

**A.K. Jindal & Associates**  
**Chartered Accountants**

201, Suchet Chambers, 1224/5, Naiwala, Bank Street, Karol Bagh, Delhi 110005. Tel : 28750239, 41548451

**AUDITOR'S REPORT**

To

The Members of One Star Realty Private Limited

We have audited the attached Balance Sheet of One Star Realty Private Limited as at March 31, 2012 and also the statement of Profit & Loss 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 statement of Profit and Loss 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 statement of 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.



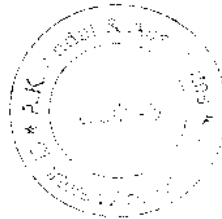
(e). On the basis of representations received from the directors as on 31<sup>st</sup> March, 2012 and taken on record by the Board of Directors, we report that none of the directors is disqualified as on 31<sup>st</sup> March, 2012 from being appointed as a director in terms of clause (g) of sub-section (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 31<sup>st</sup> march 2012; and
- II] In case of the statement of Profit and Loss Account, of the loss incurred 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: 10.05.2012

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



  
(Ashok Gupta)  
Partner  
Membership No. 085175

**ONE STAR REALTY PRIVATE LIMITED**  
**H-65, CONNAUGHT CIRCUS, NEW DELHI - 110001**  
**Balance Sheet As At March 31, 2012**

Particulars	Note No.	As at March 31st March 2012	As at March 31st March 2011
<b>I EQUITY AND LIABILITIES</b>			
<b>(1) Shareholders Funds</b>			
(a) Share capital	1	500,000.00	500,000.00
(b) Reserves and surplus	2	(14,283.00)	8,769.00
<b>(3) Non-current liabilities</b>			
(a) Long term borrowings	3	282,550,000.00	148,000,000.00
<b>(4) Current Liabilities</b>			
(a) Other Current liabilities	4	11,333,950.00	6,894.00
(b) Short term provisions	5	-	3,189.00
<b>TOTAL</b>		<b>294,369,667.00</b>	<b>148,518,852.00</b>
<b>II ASSETS</b>			
<b>(1) Non-Current assets</b>			
<b>(a) Fixed Asses</b>			
(i) Capital Work-in-Progress	6	138,709,081.00	-
(b) Long-term loans and advances	7	155,501,003.00	148,151,003.00
<b>(2) Current Assets</b>			
(a) Cash and cash equivalents	8	159,583.00	356,297.00
(B) Other current assets	9	-	11,552.00
<b>TOTAL</b>		<b>294,369,667.00</b>	<b>148,518,852.00</b>
<b>Significant accounting Policies and Notes on Accounts</b>	12		

As per our Report of even date attached

For and on behalf of the Board of Directors

**For A.K. Jindal & Associates**  
Chartered Accountants

Place: Delhi  
Dated: 10.05.2012

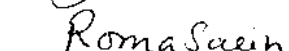
  
**(Ashok Gupta)**  
Partner

Membership No. 085175



**DIRECTORS**

  
( Ashim Sarin)

  
( Roma Sarin)

**ONE STAR REALTY PRIVATE LIMITED**  
**H-65, CONNAUGHT CIRCUS, NEW DELHI - 110001**  
**Profit And Loss Account For the Year Ended March 31, 2012**

Particulars	Note No.	For the year Ended 31.3.2012	For the year Ended 31.3.2011
I Revenue from operations		-	-
II Other Income	10	251.00	20,220.00
III Total Revenue (I+II)		<u>251.00</u>	<u>20,220.00</u>
<b>IV Expenses :</b>			
Other Expenses	11	23,303.00	9,904.00
Total Expenses		<u>23,303.00</u>	<u>9,904.00</u>
V Profit before exceptional and extraordinary item and tax (III-IV)		(23,052.00)	10,316.00
VI Exceptional Items			
VII Profit before exceptional and tax (V-VI)		(23,052.00)	10,316.00
VIII Extraordinary Items			
IX Profit before tax (VII-VIII)		(23,052.00)	10,316.00
X Tax expense			
current tax		-	3,189.00
XI Profit /( Loss) for the period from Continuing operations(IX-X)		(23,052.00)	7,127.00
XII Profit /( Loss) from discontinuing operations			
XIII Tax Expenses of discontinuing operations			
XIV Profit /( Loss) from discontinuing operations (after tax XII-XIII)			
XV Profit/(Loss) for the period ( XII-XIV)		(23,052.00)	7,127.00
XVI Earning per equity share:			
(1) Basic		(0.46)	0.14
(2) Diluted		(0.46)	0.14

