

## AUDITOR'S REPORT

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To the members of  
Elevator Properties Private Limited

We have audited the attached Balance Sheet of Elevator Properties Private Limited as at March 31, 2011, and the Profit and Loss Account and also 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) None of the directors of the Company would be disqualified under the provisions of section 274 (1) (g) of the Companies Act, 1956, from being appointed as a director of the Company, as the Company is a private company and the said section only provides for ineligibility from being appointed as a director of any other public company.



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:

- a) In case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2011;
- b) in the case of Profit and Loss Account, of the profit earned by the Company for the financial year ended on that date; and
- c) in the case of Cash Flow Statement, of the cash flows of the Company for the financial year ended on that date.

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



B. Bhushan & Co.  
Chartered Accountants  
Firm Registration No. 001596N

By the hand of

Rakesh Jain  
Partner

Membership No. 086501

April 30, 2011

**ELEVATOR PROPERTIES PRIVATE LIMITED**

**BALANCE SHEET AS AT MARCH 31, 2011**

	Schedules	As at March 31, 2011 Rs.	As at March 31, 2010 Rs.
<b>SOURCES OF FUNDS</b>			
Share capital	1	500,000	500,000
Profit and loss account		519,585	-
Unsecured loans	2	<u>185,773,788</u>	<u>160,223,788</u>
		<u>186,793,373</u>	<u>160,723,788</u>
<b>APPLICATION OF FUNDS</b>			
Fixed asset	3	161,779,640	-
Capital work in progress including capital advance		4,831,020	160,635,120
Current assets and loan and advances			
Cash and bank balances	4	19,083,388	47,414
Loans and advances	5	<u>1,394,777</u>	-
		20,478,165	47,414
Less: Current liabilities	6	<u>305,362</u>	<u>6,618</u>
Net current assets		20,172,803	40,796
Miscellaneous expenditure (to the extent not written off or adjusted)	7	9,910	9,910
Profit and loss account		-	37,962
		<u>186,793,373</u>	<u>160,723,788</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 Elevator Properties Private Limited.

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

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

Rakesh Jain  
Partner  
Membership no. 086501  
April 30, 2011  
New Delhi



Directors

Anil Sarin

Monica Sarin

**ELEVATOR PROPERTIES PRIVATE LIMITED**

**PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED MARCH 31, 2011**

	Schedules	For the year ended March 31, 2011 Rs.	For the year ended March 31, 2010 Rs.
<b>INCOME</b>			
Interest on fixed deposits		839,409.00	-
<b>EXPENDITURE</b>			
Audit fees		6,618	6,618
Bank charges		3,648	550
Filing fees		3,300	600
Legal and professional		1,552	516
		<u>15,118</u>	<u>8,284</u>
<b>Profit/(Loss) during the year</b>		<b>824,291</b>	<b>(8,284)</b>
Provision for tax		(266,744)	-
<b>Profit/(Loss) after tax</b>		<b>557,547</b>	<b>(8,284)</b>
Profit/(Loss) brought forward from previous year		(37,962)	(29,678)
<b>Profit/(Loss) carried over to Balance Sheet</b>		<b>519,585</b>	<b>(37,962)</b>
<b>Earning per share (equity share, par value of Rs. 10 each)</b>			
- Basic and diluted earning per share		11.15	-0.17

ACCOUNTING POLICIES

8

NOTES TO ACCOUNTS

9

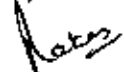
This is the Profit and Loss Account referred in our report of even date addressed to the members of Elevator Properties Private Limited.

