

A.K. Jindal & Associates
Chartered Accountants

201, Suchet Chambers, 1224/5, Naiwala, Bank Street, Karol Bagh, Delhi 110005, Tel : 28750239, 41548454

AUDITOR'S REPORT

To

The Members of Pioneer Promoters Private Limited

We have audited the attached Balance Sheet of Pioneer Promoters Private Limited as at March 31, 2011 and also the Profit & Loss Account and the Cash Flow Statement of the Company 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 auditing standards generally accepted in India. Those Standards require that we plan and perform the audit to obtain a reasonable assurance about whether the financial statements are free of material mis-statement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the management, as well as evaluating the overall financial statements presentation. We believe that our audit provides a reasonable basis for our opinion.

1. As required by the companies (Auditor's Report) Order, 2003 issued by the Central Government of India in terms of sub-section (4A) of section 227 of the Companies Act, 1956, we enclose in the Annexure a statement on the matters specified in paragraphs 4 and 5 of the said order.
2. Further to our comments in the Annexure referred to above, we report that :
 - (a). We have obtained all the information and explanation which to the best of our knowledge and belief were necessary for the purpose of our audit.
 - (b). 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 the books.
 - (c). The Balance Sheet, the Profit and Loss account and Cash Flow Statement dealt with by this report are in agreement with the books of account.
 - (d). In our opinion, the Balance Sheet, the Profit and Loss account and Cash Flow statement dealt with by this report comply with the Accounting Standards referred to in Sub-section (3C) of Section 211 of the Companies Act, 1956.



(e). On the basis of representations received from the directors as on 31st March, 2011 and taken on record by the Board of Directors, we report that none of the directors is disqualified as on 31st March, 2011 from being appointed as a director in terms of clause (g) of sub-section (1) of section 274 of the Companies act, 1956;


(f). In our opinion, and to the best of our information and according to the explanations given to us, the said accounts read with significant accounting policies and notes thereon, give the information required by the Companies Act, 1956, in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:

- I] In the case of the Balance Sheet, of the state of affairs of the Company as at 31st march 2011; and
- II] In case of the Profit and Loss Account, of the Expenditure incurred by the Company for the year ended on that date.
- III] In case of the Cash Flow Statement, of the cash flows of the company for the year ended on that date.

Place: Delhi
Dated: 05.05.2011



For A. K. Jindal & Associates
Chartered Accountants
Firm Registration no. 006659N
By the hand of


(Ashok Gupta)
Partner
Membership no 085175

Annexure to the Auditor's Report of Pioneer Promoters Pvt. Ltd for the year ended 31st March 2011

Referred to in paragraph 1 of our Report of even date ;

- 1 (a) The company has maintained proper records showing full particulars including quantitative details and situation of the Fixed assets.
 - (b) During the year the management has physically verified the fixed assets in the phased programme which , in our opinion is reasonable having regard to the size and nature of the company. Discrepancies noticed on such verification were not material and have been properly dealt with in books of accounts.
 - (c) During the year no part of the Fixed Assets was disposed off by the company.
- 2 As the Company does not carry any inventory the provisions of clause 4(ii) of the Order are not applicable.
- 3 (a) In our opinion and according to information and explanations given to us the company had taken unsecured loan from Directors /other parties who are covered in the register maintained under Section 301 of the Companies Act 1956. The maximum amount involved during the year was Rs. 96,186,712/- and year end balance of loans taken from such parties was Rs. 96,186,712/- /- The rate of interest and other terms and conditions of loans taken by the company are prima facie not prejudicial to the interest of the company. There is no overdue amount.
- (b) According to information and explanations given to us the company had not granted any loans secured or unsecured to/from companies, firms or other parties covered in the register maintained under section 301 of the Companies Act, 1956.
- 4 In our opinion and according to the information and explanation given to us, there are adequate internal control procedures, commensurate with the size of the company and the nature of its business .



- 5 Based on the audit procedure applied by us and according to the information and explanations provided by the management, we are of the opinion that all the transactions that need to be entered in the register in pursuance of Section 301 of the Act have been so entered.
These transactions have been made at a prices which are reasonable having regard to the prevailing market prices at the relevant time.
- 6 The company has not accepted any deposits from the public during the year.
- 7 In our opinion, the company has an internal audit system commensurate with the size and nature of its business.
8. The Central Government has not prescribed the maintenance of cost records by the company under section 209(1)(d) of the companies Act.1956.
- 9 According to information and explanations given to us, in respect of statutory dues and other dues :
- (a) According to records examined by us the company is regular in depositing undisputed statutory dues . There is no arrear of any of the statutory dues at the last day of the financial year for a period of more than six months from the date they become payable.
- (b) According to the information and explanation given to us , there are no undisputed amounts outstanding on 31-3-2011 in respect of sales tax/custom duty/wealth tax/excise duty/cess.
- 10 The company does not have accumulated losses at the end of the financial year . The company has not incurred any cash losses during the financial year covered by our audit and in the immediately preceding financial year.
- 11 Based on our audit procedure and on the information and explanation given by the management, the company has not taken any loan from any of the financial institution /bank or through debentures.
- 12 The company has not granted loans and advances , on the basis of security by way of pledge of shares, debentures and other securities.
- 13 The Company is not a chit fund, nidhi or mutual benefit fund/society. Therefore the provisions of clause 4(xiii) of the order are not applicable to the company.
- 14 The company has not dealt or traded in shares , securities or other investments during the year.



