

AUDITOR'S REPORT

To the members of
Aakarshak Realators Private Limited

We have audited the attached Balance Sheet of Aakarshak Realators Private Limited as at March 31, 2012, the related Statement of Profit and Loss 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.

As required by 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 and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanation given to us, we give in the Annexure a statement on the matters specified in paragraph 4 and 5 of the said Order.

Further, 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) 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.
- iii) The Balance Sheet, Statement of Profit and Loss and Cash Flow Statement dealt with by this report are in agreement with the books of account.
- iv) In our opinion, the Balance Sheet, Statement of Profit and Loss 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, 2012;
- b) In the case of Statement of Profit and Loss, of the loss incurred by the Company for the year ended on March 31, 2012; and
- c) In the case of Cash Flow Statement, of the cash flows of the Company for the 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

A handwritten signature in black ink, appearing to read "Rakesh Jain".

Rakesh Jain
Partner
Membership No. 086501

May 12, 2012

ANNEXURE TO AUDITORS' REPORT
(Annexure referred to in our report of even date)

- I. The Company does not own any fixed assets, accordingly, provisions of clauses (i)(a), (i)(b) and (i)(c) of the Order are not applicable to the Company.
- II.
 - (a) Inventory was physically verified by the management at reasonable intervals during the year.
 - (b) In our opinion and according to the information and explanations given to us, procedures of physical verification of inventory followed by the management were adequate and reasonable in relation to the size of the company and nature of its business.
 - (c) The company has maintained proper records of inventory and no material discrepancies were noticed on physical verification.
- III.
 - a) The Company has not granted any loans, secured or unsecured, to companies, firms or other parties covered in the register maintained under section 301 of the Companies Act, 1956.
 - b) The Company has taken short term unsecured loans from its holding company listed in the register maintained under section 301 of the Companies Act, 1956. The maximum amount involved during the year was Rs. 266,200,000 and the year ended balance of said loan was Rs. 266,200,000.
 - c) In our opinion and according to the information and explanations given to us, the terms and conditions of loans taken by the Company are prima facie not prejudicial to the interests of the Company.
 - d) The aforesaid unsecured loan taken by the Company is repayable on realization from sale of inventory and is interest free, and the event for repayment of loan has not arisen and no interest is due.
- IV. In our opinion and according to the information and explanations given to us, there are adequate internal control procedures commensurate with the size of the Company and the nature of its business, for the purchase of inventory and for the sale of goods and services. During the course of our audit, we have neither come across nor have been informed of any continuing failure to correct major weaknesses in internal control systems.
- V.
 - a) Based on the audit procedures applied by us and according to the information and explanations provided by the management, we are of the opinion that the transactions that need to be entered into the register maintained under section 301, have been so entered.
 - b) Transactions made in pursuance of such contracts or arrangements have been made at prices which are reasonable having regard to the prevailing market prices at the relevant time.



- VI. In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from the public within the meaning of sections 58A, 58AA or any other relevant provisions of the Companies Act, 1956 and the rules framed thereunder.
- VII. In our opinion and according to the information and explanations given to us, there is adequate internal control system commensurate with the size and nature of its business.
- VIII. According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under clause (d) of sub-section (1) of section 209 of the Companies Act, 1956 in respect of activities carried out by the Company.
- IX. a) According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has been generally regular in depositing with appropriate authorities undisputed statutory dues including income tax, cess and other statutory dues applicable to it and no undisputed amounts payable were outstanding as at March 31, 2012 for a period of more than six months from the date they became payable.
- b) According to the information and explanations given to us, there are no dues of income tax, sales tax, wealth tax, service tax, customs duty, excise duty and cess that have not been deposited by the Company with appropriate authorities on account of dispute.
- X. The Company does not have accumulated losses at the end of the financial year and it has incurred cash losses during the financial year covered by our audit but had not incurred cash losses in the immediately preceding financial year.
- XI. The Company has not taken any loan from any financial institution or bank and also has not issued any debentures.
- XII. The Company has not granted any loans or advances on the basis of security by way of pledge of shares, debentures and other securities.
- XIII. The Company is not a chit fund or a nidhi mutual benefit fund/society.
- XIV. The Company is not dealing or trading in shares, securities, debentures and other investments.
- XV. According to the information and explanations given to us, the Company has given guarantee for the borrowings of its holding company and in our opinion, the terms and conditions of the above said guarantee given is not prejudicial to the interest of the Company
- XVI. The Company has not obtained any term loan during the year.
- XVII. According to the information and explanations given to us and on the basis of an overall examination of the Balance Sheet of the Company, we are of the opinion



