

AUDITOR'S REPORT

To the members of
Novel Buildmart Private Limited

We have audited the attached Balance Sheet of Novel Buildmart 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 profit earned 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

May 05, 2010



Vishwanand Keshri

Vishwanand Keshri
Partner
Membership No. 505508

NOVEL BUILDMART 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 loan	2	499,999,900	-
		500,499,900	500,000
APPLICATION OF FUNDS			
Investment	3	500,000,000	-
Current assets, loans and advances			
Cash and bank balances	4	485,630	471,394
Advances	5	7,968	6,872
		493,598	478,266
Less: Current liabilities	6	12,218	9,306
Net current assets		481,380	468,960
Miscellaneous expenditure (to the extent not written off or adjusted)	7	9,910	9,910
Profit and loss account		8,610	21,130
		500,499,900	500,000
ACCOUNTING POLICIES	8		
NOTES TO ACCOUNTS	9		

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


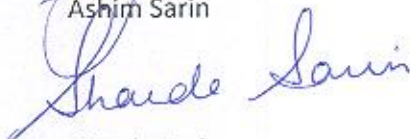
The schedules referred above form an integral part of the Balance Sheet.

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

Directors


Vishwanand Keshri
Partner
Membership no. 505508
May 5, 2010
New Delhi




Ashim Sarin

Sharda Sarin

NOVEL BUILDMART 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			
Interest income		27,054	18,314
EXPENDITURE			
Audit fees		6,618	6,618
Bank charges		600	600
Filing fees		1,500	14,400
Legal and professional		156	
Miscellaneous expenses		60	10,400
		<u>8,934</u>	<u>32,018</u>
Profit/(Loss) during the year		18,120	(13,704)
Provision for tax		(5,600)	(2,688)
Profit/(Loss) after tax		12,520	(16,392)
Profit/(Loss) brought forward from previous year		(21,130)	(4,738)
Profit/(Loss) carried over to Balance Sheet		(8,610)	(21,130)
Earning per share(equity share, par value of Rs. 10 each)			
- Basic and diluted earning per share		0.25	-0.47

ACCOUNTING POLICIES

8

NOTES TO ACCOUNTS


9

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

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

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

Directors


Vishwanand Keshri
Partner
Membership no. 505508
May 5, 2010
New Delhi




Ashim Sarin


Sharda Sarin

SCHEDULES FORMING PART OF THE BALANCE SHEET

	As at March 31, 2010 Rs.	As at March 31, 2009 Rs.
1. SHARE CAPITAL		
Authorised 50,000 (50,000) equity shares of Rs. 10.00 (Rs. 10.00) each	500,000	500,000
Issued, subscribed and paid up *50,000 (*50,000) equity shares of Rs. 10.00 (Rs. 10.00) each fully paid up	500,000	500,000
*Entire share capital is held by the holding company, Anant Raj Industries Limited, including 6 (6) shares registered in the name of the nominees of the holding company.		
2. UNSECURED LOAN		
From holding company	499,999,900	-
3. INVESTMENT (Unquoted and Non Trade) In Mahalaxmi Designs Private Limited - 500,000 (Nil) 9% Non cumulative redeemable preference shares of Rs. 10 each fully paid up.	500,000,000	-
4. CASH AND BANK BALANCES		
Cash in hand	4,473	4,533
Balance with scheduled bank		
- in current account	46,445	55,419
- in deposit account	434,712	411,442
	485,630	471,394
5. ADVANCES		
Accrued interest	2,609	2,793
Income tax receivable	5,359	4,079
	7,968	6,872
6. CURRENT LIABILITIES & PROVISIONS		
Expenses payable	6,618	6,618
Provision for tax	5,600	2,688
	12,218	9,306
7. MISCELLANEOUS EXPENDITURE (to the extent not written off or adjusted) Preliminary expenses	9,910	9,910



8. ACCOUNTING POLICIES

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. INVESTMENTS

Investment in company are stated at cost and provision is made to recognize any decline, other than temporary, in the value of such investments.

E. MISCELLANEOUS EXPENDITURE

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



9. NOTES TO ACCOUNTS

- i) The Company proposes to undertake development of real estate projects and directors are identifying for suitable opportunities in this regard.

ii) 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.

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.

Elevator Properties 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.

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 Housing Pvt. Ltd.

One Star Realty Pvt. Ltd.

Oriental Meadows Ltd.

Oriental Promoters Pvt. 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

Ashim Sarin

Chairman

Sharda Sarin

Director

Sunaini Sarin

Director

Note: Related party relationship is as identified by the Company on the basis of available information.

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	For the year ended March 31, 2009
1	Share capital issued to holding company	Anant Raj Industries Ltd	-	400,000
2	Loans received from holding company	Anant Raj Industries Ltd	50,000,000	-
3	Loans repaid to holding company	Anant Raj Industries Ltd	100	-

c) Amount outstanding as at March 31, 2010:

S. No.	Nature of Transactions	Related Party	As at March 31, 2010	As at March 31, 2009
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	499,999,900	-

iii) 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.

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

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



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

I. Registration details

Registration No.	U45400DL2007PTC162502
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	500,500
Total liabilities	500,500

Sources of funds

Paid up capital	500
Unsecured loan	500,000

Application of funds

Investment	500,000
Net current assets	481
Miscellaneous expenditure	10
Profit and loss account	9

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

III. Performance of the Company

Turnover	27
Total expenditure	9
Profit before tax	18
Profit after tax	13
Earning per share (Rs.)	0.25

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

Directors


Ashim Sarin


Sharda Sarin



New Delhi.
May 5, 2010

NOVEL BUILDMART 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	18,120	(13,704)
Adjustment for:		
- Loans and advances	(1,096)	(6,872)
- Other liabilities	2,912	5,935
Cash generated from operations	19,936	(14,641)
Provision for income tax	(5,600)	(2,688)
Net cash flow operating activities (A)	14,336	(17,329)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Increase in investment (B)	(500,000,000)	-
C. CASH FLOW FROM FINANCING ACTIVITIES		
Issuance of equity share capital	-	400,000
Increase in unsecured loan	499,999,900	
Net cash used in financing activities (C)	499,999,900	400,000
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (A+B+C)	14,236	382,671
Cash and cash equivalents - Opening balance	471,394	88,723
Cash and cash equivalents - Closing balance	485,630	471,394

Note: Figures in brackets indicate cash outflow

Auditor's report


We have examined the Cash Flow Statement of Novel Buildmart 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

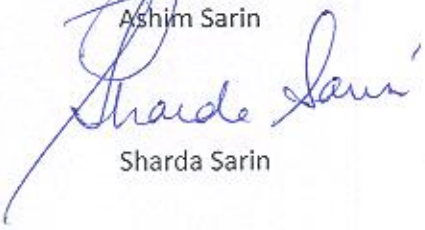
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