

AUDITOR'S REPORT

To the members of
Kalinga Buildtech Private Limited

We have audited the attached Balance Sheet of Kalinga Buildtech Private Limited as at March 31, 2011, and the related 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



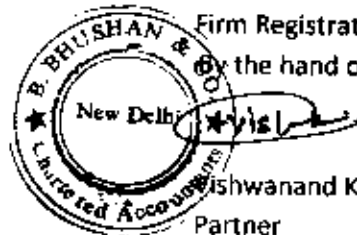
section only provides for ineligibility from being appointed as a director of any other public company.

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 loss suffered 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
Vishwanand Keshri
Partner

Membership No. 505508

May 10, 2011

KALINGA BUILDTECH PRIVATE LIMITED

BALANCE SHEET AS AT MARCH 31, 2011

	Schedules	As at March 31, 2011 Rs.	As at March 31, 2010 Rs.
SOURCES OF FUNDS			
Share capital	1	500,000	500,000
Unsecured loans	2	99,815,000	99,765,000
		<u>100,315,000</u>	<u>100,265,000</u>
APPLICATION OF FUNDS			
Investments	3	46,515,000	46,515,000
Current assets, loans and advances			
Cash and bank balances	4	31,534	30,129
Loans and advances	5	53,715,000	53,675,000
		<u>53,746,534</u>	<u>53,705,129</u>
Less: Current liabilities	6	6,618	6,618
Net current assets		<u>53,739,916</u>	<u>53,698,511</u>
Miscellaneous expenditure (to the extent not written off or adjusted)	7	9,910	9,910
Profit and Loss Account		50,174	41,579
		<u>100,315,000</u>	<u>100,265,000</u>
ACCOUNTING POLICIES	8		
NOTES TO ACCOUNTS	9		

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

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

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

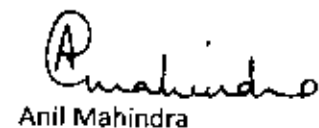


Vishwanand Keshri
Partner
Membership no. 505508
May 10, 2011
New Delhi



Directors


Sharda Sarin


Anil Mahindra

KALINGA BUILDTECH PRIVATE LIMITED

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

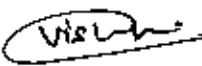
	Schedules	For the year ended March 31, 2011 Rs.	For the year ended March 31, 2010 Rs.
INCOME			
EXPENDITURE			
Audit fees		6,618	6,618
Bank charges		550	550
Filing fees		600	1,406
Legal and professional		827	216
		<u>8,595</u>	<u>8,790</u>
Loss incurred during the year		8,595	8,790
Debit balance in Profit and Loss Account brought forward		41,579	32,789
Debit balance in Profit and Loss Account carried over to Balance Sheet		50,174	41,579
Earning per share(equity share, par value of Rs. 10 each) - Basic and diluted earning per share		-0.17	-0.18
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 Kalinga Buildtech Private Limited.

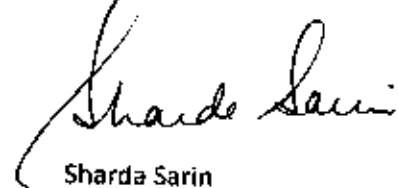
The schedules referred above form an integral part of the Profit and Loss Account.

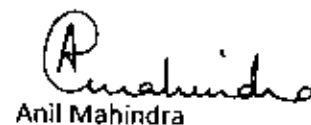
B. Bhushan & Co.
Chartered Accountants
By the hand of




Vishwanand Keshri
Partner
Membership no. 505508
May 10, 2011
New Delhi

Directors


Sharda Sarin


Anil Mahindra

SCHEDULES

	As at March 31, 2011 Rs.	As at March 31, 2010 Rs.
1 SHARE CAPITAL		
Authorized		
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 holding company, Anant Raj Industries Limited, including 6 (6) shares registered in the name of nominees of the holding Company.		
2 UNSECURED LOANS		
From holding Company	<u>99,815,000</u>	<u>99,765,000</u>
3 INVESTMENTS		
(Non Quoted and non trade)		
50,000 (50,000) equity shares of Rs. 10 each fully paid up - In A-Plus Estates Private Limited	<u>46,515,000</u>	<u>46,515,000</u>
4 CASH AND BANK BALANCES		
Cash in hand	3,273	3,873
Bank balance with scheduled bank		
- In current account	<u>28,261</u>	<u>26,256</u>
	<u>31,534</u>	<u>30,129</u>
5 LOANS & ADVANCES		
Loan given to subsidiary company	<u>53,715,000</u>	<u>53,675,000</u>
6 CURRENT LIABILITIES		
Expenses payable	<u>6,618</u>	<u>6,618</u>
7 MISCELLANEOUS EXPENDITURE		
(to the extent not written off or adjusted)		
Preliminary expenses	<u>9,910</u>	<u>9,910</u>



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. 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.

