

A.K. Jindal & Associates
Chartered Accountants

201, SUCHET CHEMBER, 1224/5, BANK STREET, KAROL BAGH, NEW DELHI - 110005, TEL 28750239

AUDITOR'S REPORT

To

The Members of Lucky Meadows Pvt. Ltd.

We have audited the attached Balance Sheet of **Lucky Meadows Pvt. Ltd.** as at March 31, 2013 and also the Profit & Loss Account 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 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 Profit and Loss account and Cash Flow Statement dealt with by this report are in agreement with the books of account.
 - (d). In our opinion, the Balance Sheet and the 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 31st March, 2013 and taken on record by the Board of Directors, we report that none of the directors is disqualified as on 31st March, 2013 from being appointed as a director in terms of clause (g) of sub-section (1) of section 274 of the Companies act, 1956;

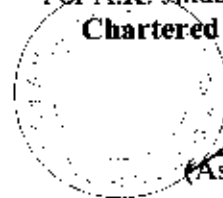


(f). In our opinion, and to the best of our information and according to the explanations given to us, the said accounts read with significant accounting policies and notes thereon, give the information required by the Companies Act, 1956, in the manner so required and give a true and fair view in conformity 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 2013; and
- II] In case of the Statement of Profit and Loss Account, of the Expenditure 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: 16.05.2013

For A.K. Jindal & Associates
Chartered Accountants



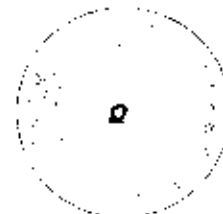
(Signature)
(Ashok Gupta)
Partner

Membership No. 085175

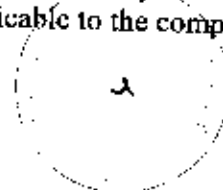
**Annexure to the Auditor's Report of Lucky Meadows Pvt Ltd
for the year ended 31st March 2013**

Referred to in Paragraph 1 of our Report of even date.

1. (a) The Company maintained proper record showing full particulars Quantity 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 parties covered in the register maintained under Section 301 of the Companies Act 1956. The maximum amount involved during the year was Rs. 20,49,23,269/- and year end balance of loans taken from such parties was Rs. 20,49,23,269. The rate of interest and other terms and conditions of loan 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 opening 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's paid up capital and average turnover does not exceed the prescribed limit, and therefore our comments on internal audit are not required.
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 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 31-3-2013 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 not incurred any Cash loss during the financial year covered by our audit and in the immediately preceding financial year .
11. Based on our audit procedure and on the information and explanation given by the management, the company had 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. The company has not dealt or traded in shares, Securities and other investments during the year.
15. According to the information and explanation given to us, the company has not given any guarantee during the year, 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, as at the beginning of the year. Therefore the provisions of clause 4(xvi) of the order are not applicable to the company.



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: 16.05.2013

For A. K. Jindal & Associates
Chartered Accountants
Firm Registration No. 006659N

By the hand of



(Signature)
(Anshu Gupta)
Partner

Membership No. 085175

LUCKY MEADOWS PRIVATE LIMITED
E-2, Jhandewalan Extn, New Delhi
Balance Sheet As At March 31, 2013


Particulars	Note No.	As at March 31st March 2013	As at March 31st March 2012
I EQUITY AND LIABILITIES			
(1) Shareholders Funds			
(a) Share capital	1	500,000.00	500,000.00
(b) Reserves and surplus	2	7,703.80	7,703.80
(2) Non-current liabilities			
(a) Long term borrowings	3	204,923,269.00	203,973,269.00
(3) Current Liabilities			
(a) Other Current liabilities	4	110,318.00	93,664.00
TOTAL		205,541,290.80	204,574,636.80
II ASSETS Non-Current assets			
(1) Non-Current assets			
(a) Fixed Asses			
(i) Tangible assets	5	178,411,080.00	178,411,080.00
(ii) Capital Work-in-progress	6	2,085,884.00	1,119,045.00
(b) Long-term loans and Advances	7	25,000,000.00	25,000,000.00
(2) Current Assets			
(a) Cash and cash equivalents	8	44,325.80	8,691.80
(b) Short Term loans and Advances	9	-	35,820.00
TOTAL		205,541,290.80	204,574,636.80
Significant accounting Policies and Notes on Accounts	11		

