

# INDEPENDENT AUDITOR'S REPORT

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To the Members of Three Star Realty Private Limited

## 1) Report on the Financial Statements

We have audited the accompanying financial statements of Three Star Realty Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2014, and 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 referred to in sub-section (3C) of section 211 of the Companies Act, 1956 ("the Act") read with the General Circular 15/2013 dated 13 September 2013 of the Ministry of Corporate 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. 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 for the year ended by the Company for the year ended on that date; and



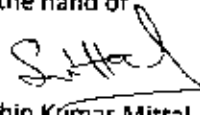
- (c) In the case of the Cash Flow Statement, of the cash flows of the Company for the year ended on that date.


**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 Companies Act, 1956, 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:
- 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;
  - 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.;
  - 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;
  - 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 Companies Act, 1956 ("the Act") read with the General Circular 15/2013 dated 13 September 2013 of the Ministry of Corporate Affairs in respect of section 133 of the Companies Act, 2013;
  - 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 Companies Act, 1956.

BA-5, Stutee Building,  
Bank Street, Karol Bagh,  
New Delhi- 110005

B. Bhushan & Co.  
Chartered Accountants  
Firm Registration No. 001596N

By the hand of  
  
Sachin Kumar Mittal  
Partner  
Membership No. 525505



May 15, 2014

## 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 Three Star Realty Private Limited on the financial statements for the year ended March 31, 2014)

- I. The Company does not own any fixed assets. Accordingly, provisions of clauses (i)(a) to (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 not granted any loans, secured or unsecured, to companies, firms or other parties covered in the register maintained under section 301 of the Companies Act, 1956. Accordingly, provisions of clause 4(iii)(a) to 4(iii)(d) of the Order are not applicable to the Company.
  - (e) The Company has outstanding long term unsecured loan taken from its holding company listed in the register maintained under section 301 of the Companies Act, 1956. The maximum amount involved during the year was Rs. 2,64,00,000 and the year ended balance of said loan was Rs. 2,60,80,000.
  - (f) In our opinion and according to the information and explanations given to us, the above loan is interest free and other terms and conditions of such loans, as per mutually agreed stipulations, are not prima facie prejudicial to the interest of the Company.
  - (g) In our opinion and according to the information and explanations given to us, the event for repayment of principal has arisen of principal amount of Rs. 3,20,000 during the financial year and no interest is due for payment as at the year end.
- 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, 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 and hence directives issued by the Reserve Bank of India and the provisions of Section 58A and 58AA of the Companies Act, 1956 and rules framed there under are not applicable for the year under audit.



- 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 Companies Act, 1956 in respect of activities carried out by the Company. Hence the provisions of clause (viii) of the Companies (Auditors Report) Order, 2003 are not applicable.
- 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 incurred cash losses 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. Therefore the provisions of Clause 4 (xi) of the Companies (Auditor's Report) Order, 2003 are not applicable.
- XII. According to the information and explanations given to us, the Company has not granted any loans and advances on the basis of security by way of pledge of shares, debentures and other securities.
- XIII. In our opinion, the Company is not a chit fund, a nidhi or a mutual benefit fund/society. Therefore, the provisions of Clause 4 (xiii) of the Companies (Auditor's Report) Order, 2003 are not applicable.
- XIV. The Company is not dealing or trading in shares, securities or debentures and other financial instruments.
- XV. According to the information and explanations given by the management, the Company has not given any guarantee for loans taken by others from banks or financial institutions.
- XVI. According to the information & explanations given to us, the Company has not raised any term loan during the year.
- XVII. According to the information and explanations given to us, the Company has not raised any funds on short term basis.
- XVIII. During the year 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.



- XIX. The Company has not issued any debentures during the year.Hence Clause 4 (xix) of the Companies (Auditor's Report) Order 2003 is not applicable.
- 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.

