

## AUDITOR'S REPORT

To the members of  
**Rapid Realtors Private Limited**

We have audited the attached Balance Sheet of Rapid Realtors Private Limited as at March 31, 2010, and the related Profit and Loss Account and the 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 accounting policies and notes 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 expenditure incurred 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 12, 2010



*Vishwanand Keshri*

Vishwanand Keshri  
Partner  
Membership No. 505508

**RAPID REALTORS PRIVATE LIMITED**  
**BALANCE SHEET AS AT MARCH 31, 2010**

	Schedules	As at March 31, 2010 Rs.	As at March 31, 2009 Rs.
<b>SOURCES OF FUNDS</b>			
Share capital	1	500,000	500,000
Reserves and surplus	2	61,032	61,032
Unsecured loan	3	75,642,085	75,442,085
		<u>76,203,117</u>	<u>76,003,117</u>
<b>APPLICATION OF FUNDS</b>			
Fixed assets			
Land	4	75,781,028	75,776,928
Preoperative expenditure pending capitalisation	5	382,504	189,574
Current assets and advances			
Cash and bank balance	6	50,303	43,233
Less: Current liabilities	7	10,718	6,618
Net current assets		<u>39,585</u>	<u>36,615</u>
		<u>76,203,117</u>	<u>76,003,117</u>
<b>ACCOUNTING POLICIES</b>	8		
<b>NOTES TO ACCOUNTS</b>	9		

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

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

Directors

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



Vishwanand Keshri  
Partner  
Membership no. 505508  
May 12, 2010  
New Delhi



  
Pankaj Nakra

  
Rajeev Trehan

RAPID REALTORS 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.
<b>INCOME</b>		
Other income	-	-
<b>EXPENDITURE</b>		
Salary & wages	184,156	147,085
Audit fees	6,618	6,618
Bank charges	550	550
Filing fee	1,200	4,200
Printing and stationary	-	2,889
Legal and professional	406	-
	<u>192,930</u>	<u>161,342</u>
Expenses incurred during the year transferred to Preoperative expenditure pending capitalisation	192,930	161,342

ACCOUNTING POLICIES  
NOTES TO ACCOUNTS

8  
9

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

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

Directors


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



Vishwanand Keshri  
Partner  
Membership no. 505508  
May 12, 2010  
New Delhi



  
Pankaj Nakra

  
Rajeev Trehan

**SCHEDULES**

	As at March 31, 2010 Rs.	As at March 31, 2009 Rs.
<b>1. SHARE CAPITAL</b>		
Authorized		
49,000 (49,000) equity shares of Rs. 10 (Rs. 10) each	490,000	490,000
100 (100) 9% Preference shares of Rs. 100 (Rs. 100) each	<u>10,000</u>	<u>10,000</u>
	<u>500,000</u>	<u>500,000</u>
Issued, Subscribed and Paid Up		
*49,000 (*49,000) equity shares of Rs.10 (Rs. 10) each fully paid up	490,000	490,000
*100 (*100) 9% Preference shares of Rs. 100 (Rs. 100) each full paid up	<u>10,000</u>	<u>10,000</u>
	<u>500,000</u>	<u>500,000</u>
<p>*Entire share capital is held by the holding company, Anant Raj Industries Ltd. including 6 (6) shares registered in the name of nominees of the holding company.</p>		
<b>2. RESERVES AND SURPLUS</b>		
General reserve	<u>61,032</u>	<u>61,032</u>
<b>3 UNSECURED LOAN</b>		
From holding company	<u>75,642,085</u>	<u>75,442,085</u>
<b>4 FIXED ASSETS</b>		
Land	<u>75,781,028</u>	<u>75,776,928</u>
<b>5 PREOPERATIVE EXPENDITURE PENDING CAPITALISATION</b>		
Opening Balance	189,574	28,232
Addition during the year	<u>192,930</u>	<u>161,342</u>
	<u>382,504</u>	<u>189,574</u>
<b>6 CASH AND BANK BALANCES</b>		
Cash in hand	5,714	5,500
Bank balance in current account maintained with scheduled bank	<u>44,589</u>	<u>37,733</u>
	<u>50,303</u>	<u>43,233</u>
<b>7 CURRENT LIABILITIES</b>		
Expenses payable	<u>10,718</u>	<u>6,618</u>



## 8 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. FIXED ASSETS

Fixed assets are accounted for at cost of acquisition including directly attributable costs incurred for purchase of the assets and putting the same to use.

