

MUDIT GUPTA & CO.
CHARTERED ACCOUNTANTS

104A, TRIVENI PLAZA, 17A/ 57, W.E.A. KAROL BAGH, NEW DELHI-110005

AUDITOR'S REPORT

TO
THE MEMBERS OF
ANJUMAN BUILDCON PRIVATE LTD
NEW DELHI

We have audited the annexed Balance Sheet of M/s ANJUMAN BUILDCON PRIVATE LTD as at 31st March 2011 and the Profit & Loss Account and Cash Flow Statement for the year ended on that date annexed thereto. These Financial Statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these Financial Statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides the reasonable basis for our opinion.

1. This report does not include a statement on the matters specified in paragraph 4 of the Companies (Auditor's Report) Order, 2003(as amended) issued by the Department of Company Affairs, in terms of Sub-section (4A) of Section 227 of the Companies Act, 1956, since in our opinion and according to the information and explanations given to us, the said Order is not applicable to the Company because its paid up capital and reserves are less than Rs50 lakhs and does not have any Loan of Rs25 lakhs from any bank or financial institution and does not have a turnover exceeding Rs. 5crore at any point of time during financial year.
2. Further 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 and Profit & Loss Account statement dealt with by this report are in agreement with the books of Account;
- iv. In our opinion, the Balance Sheet and Profit and Loss Account and Cash Flow Statement dealt with by this report comply with the Accounting Standards referred to in Sub-section (3C) of Section 211 of the Companies Act, 1956.
- v. On the basis of written representations received from the directors, as on 31st March 2011, and taken on record by the board of Directors, we report that none to the directors is disqualified as on 31st March 2011, from being appointed as a director in terms of clause (g) of sub-section (1) of section 274 of the Companies Act, 1956.
- vi. In our opinion and to the best of our information and according to the explanations given to us, the said Accounts read together with the notes thereon, give the information required by the Companies Act, 1956, in the manner so required and give a true and fair view in conformity with the Accounting principles generally accepted in India.
 - a. in case of Balance Sheet, of the state of affairs of the Company as at 31st March, 2011 and
 - b. in case of Profit and Loss Account of the Profit for the year ended on that date.
 - c. in case of cash flow statement ,of the cash flow for the period ended on that date.

For Mudit Gupta & Co
Chartered Accountants



Mudit Gupta
(Prop)

Membership No- 90127
FRN -012388N

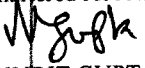
Place: New Delhi
Date: 10 May 2011

ANJUMAN BUILDCON PVT. LTD.
CASH FLOW STATEMENT FOR THE YEAR ENDING 31ST MARCH 2011

	AS AT 31ST MARCH 2011	(Amount In Rs.) AS AT 31ST MARCH 2010
CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit before Tax	34,331	16,743
Adjustments for :		
Amortisation	-	23,589
Operating profit before working capital changes	34,331	40,332
Adjustments for :		
Trade and Other Receivables	16,786,846	131,589,006
Inventories	(56,486,984)	-
Trade Payables	40,151,537	(133,839,575)
Cash generated from operations	485,731	(2,210,237)
Income tax paid for earlier years	(2,590)	-
NET CASH FROM OPERATING ACTIVITIES	483,141	(2,210,237)
CASH FROM INVESTING ACTIVITIES		
sale of Fixed Assets	-	-
Sale of investments/others	-	-
NET CASH USED IN INVESTING ACTIVITIES	-	-
CASH FROM FINANCING ACTIVITIES		
Refund of share application money	-	-
Proceeds/refund -borrowings(net)	-	-
NET CASH FROM FINANCE ACTIVITIES	-	-
Net increase in cash and cash equivalents	483,141	(2,210,237)
Cash and Cash equivalents as at 01.04.2010	1,144,360	3,354,597
Cash and Cash equivalents as at 31.03.2011	1,627,500	1,144,360

As per our report of even date attached
For MUDIT GUPTA & CO.


