

AUDITOR'S REPORT

To the members of
Twenty First Developers Private Limited

We have audited the attached Balance Sheet of Twenty First Developers Private Limited as at March 31, 2011, and 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) (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, 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 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 statement of affairs of the Company as at March 31, 2011;
- b) in the case of Profit and Loss Account, of the expenditure incurred 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

TWENTY FIRST DEVELOPERS 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 loan	2	23,228,050	23,228,050
		<u>23,728,050</u>	<u>23,728,050</u>
APPLICATION OF FUNDS			
Fixed assets	3	23,396,500	23,396,500
Preoperative expenditure pending capitalisation	4	285,700	201,918
Current assets			
Cash and bank balances	5	11,001	62,571
Less: Current liabilities	6	6,618	10,018
Net current assets		<u>4,383</u>	<u>52,553</u>
Miscellaneous expenditure (to the extent not written off or adjusted)	7	35,611	71,223
Profit and loss account		5,856	5,856
		<u>23,728,050</u>	<u>23,728,050</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 Twenty First Developers 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

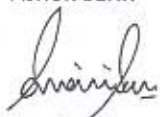
New Delhi



Directors



Ashok Sarin



Sunaini Sarin

TWENTY FIRST DEVELOPERS 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
Salary & wages		40,000	22,206
Filing fees		1,000	1,500
Legal and professional		552	100
Miscellaneous expenditure written off		35,612	35,612
		<u>83,782</u>	<u>66,036</u>
 Expenses incurred during the year transferred to Preoperative expenditure pending capitalisation		 83,782	 66,036
 Debit balance in Profit and Loss Account brought forward		 5,856	 5,856
 Debit balance of Profit and Loss Account carried over to Balance Sheet		 5,856	 5,856
 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 Twenty First Developers 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. 086581
April 30, 2011
New Delhi



Directors

Ashok Sarin

Sunaini Sarin

SCHEDULES

	As at March 31, 2011 Rs.	As at March 31, 2010 Rs.
1 SHARE CAPITAL		
Authorised		
1,000,000 (1,000,000) equity shares of Rs. 10 (Rs. 10) each	<u>10,000,000</u>	<u>10,000,000</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 Ltd. including 6 (6) shares registered in the name of nominees of the holding Company.		
2 UNSECURED LOAN		
From holding company	<u>23,228,050</u>	<u>23,228,050</u>
3 FIXED ASSETS		
Land	<u>23,396,500</u>	<u>23,396,500</u>
4 PREOPERATIVE EXPENDITURE PENDING CAPITALISATION		
Opening Balance	201,918	135,882
Addition during the year	<u>83,782</u>	<u>66,036</u>
	<u>285,700</u>	<u>201,918</u>
5 CASH AND BANK BALANCES		
Cash in hand	3,890	3,890
Bank balance with schedule bank - in current account	<u>7,111</u>	<u>58,681</u>
	<u>11,001</u>	<u>62,571</u>
6 CURRENT LIABILITIES		
Expenses payable	<u>6,618</u>	<u>10,018</u>
7 MISCELLANEOUS EXPENDITURE (to the extent not written off or adjusted)		
Preliminary expenses	71,223	106,835
Less: written off during the year	<u>35,612</u>	<u>35,612</u>
	<u>35,611</u>	<u>71,223</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. 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. 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.

F. 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.

G. MISCELLANEOUS EXPENDITURE

Preliminary expenses are amortized over a period of five years.



9 NOTES TO ACCOUNTS

- i) The Company purchased land for the development of real estate projects in Delhi. Expenses incurred by the Company during the year considered to enhance the value of the development project, have been accounted under the head 'Preoperative Expenditure Pending Capitalization' and the same shall be capitalized by way of apportionment over fixed assets to be created on completion of development in progress.
- ii) The company does not have any operating profit during the year and therefore, earning per share has not been calculated.

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

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.	Pioneer Promoters Pvt. Ltd.
Elevator Promoters Pvt. Ltd.	Rapid Realtors Pvt. Ltd.
Elevator Properties Pvt. Ltd.	Rising Realty Pvt. Ltd.
Empire Promoters Pvt. Ltd.	Rolling Construction Pvt. Ltd.
Excellent Inframart Pvt. Ltd.	Romano Estate Pvt. Ltd.
Fabulous Builders Pvt. Ltd.	Romano Infrastructure Pvt. Ltd.
Four Construction Pvt. Ltd.	Romano Projects Pvt. Ltd.
Gadget Builders Pvt. Ltd.	Romano Tiles Pvt. Ltd.
Gagan Buildtech Pvt. Ltd.	Rose Realty Pvt. Ltd.
Glaze Properties Pvt. Ltd.	Roseview Buildtech Pvt. Ltd.
Good Luck Buildtech Pvt. Ltd.	Roseview Properties Pvt. Ltd.
Grand Buildtech Pvt. Ltd.	Saffron View Properties Pvt. Ltd.
Grand Park Buildtech Pvt. Ltd.	Sand Storm 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.

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.
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

Ashok Sarin
Sunaini Sarin
Jayanti Sarin

Chairman & Director
Director
Director

Note: Related party relationship is as identified by the management of the Company.

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	Loan received from holding company	Anant Raj Industries Limited	-	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 Limited	500,000	500,000
2	Unsecured loan payable to holding company	Anant Raj Industries Limited	23,228,050	23,228,050

iv) 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.

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

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



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

I. Registration details

Registration No.	U45200DL2006PTC155059
State code	55
Balance Sheet Date	March 31, 2011

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

II. Position of mobilisation and deployment of funds

Total assets	23,728
Total liabilities	23,728

Sources of funds

Paid up capital	500
Unsecured loans	23,228

Application of funds

Fixed assets	23,396
Preoperative expenditure pending capitalisation	286
Net current assets	4
Miscellaneous expenditure	36
Profit and loss account	6

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

III. Performance of the Company

Turnover	-
Total expenditure	84
Profit before tax	Nil
Profit after 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

Ashok Sarin

Sunaini Sarin

New Delhi.
April 30, 2011

TWENTY FIRST DEVELOPERS 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 extraordinary items		-	-
Adjustment for:			
- Preoperative expenditure pending capitalisation		(83,782)	(66,036)
- Miscellaneous expenditure		35,612	35,612
Operating profit before working capital changes		(48,170)	(30,424)
Adjustment for:			
- Other liabilities		(3,400)	-
Net cash from operating activities	(A)	(51,570)	(30,424)
B. CASH FLOW FROM INVESTING ACTIVITIES	(B)	-	-
C. CASH FLOW FROM FINANCING ACTIVITIES			
Increase/(Decrease) 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)	(51,570)	19,576
Cash and cash equivalents - Opening balance		62,571	42,995
Cash and cash equivalents - Closing balance		11,001	62,571

Note: Figures in brackets indicate cash outflow

Auditor's report

We have examined the Cash Flow Statement of Twenty First Developers 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


Ashok Sarin


Sunaini Sarin