**Significant accounting Policies and Notes on Accounts** 12

As per our Report of even date attached

For and on behalf of the Board of Directors

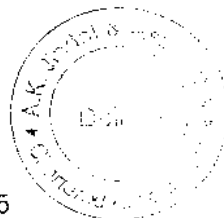
**For A.K. Jindal & Associates**  
Chartered Accountants

Place: Delhi  
Dated: 10.05.2012

  
(Ashok Gupta)

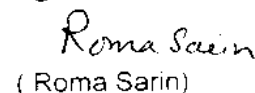
Partner

Membership No. 085175



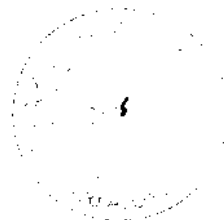
**DIRECTORS**

  
(Ashim Sarin)

  
(Roma Sarin)

**NOTE NO.**

	<b>31.03.2012</b>		<b>31.03.2011</b>	
	<b><u>Rupees</u></b>		<b><u>Rupees</u></b>	
<b>1 SHARE CAPITAL</b>				
a) Authorised 50000 (50000) Equity Shares of Rs.10 (Rs. 10) each		<u>500,000.00</u>		<u>500,000.00</u>
b) Issued,Subscribed & paid up 50000 (50000) Equity Shares of Rs.10/- each fully paid-up		<u>500,000.00</u>		<u>500,000.00</u>
c) Reconciliation of equity share capital	<b><u>As at March 31, 2012</u></b>		<b><u>As at March 31, 2011</u></b>	
	<b>Number</b>	<b>Amount</b>	<b>Numbe</b>	<b>Amount</b>
Number of shares outstanding at the beginning of the year	50000	500000	50000	500000
Number of shares outstanding at the end of the year	<u>50000</u>	<u>500000</u>	<u>50000</u>	<u>500000</u>
d) Shares held by holding Company, Anant Raj Industries Ltd. i) 50000 (50000) Equity Shares		500000		500000
e) Shares in the company held by each share holder holding more than 5% shares <u>Name of Shareholders</u> 1) Anant Raj Industries Ltd. a) Number of equity shares held % of shareholding		50000 100%		50000 100%
<b>2 RESERVES &amp; SURPLUS</b>				
<b><u>Profit &amp; Loss Account</u></b>				
Opening Balance		8,769.00		1,642.00
Add Profit during the year		<u>(23,052.00)</u>		<u>7,127.00</u>
Closing Balance ( Negative)		<u>(14,283.00)</u>		<u>8,769.00</u>
<b>3 LONG TERM BORROWINGS</b>				
Unsecured Loan from Holding Company Long Term Borrowings 1) Loans & advances from Related Parties Unsecured From Holding Company - The Above loan is not granted by Directors/Others - Term of Repayment Interest Free - Long Term Loan - As on Balance Sheet Date there is no default in payment of loans & interest .		<u>282,550,000.00</u>		<u>148,000,000.00</u>
<b>4 OTHER CURRENT LIABILITIES</b>				
<b><u>Other Payable</u></b>				
WCT	904318			
TDS Payable	<u>452159</u>	1,356,477.00		
Payable for Capital expenses		9,971,473.00		
Payable for Audit Fees		6,000.00		6,618.00
Others				<u>276.00</u>
		<u>11,333,950.00</u>		<u>6,894.00</u>



