

INDEPENDENT AUDITOR'S REPORT

To the Members of **Spring View Developers Private Limited**

1) Report on the Financial Statements

We have audited the accompanying financial statements of **Spring View 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 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 15, 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 Spring View Developers Private 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. The Company has neither granted nor taken any loans, secured or unsecured, to 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. 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 there are no transactions that need to be entered into the register maintained under section 301 of the Act. Accordingly, provision of clause (v)(b) of the Order is 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 has an internal audit 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 accumulated losses of the Company as at the end of the financial year are not more than fifty percent of its net worth. The Company has not incurred cash losses in the current financial year but has 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 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 Act 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 15, 2014



K R & Co.
Chartered Accountants
Firm Registration No. 025217N
By the hand of
Rakesh Jain
Rakesh Jain
Partner
Membership No. 086501

SPRING VIEW DEVELOPERS PRIVATE LIMITED
H-65, Connaught Circus, New Delhi-110001
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	10,000,000	10,000,000
b) Reserves and surplus	3	335,339	333,477
		<u>10,335,339</u>	<u>10,333,477</u>
Current liabilities			
a) Other current liabilities	4	15,927	7,500
		<u>10,351,266</u>	<u>10,340,977</u>
II. ASSETS			
Current assets			
a) Cash and bank balances	5	344,536	336,728
b) Short term loans and advances	6	10,002,238	10,001,288
c) Other current assets	7	4,492	2,961
		<u>10,351,266</u>	<u>10,340,977</u>
		<u>10,351,266</u>	<u>10,340,977</u>

SIGNIFICANT ACCOUNTING POLICIES

1

NOTES TO THE FINANCIAL STATEMENTS

2-16

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

KR & Co.
Chartered Accountants
By the hand of

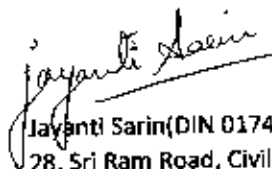
Rakesh Jain
Partner
Membership no. 086501



Directors



Ashok Sarin (DIN 00916199)
28, Sri Ram Road, Civil Lines, Delhi-110054



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

May 15, 2014
Delhi

SPRING VIEW DEVELOPERS PRIVATE LIMITED

H-65, Connaught Circus, New Delhi-110001

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	17,854	12,878
Total income		17,854	12,878
II EXPENSES			
Other expenses	9	15,160	13,203
Total expenses		15,160	13,203
III Profit/(loss) before tax (I - II)		2,694	(325)
IV Tax expense			
Current tax		832	-
V Profit/(Loss) after tax (III - IV)		1,862	(325)
VI Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]			
1) Basic		0.002	(0.000)
2) Diluted		0.002	(0.000)

SIGNIFICANT ACCOUNTING POLICIES

1

NOTES TO THE FINANCIAL STATEMENTS

2-16

The accompanying notes are an integral part of the financial statements.

As per our report of even date.

KR & Co.

Chartered Accountants

By the hand of

Rakesh

Rakesh Jain

Partner

Membership no. 086501



Directors

Ashok Sarin

Ashok Sarin(DIN 00016199)

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

Jayanti Sarin

Jayanti Sarin(DIN 01746447)

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

May 15, 2014

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 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) 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.



SPRING VIEW DEVELOPERS PRIVATE 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		
10,00,000 (10,00,000) equity shares of Rs. 10 (Rs. 10) each	10,000,000	10,000,000
Issued, subscribed, and fully paid up		
10,00,000 (10,00,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	10,000,000	10,000,000

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	1,000,000	10,000,000	1,000,000	10,000,000
Number of shares outstanding at the end of the year	1,000,000	10,000,000	1,000,000	10,000,000

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 shareholders.

c) Shares held by holding Company, Anant Raj Limited

*7,50,000 (*7,50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	7,500,000	7,500,000
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*Includes 5 (5) 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:				
(i) Anant Raj Limited	750,000	75.00%	750,000	75.00%
(ii) REL Utility Engineers Limited*	250,000	25.00%	250,000	25.00%

* Formerly known as Sonanta Investments Limited



SPRING VIEW DEVELOPERS PRIVATE 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		
a) Surplus/(Deficit) as per Statement of Profit and Loss		
Opening balance	333,477	333,802
Addition during the year	1,862	(325)
	<u>335,339</u>	<u>333,477</u>
4 OTHER CURRENT LIABILITIES		
a) Other payables		
- Expenses payable	<u>15,927</u>	<u>7,500</u>
5 CASH AND BANK BALANCES		
a) Cash and cash equivalents		
- Balance with bank in current account	67,937	74,670
- Cash on hand	3,430	3,430
	<u>71,367</u>	<u>78,100</u>
b) Other bank balances		
i) Deposits with original maturity of more than 3 months but less than 12 months	273,169	258,628
	<u>344,536</u>	<u>336,728</u>
6 SHORT TERM LOANS AND ADVANCES		
Unsecured, considered good		
a) Advances recoverable in cash or in kind	10,000,000	10,000,000
b) Income tax receivables	2,238	1,288
	<u>10,002,238</u>	<u>10,001,288</u>
7 OTHER CURRENT ASSETS		
a) Interest accrued but not due	4,492	2,961
	<u>4,492</u>	<u>2,961</u>