Chartered Accountants


(MUDIT GUPTA)
(Prop)

Membership No- 90127
Firm Registration No.:012388N
Place : New Delhi
Date : 10 May 2011

FOR AND ON BEHALF OF THE BOARD


Mohinder Bajaj
Director


Ravi Ajwani
Director

ANJUMAN BUILDCON PRIVATE LIMITED

BALANCE SHEET AS AT 31ST MARCH 2011

	SCHEDULE	AS AT 31ST MARCH 2011	(Amount in Rs.) AS AT 31ST MARCH 2010
SOURCES OF FUNDS			
SHAREHOLDERS' FUNDS			
Share Capital	1	1,00,000	1,00,000
RESERVE & SURPLUS			
Profit & Loss a/c		8,79,677	8,58,536
		<u>9,79,677</u>	<u>9,58,536</u>
APPLICATION OF FUNDS			
CURRENT ASSETS, LOANS & ADVANCES			
INVENTORIES (AS TAKEN, VALUED & CERTIFIED BY MANAGEMENT)			
Land	2	13,26,88,502	7,62,01,518
Cash & Bank Balances	3	16,27,500	11,44,360
Loans & Advances	4	2,43,44,174	4,11,31,020
		<u>15,86,60,175</u>	<u>11,84,76,897</u>
Less: CURRENT LIABILITIES & PROVISIONS	5	15,76,80,498	11,75,18,361
		<u>9,79,677</u>	<u>9,58,536</u>
Miscellaneous Expenditure	6	--	--
		<u>9,79,677</u>	<u>9,58,536</u>
SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNTS	7		

As per our report of even date attached,

For **MUDIT GUPTA & CO.**

Chartered Accountants

Mudit Gupta

(MUDIT GUPTA)

(Prop)

Membership No- 90127

Firm Registration No.:012388N

PLACE : NEW DELHI

DATE : 10 May 2011

Mohinder Bajaj

Mohinder Bajaj
Director

Ravi Ajwani

Ravi Ajwani
Director

ANJUMAN BUILDCON PRIVATE LIMITED

PRIFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH 2011

	AS AT 31ST MARCH 2011	(Amount In Rs.) AS AT 31ST MARCH 2010
INCOME:		
Interest on FDR's	68,556	69,672
(TDS Deducted Rs.6,856/- Previous year 6,968/-)		
Interest on TDS on refund	998	
	69,554	69,672
EXPENDITURE:		
Bank Charges	8,398	4,140
Filling Fee	2,625	9,500
Board Sitting Fee	12,000	6,000
Audit Fee	10,000	7,500
Legal & Professional Charges	2,200	2,200
Preliminary Expenses Written Off	0	23,589
Total Expenditure	35,223	52,929
Profit for the year before Tax	34,331	16,743
Less: Provision for Tax	10,600	2,600
Less: Provision for Deferred Tax	-	-
Profit for the year After Tax	23,731	14,143
Less: Tax for Earlier Years	(2,590)	-
Less: Profit & Loss Account B/f	8,58,536	8,44,393
Net Profit	8,79,677	8,58,536
Basic and Dilluted Earning Per Share (EPS)	2.11	1.41

SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNT:

7

As per our report of even date attached,

For MUDIT GUPTA & CO.

Chartered Accountants



(MUDIT GUPTA)


(Prop)