BA-5, Stutee Building,  
Bank Street, Karol Bagh,  
New Delhi- 110005

B. Bhushan & Co.  
Chartered Accountants  
Firm Registration No. 001596N



By the hand of

Sachin Kumar Mittal  
Partner

Membership No. 525505

May 15, 2014


**THREE STAR REALTY 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.
<b>I. EQUITY AND LIABILITIES</b>			
<b>Shareholders' fund</b>			
a) Share capital	2	500,000	500,000
b) Reserves and surplus	3	<u>223,239</u>	<u>(80,030)</u>
		<u>723,239</u>	<u>419,970</u>
<b>Non current liabilities</b>			
a) Long term borrowings	4	<u>26,080,000</u>	<u>26,400,000</u>
		<u>26,080,000</u>	<u>26,400,000</u>
<b>Current liabilities</b>			
a) Other current liabilities	5	13,998	8,427
b) Short term provisions	6	<u>79,010</u>	<u>-</u>
		<u>93,008</u>	<u>8,427</u>
<b>TOTAL</b>		<u><u>26,896,247</u></u>	<u><u>26,828,397</u></u>
<b>II. ASSETS</b>			
<b>Non current assets</b>			
a) Non current investments	7	26,763,225	26,763,225
<b>Current assets</b>			
a) Cash and cash equivalents	8	<u>133,021</u>	<u>65,172</u>
		<u>133,021</u>	<u>65,172</u>
<b>TOTAL</b>		<u><u>26,896,246</u></u>	<u><u>26,828,397</u></u>

**SIGNIFICANT ACCOUNTING POLICIES**  
**NOTES TO THE FINANCIAL STATEMENTS**


1  
2-17

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


B. Bhushan & Co.  
Chartered Accountants  
By the hand of  
  
Sachin Kumar Mittal  
Partner  
Membership no. 525505



Directors

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

May 15, 2014  
Delhi

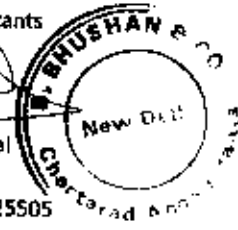
  
Achhey Lal(DIN 03055611)  
210, Laxmi Vihar, Prem Nagar-3, Nangloi, Delhi-41

**THREE STAR REALTY 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.
<b>I INCOME</b>	<b>10</b>	<b>400,000</b>	<b>-</b>
<b>II EXPENSES</b>			
Other expenses		12,151	10,982
<b>Total expenses</b>	<b>11</b>	<b>12,151</b>	<b>10,982</b>
<b>III Profit/(Loss) before tax (I - II)</b>		<b>387,849</b>	<b>(10,982)</b>
<b>IV Tax expense</b>		<b>84,580</b>	<b>-</b>
<b>V Profit/(Loss) for the year from continuing operation (III - IV)</b>		<b>303,269</b>	<b>(10,982)</b>
<b>VI Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]</b>			
1) Basic		6.07	(0.22)
2) Diluted		6.07	(0.22)
<b>SIGNIFICANT ACCOUNTING POLICIES</b>	<b>1</b>		
<b>NOTES TO THE FINANCIAL STATEMENTS</b>	<b>2-17</b>		

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

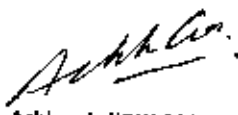
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By the hand of  
  
Sachin Kumar Mittal  
Partner  
Membership no. 525505



Directors



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



Achhey Lal(DIN 03055611)  
210, Laxmi Vihar, Prem Nagar-3, Nangloi, Delhi-41

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) INVESTMENT PROPERTY**

An investment in land or building, which is not to be occupied substantially for use by or in the operation of the Company, is classified as investment property. Investment properties are stated at cost net of accumulated depreciation and accumulated impairment losses, if any.

The cost comprises purchase price, borrowing cost, if any and directly attributable cost of bringing the investment property to its working condition for the intended use.

On disposal of investment, the difference between its carrying amount and net disposal proceeds is charged or credited to the Statement of Profit and Loss.

**d) 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.

**e) 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.

**f) 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.





**THREE STAR REALTY 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.
<b>2 SHARE CAPITAL</b>		
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
Shares issued during the year	-	-	-	-
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 shareholders.

