

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 Park Land Developers Private Limited

We have audited the attached Balance Sheet of Park Land Developers 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 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, 2012 and taken on record by the Board of Directors , we report that none of the directors is disqualified as on 31st 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 31st 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: 08.05.2012/



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

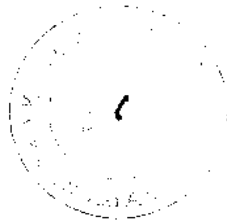

(Ashok Gupta)
Partner

Membership No. 085175

Annexure to the Auditor's Report of Park Land Developers Pvt Ltd for the year ended 31st March 2012

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. 5,57,00,000/- and year end balance of loans taken from such parties was Rs. 5,07,00,000/- 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 31-3-2012 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 incurred a cash loss of Rs. 12026/- in the current financial year and Rs.NIL in the financial year (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 On the basis of our examination it is reported that the company has maintained records of its dealing in other investments. These investments have been hold by the company in its own name.
- 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: 08.05.2012

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




(Ashok Gupta)
Partner
Membership No. 085175

PARK LAND DEVELOPERS PRIVATE LIMITED
E-2, Jhandewalan Extn, New Delhi
Balance Sheet As At March 31, 2012

Particulars	Note No.	As at March 31st March 2012	As at March 31st March 2011
I EQUITY AND LIABILITIES			
(1) Shareholders Funds			
(a) Share capital	1	625,000.00	625,000.00
(b) Reserves and surplus	2	515,581,900.36	516,103,926.36
(2) Share application money pending allotment			
(3) Non-current liabilities			
(a) Long term borrowings	3	50,700,000.00	55,700,000.00
(4) Current Liabilities			
(a) Other Current liabilities	4	7,500.00	5,000.00
TOTAL		586,914,400.36	572,433,926.36
II ASSETS Non-Current assets			
(1) (a) Fixed Asses			
(i) Tangible assets	5	33,207,291.00	33,207,291.00
(ii) Capital Work-in-Progress	6	16,376.50	16,376.50
(b) Long-term loans and Advances	7	533,600,000.00	533,600,000.00
(2) Current Assets			
(a) Cash and cash equivalents	8	90,732.86	5,100,258.86
(b) Other Current Assets	9	-	510,000.00
TOTAL		586,914,400.36	572,433,926.36
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: 08.05.2012


(Ashok Gupta)
Partner
Membership No. 085175

DIRECTORS


(Jayanti Sarin)


(Suraj Parkash Sethi)

PARK LAND DEVELOPERS PRIVATE LIMITED
E-2, Jhandewalan Extn, New Delhi
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	-	893265.36
III Total Revenue (I+II)		-	893265.36
IV Expenses :			
Other Expenses	11	522,026.00	8,128.00
Total Expenses		522,026.00	8,128.00
V. Profit before exceptional and extraordinary item and tax (III-IV)		(522,026.00)	885,137.36
VI. Exceptional Items			
VII Profit before exceptional and tax (V-VI)		(522,026.00)	885,137.36
VIII Extraordinary Items			
IX Profit before tax (VII-VIII)		(522,026.00)	885,137.36
X Tax expense			
XI Profit / (Loss) for the period from Continuing operations (IX-X)		(522,026.00)	885,137.36
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)		(522,026.00)	885,137.36
XVI Earning per equity share:			
(1) Basic		(83.52)	141.62
(2) Diluted		(83.52)	141.62

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

DIRECTORS

Place: Delhi
Dated: 08.05.2012

(Ashok Gupta)
Partner

Membership No. 085175



(Jayanti Sarin)
(Jayanti Sarin)

(Suraj Parkash Sethi)
(Suraj Parkash Sethi)

NOTE NO.

	31.03.2012		31.03.2011	
	Rupees		Rupees	
1 SHARE CAPITAL				
a) Authorised 10000 (10000) Equity Shares of Rs.100 (Rs. 100) each		1,000,000.00		1,000,000.00
b) Issued,Subscribed & paid up 6250 (6250) Equity Shares of Rs.100/- each fully paid-up		625,000.00		625,000.00
c) Reconciliation of equity share capital	As at March 31, 2012		As at March 31, 2011	
	Number	Amount	Number	Amount
Number of shares outstanding at the beginning of the year	6250	625000	6250	625000
Number of shares outstanding at the end of the year	6250	625000	6250	625000
d) Shares held by holding Company, Anant Raj Industries Ltd.				
i) 5000 (5000) Equity Shares		500000		500000
Shares held by holding Company, Nilgiri Infrastructure Development Ltd.				
ii)1250 (1250) Equity Shares		125000		125000
e) Shares in the company held by each share holder holding more than 5% shares				
Name of Shareholders				
1) Anant Raj Industries Ltd.				
a) Number of equity shares held		5000		5000
% of shareholding		80%		80%
2) Nilgiri Infrastructure Development Ltd.				
a) Number of equity shares held		1250		1250
% of shareholding		20%		20%
2 RESERVE & SURPLUS				
Share Premium		499,875,000.00		499,875,000.00
Profit & Loss Account				
Opening Balance	16,228,926.36		15,343,789.00	
Add: Profit/Loss during the year	(522,026.00)		885,137.36	
Closing Balance	15,706,900.36		16,228,926.36	
		515,581,900.36		516,103,926.36
3 LONG TERM BORROWINGS				
Unsecured Loan From Holding Company		50,700,000.00		55,700,000.00
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 .				
4 OTHER CURRENT LIABILITIES				
Expenses Payable		7,500.00		5,000.00
		7,500.00		5,000.00