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

B. Bhushan & Co.

Chartered Accountants

By the hand of



Rakesh Jain

Partner

Membership no. 086501

April 30, 2011

New Delhi



Directors

Anil Sarin

Monica Sarin



SCHEDULES	As at March 31, 2011 Rs.	As at March 31, 2010 Rs.
<b>1 SHARE CAPITAL</b>		
Authorized		
50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each	500,000	500,000
Issued, subscribed and paid up		
*50,000 (*50,000) equity shares of Rs. 10 (Rs. 10) 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 nominee of the holding company.		
<b>2 UNSECURED LOANS</b>		
From holding company	185,773,788	160,223,788
<b>3 FIXED ASSETS</b>		
Land	161,779,640	-
<b>4 CASH AND BANK BALANCES</b>		
Cash in hand	4,823	4,873
Bank balance with scheduled bank		
- In current account	78,565	42,541
- In deposit account	19,000,000	-
	19,083,388	47,414
<b>5 LOANS &amp; ADVANCES</b>		
Prepaid expenses	555,368	-
Interest accrued but not due	755,467	-
Tax deducted at source receivable	83,942	-
	1,394,777	-
<b>6 CURRENT LIABILITIES AND PROVISION</b>		
Expenses payable	6,618	6,618
Duties & taxes payable	32,000	-
Provision for tax	266,744	-
	305,362	6,618
<b>7 MISCELLANEOUS EXPENDITURE</b> (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. 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 recognized 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

### F. EARNINGS PER SHARE

The company reports basic and diluted earnings per share (EPS) in accordance with Accounting Standard 20 on Earnings Per Share. Basic EPS is computed 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. Diluted EPS is computed 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 as adjusted for the effects of all dilutive potential equity shares, except where the results are anti-dilutive.

### G. MISCELLANEOUS EXPENDITURE

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



9 NOTES TO ACCOUNTS

- i) Contingent liabilities in respect of bank guarantee provided to Greater Noida Industrial Development Authority of Rs. 1.90 crores towards the differential value of the stamp duty chargeable on the lease deed in respect of the plot allotted to the Company.
- ii) The Company has identified development of IT park in Noida and has acquired plot under lease deed executed with the Greater Noida Industrial Development Authority during the year. The Company is in the process of developing the said IT park.
- iii) The earning considered in ascertaining the Company's EPS is 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. The weighted diluted earnings per equity share are computed using the weighted average number of equity shares and dilutive potential equity shares outstanding during the period.

		For the year ended March 31, 2011	For the year ended March 31, 2010
Net profit/(loss) attributable to equity shareholders	Rs.	557,547	(8,284)
Nominal value of equity share	Rs.	10	10
Weighted average number of equity shares outstanding during the year	No.	50,000	50,000
Basic and diluted earnings per share	Rs.	11.15	(0.17)

iv) 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

Aarkarshak Realtors Pvt. Ltd.

Advance Buildcon Pvt. Ltd.

Anant Raj construction & Dev. Pvt. Ltd.

Anant Raj Hotels Ltd.

Anant Raj Housing Ltd.

Anant Raj Projects Ltd.

Ankur Buildcon Pvt. Ltd.

A-Plus Estates Pvt. Ltd.

BBB Realty Pvt. Ltd.

Blossom Buildtech Pvt. Ltd.

Bolt Properties Pvt. Ltd.

Capital Buildcon Pvt. Ltd.

Capital Buildtech Pvt. Ltd.

Carnation Buildtech Pvt. Ltd.

CCC Realty Pvt. Ltd.

Century Promoters Pvt. Ltd.

Echo Buildtech Pvt. Ltd.

Echo Properties Pvt. Ltd.

Jubilant Software Services Pvt. Ltd.

Kalinga Buildtech Pvt. Ltd.

Kalinga Realtors Pvt. Ltd.

Krishna Buildtech Pvt. Ltd.

Lucky Meadows Pvt. Ltd.

Monarch Buildtech Pvt. Ltd.

North South Properties Pvt. Ltd.

Novel Buildmart 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.

Park Land Const. & Equipment Pvt. Ltd.

Parkland Developers Pvt. Ltd.

Parkview Promoters Pvt. Ltd.

Pasupati Aluminium Ltd.



Elegant Buildcon Pvt. Ltd.  
 Elegant Estates Pvt. Ltd.  
 Elevator Buildtech Pvt. Ltd.  
 Elevator Promoters Pvt. Ltd.  
 Empire Promoters Pvt. Ltd.  
 Excellent Inframart Pvt. Ltd.  
 Fabulous Builders Pvt. Ltd.  
 Four Construction Pvt. Ltd.  
 Gadget Builders Pvt. Ltd.  
 Gagan Buildtech Pvt. Ltd.  
 Glaze Properties 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.  
 Hamara Realty Pvt. Ltd.  
 High Land Meadows Pvt. Ltd.  
 Hemkunt Promoters Pvt. Ltd.  
 Jasmine Buildwell Pvt. Ltd.

