

INDEPENDENT AUDITOR'S REPORT

To the Members of Pioneer Promoters Private Limited

1) Report on the Financial Statements

We have audited the accompanying financial statements of Pioneer Promoters 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:

- In the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2014;
- In the case of the Statement of Profit and Loss, of the Expenditure Incurred by the Company for the year ended on that date; and
- 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, Nalwala, Bank Street,
Karol Bagh,
Delhi- 110005

Delhi
May 26, 2014

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


Ashok Gupta
Partner
Membership No. 085176



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 Pioneer Promoters 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. (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. 9,80,37,712/- and year end balance of loans taken from such parties was Rs. 9,80,37,712/- . 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 maintenance under section 301 of the Companies Act, 1956.
- 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 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 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 Karol Bagh
Partner Delhi-110005
Members No. 085175
Chartered Accountants

PIONEER PROMOTERS PRIVATE LIMITED
H-65, Connaught Circus, New Delhi
Balance Sheet As At March 31, 2014

Particulars	Note No.	As at March 31st March 2014	As at March 31st March 2013
I EQUITY AND LIABILITIES			
(1) Shareholders Funds			
(a) Share capital	1	700,000.00	700,000.00
(b) Reserves and surplus	2	160,813,806.58	160,813,806.58
(2) Non-current liabilities			
(a) Long term borrowings	3	98,037,712.00	97,336,712.00
(3) Current Liabilities			
(a) Other Current liabilities	4	75,097.00	63,863.00
TOTAL		259,626,615.58	258,914,381.58
II ASSETS Non-Current assets			
(1) (a) Fixed Asses			
(i) Tangible assets	5	106,202,425.00	106,202,425.00
(ii) Capital Work-in-Progress	6	3,404,720.71	2,684,721.71
(b) Long-term loans and Advances	7	150,000,000.00	150,000,000.00
(2) Current Assets			
(c) Cash and cash equivalents	8	19,469.87	27,234.87
TOTAL		259,626,615.58	258,914,381.58
Significant accounting Policies and Notes on Accounts	10		


As per our Report of even date attached

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


(Ashok Gupta)
 Partner
 Membership No. 085175



For and on behalf of the Board of Directors
DIRECTORS


Amar Sarin(DIN 00015937)
 28 Sri Ram Road, Civil Lines, Delhi-110054


Sufaj Parkash Sethi(DIN 02875177)
 A-703, Vasundhra, Appts, Plot No-16,
 Sector-6, Dwarka, Delhi-110075

Place: Delhi
 Dated: 26.05.2014

PIONEER PROMOTERS PRIVATE LIMITED
H-65, Connaught Circus, 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		-	-
III Total Revenue (I+II)		-	-
IV Expenses :			
Other Expenses	9	719,999.00	642,659.00
Less : Expenditure Capitalised during the year		719,999.00	642,659.00
Total Expenses		NIL	NIL
V. Profit before exceptional and extraordinary item and tax (III-IV)		-	-
VI. Exceptional Items		-	-
VII Profit before Extraordinary Items and 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 As per our Report of even date attached	10		

For A.K. Jindal & Associates
Firm Registration No. 006659N
Chartered Accountants
Karol Bagh
Delhi-110035
Partner
Membership No. 085475



For and on behalf of the Board of Directors
DIRECTORS

Amar Sarin (DIN 00015937)
28 Sri Ram Road, Civil Lines, Delhi-110054

Place: Delhi
Dated: 26.05.2014

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

NOTE NO.

	31.03.2014 Rupees		31.03.2013 Rupees	
1	SHARE CAPITAL			
a) Authorized				
6000 (6000) Equity Shares of Rs.100 (Rs. 100) each	600,000.00		600,000.00	
2000 (2000) Preference Shares of Rs.100 (Rs.100) each	200,000.00		200,000.00	
	<u>800,000.00</u>		<u>800,000.00</u>	
b) Issued,Subscribed & paid up				
5000 (5000) Equity Shares of Rs.100/- each fully paid-up	500,000.00		500,000.00	
2000 (2000) optionally convertible redeemable Preference Shares of Rs.100 each fully paid	200,000.00		200,000.00	
	<u>700,000.00</u>		<u>700,000.00</u>	
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	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>
Reconciliation of Optionally convertible redeemable Preference Shares 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	2000	200000	2000	200000
Number of shares outstanding at the end of the year	<u>2000</u>	<u>200000</u>	<u>2000</u>	<u>200000</u>
d) Equity Shares of Rs 100(Rs 100)each Fully Paid -Up				
i) 5000 (5000) Equity Shares held by Anant Raj Ltd.	500000		500000	
Optionally convertible Preference Shares of Rs. 100(Rs.100)each Fully paid -up	200000		200000	
ii) 2000 (2000) Optionally convertible Preference Shares held by Lopez Finvest Ltd.				
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	100%		100%	
2) Lopez Finvest Limited				
a) Number of optionally convertible redeemable Preference shares held	2000		2000	
% of shareholding	100%		100%	



2 RESERVES & SURPLUS

Share Premium		
Profit & Loss Account	159,800,000.00	159,800,000.00
	<u>1,013,806.58</u>	<u>1,013,806.58</u>
	<u>160,813,806.58</u>	<u>160,813,806.58</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	<u>98,037,712.00</u>	<u>97,336,712.00</u>
- 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 .		

