

INDEPENDENT AUDITOR'S REPORT

To the Members of **Ankur Buildcon Pvt. Ltd.**

1) Report on the Financial Statements

We have audited the accompanying financial statements of **Ankur Buildcon Pvt. Ltd.** ("the Company"), which comprise the Balance Sheet as at March 31, 2015, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

2) Management's Responsibility for the Financial Statements.

The Company's Board of Directors is responsible for the matters stated in Section 134 (5) of the Companies Act, 2013 ("the Act") with respect to 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 principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and 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 have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143 (10) of the Act. 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 financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, 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 on the financial statements.



4) Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid 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, 2015;
- (b) In the case of the Statement of Profit and Loss, of the expenditure incurred for the year ended on that date; and
- (c) In the case of the Cash Flow Statement, of the cash flows for the year ended on that date.

5) Report on Other Legal and Regulatory Requirements

As required by the Companies (Auditor's Report) Order, 2015 (the Order) issued by the Central Government of India in terms of section 143 (11) of the Act, we give in the Annexure a statement on the matters specified in paragraphs 3 and 4 of the Order.

As required by section 143 (3) of the Act, we report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit.
- b) 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.
- c) 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;
- d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e) On the basis of written representations received from the directors as on March 31, 2015, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2015, from being appointed as a director in terms of Section 164 (2) of the Act.
- f) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i) The Company does not have any pending litigations which would impact its position.
 - ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

FF-3, Stutee Building,
Bank Street, Karol Bagh,
New Delhi- 110005



April 27, 2015
New Delhi

Deora & Associates
Chartered Accountants
Firm Registration No. 022619N
By the hand of

Rashmi Gupta
Partner
Membership No. 425436

ANNEXURE TO INDEPENDENT AUDITOR'S REPORT

(Annexure to in paragraph 5)

- i)
 - (a) The Company is maintaining proper records showing full particulars, including quantitative details and situation of fixed assets.
 - (b) As explained to us, all the fixed assets have been physically verified by the management in a phased periodical manner, which in our opinion is reasonable, having regard to the size of the Company and nature of its assets. No material discrepancies were noticed on such verification.
- ii) The Company does not own any inventory. Accordingly, provisions of clause (ii) (a), (ii) (b) and (ii) (c) of paragraph 3 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 189 of the Act. Accordingly, the provisions of clause 3(iii)(a) and (b) 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 systems commensurate with the size of the Company and the nature of its business with regards to purchase of fixed assets and rendering of services. The activities of the Company do not involve purchase of inventory and the sale of goods. During the course of our audit, we have not observed any continuing failure to correct major weaknesses in internal control systems.
- v) The Company has not accepted any deposits from the public within the meaning of section 73 or any other relevant provisions of the Act and the rules framed there under.
- vi) The Central Government has not prescribed the maintenance of cost records under section 128 of the Act for any of the services rendered by the Company.
- vii)
 - a) According to the information and explanations given to us the provisions of Employees Provident Fund Act, 1952, and Employees' State Insurance Act, 1948 are not applicable to the Company and on the basis of our examination of the books of account, the Company has generally been regular in depositing the undisputed statutory dues applicable to the Company. According to the information and explanations given to us, no undisputed amounts payable in respect of aforesaid dues were outstanding as at march 31, 2015, 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, duty of customs, duty of excise, value added tax and cess that have not been deposited by the Company with appropriate authorities on account of dispute.
 - c) There is no amount required to be transferred to investor education and protection fund in accordance with the relevant provisions of the Companies Act, 1956 (1 of 1956) and rules made there under.
- viii) The Company does not have accumulated losses as at the end of the financial year and has not incurred cash losses during the financial year covered by our audit and in the immediately preceding financial year.
- ix) The Company did not have any outstanding dues to a financial institution or bank or debenture holders.



- x) 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.
- xi) The Company has not obtained any term loans.
- xii) To the best of our knowledge and according to the information and explanations given to us, no frauds on or by the Company has been noticed or reported during the year.