Pelikan Estates Pvt. Ltd.  
 Pioneer Promoters Pvt. Ltd.  
 Rapid Realtors Pvt. Ltd.  
 Rising Realty Pvt. Ltd.  
 Rolling Construction Pvt. Ltd.  
 Romano Estate Pvt. Ltd.  
 Romano Infrastructure Pvt. Ltd.  
 Romano Projects Pvt. Ltd.  
 Romano Tiles Pvt. Ltd.  
 Rose Realty Pvt. Ltd.  
 Roseview Buildtech Pvt. Ltd.  
 Roseview Properties Pvt. Ltd.  
 Saffron View Properties Pvt. Ltd.  
 Sand Storm Buildtech Pvt. Ltd.  
 Sartaj Developers & Promoters Pvt. Ltd.  
 Sovereign Buildwell Pvt. Ltd.  
 Spring View Developers Pvt. Ltd.  
 Spring view Properties Pvt. Ltd.  
 Suburban Farms Pvt. Ltd.  
 Three Star Realty Pvt. Ltd.  
 Townsend Cons. & Equipments Pvt. Ltd.  
 Tumhareliya Realty 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, 2011 Rs.	For the year ended March 31, 2010 Rs.
1	Unsecured loans received from holding company	Anant Raj Industries Ltd.	26,200,000	-
2	Unsecured loans repaid to holding company	Anant Raj Industries Ltd.	650,000	100

c) Amount outstanding as at March 31, 2011

S. No.	Account Head	Related Party	As at March 31, 2011 Rs.	As at March 31, 2010 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.	185,773,788	160,223,788





v) Details of capital work in progress as at March 31, 2011:

Particulars	2010-11	2009-10
	Rs.	Rs.
a) Construction and development expenses	4,023,020	-
b) Capital advance	808,000	160,635,120
	<u>4,831,020</u>	<u>160,635,120</u>

vi) In the opinion of the management, the current assets, loans and advances, if realized, in the ordinary course of business, would realize a sum equal to that stated in the Balance Sheet.

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

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



ix) 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, 2011

As at March  
31, 2011  
Rs.(in '000)

II. Position of mobilization and deployment of funds

Total assets	186,793
Total liabilities	186,793

Sources of funds

Paid up capital	500
Profit and loss account	520
Unsecured loans	185,774

Application of funds

Fixed assets	161,780
Capital work in progress including capital advance	4,831
Net current assets	20,172
Miscellaneous expenditure	10

For the year  
ended March  
31, 2011  
Rs.(in '000)

III. Performance of the Company

Turnover	-
Total expenditure	15
Profit before tax	824
Profit after tax	558
Earning per share (Rs.)	11.15

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

Directors

Anil Sarin

Monica Sarin



April 30, 2011  
New Delhi

*Anil Sarin*  
*Monica Sarin*

**ELEVATOR PROPERTIES PRIVATE LIMITED**

**CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2011**

		For the year ended March 31, 2011 Rs.	For the year ended March 31, 2010 Rs.
<b>A. CASH FLOW FROM OPERATIONS</b>			
Profit/(Loss) before tax and extraordinary items		824,291	(8,284)
Adjustment for:			
- Loans and advances		(1,394,777)	-
- Other liabilities		298,744	-
Cash generated from operation		(271,742)	(8,284)
Provision for tax		(266,744)	-
Net cash from operating activities	<b>(A)</b>	<b>538,486</b>	<b>(8,284)</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>			
Addition to Fixed assets		(161,779,640)	-
Change in Capital WIP Including advances		155,804,100	-
Net cash from investing activities	<b>(B)</b>	<b>(5,975,540)</b>	<b>-</b>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>			
Increase/(Decrease) in unsecured loans		25,550,000	(100)
Net cash from financing activities	<b>(C)</b>	<b>25,550,000</b>	<b>(100)</b>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(A+B+C)</b>	<b>19,035,974</b>	<b>(8,384)</b>
Cash and cash equivalents - Opening balance		47,414	55,798
Cash and cash equivalents - Closing balance		19,083,388	47,414

**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, 2011. 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

Rakesh Jain  
Partner  
Membership no. 086501  
April 30, 2011  
New Delhi



Directors

Anil Sarin

Monica Sarin

*Anil Sarin*  
*Monica Sarin*