that the no funds raised on short term basis during the year have been used for long term investments.

- XVIII. The Company has not made any preferential allotment of shares to parties and companies covered in the register maintained under section 301 of the Companies Act, 1956.
- XIX. The Company had not issued any debentures during the year.
- XX. The Company has not raised any money by way of public issue during the year.
- XXI. Based upon the audit procedures performed and according to the information and explanations given to us, no fraud on or by the Company has been noticed or reported during the course of our audit, that causes the financial statements to be materially misstated.

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
Rakesh Jain
Partner
Membership No. 086501

May 12, 2012

AAKARSHAK REALATORS PRIVATE LIMITED

BALANCE SHEET AS AT MARCH 31, 2012

	Notes	As at March 31, 2012 Rs.	As at March 31, 2011 Rs.
I. EQUITY AND LIABILITIES			
Shareholders' fund			
a) Share capital	2	3,600,000	3,600,000
b) Reserves and surplus	3	33,938,543	33,994,499
		<u>37,538,543</u>	<u>37,594,499</u>
Current liabilities			
a) Short term borrowings	4	266,200,000	-
a) Other current liabilities	5	13,483	17,648
b) Short term provisions	6	-	1,239,754
		<u>266,213,483</u>	<u>1,257,402</u>
TOTAL		<u><u>303,752,026</u></u>	<u><u>38,851,901</u></u>
II. ASSETS			
Non current assets			
a) Other non current assets	7	57,827	86,741
Current assets			
a) Inventories	8	277,676,553	-
b) Cash and bank balances	9	25,622,376	38,456,436
c) Other current assets	10	395,270	308,724
		<u>303,694,199</u>	<u>38,765,160</u>
TOTAL		<u><u>303,752,026</u></u>	<u><u>38,851,901</u></u>

SIGNIFICANT ACCOUNTING POLICIES

1

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

The notes 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
May 12, 2012
New Delhi

Directors

Anil Mahindra

Omi Chand Rajput

AAKARSHAK REALATORS PRIVATE LIMITED

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2012

	Notes	For the year ended March 31, 2012 Rs.	For the year ended March 31, 2011 Rs.
I INCOMES			
Revenue from operations	11	-	242,410,159
Total revenue		<u>-</u>	<u>242,410,159</u>
II EXPENSES			
Cost of development rights sold		-	238,598,659
Purchase of development rights		245,994,514	-
Cost of development		31,682,039	-
Decrease/(Increase) in inventories	12	(277,676,553)	-
Other expenses	13	55,956	79,223
Total expenses		<u>55,956</u>	<u>238,677,882</u>
III Profit/(Loss) before tax (I - II)		<u>(55,956)</u>	<u>3,732,277</u>
IV Tax expense			
Current tax		-	1,239,754
V Profit/(Loss) for the year from continuing operations (III - IV)		<u>(55,956)</u>	<u>2,492,523</u>
VI Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]			
1) Basic		-0.16	6.92
2) Diluted		-0.16	6.92

SIGNIFICANT ACCOUNTING POLICIES

1

This is the Statement of Profit and Loss referred in our report of even date addressed to the members of Aakarshak Realators Private Limited.

The notes referred above form an integral part of the Statement of Profit and Loss.