- 15 According to records of the company and information and explanation provided by the management, the company has not given any guarantee for loans taken by others from banks or financial institutions.
- 16 The company has neither raised any term loan during the year nor any unutilized amount was left on this account,
- 17 According to the information and explanations given to us and on an overall examination of the Balance Sheet of the company, we report that the funds raised on short term basis have not been utilized for long term investment and *vice-versa*.
- 18 The company had not made any preferential allotment of shares to the parties or companies covered in the register maintained under section 301 of the Companies Act, 1956.
- 19 The Company did not issue any debentures during the year.
- 20 The company had not raised any money through a public issue during the year.
- 21 Based on the Audit procedures performed and information and explanations given by the management, we report that no fraud on or by the company has been noticed or reported during the year.

Place: Delhi
Dated: 05.05.2011



For A. K. Jindal & Associates
Chartered Accountants
Firm Registration no. 006659N
By the hand of


(Ashok Gupta)
Partner
Membership no 085175

PIONEER PROMOTERS PRIVATE LIMITED
H-65, Connaught Circus, New Delhi
BALANCE SHEET AS AT MARCH 31, 2011

	<u>Schedule</u>	<u>As at March</u> <u>31st 2011</u>	<u>As at March</u> <u>31st 2010</u>
<u>SOURCES OF FUNDS</u>			
Share Capital	1	700,000.00	500,000.00
Share Application Money		-	160,000,000.00
 Reserve & Surplus	 2	 160,813,806.58	 1,014,824.58
 Unsecured Loan	 3	 96,186,712.00	 95,736,712.00
		<u>257,700,518.58</u>	<u>257,251,536.58</u>
<u>APPLICATION OF FUNDS</u>			
Fixed Assets	4	107,709,948.71	106,808,344.71
Capital Advances		150,000,000.00	150,000,000.00
<u>Current Assets, Loans & Advances</u>			
Cash and bank balance	5	30,490.87	466,013.87
Loans & Advances	6	-	168,203.00
		<u>30,490.87</u>	<u>634,216.87</u>
Less: Current Liabilities	7	39,921.00	191,025.00
Net Current Assets		(9,430.13)	443,191.87
		<u>257,700,518.58</u>	<u>257,251,536.58</u>

NOTES TO ACCOUNTS

This is the Balance Sheet referred in our report of even date addressed to the members of Pioneer Promoters Private Limited

8

The Schedule referred above form an integral part of the Balance Sheet

For A.K. Jindal & Associates
Chartered Accountants


DIRECTORS

Place: New Delhi
Date: 05.05.2011


Ashok Gupta
(Partner)

Membership no .085175




(Amar Sarin)


(Suraj Parkash Sethi)

PIONEER PROMOTERS PRIVATE LIMITED
H-65, Connaught Circus, New Delhi
PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED MARCH 31,2011

	<u>For the year</u> Ended <u>March 31,2011</u>	<u>For the year</u> Ended <u>March 31,2010</u>
<u>INCOME</u>		
Interest on FDR	-	817,316.00
	-	817,316.00
<u>EXPENDITURE</u>		
Misc. Expenses	1,000.00	-
Filing Charges	9,186.00	1,806.00
Bank Charges	-	240.29
Legal & Professional Charges	2,205.00	438.00
Interest on Bank OD	-	218,814.13
Electricity Expenses	7,230.00	
<u>Auditor's Remuneration</u>		
Audit Fee	5,000.00	5,000.00
	24,621.00	226,298.42
Net Profit before provision of Tax		591,017.58
Less: Provision for Tax		182,625.00
Profit after Tax		408,392.58
Profit/Loss Brought forward from earlier Years		606,432.00
Balance Carried to Profit & Loss A/c in the Balance Sheet		1,014,824.58
Prior Period Tax transferred to Profit & Loss Account in the Balance Sheet	1,018.00	
Expenditure Capitalised during the year	24,621.00	

NOTES TO ACCOUNTS

8

This is the Balance Sheet referred in our report of even date addressed to the members of Pioneer Promoters Private Limited

The Schedule referred above form an integral part of the Profit & Loss A/c

For A.K. Jindal & Associates
Chartered Accountants

DIRECTORS

Place: New Delhi
Date: 05.05.2011

Ashok Gupta
Ashok Gupta
(Partner)

Membership no .085175



(Amar Sarin)
(Amar Sarin)

(Suraj Parkash Sethi)
(Suraj Parkash Sethi)

