

INDEPENDENT AUDITOR'S REPORT

To the Members of Park Land Developers Private Limited

1) Report on the Financial Statements

We have audited the accompanying financial statements of **Park Land Developers Private 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 notified under the Companies Act, 1956 ("the Act") read with the General Circular 15/2013 dated 13th September 2013 of the Ministry of Corporation Affairs in respect of section 133 of the Companies Act, 2013. 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) 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 under provisions of section 227(3) of the Companies Act, 1956, 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 notified under the Companies Act, 1956 read with the General Circular 15/2003 dated 13th September 2013 of the ministry of Corporate Affairs in respect of Section 133 of the Companies Act.2013 ;
 - 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.

201, Suchet Chambers,
1224/5, Naiwala, Bank Street,
Karol Bagh,
Delhi- 110005

Delhi
May 26, 2014

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

By the hand of


Ashok Gupta

Partner

Membership No. 885176



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 Park Land Developers Private Limited on the financial statements for the year ended March 31, 2014)

- I. (a) The Company has 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 Fixed Assets was disposed off by 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 or 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, 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. (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 of the Companies Act, 1956 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 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 to the extent 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 does not have accumulated losses as at the end of the financial year. The Company has not incurred any cash loss during the financial year covered by our audit but cash loss 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 during the year, 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. 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.

201, Suchet Chambers,
1224/5, Naiwala, Bank Street,
Karol Bagh,
Delhi- 110005

Delhi
May 26, 2014

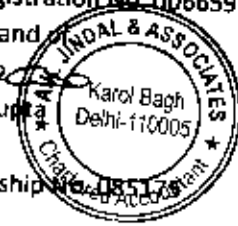
A.K. Jindal & Associates
Chartered Accountants
Firm Registration No. 006659N

By the hand of


Ashok Gupta

Partner

Membership No. 185178



PARK LAND DEVELOPERS PRIVATE LIMITED
E-2, Jhandewalan Extn, New Delhi
Balance Sheet As At March 31, 2014

Particulars	Note No.	As at 31st March 2014	As at 31st March 2013
I EQUITY AND LIABILITIES			
(1) Shareholders Funds			
(a) Share capital	1	625,000.00	625,000.00
(b) Reserves and surplus	2	517,708,432.38	515,561,169.36
(4) Current Liabilities			
(a) Other Current liabilities	3	7,500.00	7,500.00
(b) Short term provisions	4	409,161.00	-
TOTAL		518,750,093.36	516,193,669.36
II ASSETS Non-Current assets			
(1) (a) Fixed Asses			
(i) Tangible assets	5	9,904,410.00	33,207,291.00
(ii) Capital Work-in-Progress	6	4,882.50	16,376.50
(b) Long-term loans and Advances	7	508,734,161.00	482,900,000.00
(2) Current Assets			
(a) Cash and cash equivalents	8	106,639.86	70,001.86
TOTAL		518,750,093.36	516,193,669.36
Significant accounting Policies and Notes on Accounts	12		

As per our Report of even date attached

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

(Ashok Gupta)
 Partner
 Membership No. 085475



For and on behalf of the Board of Directors
DIRECTORS

Jayanti Sarin
 Jayanti Sarin(DIN 01748447)
 28, Sri Ram Road, Civil Lines, Delhi-110054

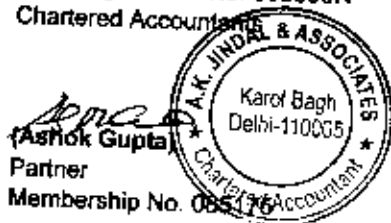
Suraj Parkash Sethi
 Suraj Parkash Sethi (DIN 02875177)
 A-703, Vasundhra Apptt., Plot No-16,
 Sector-6, Dwarka, New Delhi-110075

Place: Delhi
 Dated: 26.05.2014

PARK LAND DEVELOPERS PRIVATE LIMITED
E-2, Jhandewalan Extn, New Delhi
Statement of Profit And Loss Account For the Year Ended March 31, 2014

Particulars	Note No.	For the year Ended 31.3.2014	For the year Ended 31.3.2013
I Revenue from operations			
II Other Income	9	25,844,000.00	-
III Total Revenue (I+II)		<u>25,844,000.00</u>	<u>-</u>
IV Expenses :			
Cost of Land Sold	10	23,686,375.00	-
Other Expenses	11	10,362.00	20,731.00
Total Expenses		<u>23,696,737.00</u>	<u>20,731.00</u>
V. Profit before exceptional and extraordinary item and tax (III-IV)		2,147,263.00	(20,731.00)
VI. Exceptional Items			
VII Profit before Extraordinary Items and tax (V-VI)		2,147,263.00	(20,731.00)
VIII Extraordinary Items			
IX Profit before tax (VII-VIII)		2,147,263.00	(20,731.00)
X Tax expense			
X Tax expense			
Current tax expenses for Current year	409161		
Less: MAT Credit Entitlement	409161		
XI Profit / (Loss) for the period from Continuing operations (IX-X)		2,147,263.00	(20,731.00)
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)		2,147,263.00	(20,731.00)
XVI Earning per equity share:			
(1) Basic		343.56	(3.32)
(2) Diluted		343.56	(3.32)
Significant accounting Policies and Notes on Accounts	12		
As per our Report of even date attached			

