

AUDITOR'S REPORT

To the members of
Elevator Properties Private Limited

We have audited the attached Balance Sheet of Elevator Properties Private Limited as at March 31, 2010, and Profit and Loss Account and Cash Flow Statement for the year ended on that date annexed thereto. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the accounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

The Companies (Auditors Report) Order, 2003, as amended by the Companies (Auditors' Report) (Amendment) Order 2004, [Order] issued by the Central Government of India in terms of sub-section (4A) of section 227 of the Companies Act, 1956, does not apply to the Company in terms of section 1(2)(iv) of the said Order.

We report that:

- i) We have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purpose of our audit.
- ii) The Balance Sheet, Profit and Loss Account and Cash Flow Statement dealt with by this report are in agreement with the books of account.
- iii) 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.
- iv) In our opinion, the Balance Sheet, Profit and Loss Account and Cash Flow Statement dealt with by this report comply with the accounting standards referred in sub section (3C) of section 211 of the Companies Act, 1956.
- v) On the basis of written representations received from the directors and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2010 from being appointed as a director in terms of clause (g) of sub-section (1) of section 274 of the Companies Act, 1956.
- vi) In our opinion and to the best of our information and according to the explanations given to us, the said accounts, read together with notes and accounting policies thereto, give the information required by the Companies Act, 1956, in the manner so required and gives a true and fair view in conformity with the accounting principles generally accepted in India:



- (i) in case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2010;
- (ii) in the case of Profit and Loss Account, of the loss suffered by the Company for the financial year ended on that date; and
- (iii) in the case of Cash Flow Statement, of the cash flows of the Company for the year ended on that date.

608, New Delhi House,
27, Barakhamba Road,
New Delhi- 110001

B.Bhushan & Co.
Chartered Accountants
Firm Registration No. 001596N
By the hand of



Vishwanand Keshri
Vishwanand Keshri
Partner
Membership No. 505508

May 11, 2010

ELEVATOR PROPERTIES PRIVATE LIMITED

BALANCE SHEET AS AT MARCH 31, 2010

	Schedules	As at March 31, 2010 Rs.	As at March 31, 2009 Rs.
SOURCES OF FUNDS			
Share capital	1	500,000	500,000
Unsecured loans	2	<u>160,223,788</u>	<u>160,223,888</u>
		<u>160,723,788</u>	<u>160,723,888</u>
APPLICATION OF FUNDS			
Capital advance		160,635,120	160,635,120
Current assets			
Cash and bank balances	3	47,414	55,798
Less: Current liabilities	4	<u>6,618</u>	<u>6,618</u>
Net current assets		40,796	49,180
Miscellaneous expenditure (to the extent not written off or adjusted)	5	9,910	9,910
Profit and loss account		<u>37,962</u>	<u>29,678</u>
		<u>160,723,788</u>	<u>160,723,888</u>
ACCOUNTING POLICIES	6		
NOTES TO ACCOUNTS	7		

This is the Balance Sheet referred in our report of even date addressed to the members of Elevator Properties Private Limited.

B.Bhushan & Co.
Chartered Accountants
By the hand of



Vishwanand Keshri
Partner
Membership no. 505508
May 11, 2010
New Delhi



The schedules referred above form an integral part of the Balance Sheet.

Directors


Anil Sarin


Monica Sarin

ELEVATOR PROPERTIES PRIVATE LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED MARCH 31, 2010

	Schedules	For the year ended March 31, 2010 Rs.	For the year ended March 31, 2009 Rs.
INCOME		-	-
EXPENDITURE			
Audit fees		6,618	6,618
Bank charges		550	550
Filing fees		600	15,100
Legal and professional		516	2,472
		<u>8,284</u>	<u>24,740</u>
Loss incurred during the year		8,284	24,740
Debit Balance of Profit and Loss Account brought forward from Balance Sheet		29,678	4,938
Debit Balance of Profit and Loss Account carried over to Balance Sheet		<u>37,962</u>	<u>29,678</u>
Earning per share(equity share, par value of Rs. 10 each)			
- Basic and diluted earning per share		-0.17	-0.71

ACCOUNTING POLICIES
NOTES TO ACCOUNTS

6
7

This is the Profit and Loss Account referred in our report of even date addressed to the members of Elevator Properties Private Limited.

B.Bhushan & Co.
Chartered Accountants
By the hand of

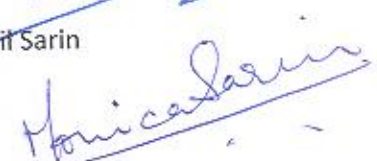
Vishwanand Keshri
Partner
Membership no. 505508
May 11, 2010
New Delhi



The schedules referred above form an integral part of the Profit and Loss Account.