5 FIXED ASSETS**Tangible Assets**

Land (Freehold)	33,207,291.00	33,207,291.00
	<u>33,207,291.00</u>	<u>33,207,291.00</u>

6 CAPITAL WORK-IN-PROGRESS

Opening Balance	16,376.50	16,376.50
	<u>16,376.50</u>	<u>16,376.50</u>

7 LONG TERM LOANS & ADVANCES**(Unsecured Considered Good)**

i) Capital Advance	423,000,000.00	423,000,000.00
ii) Advance Recoverable	110,600,000.00	110,600,000.00
	<u>533,600,000.00</u>	<u>533,600,000.00</u>

8 CASH AND BANK BALANCES

Cash in Hand	26,507.00	26,507.00
Bank balance in current account with State Bank of India	64,225.86	5,073,751.86
	<u>90,732.86</u>	<u>5,100,258.86</u>

9 OTHER CURRENT ASSETS

Unamortised Expenditure		
Opening Balance	510,000.00	510,000.00
Less : Amount Written off during the year	510,000.00	-
	<u>-</u>	<u>510,000.00</u>

10 OTHER INCOME

Dividend Received	-	893265.36
	<u>-</u>	<u>893265.36</u>

11 OTHER EXPENSES

Filing Charges	600.00	1,200.00
Bank Charges	650.00	1,100.00
Legal & Professional	3,276.00	828.00
Auditor's Remuneration		
Audit Fee	7,500.00	5,000.00
Unamortised Expenditure written off	510,000.00	-
	<u>522,026.00</u>	<u>8,128.00</u>

12 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 Tangible Assets

Tangible 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 Board of Directors all assets other than tangible assets and non current investments have a value on realization in the ordinary course of business at least equal to the amount at which they are stated .
- 2 The company is a subsidiary Company of M/s. Ananat Raj Industries Ltd. since 5000 Equity Shares of Rs. 100/-each fully paid up are held by them. (Out of total No. of 6250 Equity Shares fully paid up of Rs. 100/- each)

Share holding pattern

<u>S N.</u>	<u>Name of the Company</u>	<u>% holding</u>
1	Anant Raj Industries Ltd	80
2	Nilgiri infrastructure Development Ltd.	20

3 Related Party Disclosures

i. Name of related parties and description of relationship:

1. Holding Company Anant Raj Industries Ltd.
2. Associates Company Nilgiri infrastructure Development Ltd.

ii. Transactions with related parties

Particulars	Holding Company Rs.
Loan Received	NIL (P.Y. 201500000)
Loan Repaid	5000000 (P.Y.145800000)

iii Closing Balances with related parties:

Particulars	Holding Company Rs.	Associates Company Rs.
Loan	Rs. 50700000 (P.Y. 55700000)	NIL(PY NIL)

4 Segment Reporting

The company has no reportable Business or Geographical segment

5 Earning per Shares

Particulars		2011-2012	2010-2011
Profit attributable in the Shareholders	(A)	(522,026.00)	885136.36
Basic/Weighted average number of Equity Shares outstanding during the year	(B)	6,250	6250
Nominal Value of Equity Shares		100	100
Basic /Diluted Earnings per Shares	(A/B)	(83.52)	141.62

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:08.05.2012



DIRECTORS

Jayanti Sarin
(Jayanti Sarin)

Suraj Parkash Sethi
(Suraj Parkash Sethi)

PARK LAND DEVELOPERS PRIVATE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2012

Particulars	For the year ended March 31, 2012 Rs.	For the year ended March 31, 2011 Rs.
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax and extraordinary items	(522,026)	885,137
Adjustment for:		
Depreciation	-	-
Unamortised Expenditure Written Off	510,000	-
Interest paid		
Other Income		
Dividend Received		(893,265)
Interest received		
Operating profit before working capital changes	(12,026)	(8,128)
Adjustment for:		
Inventories		
Increase in other current liabilities	2,500	
Trade and other receivables		(183600000.00)
Cash generated from operations	(9,526)	(183,608,128)
Taxes Paid Including TDS		101,131
NET CASH FROM OPERATING ACTIVITIES	(A) (9,526)	(183,709,259)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Additions to fixed assets including project in progress		
Investment made		102,165,620
Other Income		
Dividend Received		893,265
Interest received		
NET CASH FLOW FROM/(USED IN) INVESTING ACTIVITIES	(B) -	103,058,885
C. CASH FLOW FROM FINANCE ACTIVITIES		
Proceeds from issue of Share Capital	-	-
Proceeds from Share Premium on Issue of share	-	-
decrease in long term borrowings	(5,000,000)	55,700,000
Interest paid	-	-
NET INCREASE IN CASH AND CASH EQUIVALENTS	(A+B+C) (5,009,526)	(24,950,374)
Cash and cash equivalents opening balance	5,100,259	30,050,633
Cash and cash equivalents closing balance	90,733	5,100,259

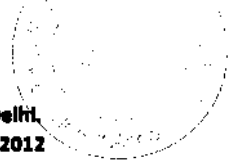
Note: Figures in brackets indicate cash outflow.

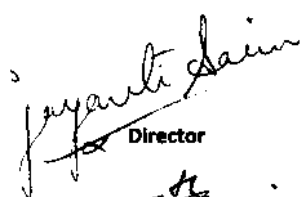

This is the cash flow statement referred to in our report of even date

For A K Jindal & Associates
Chartered Accountants


Ashok Gupta
Partner

Place New Delhi
Date : 08.05.2012




Director

Director