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



(Ashok Gupta)
Partner
Membership No. 085176

For and on behalf of the Board of Directors
DIRECTORS

Jayanti Sarin
Jayanti Sarin (DIN 01746447)
28, Sri Ram Road, Civil Lines, Delhi-110054

Place: Delhi
Dated: 26.05.2014

Suraj Parkash Sethi
Suraj Parkash Sethi (DIN 02875177)
A-703, Vasundhara Apptt., Plot No-16,
Sector-6, Dwarka, New Delhi-110075

NOTE NO.

	31.03.2014		31.03.2013	
	Rupees		Rupees	
1 SHARE CAPITAL				
a) Authorised 10000 (10000) Equity Shares of Rs.100 (Rs. 100) each		1,000,000.00		1,000,000.00
b) Issued,Subscribed & paid up 6250 (6250) Equity Shares of Rs.100/- each fully paid-up		625,000.00		625,000.00
c) Reconciliation of equity share capital	As at March 31, 2014		As at March 31, 2013	
	Number	Amount	Number	Amount
Number of shares outstanding at the beginning of the year	6250	625000	6250	625000
Number of shares outstanding at the end of the year	6250	625000	6250	625000
d) Shares held by holding Company, Anant Raj Ltd.				
i) 5000 (5000) Equity Shares		500000		500000
Shares held by holding Company, Nigiri Infrastructure Development Ltd.				
ii) 1250 (1250) Equity Shares		125000		125000
e) Shares in the company held by each share holder holding more than 5% shares				
<u>Name of Shareholders</u>				
1) Anant Raj Ltd.				
a) Number of equity shares held		5000		5000
% of shareholding		80%		80%
2) Nigiri Infrastructure Development Ltd.				
a) Number of equity shares held		1250		1250
% of shareholding		20%		20%
2 RESERVE & SURPLUS				
Share Premium		499,875,000.00		499,875,000.00
Profit & Loss Account				
Opening Balance	15,686,169.36		15,706,900.36	
Add: Profit/Loss during the year	2,147,263.00		(20,731.00)	
Closing Balance	17,833,432.36		15,686,169.36	
		17,833,432.36		15,686,169.36
		517,708,432.36		515,561,169.36
3 OTHER CURRENT LIABILITIES				
Expenses Payable		7,500.00		7,500.00
		7,500.00		7,500.00
4 SHORT TERM PROVISIONS				
Provision for Income Tax AY 2014-2015		409,161.00		-
		409,161.00		-
5 FIXED ASSETS				
<u>Tangible Assets</u>				
Land (Freehold)		33,207,291.00		33,207,291.00
Less: Sale during the year		(23,302,881.00)		-
		9,904,410.00		33,207,291.00
6 CAPITAL WORK-IN-PROGRESS				
Opening Balance		16,376.50		16,376.50
Less: Transfer during the year		11,494.00		-
		4,882.50		16,376.50



7 LONG TERM LOANS & ADVANCES		
(Unsecured Considered Good)		
Capital Advance		
Others	349,500,000.00	349,500,000.00
Advance Recoverable in Cash or in Kind		
Mat Credit Entitlement	158,825,000.00	133,400,000.00
	409,161.00	
	<u>508,734,161.00</u>	<u>482,900,000.00</u>
8 CASH AND BANK BALANCES		
Cash in Hand	26,507.00	26,507.00
Bank balance in current account with State Bank of India		
	80,132.86	43,494.86
	<u>106,639.86</u>	<u>70,001.86</u>
9 REVENUE FROM OPERATIONS		
Sale of Land		
	25,844,000.00	
	<u>25,844,000.00</u>	
10 COST OF LAND SOLD		
Land		
Brokerage/Commission	23,314,375.00	
	372,000.00	
	<u>23,686,375.00</u>	
11 OTHER EXPENSES		
Filing Charges		
Bank Charges	907.00	600.00
Legal & Professional	550.00	550.00
	1,405.00	12,081.00
Auditor's Remuneration		
Audit Fee		
	7,500.00	7,500.00
	<u>10,362.00</u>	<u>20,731.00</u>
12 Notes to Accounts		

Accounting Policies and Notes on accounts

(A) Significant Accounting Policies

1 Conventions

The Accounts have been prepared Primarily under the historical Cost Convention and on the accrual basis of accounting

2 Tangible Assets

Fixed assets are stated at cost including duties, taxes and all other incidental expenses to bring the assets to its intended purposes .

