

## AUDITOR'S REPORT

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To the members of  
**Three Star Realty Private Limited**

We have audited the attached Balance Sheet of Three Star Realty Private Limited as at March 31, 2011, and the related 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.

As required by The Companies (Auditors Report) Order, 2003, as amended by the Companies (Auditors' Report) (Amended) Order 2004, (Order) issued by the Central Government of India in terms of sub-section (4A) of section 227 of the Companies Act, 1956, do 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 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:
- a) In case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2011; and
  - b) In the case of Profit and Loss Account, of the loss suffered by the Company for the financial year ended on that date.
  - 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

**THREE STAR REALTY 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	100,000	100,000
<b>APPLICATION OF FUNDS</b>			
Current assets			
Cash and bank balances	2	68,870	77,542
Less: Current liabilities	3	19,470	6,618
Net current assets		49,400	70,924
Miscellaneous expenditure	4	7,609	7,609
Profit and loss account		42,991	21,467
		100,000	100,000
<b>ACCOUNTING POLICIES</b>	5		
<b>NOTES TO ACCOUNTS</b>	6		

This is the Balance Sheet referred in our report of even date addressed to the members of Three Star Realty Private Limited.

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

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



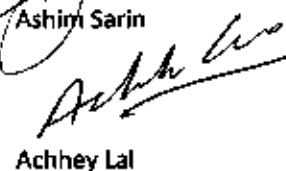
Vishwanand Keshri  
Partner  
Membership no. 505508  
May 10, 2011  
New Delhi



Directors



Ashim Sarin



Achhey Lal

THREE STAR REALTY 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>		-	-
<b>EXPENDITURE</b>			
Audit fees		6,618	6,618
Bank charges		550	550
Filing fees		13,252	600
Legal and professional		1,104	60
		<u>21,524</u>	<u>7,828</u>
<b>Loss during the year</b>		<b>21,524</b>	<b>7,828</b>
Loss brought forward from previous year		21,467	13,639
<b>Loss carried over to Balance Sheet</b>		<u><b>42,991</b></u>	<u><b>21,467</b></u>
<b>Earning per share( equity share, par value of Rs. 10 each)</b>			
- Basic and diluted earning per share		<b>(2.15)</b>	<b>(0.78)</b>
<b>ACCOUNTING POLICIES</b>	5		
<b>NOTES TO ACCOUNTS</b>	6		

This is the Profit and Loss Account referred in our report of even date addressed to the members of Three Star Realty 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



Ashim Sarin



Achhey Lal

SCHEDULES	As at March 31, 2011 Rs.	As at March 31, 2010 Rs.
<b>1. SHARE CAPITAL</b>		
Authorised 50,000 (10,000) equity shares of Rs. 10 (Rs. 10) each	<u>500,000</u>	<u>100,000</u>
Issued, subscribed and paid up *10,000 (10,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	<u>100,000</u>	<u>100,000</u>
*Entire share capital is held by holding Company, Anant Raj Industries Limited including 6 (nil) shares registered in the name of nominees of the holding Company.		
<b>2. CASH AND BANK BALANCES</b>		
Cash in hand	4,740	4,940
Bank balance with scheduled bank - In current account	<u>64,130</u>	<u>72,602</u>
	<u>68,870</u>	<u>77,542</u>
<b>3. CURRENT LIABILITIES</b>		
Expenses payable	<u>19,470</u>	<u>6,618</u>
<b>4. MISCELLANEOUS EXPENDITURE</b> (to the extent not written off or adjusted)		
Preliminary expenses	<u>7,609</u>	<u>7,609</u>



## **5 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. MISCELLANEOUS EXPENDITURE**

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



6 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) The entire Issued capital of the Company was purchased by Anant Raj Industries Limited on March 25, 2011 and the Company became a wholly owned subsidiary of the former.
- 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.