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



Directors

Anil Mahindra
Anil Mahindra

Omi Chand Rajput
Omi Chand Rajput

Rakesh Jain
Partner
Membership no. 086501
May 12, 2012
New Delhi

1 SIGNIFICANT ACCOUNTING POLICIES

a) BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements of the Company have been prepared in accordance with the Indian Generally Accepted Accounting Principles ("Indian GAAP"). The Company has prepared these financial statements to comply in all material aspects with the accounting standard notified under the Companies (Accounting Standard) Rules, 2006 as amended and the relevant provision of the Companies Act, 1956. The financial statement have been prepared under the historical cost convention and on accrual basis.

The accounting policies adopted in the preparation and presentation of financial statements are consistent with those of previous year. The management evaluates all recently issued or revised accounting standards on a ongoing basis.

During the year ended March 31, 2012, the revised Schedule VI notified under the Companies Act, 1956, has become applicable to the Company, for preparation and presentation of its financial statement. The adoption of revised Schedule VI does not impact recognition and measurement principles followed for preparation of financial statements. However, it has significant impact on presentation and disclosures made in the financial statements. The Company has also reclassified previous year figures in accordance with the requirements applicable in the current year.

b) RECOGNITION OF REVENUE AND EXPENDITURE

Income and expenditure are accounted for on accrual basis.

c) INVENTORIES

Inventories comprise under construction properties acquired under development rights and are valued at cost of acquisition including cost of acquiring rights of any interested party. Costs include cost of development rights acquired, internal development cost, external development charges, construction cost, overheads and development/construction material.

d) 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.

e) EARNINGS PER SHARE

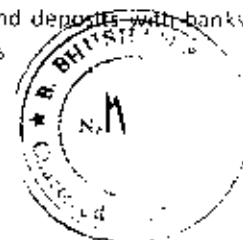
The Company reports basic and diluted earnings per share (EPS) in accordance with Accounting Standard 20 on Earnings Per Share. Basic EPS is computed by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during 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) UNAMORTISED EXPENDITURE

Unamortised expenditure comprises preliminary expenditure, is amortized equally over a period of five years

g) CASH AND CASH EQUIVALENTS

In the Cash Flow Statement, cash and cash equivalents includes cash in hand, demand deposits with banks, other short term highly liquid investments with original maturity of three months or less



AAKARSHAK REALATORS PRIVATE LIMITED
Notes to financial statement for the year ended March 31, 2012

	As at March 31, 2012 Rs.	As at March 31, 2011 Rs.
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2 SHARE CAPITAL
Authorized

500,000 (500,000) equity shares of Rs. 10 (Rs. 10) each 5,000,000 5,000,000

Issued, subscribed, and fully paid up

360,000 (360,000) equity shares of Rs. 10 (Rs. 10) each fully paid up 3,600,000 3,600,000

a) Reconciliation of equity shares outstanding at the beginning and at the end of the reporting period:

	As at March 31, 2012		As at March 31, 2011	
	Number	Amount (Rs.)	Number	Amount (Rs.)
Number of shares outstanding at the beginning of the year	360,000	3,600,000	360,000	3,600,000
Number of shares outstanding at the end of the year	<u>360,000</u>	<u>3,600,000</u>	<u>360,000</u>	<u>3,600,000</u>

b) Terms/rights attached to equity shares

The Company has only one class of equity share having a par value of Rs. 10 per share. Each shareholder of equity shares is entitled to one vote per share. The Company declares and pays dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by each shareholders.

c) Shares held by holding Company, Anant Raj Industries Ltd.