Directors


Anil Sarin


Monica Sarin

SCHEDULES	As at March 31, 2010 Rs.	As at March 31, 2009 Rs.
1 SHARE CAPITAL		
Authorised 50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each	<u>500,000</u>	<u>500,000</u>
Issued, subscribed and paid up *50,000 (*50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	<u>500,000</u>	<u>500,000</u>
*Entire share capital is held by the holding company, Anant Raj Industries Limited, including 6 (1) shares registered in the name of the nominee of the holding company.		
2 UNSECURED LOANS		
From holding company	<u>160,223,788</u>	<u>160,223,888</u>
3 CASH AND BANK BALANCES		
Cash in hand	4,873	4,933
Bank balance maintained with scheduled bank	<u>42,541</u>	<u>50,865</u>
	<u>47,414</u>	<u>55,798</u>
4 CURRENT LIABILITIES		
Expenses payable	<u>6,618</u>	<u>6,618</u>
5 MISCELLANEOUS EXPENDITURE (to the extent not written off or adjusted)		
Preliminary expenses	<u>9,910</u>	<u>9,910</u>



A. BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements have been prepared under the historical cost convention and on going concern concept in accordance with applicable accounting standards in India and also in accordance with the requirements of the Companies Act, 1956.

B. RECOGNITION OF REVENUE AND EXPENDITURE

Income and expenditure are accounted for on accrual basis.

C. CASH FLOW STATEMENT

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

D. MISCELLANEOUS EXPENDITURE

Preliminary expenditure has not been amortised as the Company is yet to commence business.

7 NOTES TO ACCOUNTS

- i) In the opinion of the management, the current assets, loans and advances, if realised, in the ordinary course of business, would realise a sum equal to that stated in the Balance Sheet.
- ii) The Company has identified development of IT park in Noida and has been allotted land for the development of the same by Greater Noida Industrial Development Authority. The Company has made payment of full purchase price of the land. The possession of the land has yet to be handed over to the Company and the title of land has too yet to be transferred in the name of the Company.

iii) Related Party Disclosures

Pursuant to Accounting Standard (AS18)-"Related Party Disclosure" issued by Institute of Chartered Accountants of India following parties are to be treated as related parties along with their relationships:

a) Name of related parties and description of relationships :**Holding Company**

Anant Raj Industries Limited

Fellow Subsidiaries

Advance Buildcon Pvt. Ltd.
Anant Raj const. & Dev. Pvt. Ltd.
Anant Raj Hotels Ltd.
Anant Raj International FZE
Anant Raj Projects Ltd.
Ankur Buildcon Pvt. Ltd.
A-Plus Estates Pvt. Ltd.
Blossom Buildtech Pvt. Ltd.
Capital Buildcon Pvt. Ltd.
Capital Buildtech Pvt. Ltd.
Carnation Buildtech Pvt. Ltd.
Century Promoters Pvt. Ltd.

Hemkunt Promoters Pvt. Ltd.
Highland Meadows Pvt. Ltd .
Kalinga Buildtech Pvt. Ltd.
Kalinga Realtors Pvt. Ltd.
Krishna Buildtech Pvt. Ltd.
Lucky Meadows Pvt. Ltd.
Monarch Buildtech Pvt. Ltd.
Novel Buildmart Pvt. Ltd.
Novel Housing Pvt. Ltd.
One Star Realty Pvt. Ltd.
Oriental Meadows Ltd.
Oriental Promoters Pvt. Ltd.



Echo Buildtech Pvt. Ltd.
 Echo Properties Pvt. Ltd.
 Elegant Buildcon Pvt. Ltd.
 Elegant Estates Pvt. Ltd.
 Elevator Builders Pvt. Ltd.
 Elevator Buildtech Pvt. Ltd.
 Elevator Promoters Pvt. Ltd.
 Empire Promoters Pvt. Ltd.
 Fabulous Builders Pvt. Ltd.
 Gadget Builders Pvt. Ltd.
 Gagan Buildtech Pvt. Ltd.
 Good Luck Buildtech Pvt. Ltd.
 Grand Buildtech Pvt. Ltd.
 Grand Park Buildtech Pvt. Ltd.
 Grand Park Estates Pvt. Ltd.
 Greatway Estates Ltd.
 Greatways Buildtech Pvt. Ltd.
 Green Line Buildcon Pvt. Ltd.
 Green Line Promoters Pvt. Ltd.
 Green Retreat and Motels Pvt. Ltd.
 Green View Buildwell Pvt. Ltd.
 Green Way Promoters Pvt. Ltd.
 Green Wood Properties Pvt. Ltd.
 Gujarat Anant Raj Vidhyanagar Ltd.