As per our Report of even date attached

For and on behalf of the Board of Directors

For **A.K. Jindal & Associates**
 Firm Registration No. 006659N
 Chartered Accountants

Place: Delhi
 Dated: May 16, 2013


(Ashok Gupta)
 Partner

Membership No. 085175


DIRECTORS
 (Amit Sarin)


 (Suraj Parkash Sethi)

LUCKY MEADOWS PRIVATE LIMITED
E-2, Jhandewalan Extn, New Delhi

Statement of Profit And Loss Account For the Year Ended March 31, 2013

Particulars	Note No.	For the year Ended 31.3.2013	For the year Ended 31.3.2012
I Revenue from operations		-	-
II Other Income		-	-
III Total Revenue (I+II)		-	-
IV Expenses :			
Other Expenses	10	181,764.00	120,811.00
Less :Expenditure Capitulised during the year		181,764.00	120,811.00
Total Expenses		NIL	NIL
V. Profit before exceptional and extraordinary item and tax (III-IV)		-	-
VI. Exceptional Items		-	-
VII Profit before Extraordinary Items & tax (V-VI)		-	-
VIII Extraordinary Items		-	-
IX Profit before tax (VII-VIII)		-	-
X Tax expense		-	-
XI Profit /(Loss) for the period from Continuing operations(IX-X)		-	-
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)		-	-
XVI Earning per equity share:		-	-
(1) Basic		-	-
(2) Diluted		-	-

Significant accounting Policies and Notes on Accounts 11
As per our Report of even date attached

For and on behalf of the Board of Directors

For A.K. Jindal & Associates
Firm Registration No. 008659N
Chartered Accountants

Place: Delhi
Dated: May 16,2013

(Signature)
(Ashok Gupta)
Partner

Membership No. 085175



DIRECTORS

(Signature)
(Amit Sarin)

(Signature)
(Suraj Parkash Sethi)

NOTE NO.

	31.03.2013		31.03.2012	
	Rupees		Rupees	
1 SHARE CAPITAL				
a) Authorised 5000 (5000) Equity Shares of Rs.100 (Rs. 100) each		<u>500,000.00</u>		<u>500,000.00</u>
b) Issued,Subscribed & paid up 5000 (5000) Equity Shares of Rs.100/- each fully paid-up		<u>500,000.00</u>		<u>500,000.00</u>
c) Reconciliation of equity share capital	As at March 31, 2013		As at March 31, 2012	
	Number	Amount	Number	Amount
Number of shares outstanding at the beginning of the year	5000	500000	5000	500000
Number of shares outstanding at the end of the year	<u>5000</u>	<u>500000</u>	<u>5000</u>	<u>500000</u>
d) Shares held by holding Company, Anant Raj Ltd. i) 5000 (5000) 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 Ltd. a) Number of equity shares held % of shareholding		5000 100%		5000 100%
2 RESERVES & SURPLUS				
Profit & Loss Account		<u>7,703.80</u> <u>7,703.80</u>		<u>7,703.80</u> <u>7,703.80</u>
There is no change in the Opening & closing balance of Profit & Loss Account				
3 LONG TERM BORROWINGS				
1) Loans & advances from Related Parties Unsecured From Holding Company - The Above loan is not guaranteed 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>204,923,269.00</u>		<u>203,973,269.00</u>
4 OTHER CURRENT LIABILITIES				
Creditors for capital goods & Services		35,295.00		42,556.00
Security Payable		52,638.00		33,106.00
Expenses Payable		11,550.00		10,300.00
Payable for Statutory Dues		<u>10,835.00</u>		<u>7,702.00</u>
		<u>110,318.00</u>		<u>93,664.00</u>
5 FIXED ASSETS				
<u>Tangible Assets</u> Land (Freehold)		<u>178,411,080.00</u> <u>178,411,080.00</u>		<u>178,411,080.00</u> <u>178,411,080.00</u>