*3,60,000 (*3,60,000) equity shares of Rs. 10 (Rs. 10) each fully paid up 3,600,000 3,600,000

*Includes 6 (6) equity shares held by nominees of the holding company, Anant Raj Industries Ltd.

d) Details of shareholders holding more than 5% shares in the Company

	As at March 31, 2012		As at March 31, 2011	
	Number	% holding	Number	% holding
Equity shares of Rs. 10 (Rs. 10) each fully paid up				
- Anant Raj Industries Limited	360,000	100%	360,000	100%

3 RESERVES AND SURPLUS

a) Share premium		31,500,000	31,500,000
b) Profit and Loss Account			
Opening balance		2,494,499	1,976
Addition during the year		(55,956)	2,492,523
		<u>2,438,543</u>	<u>2,494,499</u>
		<u>33,938,543</u>	<u>33,994,499</u>



AAKARSHAK REALTORS PRIVATE LIMITED
Notes to financial statement for the year ended March 31, 2012

	As at March 31, 2012 Rs.	As at March 31, 2011 Rs.
4 SHORT TERM BORROWINGS		
(Unsecured)		
a) Loans from related party	266,200,000	-
Loans from related party represents non interest bearing unsecured loan obtained from holding company utilised for acquisition of inventory, which loan is repayable on realisation from sale of such inventory. There is no repayment of principal and payment of interest due by the Company as at the year end.		
5 OTHER CURRENT LIABILITIES		
a) Other payables		
Expenses payable	13,483	17,648
6 SHORT TERM PROVISIONS		
a) Provisions for income tax	-	1,239,754
7 OTHER NON CURRENT ASSETS		
a) Unamortised expenditure		
Opening balance	115,655	144,569
Less: Written off during the year	28,914	28,914
	86,741	115,655
Less: Current portion of unamortised expenditure (Refer notes 10)	28,914	28,914
	57,827	86,741
8 INVENTORIES		
(As valued and certified by management)		
a) Land and development costs		
- Under construction building	277,676,553	-
Inventories comprise under construction properties acquired under development rights and are valued at cost of acquisition including cost of acquiring rights of any interested party. Costs include cost of development rights acquired, internal development cost, external development charges, construction cost, overheads and development/construction material.		
9 CASH AND BANK BALANCES		
a) Cash and cash equivalents		
i) Balance with bank in current accounts	136,837	12,970,897
ii) Cash on hand	85,539	85,539
	222,376	13,056,436
b) Other bank balance		
i) Fixed deposit against margin money*	25,400,000	25,400,000
	25,622,376	38,456,436
*Pledged with the bank as margin against bank guarantee issued by the bank.		
10 OTHER CURRENT ASSETS		
a) Interest accrued but not due	213,610	217,539
b) Income tax receivable	152,746	82,271
c) Unamortised expenditure	28,914	28,914
	395,270	308,724



AAKARSHAK REALATORS PRIVATE LIMITED

Notes to financial statement for the year ended March 31, 2012

	For the year ended March 31, 2012 Rs.	For the year ended March 31, 2011 Rs.
11 REVENUE FROM OPERATION		
a) Sale of development rights	-	242,410,159
12 DECREASE/(INCREASE) IN INVENTORIES		
Opening inventories	-	-
Closing inventories	277,676,553	-
	<u>(277,676,553)</u>	<u>-</u>
13 OTHER EXPENSES		
a) Payment to auditors as audit fees	13,483	17,648
b) Legal and professional	6,586	776
c) Fees and taxes	4,500	26,395
d) Bank charges	2,473	5,207
e) Miscellaneous	-	283
f) Unamortised expenditure written off	28,914	28,914
	<u>55,956</u>	<u>79,223</u>

14 CONTINGENT LIABILITIES (to the extent not provided for):

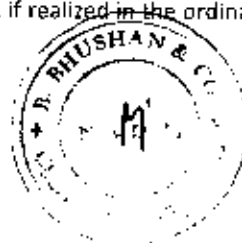
In respect of guarantee given:

- a) Contingent liability in respect of bank guarantee of Rs. 25,360,000 (Rs. 25,360,000) given by a bank on behalf of the Company in favor of Governor of Haryana acting through the Director, Town & Country Planning Department of Haryana against which the bank holds margin money in the form of fixed deposit. The bank guarantee has been given to secure the obligation of the Company in respect of Internal Development works to be carried out by the Company at the development site.