Particulars		For the year	For the year
		ended March 31, 2011	ended March 31, 2010
Net profit attributable to equity shareholders	Rs.	(21,524)	(7,828)
Nominal value of equity shares	Rs.	10	10
Weighted average number of equity shares outstanding during the year	No.	10,000	10,000
Basic and diluted earnings per share	Rs.	(2.15)	(0.78)

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.	Jasmine Buildwell Pvt. Ltd.
Advance Buildcon Pvt. Ltd.	Jubilant Software Services Pvt. Ltd.
Anant Raj construction & Dev. Pvt. Ltd.	Kalinga Buildtech Pvt. Ltd.
Anant Raj Hotels Ltd.	Kalinga Realtors Pvt. Ltd.
Anant Raj Housing Ltd.	Krishna Buildtech Pvt. Ltd.
Anant Raj Projects Ltd.	Lucky Meadows Pvt. Ltd.
Ankur Buildcon Pvt. Ltd.	Monarch Buildtech Pvt. Ltd.
A-Plus Estates Pvt. Ltd.	North South Properties Pvt. Ltd.
BBB Realty Pvt. Ltd.	Novel Buildmart Pvt. Ltd.
Blossom Buildtech Pvt. Ltd.	Novel Housing Pvt. Ltd.
Bolt Properties Pvt. Ltd.	One Star Realty Pvt. Ltd.
Capital Buildcon Pvt. Ltd.	Oriental Meadows Ltd.
Capital Buildtech Pvt. Ltd.	Oriental Promoters Pvt. Ltd.
Carnation Buildtech Pvt. Ltd.	Papillon Buildcon Pvt. Ltd.
CCC Realty Pvt. Ltd.	Papillon Buildtech Pvt. Ltd.
Century Promoters Pvt. Ltd.	Park Land Const. & Equipment Pvt. Ltd.
Echo Buildtech Pvt. Ltd.	Parkland Developers Pvt. Ltd.
Echo Properties Pvt. Ltd.	Parkview Promoters Pvt. Ltd.
Elegant Buildcon Pvt. Ltd.	Pasupati Aluminium Ltd.
Elegant Estates Pvt. Ltd.	Pelikan Estates Pvt. Ltd.



Elevator Buildtech Pvt. Ltd.  
 Elevator Promoters 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.

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.  
 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**

Ashim Sarin	Chairman
Achhey Lal	Director
Shri Chand	Director

**Relatives of Key Management personnel**

Amar Sarin

**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	Share capital acquired by holding company	Anant Raj Industries Ltd.	100,000	-
2	Share capital sold by the key management personnel and his relative	Ashim Sarin Amar Sarin	50,000 50,000	- -

**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.	100,000	-





- v) In the opinion of the management, the current assets, if realised, in the ordinary course of business, would realise a sum equal to that stated in the Balance Sheet.
- vi) Figures or words in brackets pertain to previous year, unless otherwise indicated.
- vii) Previous year figures have been regrouped or recast, wherever necessary, to confirm with this year's presentation.
- viii) Additional information under Part IV of Schedule VI of the Companies Act, 1956:

**I. Registration details**

Registration No.	U45400DL2007PTC164819
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
Total liabilities	100

**Sources of funds**

Paid up capital	100
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**Application of funds**

Net current assets	49
Miscellaneous expenditure	8
Profit and Loss Account	43

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

**III. Performance of the Company**

Turnover	-
Total expenditure	22
Loss before tax	22
Loss after tax	22
Earning per share (Rs.)	-2.15

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

Directors



*Ashim Sarin*  
Ashim Sarin

*Achhey Lal*  
Achhey Lal

New Delhi.  
May 10, 2011

**THREE STAR REALTY 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		(21,524)	(7,828)
Adjustment for:-			
Current Liabilities		12,852	
<b>Net cash from operating activities</b>	<b>(A)</b>	<b>(8,672)</b>	<b>(7,828)</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>			
	<b>(B)</b>	-	-
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>			
	<b>(C)</b>	-	-
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(A+B+C)</b>	<b>(8,672)</b>	<b>(7,828)</b>
Cash and cash equivalents - Opening balance		77,542	85,370
Cash and cash equivalents - Closing balance		68,870	77,542

**Note: Figures in brackets indicate cash outflow**


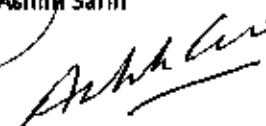
**Auditor's report**

We have examined the Cash Flow Statement of Three Star Realty 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**

  
Ashim Sarin  
  
Achhey Lal