SPRING VIEW DEVELOPERS PRIVATE LIMITED

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

	For the year ended March 31, 2014 Rs.	For the year ended March 31, 2013 Rs.
8 OTHER INCOME		
a) Interest income	17,854	12,878
9 OTHER EXPENSES		
a) Payment to auditors as audit fees	8,427	7,500
b) Filing fees	1,500	1,500
c) Legal and professional	4,495	3,653
d) Bank charges	738	550
	15,160	13,203

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

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.	1,862	(325)
Nominal value of equity share	Rs.	10	10
Weighted average number of equity shares outstanding during the year	No.	1,000,000	1,000,000
Basic and diluted earnings per share	Rs.	0.002	(0.000)

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 Housing Limited

Anant Raj Infrastructure Private Limited

Anant Raj Projects Ltd.

Ankur Buildcon Private Limited

A-Plus Estates Pvt. Ltd.

AR Login 4 Edu Pvt. Ltd.

BBB Realty Private Limited

Blossom Buildtech Pvt. Ltd.



SPRING VIEW DEVELOPERS PRIVATE LIMITED

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

Bolt Properties Pvt. Ltd.
Capital Buildcon Private Limited
Capital Buildtech Private Limited
Carnation Buildtech Private Limited
Century Promoters Private Limited
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.
Four Construction Pvt. Ltd.
Gadget Builders Private Limited
Gagan Buildtech Pvt. Ltd.
Glaze Properties Pvt. Ltd.
Goodluck Buildtech Pvt. Ltd.
Grand Buildtech Pvt. Ltd.
Grand Park Estates Pvt. Ltd.
Grandpark Buildtech Private Limited
Grandstar Realty Pvt. Ltd.
Greatway Estates Limited
Greatways Buildtech Pvt. Ltd.
Green Retreat & Motels Pvt. Ltd.
Green Valley Builders Private Limited
Green View Buildwell Pvt. Ltd.
Green Way Promoters Pvt. Ltd.
Greenline Buildcon Pvt. Ltd.
Greenline Promoters Pvt. Ltd.
Greenwood Properties Pvt. Ltd.
Gujarat Anant Raj Vidhyanagar Ltd.
Hamara Realty Pvt. Ltd.
Hemkunt Promoters Pvt. Ltd.
High Land Meadows Pvt. Ltd.
Jasmine Buildwell Pvt. Ltd.
Jubilant Software Services Pvt. Ltd.
Kalinga Buildtech Pvt. Ltd.
Kalinga Realtors Pvt. Ltd.
Krishna Buildtech Private Limited

Partnership firm in which holding company is partner

Ganga Bishan & Company

Key management Personnel

Ashok Sarin

Sunaini Sarin

Jayantl Sarin

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

Director

Director

Director

Note: The related party relationship is as identified by the management.



SPRING VIEW DEVELOPERS PRIVATE LIMITED

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

- b) There is no transaction during the year with related parties.
- 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, short term loans and advance, if realized in the ordinary course of business would yield a sum at least equal to that stated in the Balance Sheet.
- 14 Advances recoverable in cash or in kind grouped under short term loans and advances are subject to confirmation from the party.
- 15 Figures and words in brackets relates to the previous year unless otherwise indicated.
- 16 Previous year figures have been regrouped/recast, where ever necessary, to confirm 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



Ashok Sarin(DIN 06016199)

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



Jayanti Sarin(DIN 01746447)

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

May 15, 2014
Delhi



SPRING VIEW DEVELOPERS PRIVATE LIMITED
H-65, Connaught Circus, New Delhi-110001
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	2,694	(325)
Interest received	(17,854)	(12,878)
Adjustment for working capital changes:		
- Decrease/(Increase) in other current assets	(1,531)	(2,961)
- Increase/(Decrease) in other current liabilities	8,427	(927)
Cash generated from operations	(8,264)	(17,091)
Tax paid during the year	(1,774)	(71,176)
Net cash from operating activities	(A) (10,038)	(88,267)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Interest received	17,854	12,878
Investment in bank deposits (having original maturity of more than 3 months)	(14,541)	(258,628)
Net cash from investing activities	(B) 3,313	(245,750)
C. CASH FLOW FROM FINANCING ACTIVITIES		
	(C) -	-
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(A+B+C) (6,725)	(334,017)
Cash and cash equivalents - Opening balance	78,100	412,117
Cash and cash equivalents - Closing balance	71,377	78,100

Note: Figures in brackets indicate cash outflow.


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

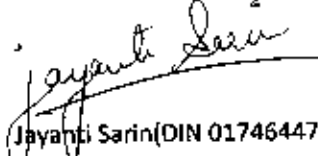
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