**c) Shares held by holding Company, Anant Raj Limited**

50,000* (*50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	500,000	500,000
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\*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%



**THREE STAR REALTY 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.
<b>3 RESERVES AND SURPLUS</b>		
a) (Deficit) as per Statement of Profit and Loss		
Opening balance	(80,030)	(69,048)
Addition during the year	303,269	(10,982)
	<u>223,239</u>	<u>(80,030)</u>
<b>4 LONG TERM BORROWINGS</b>		
(Unsecured)		
a) Loan from related party	26,080,000	26,400,000
<p>Loan from related party represents non interest bearing unsecured loan obtained from holding company utilised to make investment in property, which loan is repayable on divestment of the said investment. There is repayment of principal amount of Rs. 3,20,000 and no payment of interest due by the Company as at the year end.</p>		
<b>5 OTHER CURRENT LIABILITIES</b>		
a) Other payables		
- Expenses payable	8,427	8,427
- Interest payable on Income tax	5,571	-
	<u>13,998</u>	<u>8,427</u>
<b>6 SHORT TERM PROVISIONS</b>		
a) Provision for income tax (net off of taxes paid)	79,010	-
<b>7 NON CURRENT INVESTMENT</b>		
a) Investment property (at cost)	26,763,225	26,763,225
<b>8 CASH AND CASH EQUIVALENTS</b>		
a) Balance with bank		
- In current account	128,281	60,432
b) Cash on hand	4,740	4,740
	<u>133,021</u>	<u>65,172</u>
	For the year ended March 31, 2014 Rs.	For the year ended March 31, 2013 Rs.
<b>9 INCOME</b>		
Rental Income	400,000	-
<b>10 OTHER EXPENSES</b>		
a) Payment to auditors as audit fees	8,427	8,427
b) Filing fee	1,207	600
c) Legal and professional	1,967	1,405
d) Bank Charges	550	550
e) Unamortised expenditure written off	-	-
	<u>12,151</u>	<u>10,982</u>



- 11 The Company proposes to undertake development of real estate projects and directors are identifying for suitable opportunities in this regard.
- 12 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/(Loss) attributable to equity shareholders	Rs.	303,269	(10,982)
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.	6.07	(0.22)

### 13 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 Pvt. Ltd.	Elevator Buildtech Pvt. Ltd.
A R LogIn 4 Edu Private Limited	Elevator Promoters Pvt. Ltd.
Advance Buildcon Pvt. Ltd.	Elevator Properties Pvt. Ltd.
Anant Raj Cons. & Development Pvt. Ltd.	Empire Promoters Pvt. Ltd.
Anant Raj Hotels Ltd.	Excellent Inframart Pvt. Ltd.
Anant Raj Housing Ltd.	Fabulous Builders Pvt. Ltd.
Anant Raj Infrastructure Pvt. Ltd.	Four Construction Pvt. Ltd.
Anant Raj Projects Ltd.	Gadget Builders Pvt. Ltd.
Ankur Buildcon Pvt. Ltd.	Gagan Buildtech Pvt. Ltd.
A-Plus Estates Pvt. Ltd.	Glaze Properties Pvt. Ltd.
BBB Realty Pvt. Ltd.	Goodluck Buildtech Pvt. Ltd.
Blossom Buildtech Pvt. Ltd.	Grand Buildtech Pvt. Ltd.
Bolt Properties Pvt. Ltd.	Grand Park Estates Pvt. Ltd.
Capital Buildcon Pvt. Ltd.	Grandpark Buildtech Pvt. Ltd.
Capital Buildtech Pvt. Ltd.	Grandstar Realty Pvt. Ltd.
Carnation Buildtech Pvt. Ltd.	Greatway Estates Ltd.
Century Promoters Pvt. Ltd.	Greatways Buildtech Pvt. Ltd.
Echo Buildtech Pvt. Ltd.	Green Retreat & Motels Pvt. Ltd.
Echo Properties Pvt. Ltd.	Green Valley Builders Pvt. Ltd.
Elegant Buildcon Pvt. Ltd.	Green View Buildwell Pvt. Ltd.
Elegant Estates Pvt. Ltd.	Green Way Promoters Pvt. Ltd.