FF-3, Stutee Building,
Bank Street, Karol Bagh,
New Delhi- 110005



April 27, 2015
New Delhi

Deora & Associates
Chartered Accountants
Firm Registration No. 022619N
By the hand of

A handwritten signature in black ink, appearing to read "Rashmi Gupta".

Rashmi Gupta
Partner
Membership No. 425436

ANKUR BUILDCON PRIVATE LIMITED

BALANCE SHEET AS AT MARCH 31, 2015

	Notes	As at March 31, 2015 Rs.	As at March 31, 2014 Rs.
I. EQUITY AND LIABILITIES			
Shareholders' fund			
a) Share capital	2	500,000	500,000
Non Current liabilities			
a) Long term borrowings	3	12,325,000	12,325,000
Current liabilities			
a) Other current liabilities	4	8,427	8,708
TOTAL		12,833,427	12,833,708
II. ASSETS			
Non current assets			
a) Fixed assets			
i) Tangible assets	5	12,094,406	12,094,406
ii) Capital work in progress	6	113,521	98,054
b) Long term loans and advances	7	609,850	609,850
		<u>12,817,777</u>	<u>12,802,310</u>
Current assets			
a) Cash and cash equivalents	8	15,650	31,398
		<u>15,650</u>	<u>31,398</u>
TOTAL		12,833,427	12,833,708
SIGNIFICANT ACCOUNTING POLICIES	1		
NOTES TO THE FINANCIAL STATEMENTS	2-16		

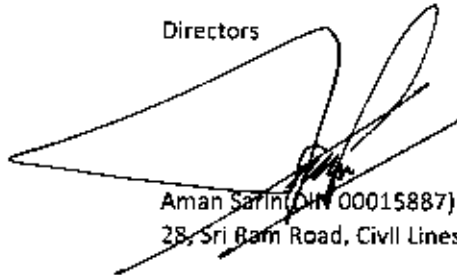
The accompanying notes are an integral part of the financial statements.
As per our report of even date.

Deora & Associates
Chartered Accountants
By the hand of

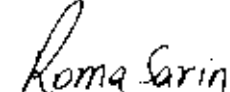
Rashmi Gupta
Partner
Membership No. 425436



Directors


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

April 27, 2015
Delhi


Roma Sarin(DIN 01746527)
28, Sri Ram Road, Civil Lines, Delhi-110054

ANKUR BUILDCON PRIVATE LIMITED

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2015

	Notes	For the year ended March 31, 2015 Rs.	For the year ended March 31, 2014 Rs.
I INCOME		-	-
II EXPENSES			
Other expenses	9	15,467	14,263
		15,467	14,263
Expenses incurred during the year transferred to preoperative expenditures pending capitalisation		(15,467)	(14,263)
Total expenses		-	-
III Profit before tax (II - III)		-	-
IV Tax expense		-	-
V Profit after tax from continuing operations (III - IV)		-	-
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.

Deora & Associates
Chartered Accountants
By the hand of

Rashmi
Rashmi Gupta
Partner
Membership No. 425436



Directors

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

April 27, 2015
Delhi

Roma Sarin
Roma Sarin (DIN 01746527)
28, Sri Ram Road, Civil Lines, Delhi-110054

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") under the historical cost convention on accrual basis. GAAP comprises mandatory accounting standards as prescribed by section 133 of the Companies Act, 2013, read with Rule 7 of Companies (Accounts) Rules, 2014. Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

b) RECOGNITION OF REVENUE AND EXPENDITURE

Income and expenditure are accounted for on accrual basis.
Compensation and other amount receivable are accounted on receipt basis.

c) TANGIBLE ASSETS

Tangible assets are accounted for at cost of acquisition including directly attributable costs incurred for purchase of the assets and putting the same to use.

d) IMPAIRMENT OF ASSETS

Consideration is given at Balance Sheet to determine whether there is any indication of impairment of the carrying amount of the Company's fixed assets. If any indication exists, the recoverable value of assets is estimated. An impairment loss is recognized whenever the carrying amount of an asset exceeds its recoverable amount, the latter being greater of net selling price and value in use.

e) 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.

f) 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.

g) CASH AND CASH EQUIVALENTS

In the Cash Flow Statement, cash and cash equivalents includes cash in hand, demand deposits with banks, other short term highly liquid investments with original maturities of three months or less.



