

INDEPENDENT AUDITOR'S REPORT

To the Members of Anant Raj Housing Limited

1) Report on the Financial Statements

We have audited the accompanying financial statements of Anant Raj Housing Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2014, 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 but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. 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, 2014;
- (b) In the case of the Statement of Profit and Loss, of the profit earned 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.



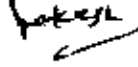
5) Report on Other Legal and Regulatory Requirements

- 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 Act, 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 Act;
 - v) On the basis of written representations received from the directors as on March 31, 2014, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2014, from being appointed as a director in terms of clause (g) of sub-section (1) of section 274 of the Act.

PU- 53, Vishakha Enclave,
Pitampura,
Delhi- 110088

Delhi
May 24, 2014



K R & Co.
Chartered Accountants
Firm Registration No. 025217N
By the hand of

Rakesh Jain
Partner
Membership No. 086501

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 Anant Raj Housing Limited on the financial statements for the year ended March 31, 2014)

- 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. According to the information and explanations given to us, the Company has neither granted nor taken any loans, secured or unsecured, to/from companies, firms or other parties covered in the register maintained under section 301 of the Act. Accordingly, the provisions of clause 4(iii)(a) to 4(iii)(g) of the Order are not applicable to the Company.
- 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. Based on the audit procedures applied by us and according to the information and explanations provided by the management, there are no transactions that need to be entered into the register maintained under section 301 of the Act, and accordingly clauses (v) (a) and (v) (b) of paragraph 4 of the Order are not applicable to the Company.
- 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 Act, 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 Act, 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, 2014 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.

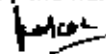


- X. The Company has been registered for a period of less than five years and hence we are not required to comment on whether or not the accumulated losses at the end of the financial year is fifty per cent or more of its net worth and whether it has incurred cash losses in such financial year and in 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.

PU- 53, Vishakha Enclave,
Pitampura,
Delhi- 110088

Delhi
May 24, 2014



K R & Co.
Chartered Accountants
Firm Registration No. 025217N
By the hand of

Rakesh Jain
Partner
Membership No. 086501

ANANT RAJ HOUSING LIMITED

BALANCE SHEET AS AT MARCH 31, 2014

	Notes	As at March 31, 2014 Rs.	As at March 31, 2013 Rs.
I. EQUITY AND LIABILITIES			
Shareholders' fund			
a) Share capital	2	500,000	500,000
b) Reserves and surplus	3	3,756	(9,763)
		<u>503,756</u>	<u>490,237</u>
Current liabilities			
a) Other current liabilities	4	8,427	7,500
b) Short term provisions	5	2,940	3,252
		<u>11,367</u>	<u>10,752</u>
		515,123	500,989
II. ASSETS			
Current assets			
a) Cash and bank balances	6	504,185	491,474
b) Other current assets	7	10,938	9,515
		<u>515,123</u>	<u>500,989</u>
		515,123	500,989
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.

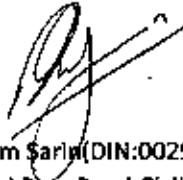
K R & Co.
Chartered Accountants
By the hand of

Rakesh Jain
Partner
Membership no. 086501



Directors


Aman Sarin (DIN 00015887)
28, Sri Ram Road, Civil Lines, Delhi-110054


Ashim Sarin (DIN:00291515)
28, Sri Ram Road, Civil Lines, Delhi-110054

May 24, 2014
New Delhi.

ANANT RAJ HOUSING LIMITED

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2014

	Notes	For the year ended March 31, 2014 Rs.	For the year ended March 31, 2013 Rs.
I INCOME			
Other income	8	30,546	30,438
Total income		30,546	30,438
II EXPENSES			
Other expenses	9	10,982	10,055
Total expenses		10,982	10,055
III Profit before tax (I - II)		19,564	20,383
IV Tax expense			
Current tax		6,045	6,298
V Profit after tax (III - IV)		13,519	14,085
VI Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]			
Basic and Diluted		0.28	0.28

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.

K R & Co.
Chartered Accountants

By the hand of



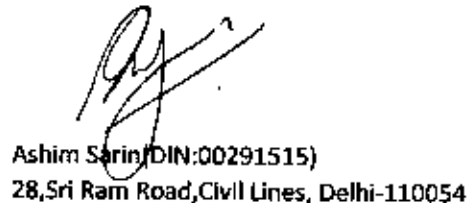
Rakesh Jain
Partner
Membership no. 086501



Directors



Aman Sarin (DIN 00015887)
28, Sri Ram Road, Civil Lines, Delhi-110054



Ashim Sarin (DIN:00291515)
28, Sri Ram Road, Civil Lines, Delhi-110054

May 24, 2014
New Delhi.

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 an 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 period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Diluted EPS is computed by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period 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 maturities of three months or less.