4 OTHER CURRENT LIABILITIES

Expenses Payable	<u>75,097.00</u>	<u>63,863.00</u>
	<u>75,097.00</u>	<u>63,863.00</u>

6 FIXED ASSETS

<u>Tangible Assets</u>		
Land (Freehold)	<u>106,202,425.00</u>	<u>106,202,425.00</u>
	<u>106,202,425.00</u>	<u>106,202,425.00</u>

6 CAPITAL WORK-IN-PROGRESS

Opening Balance		
Add: Addition during the year	880,383.00	880,383.00
	<u>880,383.00</u>	<u>880,383.00</u>
Preoperative Expenditure Pending for Capitalisation	(a)	
Opening Balance		
Add: Addition during the year	1,804,338.71	1,161,679.71
	<u>719,999.00</u>	<u>642,659.00</u>
	<u>2,524,337.71</u>	<u>1,804,338.71</u>
	(a) + (b)	
	<u>3,404,720.71</u>	<u>2,684,721.71</u>

7 LONG TERM LOANS & ADVANCES

<u>(Unsecured Considered Good)</u>		
Capital Advance	<u>150,000,000.00</u>	<u>150,000,000.00</u>
	<u>150,000,000.00</u>	<u>150,000,000.00</u>

8 CASH AND CASH EQUIVALENTS

Cash in Hand		
Bank balance in current account with State Bank of India	6,642.00	5,891.00
	<u>12,827.87</u>	<u>21,343.87</u>
	<u>19,469.87</u>	<u>27,234.87</u>

9 OTHER EXPENSES

Filing Fees		
Legal & Professional Charges	1,807.00	600.00
Wages & Labour Charges	2,248.00	1,405.00
Electricity Expenses	675,935.00	609,069.00
Bank Charges	20,621.00	24,085.00
Miscellaneous Expenses	188.00	-
	<u>11,700.00</u>	<u>-</u>
<u>Auditor's Remuneration</u>		
Audit Fee	7,500.00	7,500.00
	<u>7,500.00</u>	<u>7,500.00</u>
	<u>719,999.00</u>	<u>642,659.00</u>



10 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 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 wholly owned subsidiary of Anant Raj Ltd. since all shares are held by Anant Raj Ltd. 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.
Loan Received	701000 (P.Y. 600000/-)
Loan Repaid	NIL (P.Y.NIL)

iii Closing Balances with related parties:

Name of Transactions	Holding Company
	Rs.
Outstanding payable Anant Raj Ltd.	98037712/- (P.Y. 97336712/-)

4 Segment Reporting

The company has no reportable Business or Geographical segment



5 Earning per Share

Particulars		2013-2014	2012-2013
Profit attributable to 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 Share	(A/B)	NIL	NIL

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



Amar Sarin(DIN 00015937)
28 Sri Ram Road,Civil Lines, Delhi-110054



Suresh Parkash Sethi
A-703, Vasundhara, Appts, Plot No-16,
Sector-6, Dwarka, Delhi-110075

Place : Delhi
Dated: 26.05.2014

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	-	-
Adjustment for:		
Depreciation	-	-
Interest paid	-	-
Interest received	-	-
Operating profit before working capital changes	-	-
Adjustment for:		
Inventories	-	-
Sundry creditors and other payables	-	-
Trade and other receivables	11,234	20,262
Cash generated from operations	11,234	20,262
Taxes Paid	11,234	20,262
NET CASH FROM OPERATING ACTIVITIES	(A) 11,234	20,262
B. CASH FLOW FROM INVESTING ACTIVITIES		
Additions to fixed assets including project in progress	(719,999)	(642,659)
Capital Advances for Property Purchase	-	-
Interest received	-	-
NET CASH FLOW FROM/(USED IN) INVESTING ACTIVITIES	(B) (719,999)	(642,659)
C. CASH FLOW FROM FINANCE ACTIVITIES		
Proceeds from Issue of Preference Share Capital	701,000	600,000
Proceeds from Share Premium on issue of share	-	-
Proceeds from Share Application Money	-	-
Increase in unsecured loans	-	-
Interest paid	-	-
NET INCREASE IN CASH AND CASH EQUIVALENTS	(C) 701,000	600,000
D. NET INCREASE IN CASH AND CASH EQUIVALENTS	(A+B+C) (7,765)	(22,397)
Cash and cash equivalents opening balance	27,235	49,632
Cash and cash equivalents closing balance	19,470	27,235

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
Membership No. 085175

Directors

Amar Sarin (DIN 00015937)
28 Sri Ram Road, Civil Lines, Delhi-110054

Place New Delhi.
Date: 26.05.2014

Satraj Parkash Sethi (DIN 02875177)
A-703, Vasundhara, Appts, Plot No-16,
Sector-6, Dwarka, Delhi-110075