

INDEPENDENT AUDITOR'S REPORT

To the Members of **BBB Realty Private Limited**

1) Report on the Financial Statements

We have audited the accompanying financial statements of **BBB Realty Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2013, and the Statement of Profit and Loss and the Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

2) Management's Responsibility for the Financial Statements.

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the Accounting Standards referred to in sub-section (3C) of section 211 of the Companies Act, 1956 ("the Act"). This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

3) Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

4) Unqualified Opinion

In our opinion and to the best of our information and according to the explanations given to us, the financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:

- (a) In the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2013;
- (b) In the case of the Statement of Profit and Loss, of the loss incurred by the Company for the year ended on that date; and
- (c) In the case of the Cash Flow Statement, of the cash flows of the Company for the year ended on that date.



5) Report on Other Legal and Regulatory Requirements

- a) As required by the Companies (Auditor's Report) Order, 2003 ("the Order") issued by the Central Government of India in terms of sub-section (4A) of section 227 of the Companies Act, 1956, we give in the Annexure a statement on the matters specified in paragraphs 4 and 5 of the said Order.
- b) As required by section 227(3) of the Act, 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, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account;
 - iv) In our opinion, the Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement comply with the Accounting Standards referred to in subsection (3C) of section 211 of the Companies Act, 1956;
 - v) On the basis of written representations received from the directors as on March 31, 2013, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2013, from being appointed as a director in terms of clause (g) of sub-section (1) of section 274 of the Companies Act, 1956.

303, Padma Tower – II,
Rajendra Place,
Delhi- 110008



New Delhi
May 24, 2013

B. Bhushan & Co.
Chartered Accountants
Firm Registration No. 001596N

By the hand of

Manas Batra
Partner
Membership No. 528558

ANNEXURE TO INDEPENDENT AUDITOR'S REPORT

(Annexure referred to in paragraph 5(a) of the Independent Auditor's report of even date to the members of BBB Realty Private Limited on the financial statements for the year ended March 31, 2013)

- I. The Company does not own any fixed asset. Accordingly, provisions of clauses (i) (a), (i) (b) and (i) (c) of paragraph 4 of the Order are not applicable to the Company
- II. The Company does not own any inventory. Accordingly, provisions of clauses (ii) (a), (ii) (b) and (ii) (c) of paragraph 4 of the Order are not applicable to the Company
- III. (a-d) 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. Accordingly, provisions of clause 4(iii)(a) to 4(iii)(d) of the Order are not applicable to the Company.
 - (e) The Company has outstanding long 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. 4,12,50,000 and the year ended balance of said loan was Rs. 4,12,50,000.
 - (f) In our opinion and according to the information and explanations given to us, the above loan is interest free and other terms and conditions of such loans, as per mutually agreed stipulations, are not prima facie prejudicial to the interest of the Company.
 - (g) In our opinion and according to the information and explanations given to us, the event for repayment of principal has not arisen and also no interest is due for payment as at the year end.
- 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. 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 there under.



- VII. In our opinion and according to the information and explanation given to us, the Company is not subject to internal audit. However, the Company has an internal control system commensurate with its 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 provident fund, investor education and protection fund, employees' state insurance, income-tax, sales tax, wealth-tax, service tax, customs duty, cess and other statutory dues applicable to it and no undisputed amounts payable were outstanding as at March 31, 2013 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 accumulated losses of the Company as at the end of the financial year are not more than fifty percent of its net worth. The Company has incurred cash losses during the financial year covered by our audit and in the immediately preceding financial year.
- XI. The Company did not have any outstanding dues to any banks, financial institutions or debenture holders.
- 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 or debentures.
- XV. According to the information and explanations given to us, the Company has not given any guarantee for loans taken by others from banks or financial institutions.
- XVI. The Company has not obtained any term loans.
- XVII. According to the information and explanations given to us, the Company has not raised any funds on short term basis.
- 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 during the year.
- XIX. The Company has 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.

303, Padma Tower – II,
Rajendra Place,
Delhi- 110008

New Delhi
May 24, 2013



B. Bhushan & Co.
Chartered Accountants
Firm Registration No. 001596N
By the hand of


Manas Batra
Partner
Membership No. 528558

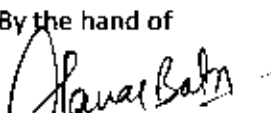
BBB REALTY PRIVATE LIMITED

BALANCE SHEET AS AT MARCH 31, 2013

	Notes	As at March 31, 2013 Rs.	As at March 31, 2012 Rs.
I. EQUITY AND LIABILITIES			
Shareholders' fund			
a) Share capital	2	500,000	500,000
b) Reserves and surplus	3	<u>(83,304)</u>	<u>(71,670)</u>
		<u>416,696</u>	<u>428,330</u>
Non current liabilities			
a) Long term borrowings	4	41,250,000	41,250,000
Current liabilities			
a) Other current liabilities	5	8,427	8,427
TOTAL		<u>41,675,123</u>	<u>41,686,757</u>
II. ASSETS			
Non current assets			
a) Long term loans and advances	6	41,625,000	41,625,000
Current assets			
a) Cash and cash equivalents	7	50,123	61,757
b) Other current assets	8	<u>-</u>	<u>-</u>
		<u>50,123</u>	<u>61,757</u>
TOTAL		<u>41,675,123</u>	<u>41,686,757</u>
SIGNIFICANT ACCOUNTING POLICIES	1		
NOTES TO THE FINANCIAL STATEMENTS	2-15		

The accompanying notes are an integral part of the financial statements.