3 Taxes on Income

Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the Income tax Act, 1961 Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax Accordingly, MAT is recognised as an asset in the Balance Sheet when it is probable that future economic benefit associated with it will flow to the Company.

(B) Notes Forming part of accounts:

1 In the opinion of the Board of Directors all assets other than fixed assets and non current investments have a value on realization in the ordinary course of business at least equal to the amount at which they are stated .



- 2 The company is a subsidiary Company of M/s. Anant Raj Ltd. since 5000 Equity Shares of Rs. 100/-each fully paid up are held by them. (Out of total No. of 6250 Equity Shares fully paid up of Rs. 100/- each)

Share holding pattern

S.N.	Name of the Company	% holding
1	Anant Raj Ltd	80
2	Nilgiri Infrastructure Development Ltd.	20

3 Related Party Disclosures

i. Name of related parties and description of relationship:

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

ii. Transactions with related parties

Particulars	Holding Company Rs.
Loan Received	Rs. NIL (P.Y.22800000)
Loan Repaid	Rs. NIL (P.Y.73500000)

iii Closing Balances with related parties:

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

4 Segment Reporting

The company has no reportable Business or Geographical segment

5 Earning per Shares

Particulars		2013-2014	2012-2013
Profit attributable in the Shareholders	(A)	2,147,263.00	(20731.00)
Basic/Weighted average number of Equity Shares outstanding during the year	(B)	6,250	6250
Nominal Value of Equity Shares		100	100
Basic /Diluted Earnings per Shares	(A/B)	343.56	(3.32)

6 Previous year figures have been regrouped wherever found necessary .

7 Signature to the above Schedules which form an integral Part of the Balance Sheet and Profit & Loss Account.

DIRECTORS

Place : Delhi
Dated:26.05.2014

Jayanti Sarin
Jayanti Sarin(DIN 01746447)

28, Sri Ram Road, Civil Lines, Delhi-110054



Guraj Parkash Sethi
Guraj Parkash Sethi (DIN 02875177)
A-703, Vasundhara Apppt., Plot No-16,
Sector-6, Dwarka, New Delhi-110075

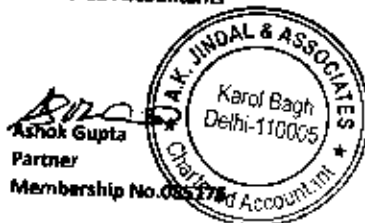
PARK LAND DEVELOPERS PRIVATE LIMITED
E-2, Jhandewalan Extension, New Delhi- 11 0055
CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2014

Particulars	For the year ended March 31, 2014 Rs.	For the year ended March 31, 2013 Rs.
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax and extraordinary items	2,147,263	(20,731)
Adjustment for:		
Depreciation		
Unamortised Expenditure Written Off		
Interest paid		
Other Income		
Dividend Received		
Interest received		
Profit on Sale of Land		
Operating profit before working capital changes	(2,157,625)	
Adjustment for:	(10,362)	(20,731)
Inventories		
Sundry creditors and other payables		
Trade and other receivables		
Long term loan & Advances		
	(25,425,000)	50,700,000
Cash generated from operations		
Taxes Paid including TDS	(25,435,362)	50,679,269
NET CASH FROM OPERATING ACTIVITIES	(A) (25,435,362)	50,679,269
B. CASH FLOW FROM INVESTING ACTIVITIES		
Deletions to fixed assets including project in progress	23,314,375	
Investment made		
Other Income		
Dividend Received		
Interest received		
Profit on Sale of Land		
NET CASH FLOW FROM/(USED IN) INVESTING ACTIVITIES	(B) 2,157,625	-
	25,472,000	-
C. CASH FLOW FROM FINANCE ACTIVITIES		
Proceeds from issue of Share Capital		
Proceeds from Share Premium on issue of share		
Increase in unsecured loans		
Interest paid		(50,700,000)
NET CASH FLOW FROM/(USED IN) FINANCE ACTIVITIES	(C) -	(50,700,000)
D. NET INCREASE IN CASH AND CASH EQUIVALENTS	(A+B+C) 36,638	(20,731)
Cash and cash equivalents opening balance	70,002	90,733
Cash and cash equivalents closing balance	106,639	70,002

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



Place New Delhi.
Date : 26.05.2014

DIRECTORS

Jayanti Sarin
Jayanti Sarin (DIN 01746447)
B, Sri Ram Road, Civil Lines, Delhi-11005

Sufal Parkash Sethi
Sufal Parkash Sethi (DIN 02875177)
A-703, Vasundhara Apptt., Plot No-16,
Sector-6, Dwarka, New Delhi-110075