in a non-integral foreign operation and is accumulated in a Foreign Currency Translation Reserve in the financial statement and at the time of disposal of net investment, it is recognized as income or expense.

(xiv) Inventories

- o Building material and consumable stores are valued at cost, which is determined on the basis of the 'First in First out' method.
- o Land is valued at cost, which is determined on average method. Cost includes cost of acquisition and all related costs.
- o Construction work in progress is valued at cost. Cost includes cost of materials, services and other related overheads related to project under construction.
- o Completed real estate project for sale and trading stock are valued at lower of cost or net realizable value. Cost includes cost of land, materials, construction, services and other related overheads.

(xv) Projects in progress

Projects in progress are valued at cost. Cost includes cost of land, materials, construction, services, borrowing costs and other overheads relating to projects.

(xvi) Employee Benefits

(i) Short Term Employee Benefits

All employee benefits payable wholly within twelve months of rendering The services are classified as short-term employee benefits. These benefits include compensated absences such as paid annual leave and sickness Leave. The undiscounted amount of short-term employee benefits expected To be paid in exchange for the services rendered by employees is Recognized as an expense during the period.

(ii) Gratuity

For ELAN LIMITED


Director

For ELAN LIMITED


Ravi K Kapoor
Director



The company has not recognized any provision in respect of Gratuity as The provision of Gratuity Act, 1972 is not applicable to the company, the Company shall recognize provision in respect of gratuity as, and when it is Applicable to the company.

(xvii) **Related Party Disclosure**

As per Accounting Standard 18, the disclosure of transactions with the Related Parties given below:

List of Related Parties & Relationship

<u>Name of Related Party</u>	<u>Nature of Relationship</u>
Ravish Kapoor	Key Managerial Personnel
Akash Kapoor	Key Managerial Personnel
Deepa Kapoor	Relative of KMP
Rakesh Kapoor	Relative of Key Managerial Personnel
Anjali Poddar	Key Managerial Personnel
Elan India Pvt.Ltd	Entity in which KMP is Interested
Rajnish Dhawan	Relative of KMP
Elan Buildcon Pvt Ltd	Entity in which KMP is Interested
Best Selling Realty Pvt. Ltd	Entity in which KMP is Interested
Green Heights Infrastructure Pvt.Ltd	Entity in which KMP is Interested
Elan Buildtech Pvt.Ltd	Entity in which KMP is Interested
K & T Realty Services Pvt.Ltd	Entity in which KMP is Interested

Particulars	As at 31.3.18	As at 31.3.17
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Salary/Remuneration Paid

Deepa Kapoor	600,000	1,290,000
Rakesh Kapoor	1,290,000	1,290,000
Ravish Kapoor	200,000	-
Akash Kapoor	200,000	-

For ELAN LIMITED

 Director

For ELAN LIMITED
 Ravish Kapoor
 Director



2,290,000	2,580,000
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Interest Paid

Anjali Poddar	612,386	8,718,511
	612,386	8,718,511

Brokerage Paid

Best Selling Realty Pvt. Ltd	-	2,100,414
	-	2,100,414

Brokerage Received

K & T Realty Services Pvt. Ltd	4,520,000	-
	4,520,000	-

Unsecured Advances/Loans Accepted

Akash kapoor	112,341	32,547,000
Rakesh kapoor	-	3,900,000
Ravish Kapoor	-	19,810,000
Elan India Pvt.Ltd	-	750,000
Elan Buildcon Pvt. Ltd	436,500,000	-
	436,612,341	57,007,000

Unsecured Advances/Loans Repaid

Akash kapoor	7,244,682	31,590,300
Rakesh kapoor	400,000	4,743,061
Ravish kapoor	3,265,882	20,853,300
Anjali Poddar	14,339,242	65,660,758
Elan Buildcon Pvt.Ltd	130,585,574	-
	155,835,380	122,847,419



For ELAN LIMITED

[Signature]
Director

For ELAN LIMITED

Ravish Kapoor
Director

Loans & Advances Given

Elan Buildtech Pvt Ltd	56,335,146	-
	<u>56,335,146</u>	<u>-</u>

Outstanding Payables

Best Selling Reality Private Limited	210,456	2,511,236
	<u>210,456</u>	<u>2,511,236</u>

(xviii) Earning and Expenditure in foreign currency during the year is NIL.

(xix) Figures of the previous year have been recast/regrouped/rearranged wherever necessary to confirm to the current year classification.

FOR A P R A & ASSOCIATES LLP
Chartered Accountants

ERN: 011078N / NS00064

(CA Arun Kumar Gupta)

Partner

M. No. 089657

Place: New Delhi

Date : 06/09/2018

FOR ELAN LIMITED

Ravish Kapoor

(Ravish Kapoor)

Director

DIN: 02958473

(Akash Kapoor)

Director

DIN: 02958550