As per our report of even date.

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

Manas Batra
Partner
Membership no. 528558
May 24, 2013
New Delhi



Directors



Omi Chand Rajput



Achhey Lal

BBB REALTY PRIVATE LIMITED

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2013

	Notes	For the year ended March 31, 2013 Rs.	For the year ended March 31, 2012 Rs.
I INCOMES		-	-
II EXPENSES			
Other expenses	9	11,634	23,210
Total expenses		11,634	23,210
III Profit/(Loss) before tax (I - II)		(11,634)	(23,210)
VI Tax expense		-	-
V Profit/(Loss) after tax from continuing operations (III - IV)		(11,634)	(23,210)
VI Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]			
Basic and Diluted		(0.23)	(0.46)
SIGNIFICANT ACCOUNTING POLICIES	1		
NOTES TO THE FINANCIAL STATEMENTS	2-15		

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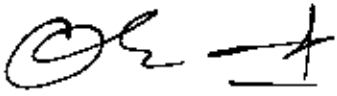

As per our report of even date.

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

Manas Batra
Partner
Membership no. 528558
May 24, 2013
New Delhi



Directors


Omi Chand Rajput

Achhey Lal

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.

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) 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.



	As at March 31, 2013 Rs.	As at March 31, 2012 Rs.
2 SHARE CAPITAL		
Authorized		
50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each	500,000	500,000
Issued, subscribed, and fully paid up		
50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	500,000	500,000

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

	As at March 31, 2013		As at March 31, 2012	
	Number	Amount (Rs.)	Number	Amount (Rs.)
Number of shares outstanding at the beginning of the year	50,000	500,000	50,000	500,000
Number of shares outstanding at the end of the year	50,000	500,000	50,000	500,000

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 shareholder.

c) Shares held by the holding Company, Anant Raj Limited

*50,000 (*50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up 500,000 500,000

*includes 6 (6) equity shares held by nominees of the holding company, Anant Raj Limited.

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

	As at March 31, 2013		As at March 31, 2012	
	Number	% holding	Number	% holding
Equity Shares of Rs. 10 (Rs. 10) each fully paid up:				
- Anant Raj Limited	50,000	100%	50,000	100%



10 CONTINGENT LIABILITIES AND COMMITMENT (to the extent not provided for):

- a) The estimated amount of capital commitment, net of advances, towards purchase of property is Rs. 81,37,500 (Rs. 81,37,500).

- 11 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 ended March 31, 2013	For the year ended March 31, 2012
Profit/(Loss) attributable to equity shareholders	Rs.	(11,634)	(23,210)
Nominal value of equity share	Rs.	10	10
Weighted average number of equity shares outstanding during the year	No.	50,000	50,000
Basic and diluted earnings per share	Rs.	(0.23)	(0.46)

12 Related Party Disclosures:

Pursuant to Accounting Standard (AS-18) on "Related Party Disclosures" issued by the Institute of Chartered Accountants of India following parties are to be treated as related parties along with their relationships:

- a) List of related parties where control exists and other related parties with whom transactions have taken place and relationships:

Holding Company

Anant Raj Limited

Fellow Subsidiary Company

Aakashganga Realty Private Limited
 Advance Buildcon Private Limited
 Anant Raj Cons. & Development Pvt. Ltd.
 Anant Raj Hotels Limited
 Anant Raj Housing Limited
 Anant Raj Infrastructure Private Limited
 Anant Raj Projects Ltd.
 Ankur Buildcon Private Limited
 A-Plus Estates Pvt. Ltd.
 Blossom Buildtech Pvt. Ltd.
 Bolt Properties Pvt. Ltd.
 Capital Buildcon Private Limited
 Capital Buildtech Private Limited
 Carnation Buildtech Private Limited
 Century Promoters Pvt. Ltd.
 Destination Properties Private Limited
 Echo Buildtech Pvt. Ltd.
 Echo Properties Pvt. Ltd.