### D. IMPAIRMENT OF ASSETS

Consideration is given at each Balance Sheet to determine whether there is any indication of impairment of the carrying amount of the Company's fixed assets. If any indication exists, the recoverable value of assets is estimated. An impairment loss is recognised whenever the carrying amount of an asset exceeds its recoverable amount, the latter being greater of net selling price and value in use.

### E. 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.



## 9 NOTES TO ACCOUNTS

- i) The Company had purchased land for development of of real estate project in Delhi. Expenses incurred by the Company during the year considered to enhance the value of the development project, are being capitalised under the head 'Preoperative Expenditure Pending Capitalisation' to constitute cost of the respective project and the same shall be apportioned over fixed assets to be created on completion of development in progress.

### ii) Related Party Disclosures

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

#### a) Name of related parties and description of relationships :

##### **Holding Company**

Anant Raj Industries Limited

##### **Fellow Subsidiaries**

Advance Buildcon Pvt. Ltd.	Gujarat Anant Raj Vidhyanagar Ltd.
Anant Raj const. & Dev. Pvt. Ltd.	Hemkunt Promoters Pvt. Ltd.
Anant Raj Hotels Ltd.	Highland Meadows Pvt. Ltd .
Anant Raj International FZE	Kalinga Buildtech Pvt. Ltd.
Anant Raj Projects Ltd.	Kalinga Realtors Pvt. Ltd.
Ankur Buildcon Pvt. Ltd.	Krishna Buildtech Pvt. Ltd.
A-Plus Estates Pvt. Ltd.	Lucky Meadows Pvt. Ltd.
Blossom Buildtech Pvt. Ltd.	Monarch Buildtech Pvt. Ltd.
Capital Buildcon Pvt. Ltd.	Novel Buildmart Pvt. Ltd.
Capital Buildtech Pvt. Ltd.	Novel Housing Pvt. Ltd.
Carnation Buildtech Pvt. Ltd.	One Star Realty Pvt. Ltd.
Century Promoters Pvt. Ltd.	Oriental Meadows Ltd.
Echo Buildtech Pvt. Ltd.	Oriental Promoters Pvt. Ltd.
Echo Properties Pvt. Ltd.	Papillon Buildcon Pvt. Ltd.
Elegant Buildcon Pvt. Ltd.	Papillon Buildtech Pvt. Ltd.
Elegant Estates Pvt. Ltd.	Parkland Developers Pvt. Ltd.
Elevator Builders Pvt. Ltd.	Parkview Promoters Pvt. Ltd.
Elevator Buildtech Pvt. Ltd.	Pasupati Aluminium Ltd.
Elevator Promoters Pvt. Ltd.	Pelikan Estates Pvt. Ltd.
Elevator Properties Pvt. Ltd.	Pioneer Promoters Pvt. Ltd.
Empire Promoters Pvt. Ltd.	Rising Realty Pvt. Ltd.
Fabulous Builders Pvt. Ltd.	Rolling Construction Pvt. Ltd.
Gadget Builders Pvt. Ltd.	Romano Tiles Pvt. Ltd.
Gagan Buildtech Pvt. Ltd.	Roseview Buildtech Pvt. Ltd.
Good Luck Buildtech Pvt. Ltd.	Roseview Properties Pvt. Ltd.
Grand Buildtech Pvt. Ltd.	Sand Storm Buildtech Pvt. Ltd.
Grand Park Buildtech Pvt. Ltd.	Sovereign Buildwell Pvt. Ltd.
Grand Park Estates Pvt. Ltd.	Spring View Developers Pvt. Ltd.
Greatway Estates Ltd.	Spring view Properties Pvt. Ltd.
Greatways Buildtech Pvt. Ltd.	Suburban Farms Pvt. Ltd.
Green Line Buildcon Pvt. Ltd.	Townsend Cons. & Equipments Pvt. Ltd.
Green Line Promoters Pvt. Ltd.	Twenty First Developers Pvt. Ltd.
Green Retreat and Motels Pvt. Ltd.	Vibrant Buildmart Pvt. Ltd.
Green View Buildwell Pvt. Ltd.	West Land Buildcon Pvt. Ltd.
Green Way Promoters Pvt. Ltd.	White Diamond Cons. & Equipment Pvt. Ltd.
Green Wood Properties Pvt. Ltd.	Woodland Promoters Pvt. Ltd.



