

INDEPENDENT AUDITOR'S REPORT

To the Members of **Four Construction Private Limited**

1) Report on the Financial Statements

We have audited the accompanying financial statements of **Four Construction 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

Delhi
May 20, 2013

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

By the hand of



Vishwanand Keshri
Partner

Membership No. 505508



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 Four Construction Private Limited on the financial statements for the year ended March 31, 2013)

- I. The Company does not own any fixed assets. 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. 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 taken long term unsecured loan 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. 3,76,99,580, and the year ended balance of the said loan was Rs. 3,74,49,580.
 - (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 interests of the Company.
 - (g) In our opinion and according to the information and explanations given to us, the event for payment of principal has not arisen, and 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 Company does not have any accumulated losses as at the end of the current financial year. The Company has incurred cash losses in the current year but has not incurred cash losses 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 given guarantee for loans obtained by 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 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. During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of fraud on or by the Company, noticed or reported during the year, nor have we been informed of any such case by the management.

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

Delhi
May 20, 2013

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



Vishwanand Keshri
Partner

Membership No. 505508



FOUR CONSTRUCTION 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	117,990	185,017
		<u>617,990</u>	<u>685,017</u>
Non Current liabilities			
a) Long term borrowings	4	37,449,580	37,699,580
Current liabilities			
a) Other current liabilities	5	3,621,910	2,021,756
b) Short term provisions	6	-	6,214
		<u>41,071,490</u>	<u>39,727,550</u>
	TOTAL	<u>41,689,480</u>	<u>40,412,567</u>
II. ASSETS			
Non current assets			
a) Long term loans and advances	7	40,000,000	38,400,000
b) Other non current asset	8	35,611	71,223
		<u>40,035,611</u>	<u>38,471,223</u>
Current assets			
a) Cash and cash equivalents	9	1,618,257	1,436,982
b) Other current assets	10	35,612	504,362
		<u>1,653,869</u>	<u>1,941,344</u>
	TOTAL	<u>41,689,480</u>	<u>40,412,567</u>
SIGNIFICANT ACCOUNTING POLICIES	1		
NOTES TO THE FINANCIAL STATEMENTS	2-19		

The accompanying notes are integral part of the financial statements.
As per our report of even date.

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



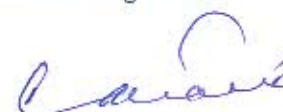
Vishwanand Keshri
Partner
Membership no. 505508
May 20, 2013
Delhi



Directors



Navneet Singh Bhatia



Ajay Singh Pathania

FOUR CONSTRUCTION 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			
Revenue from operations	11	13,833,250	185,108,498
Total revenue		<u>13,833,250</u>	<u>185,108,498</u>
II EXPENSES			
Cost of development rights sold		13,825,704	185,018,607
Other expenses	12	74,573	69,785
Total expenses		<u>13,900,277</u>	<u>185,088,392</u>
III Profit before tax (I - II)		(67,027)	20,106
IV Tax expense			
Current tax		-	6,214
V Profit for the year from continuing operations (III - IV)		<u>(67,027)</u>	<u>13,892</u>
VI Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]			
Basic and Diluted		(1.34)	0.28
SIGNIFICANT ACCOUNTING POLICIES	1		
NOTES TO THE FINANCIAL STATEMENTS	2-19		

The accompanying notes are integral part of the financial statements.
As per our report of even date.

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



Vishwanand Keshri
Partner
Membership no. 505508
May 20, 2013
Delhi



Directors



Navneet Singh Bhatia



Ajay Singh Pathania

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) UNAMORTISED EXPENDITURE

Unamortised expenditure shall be amortised over a period of five years.

f) 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		
1,000,000 (1,000,000) equity shares of Rs. 10 (Rs. 10) each	10,000,000	10,000,000
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 holding Company, Anant Raj Limited.