Elegant Buildcon Pvt. Ltd.
 Elegent Estates Pvt. Ltd.
 Elevator Buildtech Pvt. Ltd.
 Elevator Promoters Pvt. Ltd.
 Elevator Properties Pvt. Ltd.
 Empire Promoters Pvt. Ltd.
 Excellent Inframart Private Limited
 Fabulous Builders Pvt. Ltd.
 Four Construction Pvt. Ltd.
 Gadget Builders Pvt. Ltd.
 Gagan Buildtech Private Limited
 Glaze Properties Pvt. Ltd.
 Goodluck Buildtech Pvt. Ltd.
 Grand Buildtech Pvt. Ltd.
 Grand Park Estates Pvt. Ltd.
 GrandPark Buildtech Pvt. Ltd.
 Grandstar Realty Private Limited
 Greatway Estates Ltd.



Greatways Buildtech Private Limited	Pasupati Aluminium Ltd.
Green Retreat and Motels Pvt. Ltd.	Pelikan Estates Pvt. Ltd.
Green Valley Builders Private Limited	Pioneer Promoters Pvt. Ltd.
Green View Buildwell Pvt. Ltd.	Rapid Realtors Pvt. Ltd.
Green Way Promoters Pvt. Ltd.	Redsea Realty Private Limited
Greenline Buildcon Pvt. Ltd.	Rising Realty Private Limited
Greenline Promoters Pvt. Ltd.	Rolling Construction Pvt. Ltd.
Greenwood Properties Pvt. Ltd.	Romano Estates Pvt. Ltd.
Gujarat Anant Raj Vidhyanagar Ltd.	Romano Infrastructure Pvt. Ltd.
Hamara Realty Pvt. Ltd.	Romano Projects Pvt. Ltd.
Hemkunt Promoters Pvt. Ltd.	Romano Tiles Pvt. Ltd.
High Land Meadows Pvt. Ltd.	Rose Realty Pvt. Ltd.
Jasmine Buildwell Pvt. Ltd.	Roseview Buildtech Pvt. Ltd.
Jubilant Software Services Pvt. Ltd.	Roseview Properties Pvt. Ltd.
Kalinga Buildtech Pvt. Ltd.	Saffron Views Properties Pvt. Ltd.
Kalinga Realtors Pvt. Ltd.	Saiguru Buildmart Private Limited
Krishna Buildtech Private Limited	Sand Storm Buildtech Pvt. Ltd.
Lucky Meadows Pvt. Ltd.	Sartaj Developers & Promoters Pvt. Ltd.
Monarch Buildtech Private Limited	Sovereign Buildwell Pvt. Ltd.
North South Properties Pvt. Ltd.	Spring View Developers Pvt. Ltd.
Novel Buildmart Pvt. Ltd.	Springview Properties Pvt. Ltd.
Novel Housing Pvt. Ltd.	Suburban Farms Pvt. Ltd.
One Star Realty Pvt. Ltd.	Three Star Realty Pvt. Ltd.
Oriental Meadows Ltd.	Townsend Construction & Equipment Pvt. Ltd.
Oriental Promoters Private Limited	Tumhare Liye Realty Pvt. Ltd.
Papillion Buildtech Private Limited	Twenty First Developers Pvt. Ltd.
Papillon Buildcon Private Limited	Vibrant Buildmart Pvt. Ltd.
Park Land Construction & Equipment Pvt. Ltd.	West Land Buildcon Private Limited
Park Land Developers Pvt. Ltd.	Woodland Promoters Pvt. Ltd.
Park View Promoters Pvt. Ltd.	

Partnership firm in which holding company is partner

Ganga Bishan & Company

Key management Personnel

Omi Chand Rajput	Director
Achhey Lal	Director
Anjani Kumar Prashar	Director

Note: Related party relationships are as identified by the management.

b) The Company does not have any transactions with any of the related parties during the year.

c) Amount outstanding as at March 31, 2013:

Sl. No.	Account Head	Related Party	As at March 31, 2013 Rs.	As at March 31, 2012 Rs.
2	Long term borrowings repayable to holding company	Anant Raj Limited	41,250,000	41,250,000




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

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

- 15 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 the Statement of Profit and Loss.

Directors



Omi Chand Rajput



Achhey Lal

May 24, 2013
New Delhi



BBB REALTY PRIVATE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2013

		For the year ended March 31, 2013 Rs.	For the year ended March 31, 2012 Rs.
A. CASH FLOW FROM OPERATIONS			
Profit/(Loss) before tax from continuing operation		(11,634)	(23,210)
Unamortised expenditure written off		-	8,106
Adjustment for working capital:			
- Increase/(Decrease) in other current liabilities		-	1,809
Net cash from operating activities	(A)	(11,634)	(13,295)
B. CASH FLOW FROM INVESTING ACTIVITIES	(B)	-	-
C. CASH FLOW FROM FINANCING ACTIVITIES	(C)	-	-
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(A+B+C)	(11,634)	(13,295)
Cash and cash equivalents - Opening balance		61,757	75,052
Cash and cash equivalents - Closing balance		50,123	61,757

Note: Figures in brackets indicate cash outflow.

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

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

Manas Batra
Partner
Membership no. 528558
May 24, 2013
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Directors



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