- 15 The Company has given guarantee in respect of issuance of Secured Listed Redeemable Non Convertible Debenture by its holding company, Anant Raj Industries Limited aggregating of Rs. 250 crores (Nil) from Yes Bank Limited by creating first pari passu charge on the development property held by the Company. The Company holds a counter guarantee from the holding company enforceable in the event of the aforesaid bank enforcing this guarantee.

- 16 The Company is the owner of 9.26 acres of land situated at Sonapat, Haryana. The Company has irrevocably acquired development rights on the aforesaid land held by its holding company under Development Agreement, and the Company is now entitled to construct, market and sell the development on the aforesaid land.

- 17 In the opinion of the management, the current assets, if realized in the ordinary course of business, would realize a sum at least equal to that stated in the Balance Sheet.



AAKARSHAK REALATORS PRIVATE LIMITED**Notes to financial statement for the year ended March 31, 2012**

18 The earnings 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, 2012	For the year ended March 31, 2011
Profit/(Loss) attributable to equity shareholders	Rs.	(55,956)	2,492,523
Nominal value of equity share	Rs.	10	10
Weighted average number of equity shares outstanding during the year	No.	360,000	360,000
Basic and diluted earnings per share	Rs.	(0.16)	6.92

19 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 Subsidiary Company

Aakashganga Realty Pvt. Ltd.

Advance Buildcon Pvt. Ltd.

Anant Raj Cons. & Development 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.

Elegant Buildcon Pvt. Ltd.

Elegant Estates Pvt. Ltd.

Elevator Buildtech Pvt. Ltd.

Elevator Promoters Pvt. Ltd.

Elevator Properties Pvt. Ltd.

Empire Promoters Pvt. Ltd.

Excellent Inframart Pvt. Ltd.

Jasmine Buildwell 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.

Pelikan Estates Pvt. Ltd.

Pioneer Promoters Pvt. Ltd.

Rapid Realtors Pvt. Ltd.

Red Sea Realty Pvt. Ltd.

Rising Realty Pvt. Ltd.

Rolling Construction Pvt. Ltd.



AAKARSHAK REALATORS PRIVATE LIMITED

Notes to financial statement for the year ended March 31, 2012

Fabulous Builders Pvt. Ltd.	Romano Estate Pvt. Ltd.
Four Construction Pvt. Ltd.	Romano Infrastructure Pvt. Ltd.
Gadget Builders Pvt. Ltd.	Romano Projects Pvt. Ltd.
Gagan Buildtech Pvt. Ltd.	Romano Tiles Pvt. Ltd.
Glaze Properties Pvt. Ltd.	Rose Realty Pvt. Ltd.
Good Luck Buildtech Pvt. Ltd.	Roseview Buildtech Pvt. Ltd.
Grand Buildtech Pvt. Ltd.	Roseview Properties Pvt. Ltd.
Grand Park Buildtech Pvt. Ltd.	Saffron View Properties Pvt. Ltd.
Grand Park Estates Pvt. Ltd.	Sand Storm Buildtech Pvt. Ltd.
Greatway Estates Ltd.	Sartaj Developers & Promoters Pvt. Ltd.
Greatways Buildtech Pvt. Ltd.	Sovereign Buildwell Pvt. Ltd.
Green Line Buildcon Pvt. Ltd.	Spring View Developers Pvt. Ltd.
Green Line Promoters Pvt. Ltd.	Spring view Properties Pvt. Ltd.
Green Retreat and Motels Pvt. Ltd.	Suburban Farms Pvt. Ltd.
Green View Buildwell Pvt. Ltd.	Three Star Realty Pvt. Ltd.
Green Way Promoters Pvt. Ltd.	Townsend Cons. & Equipments Pvt. Ltd.
Green Wood Properties Pvt. Ltd.	Tumhareliye Realty Pvt. Ltd.
Gujarat Anant Raj Vidhyanagar Ltd.	Twenty First Developers Pvt. Ltd.
Hamara Realty Pvt. Ltd.	Vibrant Buildmart Pvt. Ltd.
Hemkunt Promoters Pvt. Ltd.	West Land Buildcon Pvt. Ltd.
High Land Meadows Pvt. Ltd.	Woodland Promoters Pvt. Ltd.