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



	As at March 31, 2013 Rs.	As at March 31, 2012 Rs.
3 RESERVES AND SURPLUS		
Surplus/(Deficit) as per Statement of Profit and Loss		
Opening balance	185,017	171,125
Addition during the year	(67,027)	13,892
Balance at the end of the year	<u>117,990</u>	<u>185,017</u>
4 LONG TERM BORROWINGS		
(Unsecured)		
a) Loan from related party	<u>37,449,580</u>	<u>37,699,580</u>
<p>Loan from related party represents non interest bearing unsecured loan obtained from the holding company, utilised to make advances for acquiring a real estate project. The said loan is repayable on divestment of the said project. There is no payment of principal or payment of interest due by the Company as at the year end.</p>		
5 OTHER CURRENT LIABILITIES		
a) Advances for which value has to be given	3,600,000	2,000,000
b) Expenses payable	21,910	21,756
	<u>3,621,910</u>	<u>2,021,756</u>
6 SHORT TERM PROVISIONS		
a) Provision for income tax (net off of taxes paid)	-	6,214
7 LONG TERM LOAN AND ADVANCES		
(Unsecured, considered good)		
a) Advances recoverable in cash or in kind	<u>40,000,000</u>	<u>38,400,000</u>
8 OTHER NON CURRENT ASSETS		
a) Unamortised expenditure		
Opening balance	106,835	142,447
Less: Written off during the year	35,612	35,612
	<u>71,223</u>	<u>106,835</u>
Less: Current portion of unamortised expenditure (Refer note 10)	35,612	35,612
	<u>35,611</u>	<u>71,223</u>
9 CASH AND CASH EQUIVALENTS		
a) Balance with bank		
- in current account	234,202	324,423
b) Cash on hand	1,384,055	1,112,559
	<u>1,618,257</u>	<u>1,436,982</u>
10 OTHER CURRENT ASSETS		
a) Stamps in hand	-	468,750
b) Unamortised expenditure	35,612	35,612
	<u>35,612</u>	<u>504,362</u>



	For the year ended March 31, 2013 Rs.	For the year ended March 31, 2012 Rs.
11 REVENUE FROM OPERATIONS		
a) Sale of development rights	13,833,250	185,108,498
12 OTHER EXPENSES		
a) Payment to auditors as audit fees	21,910	21,756
b) Filing fees	10,500	4,060
c) Legal and professional	5,901	7,619
d) Bank charges	650	738
e) Preliminary expenses written off	35,612	35,612
	<u>74,573</u>	<u>69,785</u>

13 Contingent liability (to the extent not provided for):

The Company, being the holder of residual interest in lands transferred under business development agreement to its holding company, Anant Raj Limited, has guaranteed the loans obtained by its holding company by mortgaging its interest in lands, relevant details whereof are as under:

- a) Guarantee given along with other fellow subsidiary companies for the term loan of Rs. 100 crores (Nil) obtained by the holding company from Yes Bank Limited by creating; a) an exclusive charge by way of equitable mortgage on the land located at Village Kadarapur, Tehsil Sohna, Gurgaon, Haryana, currently subject matter of development rights held by the holding company; and b) an exclusive charge on all receivables from the sale of above land or project.
- b) Guarantee given along with other fellow subsidiary companies of Rs. 250 crores (Nil) in respect of Non Convertible Debentures issued by the holding company, Anant Raj Limited to Yes Bank Limited by creating first pari passu mortgage and charge on the land located at revenue estate of village Kadarapur, Tehsil Sohna, Gurgaon, Haryana, currently subject matter of development rights held by the holding company. The security has been created in favor of Security Trustee of the debenture holders.
- c) Corporate guarantee given along with other fellow subsidiary companies for the term loan and working capital facility of Rs. 175 crores (Nil) obtained by the holding company from ICICI Bank Limited by creating; a) first pari passu charge by way of equitable mortgage on the land located at revenue estate of village Kadarapur, Tehsil Sohna, Gurgaon, Haryana, together with all buildings and structures thereon, both present and future, currently subject matter of development rights held by the holding company; and b) first and exclusive charge on all receivables therefrom.
- d) Guarantee given along with other fellow subsidiary companies for the term loan Rs. 200 crores (Nil) obtained by the holding company from Indiabulls Financial Services Limited by creating; a) first and exclusive charge/mortgage by way of constructive delivery and deposit of title deeds of land located at Village Kadarapur and Ullahawas, Tehsil Sohna, Gurgaon, Haryana, currently subject matter of development rights held by the holding company; and b) first and exclusive charge on the receivables from the mortgaged land; and c) pledge of entire shares of the Company held by its holding company.