	As at March 31, 2015 Rs.		As at March 31, 2014 Rs.	
2 SHARE CAPITAL				
Authorized				
50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each		500,000		500,000
Issued, subscribed, and fully paid up				
50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up		500,000		500,000
a) Reconciliation of equity shares outstanding at the beginning and at the end of the reporting period:				
	As at March 31, 2015		As at March 31, 2014	
	Number	Amount (Rs.)	Number	Amount (Rs.)
Number of shares outstanding at the beginning of the year	50,000	500,000	50,000	500,000
Number of shares outstanding at the end of the year	50,000	500,000	50,000	500,000
b) Terms/rights attached to equity shares				
The Company has only one class of equity share having a par value of Rs. 10 per share. Each shareholder of equity shares is entitled to one vote per share. The Company declares and pays dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by each shareholder.				
c) Shares held by holding Company, High land Meadows Pvt. Ltd.				
*50,000 (*50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up		500,000		500,000
*Includes 6 (6) equity shares held by nominees of the holding company, High Land Meadows Pvt. Ltd.				
d) Details of shareholders holding more than 5% shares in the Company				
	As at March 31, 2015		As at March 31, 2014	
	Number	% holding	Number	% holding
Equity Shares of Rs. 10 (Rs. 10) each fully paid up:				
- High Land Meadows Pvt. Ltd.	50,000	100%	50,000	100%



	As at March 31, 2015 Rs.	As at March 31, 2014 Rs.
3 LONG TERM BORROWINGS		
(Unsecured)		
a) Loan from related party	12,325,000	12,325,000
<p>Loan from related party represents non interest bearing unsecured loan obtained from holding company, utilised for meeting developmental costs of a real estate project currently under development. The said loan is repayable on divestment of the said project and there is no repayment of principal or payment of interest due by the Company as at the year end.</p>		
4 OTHER CURRENT LIABILITIES		
a) Other payables		
Expenses payable	8,427	8,708
5 TANGIBLE ASSETS		
a) Land		
Opening balance	12,094,406	12,094,406
Additions during the year	-	-
Balance at the end of the year	12,094,406	12,094,406
6 CAPITAL WORK IN PROGRESS		
a) Preoperative expenditure pending capitalisation		
Opening balance	98,054	83,791
Addition during the year	15,467	14,263
Balance at the end of the year	113,521	98,054
7 LONG TERM LOANS AND ADVANCES		
(Unsecured)		
a) Capital advances	609,850	609,850
8 CASH AND CASH EQUIVALENTS		
a) Balance with bank in current account	10,785	26,533
b) Cash on hand	4,865	4,865
	15,650	31,398



	For the year ended March 31, 2015 Rs.	For the year ended March 31, 2014 Rs.
9 OTHER EXPENSES		
a) Audit fees	8,427	8,427
b) Filing fee	2,800	3,600
c) Legal and professional	3,622	1,686
d) Bank charges	618	550
	15,467	14,263

10 The entire land owned by the Company was notified for acquisition by the Government of Haryana. The above said notification has been challenged before the Hon'ble Supreme Court of India, operation whereof has been stayed by the Hon'ble court. Pending the disposal of the aforesaid petition, the Company has not collected the compensation and other amount payable to it.

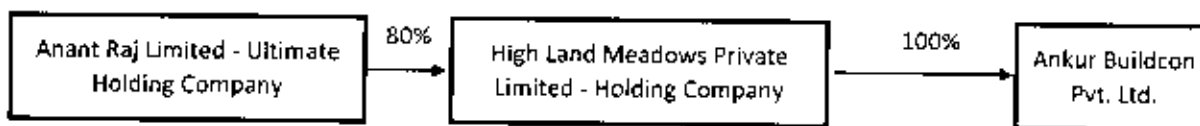
The possession of the land is with the Company.

The Compensation amount is greater than the book value of the land, therefore, there is no impairment in the value of the land.