Membership No- 90127

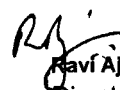
Firm Registration No.:012388N

PLACE : NEW DELHI

DATE : 10 May 2011



Mohinder Bajaj
Director



Ravi Ajwani
Director

ANJUMAN BUILDCON PRIVATE LIMITED

SCHEDULE FORMING PART OF ACCOUNTS FOR THE YEAR ENDED 31ST MARCH,2011

	AS AT 31ST MARCH 2011	(Amount in Rs.) AS AT 31ST MARCH 2010
SCHEDULE - 1		
SHARE CAPITAL		
Authorised		
5,00,000 Equity Shares of Rs.10/- each	50,00,000	50,00,000
Issued, Subscribed and Paid Up		
10,000 Equity Shares of Rs.10/- each fully paid up in cash	1,00,000	1,00,000
	<u>1,00,000</u>	<u>1,00,000</u>
SCHEDULE - 2		
INVENTORY (As certified by Management)		
Land Purchased at Panchkula	7,62,01,518	7,62,01,518
Land Purchased at Yamuna Nagar	5,64,86,984	0
	<u>13,26,88,502</u>	<u>7,62,01,518</u>
SCHEDULE - 3		
CASH & BANK BALANCES		
Cash in hand	747	747
Balance in Current Account with a Scheduled Bank	8,36,555	4,15,115
Fixed Deposit with Banks (Including Interest as credited by Bank)	<u>7,90,198</u>	<u>7,28,498</u>
	<u>16,27,500</u>	<u>11,44,360</u>
SCHEDULE - 4		
LOANS AND ADVANCES		
(Unsecured)		
Advances recoverable in cash or in kind or for the value to be received	<u>2,43,44,174</u>	<u>4,11,31,020</u>
	<u>2,43,44,174</u>	<u>4,11,31,020</u>
SCHEDULE - 5		
CURRENT LIABILITIES & PROVISION		
Advance Received from Holding Co.	11,54,38,733	11,75,08,261
Amount Payable Against Land (Yamuna Nagar)	4,22,21,165	-
Expenses Payable		
Audit Fee Payable	10,000	7,500
Provision for Tax	<u>10,600</u>	<u>2,600</u>
	<u>15,76,80,498</u>	<u>11,75,18,361</u>
SCHEDULE - 6		
MISCELLANEOUS EXPENDITURE (To the extent not written off or adjusted)		
Preliminary Expenses	0.00	23,589
Less: Written Off during the year	<u>0.00</u>	<u>23,589</u>
	<u>-</u>	<u>0,000</u>

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SCHEDULE-7

Accounting Policies and Notes to Accounts forming part of Balance Sheet and Profit & Loss Account for the year ended 31 March 2011

1. SIGNIFICANT ACCOUNTING POLICIES

The financial statements have been prepared in accordance with the applicable accounting standards and relevant presentational requirements of the Companies Act, 1956.

The significant accounting policies followed are stated below.

a. Basis of Accounting

The accounts of the company are prepared under historical cost convention using the mercantile basis of accounting.

b. Revenue Recognition

All Income and Expenses are accounting on accrual basis.

c. Inventory Valuation

Inventory of land has been stated at Cost including transfer/ registration related charges.

d. Provision for Taxation

The income-tax liability is ascertained on the basis of assessable profits computed in accordance with the provision of the Income-Tax Act, 1961.

e. Provision for Gratuity

The Gratuity Act is not applicable to the company.

f. Miscellaneous Expenditure

Preliminary expenses to be written off in 5 years.

g. Deferred Taxation

Provision for deferred taxation is made using the liability method at the current rate of taxation on all timing differences to the extent that it is probable that a liability or asset will crystallize as at the Balance sheet date, unless there is evidence to the contrary. Deferred tax assets pertaining to business loss are only recognized to the extent that there are deferred tax liabilities off setting them.

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The Company has received interest free advances from its holding company with which it has entered into a development agreement for purchase, development and sale of lands.

- 3 Surplus on Project represents the income derived pursuant to an agreement with the holding company in respect of land handed over for development out of the lands acquired by the company in its own name with the interest free funds provided by the holding company.
- 4 **DIRECTOR'S REMUNERATION**
Rs12,000/- (Previous Year Rs.6,000/-) has been paid as sitting fee to the directors of the Company during the year.
- 5 **AUDITOR'S REMUNERATION**
Current Year - Rs.10,000/-
Previous Year - Rs.7,500/-
- 6 **FOREIGN EXCHANGE EARNINGS** NIL
7. **Contingent Liability** - Corporate Guarantee and mortgage of inventory for Parent Company's loan of Rs20 Crores from bank/ Financial Institution.
- 8 As per the information available with the company, no sum payable to "Small Scale Industrial Undertakings" as defined u/s 3(1) of industries Development & Regulation Act, 1951.
- 9 Additional information pursuant to the provisions of part II and part IV of schedule VI of the Companies Act, 1956 to the extent applicable are given below:

Quantitative information: For land purchased.