**Partnership firm in which holding company is partner**

Ganga Bishan & Company

**Key management Personnel**

Pankaj Nakra

Monica Sarin

Rajeev Trehan

Chairman

Director

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, 2009 Rs.
1	Share capital issued to holding company	Anant Raj Industries Ltd.	-	400,000
2	Loans received from holding company	Anant Raj Industries Ltd.	200,000	192,085
3	Loans repaid to holding company	Anant Raj Industries Ltd.	-	400,000

**c) Amount outstanding as at March 31, 2010:**

S. No.	Nature of Transactions	Related Party		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.	75,642,085	75,442,085

iii) In the opinion of the management, the current assets, if realised in the ordinary course of business would yield a sum at least equal to that stated in the Balance Sheet.

iv) Figures and words in brackets relate to the previous year unless otherwise indicated.

v) Previous year figures have been regrouped or recast, wherever necessary, in order to confirm to this year's presentation.





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

**I. Registration details**

Registration No.

U74899DL1986PTC026512

State code

55

Balance Sheet Date

March 31, 2010

As at March  
31, 2010

Rs. (in 000's)

**II. Position of mobilisation and deployment of funds**

Total assets

76,203

Total liabilities

76,203

**Sources of funds**

Paid up capital

500

Reserves and surplus

61

Unsecured loan

75,642

**Application of funds**

Fixed assets

75,781

Preoperative expenditure pending capitalisation

382

Net current assets

40

For the year  
ended March

31, 2010

Rs. (in 000's)

**III. Performance of the Company**

Turnover

-

Total expenditure

193

Profit before tax

Nil

Earning per share (Rs.)

Nil

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

Directors



Pankaj Nakra



Rajeev Trehan

New Delhi,  
May 12, 2010



RAPID REALTORS 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.
<b>A. CASH FLOW FROM OPERATIONS</b>			
Profit before tax and extraordinary items		-	-
Preoperative expenditure pending capitalisation		(192,930)	(161,342)
Adjustment for:			
- Other liabilities		-	1,562
<b>Net cash from operating activities</b>	<b>(A)</b>	<b>(192,930)</b>	<b>(159,780)</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>			
Purchase of fixed assets		-	(45,000)
<b>Net cash used in investing activities</b>	<b>(B)</b>	<b>-</b>	<b>(45,000)</b>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>			
Issuance of equity share capital		-	400,000
Increase /(Decrease) in unsecured loans		200,000	(207,915)
<b>Net cash used in financing activities</b>	<b>(C)</b>	<b>200,000</b>	<b>192,085</b>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(A+B+C)</b>	<b>7,070</b>	<b>(12,695)</b>
Cash and cash equivalents - Opening balance		43,233	55,928
Cash and cash equivalents - Closing balance		50,303	43,233

Note: Figures in brackets indicate cash outflow

**Auditor's report**

We have examined the Cash Flow Statement of Rapid Realtors 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

Directors

*Vishwanand Keshri*

Vishwanand Keshri  
Partner  
Membership no. 505508  
May 12, 2010  
New Delhi



*Pankaj Nakra*

Pankaj Nakra

*Rajeev Trehan*

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