Pending the final outcome of the proceeding in the matter of acquisition of entire land owned by the Company, the expenses incurred by the Company during the year considered as part of the development project, have been transferred to 'Preoperative Expenditure Pending Capitalization'; in the event of aforesaid acquisition proceeding is quashed, the said expenditure shall be apportioned over fixed assets created on completion of development in progress.

11 The Company does not have any operating profit during the year and therefore, Earning per share has not been calculated.

12 Shareholding details as at March 31, 2015:



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:

Ultimate Holding Company

Anant Raj Limited

Holding Company

High Land Meadows Pvt. Ltd.



Fellow Subsidiaries

Aakashganga Realty Private Limited	High Land Meadows Pvt. Ltd.
Advance Buildcon Pvt. Ltd.	Jasmine Buildwell Pvt. Ltd.
Anant Raj Cons. & Development Pvt. Ltd.	Jubilant Software Services Pvt. Ltd.
Anant Raj Hotels Ltd.	Kalinga Buildtech Pvt. Ltd.
Anant Raj Housing Ltd.	Kalinga Realtors Pvt. Ltd.
Anant Raj Infrastructure Pvt. Ltd.	Krishna Buildtech Pvt. Ltd.
Anant Raj Projects Ltd.	Monarch Buildtech Pvt. Ltd.
A-Plus Estates Pvt. Ltd.	North South Properties Pvt. Ltd.
AR Login 4 Edu Private Limited	Novel Buildmart Pvt. Ltd.
Anant Raj Estates Management Services Ltd.*	Novel Housing Pvt. Ltd.
BBB Realty Pvt. Ltd.	One Star Realty Pvt. Ltd.
Blossom Buildtech Pvt. Ltd.	Oriental Meadows Ltd.
Bolt Properties Pvt. Ltd.	Oriental Promoters Pvt. Ltd.
Capital Buildcon Pvt. Ltd.	Papillion Buildtech Pvt. Ltd.
Capital Buildtech Pvt. Ltd.	Papillon Buildcon Pvt. Ltd.
Carnation Buildtech Pvt. Ltd.	Park Land Construction & Equipment Pvt. Ltd.
Century Promoters Pvt. Ltd.	Park Land Developers Pvt. Ltd.
Echo Buildtech Pvt. Ltd.	Park View Promoters Pvt. Ltd.
Echo Properties Pvt. Ltd.	Pasupati Aluminium Ltd.
Elegant Buildcon Pvt. Ltd.	Pelikan Estates Pvt. Ltd.
Elegent Estates Pvt. Ltd.	Pioneer Promoters Pvt. Ltd.
Elevator Buildtech Pvt. Ltd.	Rapid Realtors Pvt. Ltd.
Elevator Promoters Pvt. Ltd.	Redsea Realty Pvt. Ltd.
Elevator Properties Pvt. Ltd.	Rising Realty Pvt. Ltd.
Empire Promoters Pvt. Ltd.	Rolling Construction Pvt. Ltd.
Excellent Inframart Pvt. Ltd.	Romano Estates Pvt. Ltd.
Fabulous Builders Pvt. Ltd.	Romano Infrastructure Pvt. Ltd.
Four Construction Pvt. Ltd.	Romano Projects Pvt. Ltd.
Gadget Builders Pvt. Ltd.	Romano Tiles Pvt. Ltd.
Gagan Buildtech Pvt. Ltd.	Rose Realty Pvt. Ltd.
Glaze Properties Pvt. Ltd.	Roseview Buildtech Pvt. Ltd.
Goodluck Buildtech Pvt. Ltd.	Roseview Properties Pvt. Ltd.
Grand Buildtech Pvt. Ltd.	Romano Estate Managements Services Ltd.**
Grand Park Estates Pvt. Ltd.	Saffron View Properties Pvt. Ltd.##
Grand Park Buildtech Pvt. Ltd.	Saiguru Buildmart Pvt. Ltd.
Grandstar Realty Pvt. Ltd.	Sand Storm Buildtech Pvt. Ltd.
Greatways Buildtech Pvt. Ltd.	Sartaj Developers & Promoters Pvt. Ltd.
Greatway Estates Pvt. Ltd.#	Sovereign Buildwell Pvt. Ltd.
Green Retreat and Motels Pvt. Ltd.	Spring View Developers Pvt. Ltd.
Green Valley Builders Pvt. Ltd.	Springview Properties Pvt. Ltd.
Green View Buildwell Pvt. Ltd.	Suburban Farms Pvt. Ltd.
Green Way Promoters Pvt. Ltd.	Three Star Realty Pvt. Ltd.
Greenline Buildcon Pvt. Ltd.	Townsend Construction & Equipment Pvt. Ltd.
Greenline Promoters Pvt. Ltd.	Tumhare Liye Realty Pvt. Ltd.
Greenwood Properties Pvt. Ltd.	Twenty First Developers Pvt. Ltd.
Gujarat Anant Raj Vidhyanagar Ltd.	Vibrant Buildmart Pvt. Ltd.
Hamara Realty Pvt. Ltd.	West Land Buildcon Pvt. Ltd.
Hemkunt Promoters Pvt. Ltd.	Woodland Promoters Pvt. Ltd.