ANANT RAJ HOUSING LIMITED
Notes to financial statements for the year ended March 31, 2014

	As at March 31, 2014 Rs.	As at March 31, 2013 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, 2014		As at March 31, 2013	
	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, 2014		As at March 31, 2013	
	Number	% holding	Number	% holding
Equity Shares of Rs. 10 (Rs. 10) each fully paid up:				
- Anant Raj Limited	50,000	100%	50,000	100%



ANANT RAJ HOUSING LIMITED**Notes to financial statements for the year ended March 31, 2014**

	As at March 31, 2014 Rs.	As at March 31, 2013 Rs.
3 RESERVES AND SURPLUS		
Surplus/(Deficit) in the Statement of Profit and Loss		
Balance as at the beginning of the year	(9,763)	(23,848)
Addition during the year	13,519	14,085
Balance as at the end of the year	<u>3,756</u>	<u>(9,763)</u>
4 OTHER CURRENT LIABILITIES		
a) Other payables		
Expenses payable	<u>8,427</u>	<u>7,500</u>
5 SHORT TERM PROVISIONS		
a) Provision for income tax (net off of taxes paid)	<u>2,940</u>	<u>3,252</u>
6 CASH AND BANK BALANCES		
a) Cash and cash equivalents		
- Balance with bank in current account	31,330	44,637
b) Other bank balances		
- Deposits with original maturity of more than 3 months but less than 12 months	<u>472,855</u>	<u>446,837</u>
	<u>504,185</u>	<u>491,474</u>
7 OTHER CURRENT ASSETS		
a) Interest accrued but not due	<u>10,938</u>	<u>9,515</u>
	<u>10,938</u>	<u>9,515</u>
8 OTHER INCOME		
a) Interest income	<u>30,546</u>	<u>30,438</u>
9 OTHER EXPENSES		
a) Payment to auditors as audit fees	8,427	7,500
b) Legal and professional	1,405	1,405
c) Filing fees	600	600
d) Bank charges	550	550
	<u>10,982</u>	<u>10,055</u>

10 The Company proposes to undertake development of real estate projects and directors are identifying for suitable opportunities in this regard.



ANANT RAJ HOUSING LIMITED**Notes to financial statements for the year ended March 31, 2014**

- 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, 2014	For the year ended March 31, 2013
Profit attributable to equity shareholders	Rs.	13,519	14,085
Nominal value of equity shares	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.	0.27	0.28

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 Subsidiaries

Aakashganga Realty Private Limited
 Advance Buildcon Private Limited
 Anant Raj Cons. & Development Pvt. Ltd.
 Anant Raj Hotels Limited
 Anant Raj Infrastructure Private Limited
 Anant Raj Projects Ltd.
 Ankur Buildcon Private Limited
 A-Plus Estates Private Limited
 AR Login 4 EDU Private Limited
 BBB Realty 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.
 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 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
 Green Retreat and Motels Pvt. Ltd.
 Green Valley Builders Private Limited
 Green View Buildwell Pvt. Ltd.
 Green Way Promoters Pvt. Ltd.
 Greenline Buildcon Pvt. Ltd.



ANANT RAJ HOUSING LIMITED

Notes to financial statements for the year ended March 31, 2014

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

Partnership firm in which Holding company is partner

Ganga Bishan & Company

Key Management Personnel

Aman Sarin	Director
Ashim Sarin	Director
Amar Sarin	Director

Note: The related party relationships are as identified by the management.

- b) There is no transaction entered by the Company with any of the related parties during the year.
c) There is no amount outstanding as at March 31, 2014, in respect of any of the related parties.



- 13 In the opinion of the management, the current assets, if realized, in the ordinary course of business, would realize a sum equal to that stated in the Balance Sheet.
- 14 Figures in brackets pertain to previous year, unless otherwise indicated.
- 15 Previous year figures have been regrouped or recast wherever necessary to conform with 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



Anjan Sachin (DIN 00015887)
28, Sri Ram Road, Civil Lines, Delhi-110054



Ashim Sapra (DIN:00291515)
28, Sri Ram Road, Civil Lines, Delhi-110054

May 24, 2014
New Delhi.



ANANT RAJ HOUSING LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2014

	For the year ended March 31, 2014 Rs.	For the year ended March 31, 2013 Rs.
A. CASH FLOW FROM OPERATIONS		
Profit/(Loss) before tax from continuing operation	19,564	20,383
Interest income	(30,546)	(30,438)
Operating profit before working capital changes	(10,982)	(10,055)
Movement in working capital:		
- Decrease/(Increase) in other current asset	(1,423)	(98)
- Increase/(Decrease) in other current liabilities	927	(927)
Cash generated from operations	(11,478)	(11,080)
- Income tax paid	(6,357)	(4,945)
Net cash from operating activities	(A) (17,835)	(16,025)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Investment in bank deposits (having original maturity of more than 3 months but less than 12 months)	(26,018)	(27,294)
Interest income	30,546	30,438
Net cash from investing activities	(B) 4,528	3,144
C. CASH FLOW FROM FINANCING ACTIVITIES		
	(C) -	-
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(A+B+C) (13,307)	(12,881)
Cash and cash equivalents - Opening balance	44,637	57,518
Cash and cash equivalents - Closing balance	31,330	44,637

Note: Figures in brackets indicate cash outflow.

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

K R & Co.
Chartered Accountants

By the hand of
Rakesh Jain

Rakesh Jain
Partner
Membership no. 086501



Directors

Anant Sarin
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