Partnership firm in which holding company is partner

Ganga Bishan & Company

Key management Personnel

Anil Mahindra

Chairman

Omi Chand Rajput

Director

Shri Chand

Director

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

b) The Company has following transactions with the following related parties:

Sl. No.	Nature of Transactions	Related Party	For the year ended March 31, 2012 Rs.	For the year ended March 31, 2011 Rs.
1	Short term borrowings received from holding company	Anant Raj Industries Ltd.	266,200,000	-
2	Short term borrowings repaid to holding company	Anant Raj Industries Ltd.	-	5,000,000
3	Advance given to fellow subsidiary company	Four Construction Pvt. Ltd.	13,600,000	-
4	Advance received back from fellow subsidiary company	Four Construction Pvt. Ltd.	13,600,000	-
5	Sale of development rights	Anant Raj Industries Ltd.	-	242,410,159
6	Purchase of development rights	Anant Raj Industries Ltd.	245,994,514	-



AAKARSHAK REALTORS PRIVATE LIMITED

Notes to financial statement for the year ended March 31, 2012

c) Amount outstanding as at March 31, 2012:

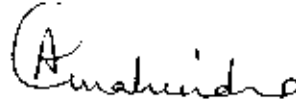
Sl. No.	Account Head	Related Party	As at March 31, 2012 Rs.	As at March 31, 2011 Rs.
1	Equity share capital held by holding company	Anant Raj Industries Ltd.	3,600,000	3,600,000
2	Short term borrowings repayable to holding company	Anant Raj Industries Ltd.	266,200,000	-

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

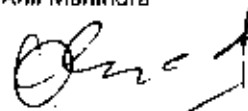
21 Figures and words in brackets relate to the previous year unless otherwise indicated.

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

Directors



Anil Mahindra



Omi Chand Rajput

May 12, 2012
New Delhi



AAKARSHAK REALATORS PRIVATE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2012

		For the year ended March 31, 2012 Rs.	For the year ended March 31, 2011 Rs.
A. CASH FLOW FROM OPERATIONS			
Profit/(Loss) before tax from continuing operations		(55,956)	3,732,277
-Unamortised expenditure written off		28,914	(115,655)
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES		(27,042)	3,616,622
- Decrease/(Increase) in inventory		(277,676,553)	234,920,651
- Decrease/(Increase) in other current assets		3,929	2,327,461
- Increase/(Decrease) in other current liabilities		(4,165)	(158,775,165)
Cash generated from operation		(277,703,831)	82,089,569
Tax paid during the year		(1,330,229)	(63,753)
Net cash from operating activities	(A)	(279,034,060)	82,025,816
B. CASH FLOW FROM INVESTING ACTIVITIES			
Investment in bank deposits (having original maturity of more than 3 months)		-	(25,400,000)
Proceeds from sale of investment		-	1,500,000
Net cash used in investing activities	(B)	-	(23,900,000)
C. CASH FLOW FROM FINANCING ACTIVITIES			
Share application money refunded		-	(12,145,000)
Increase/(Decrease) in short term borrowings		266,200,000	(33,096,300)
Net cash used in financing activities	(C)	266,200,000	(45,241,300)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(A+B+C)	(12,834,060)	12,884,516
Cash and cash equivalents - Opening balance		13,056,436	171,920
Cash and cash equivalents - Closing balance		222,376	13,056,436

Note: Figures in brackets indicate cash outflow.

This is the Cash Flow Statement referred to in our report of even date attached.

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



Rakesh Jain
Partner
Membership no. 086501
May 17, 2012
New Delhi

Directors

Anil Mahindra

Anil Mahindra

Om Chand Rajput

Om Chand Rajput