**THREE STAR REALTY PRIVATE LIMITED**

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

Greenline Buildcon Pvt. Ltd.	Pasupati Aluminium Ltd.
Greenline Promoters Pvt. Ltd.	Redsea Realty Pvt. Ltd.
Greenwood Properties Pvt. Ltd.	Rising Realty Pvt. Ltd.
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.	Rapid Realtors Pvt. Ltd.
Kalinga Realtors Pvt. Ltd.	Roseview Buildtech Pvt. Ltd.
Krishna Buildtech Pvt. Ltd.	Saffron Views Properties Pvt. Ltd.
Monarch Buildtech Pvt. Ltd.	Saiguru Buildmart Pvt. Ltd.
North South Properties Pvt. Ltd.	Roseview Properties 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 Pvt. Ltd.	Suburban Farms Pvt. Ltd.
Papillon Buildtech Pvt. Ltd.	Tumhare Liye Realty Pvt. Ltd.
Papillon Buildcon Pvt. Ltd.	Townsend Construction & Equipment Pvt. Ltd.
Park Land Construction & Equipment Pvt. Ltd.	Sand Storm Buildtech Pvt. Ltd.
Park Land Developers Pvt. Ltd.	Twenty First Developers Pvt. Ltd.
Park View Promoters Pvt. Ltd.	Vibrant Buildmart Pvt. Ltd.
Pelikan Estates Pvt. Ltd.	West Land Buildcon Pvt. Ltd.
Pioneer Promoters Pvt. Ltd.	Woodland Promoters Pvt. Ltd.

**Partnership firm in which Holding company is partner**

Ganga Bishan & Company

**Key Management Personnel**

Sh. Ashim Sarin

Director

Sh. Achhey Lal

Director

Sh. Rahul Soni

Director

**Note:** Related party relationship is as identified by the management.

**b) Transaction during the year with related parties (excluding reimbursements):**

Sl. No.	Nature of Transactions	Related Party	For the year ended March 31, 2014	For the year ended March 31, 2013
			Rs.	Rs.
1	Long term borrowings repaid to holding company	Anant Raj Limited	320,000	100,000



**THREE STAR REALTY PRIVATE LIMITED****Notes to financial statements for the year ended March 31, 2014**

## c) Amount outstanding as at March 31, 2014:

Sl. No.	Account Head	Related Party	As at March 31, 2014 Rs.	As at March 31, 2013 Rs.
1	Long term borrowings repayable to holding company	Anant Raj Limited	26,080,000	26,400,000

- 14 As per the best estimates and in the opinion of the Board of Directors of the Company, there is no impairment in the value of non current investment of the Company and no depreciation is required to be charged on the same during the year.
- 15 In the opinion of the management, the current assets, if realised, in the ordinary course of business, would realise a sum at least equal to that stated in the Balance Sheet.
- 16 Figures or words in brackets pertain to previous year, unless otherwise indicated.
- 17 Previous year figures have been regrouped or recast, wherever 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



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



Achhey Lal(DIN 03055611)  
210, Laxmi Vihar, Prem Nagar-3, Nangloi, Delhi-41

May 15, 2014  
Delhi



**THREE STAR REALTY 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.
<b>A. CASH FLOW FROM OPERATIONS</b>			
Profit/(Loss) before tax from continuing operation		387,849	(10,982)
<b>OPERATIVE PROFIT BEFORE WORKING CAPITAL CHANGES</b>		<u>387,849</u>	<u>(10,982)</u>
Adjustment for working capital changes:			
Increase/ (Decrease) in Other Long-term Liabilities		-	-
<b>Net cash from operating activities</b>	<b>(A)</b>	<u>387,849</u>	<u>(10,982)</u>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>			
Purchase of investment property		-	-
<b>Net cash from investing activities</b>	<b>(B)</b>	<u>-</u>	<u>-</u>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>			
Proceeds from issue of share capital		-	-
Increase/(Decrease) in long term borrowings		(320,000)	(100,000)
<b>Net cash from operating activities</b>	<b>(C)</b>	<u>(320,000)</u>	<u>(100,000)</u>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(A+B+C)</b>	<u>67,849</u>	<u>(110,982)</u>
Cash and cash equivalents - Opening balance		65,172	176,154
Cash and cash equivalents - Closing balance		133,021	65,172

**Note: Figures in brackets indicate cash outflow.**

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

B. Bhushan & Co.

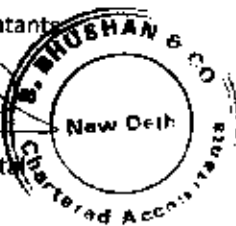
Chartered Accountants

By the hand of

Sachin Kumar Mittal

Partner

Membership no. 525505



Directors

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May 15, 2014

Delhi