SCHEDULE

	31.03.2011	31.03.2010
	Rupees	Rupees
1 SHARE CAPITAL		
Authorised		
6000 Equity Shares of Rs.100 each	600,000.00	500,000.00
2000 Preference Shares of Rs.100 each	200,000.00	-
Issued,Subscribed & Paid up		
5000 Equity Shares of Rs.100/- each fully Paid up (Entire Capital is held by the Holding Company Anant Raj Industries Ltd.and its nominees)	500,000.00	500,000.00
2000 Preference Shares of Rs.100/- each fully Paid up	200,000.00	-
	<u>700,000.00</u>	<u>500,000.00</u>
2 RESERVES & SURPLUS		
Share Premium	159,800,000.00	-
Profit & Loss Account	1,013,806.58	1,014,824.58
	<u>160,813,806.58</u>	<u>1,014,824.58</u>
3 UNSECURED LOAN		
From Holding Company	96,186,712.00	95,736,712.00
4 FIXED ASSETS		
Land	106,808,344.71	106,512,243.00
Add: Addition during the year	529,135.00	296,101.71
Capital Work in Progress	372,469.00	-
	<u>107,709,948.71</u>	<u>106,808,344.71</u>
5 CASH AND BANK BALANCES		
Cash in Hand	5,561.00	6,591.00
Bank balance in current account with State Bank of India	24,929.87	459,422.87
	<u>30,490.87</u>	<u>466,013.87</u>
6 LOANS & ADVANCES		
TDS	-	168,203.00
7 CURRENT LIABILITIES		
Expenses Payable	39,371.00	5,000.00
Provision for Income Tax A.Y 2010-2011	-	182,625.00
Sundry Creditors	550.00	3,400.00
	<u>39,921.00</u>	<u>191,025.00</u>



Pioneer Promoters Pvt. Ltd.

8 Notes to Accounts

Accounting Policies and Notes on accounts

(A) Significant Accounting Policies

1 Conventions

The Accounts have been prepared Primarily under the historical Cost Convention and on the accrual basis of accounting

2 Fixed Assets

Fixed assets are stated at cost including duties, taxes and all other incidental expenses to bring the assets to its intended purposes .

(B) Notes Forming part of accounts:

1 In the opinion of the management, the current assets if realised during the Course of business would yield a sum atleast equal to that stated in the Balance Sheet.

2 The company is a wholly owned subsidiary of Anant Raj Industries Ltd. since all shares are held by Anant Raj Industries Ltd. and its nominees.

3 Related Party Disclosures

i. Name of related parties and description of relationship:

1. Holding Company Anant Raj Industries Ltd.

**ii. Transactions with related parties
Particulars**

	Holding Company Rs.
Loan Received	450000 (P.Y. 100500000/-)
Loan Repaid	NIL (P.Y.110726010/-)
Salary & Wages	504514 (P.Y. 236712)

iii Closing Balances with related parties:

Name of Transactions	Holding Company Rs.
Outstanding payable Anant Raj Industries Ltd.	96186712/- (P.Y. 95736712/-)



4 **Segment Reporting**

The company has no reportable Business or Geographical segment

5 **Earning per Shares**

Particulars		2010-2011	2009-2010
Profit attributable in the Shareholders	(A)	NIL	408393
Basic/Weighted average number of Equity Shares outstanding during the year	(B)	5000	5000
Nominal Value of Equity Shares		100	100
Basic Diluted Earnings per Shares	(A/B)	NIL	81.67

6 Previous year figures have been regrouped wherever found necessary .

7 Signature to the above Schedules which form an integral Part of the Balance Sheet and Profit & Loss Account.

Place : Delhi
Dated: 05.05.2011



DIRECTORS

(Signature)
(Amar Sarin)

(Signature)
(Suraj Parkash Sethi)

PIONEER PROMOTERS PRIVATE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2011

Particulars	For the year ended March 31, 2011 Rs.	For the year ended March 31, 2010 Rs.
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax and extraordinary items		591,018
Adjustment for:		
Depreciation		
Interest paid		
Interest received		(817,316)
Operating profit before working capital changes		(226,298)
Adjustment for:		
Inventories		
Sundry creditors and other payables	31,521	3,400
Trade and other receivables		
Cash generated from operations	31,521	(222,898)
Taxes Paid	15,440	168,203
NET CASH FROM OPERATING ACTIVITIES	(A) 16,081	(391,101)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Additions to fixed assets including project in progress	(901,604)	(296,101)
Capital Advances for Property Purchase		(150,000,000)
Interest received		817,316
NET CASH FLOW FROM/(USED IN) INVESTING ACTIVITIES	(B) (901,604)	(149,478,785)
C. CASH FLOW FROM FINANCE ACTIVITIES		
Proceeds from issue of Preference Share Capital	200,000	
Proceeds from Share Premium on issue of share	159,800,000	160,000,000
Proceeds from Share Application Money	(160,000,000)	
Increase in unsecured loans	450,000	(9,989,298)
Interest paid		
	(C) 450,000	150,010,702
D. NET INCREASE IN CASH AND CASH EQUIVALENTS	(A+B+C) (435,523)	140,816
Cash and cash equivalents opening balance	466,014	325,198
Cash and cash equivalents closing balance	30,491	466,014

Note: Figures in brackets indicate cash outflow.


This is the cash flow statement referred to in our report of even date

For A K Jindal & Associates
Chartered Accountants


Ashok Gupta
Partner
Membership No 085175



Place New Delhi.
Date 05/05/2011


Director

Director