6 CAPITAL WORK-IN-PROGRESS		
Opening Balance	1,119,045.00	193,127.00
Add: Addition during the year	<u>966,839.00</u>	<u>925,918.00</u>
	<u>2,085,884.00</u>	<u>1,119,045.00</u>
7 LONG TERM LOANS & ADVANCES (Unsecured Considered Good)		
Capital Advance	<u>25,000,000.00</u>	<u>25,000,000.00</u>
8 CASH AND CASH EQUIVALENTS		
Cash in Hand	3,776.00	3,900.00
Bank balance in current account with State Bank of India	<u>40,549.80</u>	<u>4,791.80</u>
	<u>44,325.80</u>	<u>8,691.80</u>
9 SHORT TERM LOANS & ADVANCES (Unsecured Considered Good)		
Others		
Advance Supplier	<u>-</u>	<u>35,820.00</u>
	<u>-</u>	<u>35,820.00</u>
# OTHER EXPENSES		
Filing Fees	724.00	600.00
Legal & Professional Charges	1,562.00	3,396.00
Electricity Expenses	6,430.00	9,434.00
Bank Charges	550.00	850.00
Salary & Wages	53,985.00	23,860.00
Security Charges	100,852.00	77,574.00
Interest & Penalties	161.00	97.00
Freight & Cartage	10,000.00	
Auditor's Remuneration		
Audit Fee	<u>7,500.00</u>	<u>5,000.00</u>
	<u>181,764.00</u>	<u>120,811.00</u>

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 Fixed Assets

Fixed 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 fixed assets and non current investment have 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 wholly owned subsidiary of Anant Raj Ltd. since all shares are held by Anant Raj Limited and its nominees.

3 Related Party Disclosures

i. Name of related parties and description of relationship:

1. Holding Company Anant Raj Ltd.

ii. Transactions with related parties

Particulars	Holding Company Rs.
Wages & Labour Charges Paid	53985 (PY 23860)
Loan Received	950000 (PY. 900000)
Loan Repaid	NIL (PY NIL)

iii Closing Balances with related parties:

Name of Transactions	Holding Company
Outstanding payable	
Anant Raj Ltd.	204923269 (PY 203973269)

4 Segment Reporting

The company has no reportable Business or Geographical segment

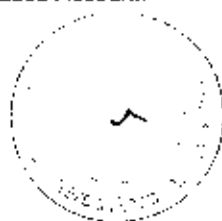
5 Earning per Shares

Particulars		2012-2013	2011-2012
Profit attributable in the Shareholders	(A)	NIL	NIL
Basic/Weighted average number of Equity Shares outstanding during the year	(B)	5000	5000
Nominal Value of Equity Shares		100	100
Basic Diluted Earnings per Shares	(A/B)	N/A	N/A

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 statement of Profit & Loss Account.

Place : Delhi
Dated: May 16,2013



DIRECTORS

(Signature)
(Amit Sarin)

(Signature)
(Suraj Parkash Sethi)

LUCKY MEADOWS PRIVATE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2013

Particulars	For the year ended March 31, 2013 Rs.	For the year ended March 31, 2012 Rs.
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax and extraordinary items		
Adjustment for:		
Depreciation	-	-
Interest paid		
Interest received		
Operating profit before working capital changes	-	-
Adjustment for:		
Inventories		
(Increase)/Decrease in other current assets	35,820	(35,820)
Increase/(Decrease) in other current liabilities	16,653	61,833
Cash generated from operations	52,473	26,013
Taxes Paid Including TDS		
NET CASH FROM OPERATING ACTIVITIES	(A) 52,473	26,013
B. CASH FLOW FROM INVESTING ACTIVITIES		
Additions to fixed assets including project in progress	(966,839)	(925,918)
Capital Advances for Property Purchase		
Interest received		
NET CASH FLOW FROM/(USED IN) INVESTING ACTIVITIES	(B) (966,839)	(925,918)
C. CASH FLOW FROM FINANCE ACTIVITIES		
Proceeds from issue of Share Capital	-	-
Proceeds from Share Premium on Issue of share	-	-
Increase in unsecured loans	950,000	900,000
Interest paid	-	-
NET INCREASE IN CASH AND CASH EQUIVALENTS	(A+B+C) 35,634	95
Cash and cash equivalents opening balance	8,691	8,596
Cash and cash equivalents closing balance	44,325	8,691


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




(Amit Sarin)


(Suraj Parkash Sethi)

Place New Delhi.
Date :16.05.2013