* Incorporated on November 5, 2014

** Incorporated on February 26, 2015

Transferred on September 29, 2014

Transferred on August 25, 2014



Partnership firm in which ultimate holding company is partner

Ganga Bishan & Company

Key management Personnel

Aman Sarin

Director

Roma Sarin

Director

Nutan Nakra

Director

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

b) There is no transaction entered by the Company with any of the related parties during the year.

c) Amount outstanding as at March 31, 2015:

Sl. No.	Account head	Related Party	As at March 31, 2015 Rs.	As at March 31, 2014 Rs.
1	Long term borrowings repayable to holding company	High Land Meadows Pvt. Ltd.	12,325,000	12,325,000

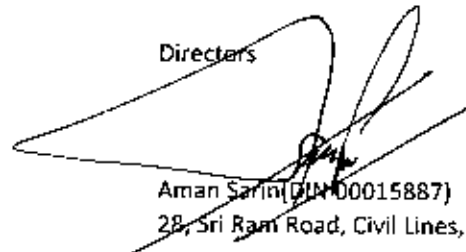
14 In the opinion of the management, the current assets, if realized, in the ordinary course of business, would realize a sum equal to that stated in the Balance Sheet.

15 Figures and words in brackets relate to previous year unless otherwise indicated.

16 Previous years figures have been regrouped or recast, wherever necessary, in order to confirm to this year's presentation.

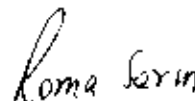
Signatures to the above notes which form an integral part of the Balance Sheet and the Statement of Profit and Loss.

Directors



Aman Sarin(DIN 00015887)

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



Roma Sarin(DIN 01746527)

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

April 27, 2015
Delhi



ANKUR BUILDCON PRIVATE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2015

		For the year ended March 31, 2015 Rs.	For the year ended March 31, 2014 Rs.
A. CASH FLOW FROM OPERATIONS			
Profit before tax from continuing operations		-	-
Adjustments for:			
- Unamortised expenditure		-	-
Operating profit before working capital changes		-	-
Increase/(Decrease) in other current liabilities		(281)	281
Net cash from operating activities	(A)	(281)	281
B. CASH FLOW FROM INVESTING ACTIVITIES			
Addition to Capital work-in-progress		(15,467)	(14,263)
Net cash used in investing activities	(B)	(15,467)	(14,263)
C. CASH FLOW FROM FINANCING ACTIVITIES			
	(C)	-	-
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(A+B+C)	(15,748)	(13,982)
Cash and cash equivalents - Opening balance		31,398	45,380
Cash and cash equivalents - Closing balance		15,650	31,398

Note: Figures in brackets indicate cash outflow.


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

Deora & Associates
Chartered Accountants
By the hand of

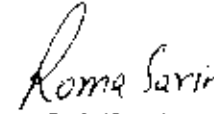

Rashmi Gupta
Partner
Membership No. 425436



Directors


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

April 27, 2015
Delhi


Roma Sarin (DIN 01746527)
28, Sri Ram Road, Civil Lines, Delhi-110054