Papillon Buildcon Pvt. Ltd.
 Papillon Buildtech Pvt. Ltd.
 Parkland Developers Pvt. Ltd.
 Parkview Promoters Pvt. Ltd.
 Pasupati Aluminium Ltd.
 Pelikan Estates Pvt. Ltd.
 Pioneer Promoters Pvt. Ltd.
 Rapid Realtors Pvt. Ltd.
 Rising Realty Pvt. Ltd.
 Rolling Construction Pvt. Ltd.
 Romano Tiles Pvt. Ltd.
 Roseview Buildtech Pvt. Ltd.
 Roseview Properties Pvt. Ltd.
 Sandstorm Buildtech Pvt. Ltd.
 Sovereign Buildwell Pvt. Ltd.
 Spring View Developers Pvt. Ltd.
 Spring view Properties Pvt. Ltd.
 Suburban Farms Pvt. Ltd.
 Townsend Cons. & Equipments Pvt. Ltd.
 Twenty First Developers Pvt. Ltd.
 Vibrant Buildmart Pvt. Ltd.
 West Land Buildcon Pvt. Ltd.
 White Diamond Cons. & Equipment Pvt. Ltd.
 Woodland Promoters Pvt. Ltd.

Partnership firm in which holding company is partner

Ganga Bishan & Company

Key management Personnel

Anil Sarin

Saloni Sarin

Monica Sarin

Chairman & Director

Director

Director

Note: The above parties have been identified by the management.

b) The Company has following transactions with the following related parties:

S. No.	Nature of Transactions	Related Party	For the year ended March 31, 2010 Rs.	For the year ended March 31, 2009 Rs.
1	Share capital issued to holding company	Anant Raj Industries Ltd	-	400,000
2	Unsecured loans received from holding company	Anant Raj Industries Ltd	-	160,740,000
3	Unsecured loans repaid to holding company	Anant Raj Industries Ltd	100	516,112

c) Amount outstanding as at March 31, 2010:

S. No.	Nature of Transactions	Related Party	As at March 31, 2010 Rs.	As at March 31, 2009 Rs.
1	Share capital held by holding company	Anant Raj Industries Ltd	500,000	500,000
2	Unsecured loans payable to holding company	Anant Raj Industries Ltd	160,223,788	160,223,888



iv) Figures in brackets pertain to the previous year, unless otherwise indicated.

v) Previous year figures have been regrouped/recast, where ever necessary to conform with this year's presentation.

vi) Additional information under Part IV of Schedule VI of the Companies Act, 1956:

I. Registration details

Registration No.	U45400DL2007PTC162486
State code	55
Balance Sheet Date	March 31, 2010

As at March
31, 2010
Rs.(in '000)

II. Position of mobilisation and deployment of funds

Total assets	160,724
Total liabilities	160,724

Sources of funds

Paid up capital	500
Unsecured loans	160,224

Application of funds

Capital advance	160,635
Net current assets	41
Miscellaneous expenditure	10
Profit and loss account	38

For the year
ended March
31, 2010
Rs.(in '000)

III. Performance of the Company

Turnover	-
Total expenditure	8
Loss after tax	8
Earning per share (Rs.)	-0.17

Signatures to the above schedules which form an integral part of the Balance Sheet and Profit and Loss Account.



New Delhi.
May 11, 2010

Directors

Anil Sarin

Monica Sarin

A handwritten signature in blue ink, appearing to read "Anil Sarin", written over a horizontal line.

A handwritten signature in blue ink, appearing to read "Monica Sarin", written over a horizontal line.

ELEVATOR PROPERTIES PRIVATE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2010

		For the year ended March 31, 2010 Rs.	For the year ended March 31, 2009 Rs.
A. CASH FLOW FROM OPERATIONS			
Profit/(Loss) before tax and extraordinary items		(8,284)	(24,740)
Adjustment for:			
- Other liabilities		-	3,247
Net cash from operating activities	(A)	(8,284)	(21,493)
B. CASH FLOW FROM INVESTING ACTIVITIES			
Capital advance given		-	(160,635,120)
Net cash from investing activities	(B)	-	(160,635,120)
C. CASH FLOW FROM FINANCING ACTIVITIES			
Issuance of equity share capital		-	400,000
Increase/(Decrease) in unsecured loans		(100)	160,223,888
Net cash from financing activities	(C)	(100)	160,623,888
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(A+B+C)	(8,384)	(32,725)
Cash and cash equivalents - Opening balance		55,798	88,523
Cash and cash equivalents - Closing balance		47,414	55,798

Note: Figures in brackets indicate cash outflow

Auditor's report

We have examined the Cash Flow Statement of Elevator Properties Private Limited for the year ended March 31, 2010. The statement prepared by the Company is in accordance with the requirement of Clause 32 of the Listing Agreement with the Stock Exchanges and is based on and in agreement with the corresponding Profit and Loss Account and Balance Sheet covered by our Report to the members of the Company in terms of our attached Report as of even date

B.Bhushan & Co.
Chartered Accountants
By the hand of



Vishwanand Keshri
Vishwanand Keshri
Partner
Membership no. 505508
May 11, 2010
New Delhi

Directors

Anil Sarin
Anil Sarin

Monica Sarin
Monica Sarin