E. INVESTMENTS

Investment in subsidiaries are stated at cost including cost directly attributable to the acquisition thereof and provision is made to recognize any decline, other than temporary, in the value of such investments.

F. MISCELLANEOUS EXPENDITURE

Preliminary expenditure has not been amortized 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. The company had promoted fully owned subsidiary company which is undertaking real estate development projects in Delhi.
- ii) 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.

Particulars	For the year ended March	
	31, 2011	31, 2010
Net profit attributable to equity shareholders	Rs. (8,595)	(8,790)
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. (0.17)	(0.18)

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

Subsidiary Company

A-Plus Estates Private Limited

Fellow Subsidiaries

Aarkarshak Realtors Pvt. Ltd.

Advance Buildcon Pvt. Ltd.

Anant Raj construction & Dev. Pvt. Ltd.

Anant Raj Hotels Ltd.

Anant Raj Housing Pvt. Ltd.

Anant Raj Projects Ltd.

Ankur Buildcon 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.

Elegant Buildcon Pvt. Ltd.

Elegant Estates Pvt. Ltd.

Elevator Buildtech Pvt. Ltd.

Elevator Promoters Pvt. Ltd.

Jasmine Buildwell Pvt. Ltd.

Jubilant Software Services 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.

Pelikan Estates Pvt. Ltd.

Pioneer Promoters Pvt. Ltd.

Rapid Realtors Pvt. Ltd.



Elevator Properties 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.

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.
 Tumhareliye 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 Mahindra

Chairman

Sharda Sarin

Director

Sunalni Sarin

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	Loans received from holding company	Anant Raj Industries Ltd.	50,000	-
2	Loan given to subsidiary Company	A-Plus Estates Pvt. Ltd.	40,000	-

c) Amount outstanding as at March 31, 2011:

S. No.	Nature of Transactions	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.	99,815,000	99,765,000
3	Loans receivable from subsidiary company	A-Plus Estates Pvt. Ltd.	53,715,000	53,675,000
4	Investment in subsidiary	A-Plus Estates Pvt. Ltd.	46,515,000	46,515,000



- iv) 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.
- v) Previous year figures have been regrouped/recast, where ever necessary to confirm with this year's presentation.
- vi) Figures in brackets pertain to the previous year, unless otherwise indicated.
- vii) Additional information under Part IV of Schedule VI of the Companies Act, 1956:

i. Registration details

Registration No.	U45400DL2007PTC162507
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	100,315
Total liabilities	100,315

Sources of funds

Paid up capital	500
Unsecured loans	99,815

Application of funds

Investments	46,515
Net current assets	53,739
Miscellaneous expenditure	10
Profit and Loss Account	50

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

iii. Performance of the Company

Turnover	-
Total expenditure	9
Loss before tax	9
Loss after tax	9
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.



Directors

Sharda Sarin
Sharda Sarin

Anil Mahindra
Anil Mahindra

New Delhi,
May 10, 2011

KALINGA BUILDTECH 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.
A. CASH FLOW FROM OPERATIONS			
Profit before tax and extra ordinary items		(8,595)	(8,790)
Adjustment for:			
- Loans and advances		(40,000)	-
Net cash flow from operating activities	(A)	(48,595)	(8,790)
B. CASH FLOW FROM INVESTING ACTIVITIES	(B)	-	-
C. CASH FLOW FROM FINANCING ACTIVITIES			
Changes in unsecured loans		50,000	-
Net cash used in financing activities	(C)	50,000	-
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(A+B+C)	1,405	(8,790)
Cash and cash equivalents - Opening balance		30,129	38,919
Cash and cash equivalents - Closing balance		31,534	30,129

Note: Figures in brackets indicate cash outflow

Auditor's report

We have examined the Cash Flow Statement of Kalinga Buildtech 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

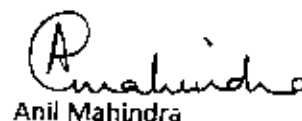


Vishwanand Keshri
Partner
Membership no. 505508
May 10, 2011
New Delhi



Directors


Sharda Sarin


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