**5 SHORT TERM PROVISIONS**

Provision for Income Tax AY 2011-2012

-	3,189.00
<u>-</u>	<u>3,189.00</u>

**6 CAPITAL WORK-IN-PROGRESS**

Opening Balance

Add: Addition during the year

-	-
138,709,081.00	-
<u>138,709,081.00</u>	<u>-</u>

**7 LONG TERM LOANS & ADVANCES**Unsecured Considered GoodsOther Loans & Advances

Advance Recoverable in cash or in kind

155,501,003.00	148,151,003.00
<u>155,501,003.00</u>	<u>148,151,003.00</u>

**8 CASH AND CASH EQUIVALENTS**

Cash in Hand

Bank balance in current account  
with State Bank of India

2,775.00	2,865.00
156,808.00	353,432.00
<u>159,583.00</u>	<u>356,297.00</u>

**9 OTHER CURRENT ASSETS**

a) Unamortised Expenditure

Opening Balance

Less: Amount written off during the year

7,609.00	7,609.00
<u>7,609.00</u>	<u>-</u>
-	7,609.00

b) Income Tax Refund A.Y. 2009-2010

c) Advance Tax (TDS)

-	1,919.00
-	2,024.00
<u>-</u>	<u>11,552.00</u>

**10 OTHER INCOME**

Interest on FDR

Interest on Income Tax Refund

-	20,220.00
251.00	-
<u>251.00</u>	<u>20,220.00</u>

**11 OTHER EXPENSES**

Filing Fees

Legal &amp; Professional Charges

Bank Charges

Interest on Late Deposit of TDS

Misc. Expenses

1,116.00	1,806.00
6,157.00	1,380.00
698.00	100.00
1,723.00	-

Auditor's Remuneration

Audit Fee

Unamortised Expenditure Written off

6,000.00	6,618.00
7,609.00	-
<u>23,303.00</u>	<u>9,904.00</u>





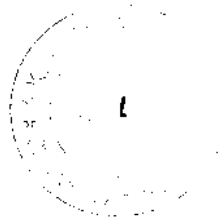
**5 Earning per Shares**

Particulars		2011-2012	2010-2011
Profit attributable in the Shareholders	(A)	(23052)	7127
Basic/Weighted average number of Equity Shares outstanding during the year	(B)	50000	50000
Nominal Value of Equity Shares		10	10
Basic Diluted Earnings per Shares	(A/B)	(0.46)	0.14

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:10.05.2012



**DIRECTORS**

*(Signature)*  
( Ashim Sarin)

*(Signature)*  
( Roma Sarin)



**ONE STAR REALTY 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.
<b>A. CASH FLOW FROM OPERATIONS</b>		
Profit before tax and extraordinary items	(23,052)	10,316
Interest received	(251)	(20,220)
Unamortised expenditure written off	7,609	-
<b>Operating profit before working capital changes</b>	<b>(15,694)</b>	<b>(9,904)</b>
Adjustment for:		
- Loans and advances	(7,350,000)	(148,146,450)
- Other liabilities	11,327,056	(2,505)
<b>Cash generated from operations</b>	<b>3,961,362</b>	<b>(148,158,859)</b>
Tax Paid including TDS	754	(3,189)
<b>Net cash from operating activities (A)</b>	<b>3,962,116</b>	<b>(148,162,048)</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>		
Addition to fixed Assets including project in Progress	(138,709,081)	
Interest received	251	20,220
<b>Net cash used in investing activities (B)</b>	<b>(138,708,830)</b>	<b>20,220</b>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>		
Unsecured loan received	134,550,000	148,000,000
<b>Net cash used in financing activities (C)</b>	<b>134,550,000</b>	<b>148,000,000</b>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (A+B+C)</b>	<b>(196,714)</b>	<b>(141,828)</b>
Cash and cash equivalents - Opening balance	356,297	498,125
Cash and cash equivalents - Closing balance	159,583	356,297

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

**Auditor's report**

We have examined the Cash Flow Statement of One Star Realty Private Limited for the year ended March 31, 2012. 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.

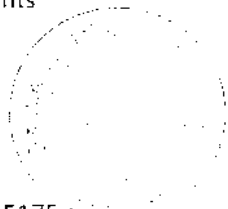
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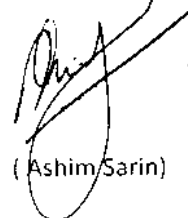
Partner

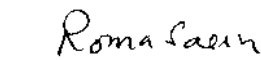
Membership No. 085175

Date: 10.05.2012



Directors

  
(Ashim Sarin)

  
(Roma Sarin)