Particulars	Opening Stock		Purchased during the year		Sales		Closing Stock	
	Area	Value	Area	Value	Area	Value	Area	Value
	Sq. Yards	(Rs.)	Sq. Yards	(Rs.)	Sq. Yards	(Rs.)	Sq. Yards	(Rs.)
Panchkula	56,719	7,62,01,518			--	--	56,719	762,01,518
YamunaNagar			33,174	5,64,86,984			33,174	5,64,86,984
Total	56,719	7,62,01,518	33,174	5,64,86,984	--	--	89,893	13,26,88,502

- 10 In the opinion of the board, the current assets, loan & advances are not less than that value if realize in the ordinary course of business and for all known liabilities are adequate and not in excess /short of the amount considered reasonably necessary.
11. Loans & Advances are subject to confirmation.

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12. No personal expenses have been charged to Profit & Loss Account.

13 Related Party Disclosures

A. Details of transaction:	Holding Company (Ansal Housing & Construction Limited)	
	Current Year	Previous year
Opening Balance (Cr)	11,75,08,261	25,10,23,441
Received during the Year	1,42,65,819	18,00,000
Repaid during the Year	1,68,00,000	12,56,25,000
Adjustment during the Year (Cr)	464,653	Dr. 96,90,180
Sale of Land	NIL	NIL
Closing Balance (Cr)	11,54,38,733	11,75,08,261

B. Details of transaction:	Subsidiary Company of Parent Company (Rishu buildtech Pvt Limited)	
	Current Year	Previous year
Opening Balance (Dr)	52,82,560	52,82,560
Received during the Year	52,82,560	NIL
Repaid during the Year	NIL	NIL
Adjustment during the Year	NIL	NIL
Closing Balance	NIL	52,82,560

14 Disclosure under its accounting standard (AS) 22 Accounting for taxes on Income –Deferred Tax Assets/Liabilities: No deferred tax asset or liability required to be disclosed as there is no reasonable certainty of realization.


15 Disclosure under its accounting standard (AS) 19 Accounting for Leases: There is no rents or contingent rents recognized in the Profit and Loss Account.

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16	Earning Per Share	This Year	Previous year
	Profit/(Loss) for the year after Tax	19,941	14,143
	No. of Equity share	10,000	10,000
	Earning per share	1.99	1.41

17 Previous Years figures have been regrouped/ rearranged wherever necessary to make them comparable.


As per our report of even date
For Mudit Gupta & Co.
Chartered Accountants.


Mudit Gupta
(Prop.)

Membership No.90127
 Firm Registration No-012388N
 Place: New Delhi
 Date: 10 May 2011

For and on behalf of the Board of Directors


Mohinder Bajaj
Director


Ravi Ajwani
Director

BALANCE-SHEET ABSTRACT AND COMPANY'S GENERAL BUSINESS PROFILE

I	Registration No.	138891
	State Code	55
	Balance-Sheet Date	31-03-2011
II	Capital raised during the year (Amount in Thousands)	
	Public Issue	Nil
	Right Issue	Nil
	Bonus Issue	Nil
	Private placement	Nil
	Share Application	Nil
III	Position of mobilisation and deployment of funds (Amount in Thousands)	
	Total Liabilities	978.47
	Total Assets	978.47
	■ Sources of Funds	
	Paid up Capital	100
	Share Application	Nil
	Reserve & Surplus	878.47
	Secured Loans	Nil
	Unsecured Loans	Nil
	■ Application of Funds	
	Net fixed assets	Nil
	Investments	Nil
	Net Current assets	978.47
	Misc. Exp.	Nil
	Accumulated losses	Nil
IV	Performance of the company (Amount in Thousands)	
	Turnover/ Receipts	69.55
	Total Expenditure	35.22
	Profit before tax	34.33
	Profit after tax	22.53
	Earning per share	1.99
	Dividend rate	Nil
V	Generic names of three Principal Products/Services of the company (as per monetary term) Estate Developers	

For and on behalf of the Board of Directors

Place: New Delhi
Date: 10.05.2011


Director


Director