The Company holds a counter guarantee from the holding company enforceable in the event of the aforesaid banks enforcing the guarantee given by the Company.



- 14 The Company has entered into a business development agreement with Anant Raj Limited, the holding company, whereby the Company has given irrevocable development rights in respect of identified lands acquired by the Company in favour of its holding company entitling the holding company to develop, market, sell, realize and retain the entire sale proceeds of the project to be developed by it on such land. The title of land is with the Company.
- 15 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 attributable to equity shareholders	Rs.	(67,027)	13,892
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.	(1.34)	0.28

16 Related Party Disclosures:

Pursuant to Accounting Standard (AS-18) - "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 relationship :

Holding Company

Anant Raj 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 Infrastructure Pvt. 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.

Century Promoters Pvt. Ltd.

Destination Properties 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.

Fabulous Builders Pvt. Ltd.

Gadget Builders Pvt. Ltd.

Gagan Buildtech Pvt. Ltd.

Glaze Properties Pvt. Ltd.

Goodluck Buildtech Pvt. Ltd.

Grand Buildtech Pvt. Ltd.

Grand Park Estates Pvt. Ltd.

GrandPark Buildtech Pvt. Ltd.



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

Partnership firm in which holding company is partner

Ganga Bishan & Company

Key management Personnel

Ajay Singh Pathania

Director

Navneet Singh Bhatia

Director

Achhey Lal

Director

Note: The above parties have been identified by the management.



b) Transaction during the year with related parties (excluding reimbursements):

Sl. No.	Nature of Transactions	Related Party	For the year ended March 31, 2013 Rs.	For the year ended March 31, 2012 Rs.
1	Long term borrowings received from holding company	Anant Raj Limited	-	23,670,000
2	Long term borrowings repaid to holding company	Anant Raj Limited	250,000	43,800,000
3	Short term borrowings obtained from fellow subsidiaries	Aakarshak Realators Pvt. Ltd. Excellent Inframart Pvt. Ltd.	- -	12,800,000 10,000,000
4	Short term borrowings repaid to fellow subsidiaries	Aakarshak Realators Pvt. Ltd. Excellent Inframart Pvt. Ltd.	- -	12,800,000 10,000,000
5	Short term advance received from and repaid to fellow subsidiary during the year	Sovereign Buildwell Pvt. Ltd.	10,045,000	-
6	Sale of development rights	Anant Raj Limited	13,833,250	185,108,498
7	Guarantee for loans given	Anant Raj Limited	7,250,000,000	-

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.
1	Long term borrowings repayable to holding company	Anant Raj Limited	37,449,580	37,699,580

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

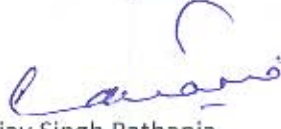
18 Figures and words in brackets relate to the previous year unless otherwise indicated.

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

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

Directors


Navneet Singh Bhatia


Ajay Singh Pathania

May 20, 2013
Delhi



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 operations		(67,027)	20,106
Miscellaneous expenditure written off		35,612	35,612
Operating profit before working capital changes		(31,415)	55,718
Decrease/(Increase) in long term loans and advances		(1,600,000)	1,674,260
Decrease/(Increase) in other current assets		468,750	(468,750)
Increase/(Decrease) in other current liabilities		1,600,154	1,903,848
Cash generated from operation		437,489	3,165,076
Tax paid during the year		(6,214)	(100,271)
Net cash from operating activities	(A)	431,275	3,064,805
B. CASH FLOW FROM INVESTING ACTIVITIES			
	(B)	-	-
C. CASH FLOW FROM FINANCING ACTIVITIES			
Increase/(Decrease) in long term borrowings		(250,000)	(20,130,000)
Net cash used in financing activities	(C)	(250,000)	(20,130,000)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(A+B+C)	181,275	(17,065,195)
Cash and cash equivalents - Opening balance		1,436,982	18,502,177
Cash and cash equivalents - Closing balance		1,618,257	1,436,982

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



Vishwanand Keshri
Partner
Membership no. 505508
May 20, 2013
Delhi



Directors



Navneet Singh Bhatia



Ajay Singh Patharia