

A K ASSOCIATES

Chartered Accountants

AUDITORS REPORT

The Members of **WRANGLER BUILDERS PRIVATE LIMITED**

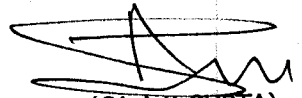
1. We have audited the attached Balance Sheet of **WRANGLER BUILDERS PRIVATE LIMITED**, as at 31st March 2011, the Profit & Loss Account and Cash Flow Statement for the year ended on that date annexed thereto. These financial statements are the responsibility of the company's management. Our responsibility is to express an opinion on these financial statements based on our audit.
2. We conducted our audit in accordance with the 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 misstatement. An audit includes examining, on test basis evidence supporting the amounts and disclosures in the financial statements. 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 a reasonable basis for our opinion.
3. As required by the Companies (Auditor's Report) Order, 2003 issued by the Central Government of India in terms of sub-section (4A) of section 227 of the Companies Act, 1956, we enclose in the Annexure a statement on the matters specified in paragraphs 4 and 5 of the said Order
4. Further to our comments in the Annexure referred to above, 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 purposes 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, Profit & Loss Account and Cash Flow Statement dealt with by this report are in agreement with the books of account.
 - (iv) In our opinion, the Balance Sheet, Profit & 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 of 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 give the information required by the Companies Act, 1956 in the matter so required and give a true and fair view in conformity with the accounting principles generally accepted in India

- (i) In the case of the Balance Sheet, of the State Of Affairs of the Company as at 31st March 2011.
- (ii) In the case of the Profit & Loss Account, of the Profit of the Company for the year ended on that date, and
- (iii) In the case of the Cash Flow Statement, of the Cash Flows of the Company for the year ended on that date

For A K ASSOCIATES,
Chartered Accountants

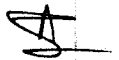


(CA A K GUPTA)

M. No.16533

Firm Registration No. 000596N

PLACE: New Delhi
DATE: 11/05/2011



A K ASSOCIATES

Chartered Accountants

Re: **WRANGLER BUILDERS PRIVATE LIMITED**

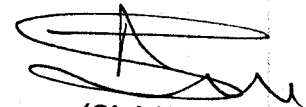
Annexure to the Auditors' Report referred to in paragraph 3 of our report of even date.

As required by the Companies (Auditors' Report) Order, 2003 and according to the information and explanations given to us and on the basis of such checks as we considered appropriate, we state that in our opinion:-

- (i) The Company does not have fixed assets. Accordingly the provisions of clause 4(i) of the Companies (Auditors' Report) Order, 2003 are not applicable to the company.
- (ii) (a) The inventories have been physically verified by the management at year end. In our opinion, the frequency of verification is reasonable.
(b) The procedures of physical verification of inventories followed by the management are reasonable and adequate in relation to the size of the company and the nature of its business.
(c) The company is maintaining proper records of inventory. No discrepancy was noticed on verification between the physical stocks and the book records .
- (iii) The company has neither granted nor taken any loan to/from Companies, Firms or other parties covered in the register maintained under section 301 of the Companies Act, 1956. Accordingly provisions of clause 4(iii) of the Companies (Auditors' Report) order 2003 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 with regard to purchases of inventory, fixed assets and with regards to the sale of goods and services. During the course of our audit, we have not observed any continuing failure to correct major weaknesses in the internal control.
- (v) (a) According to the information and explanations given to us, we are of the opinion that there is no transactions that need to be entered into the register maintained under section 301 of the Companies Act, 1956.
(b) In our opinion and according to the information and explanations given to us, no transactions has been made in pursuance of contracts or arrangements entered in the register maintained under section 301 of the Companies Act, 1956.
- (vi) The company has not accepted deposits from the public. Accordingly provisions of clause 4(vi) of the Companies (Auditors' Report) order 2003 are not applicable to the company.
- (vii) In our opinion, internal audit system is not applicable to the company.
- (viii) The Cost Audit is not applicable to the Company. Accordingly provisions of clause 4(viii) of the Companies (Auditors' Report) Order, 2003 are not applicable to the company.
- (ix) (a) Undisputed statutory dues including provident fund, investor education protection fund, employees state insurance, income tax, sales tax, wealth tax, service tax, custom duty, excise duty, cess and other material statutory dues applicable to the company have generally been deposited in time with the statutory authorities.

- (b) There is no disputed statutory due payable by the Company as on the date of the balance sheet.
- (x) The company does not have accumulated losses. The company has not incurred cash losses during the financial year covered by our audit and during the immediately preceding financial year.
- (xi) The Company has not taken any loan from financial institutions and banks. Accordingly the provisions of clause 4(xi) of the Companies (Auditors' Report) Order, 2003 are not applicable to the company.
- (xii) The company has not granted loans and advances on the basis of security by way of pledge of shares, debentures and other securities. Accordingly the provisions of clause 4(xii) of the Companies (Auditors' Report) Order, 2003 are not applicable to the company.
- (xiii) In our opinion, the company is not a chit fund or a nidhi mutual benefit fund society. Therefore, the provisions of clause 4(xiii) of the Companies (Auditor's Report) Order, 2003 are not applicable to the company.
- (xiv) In our opinion, the company is not dealing in or trading in shares, securities, debentures and other investments. Investments held by the company are in its own name.
- (xv) The terms and conditions on which the company has given guarantees for loans taken by its holding company from banks or financial institutions are not prima facie prejudicial to the interest of the company.
- (xvi) During the year under audit the company has not raised funds by way of term loans. Accordingly, the provisions of clause 4(xvi) of the Companies (Auditor's Report) Order, 2003 are not applicable to the company.
- (xvii) According to the information and explanations given to us and on an overall examination of the balance sheet of the company, we report that the funds raised on short-term basis have not been used for long term investment and vice versa.
- (xviii) During the year under audit the company has not made preferential allotment of shares to parties and companies covered in the register maintained under section 301 of the Act. Accordingly, the provisions of clause 4(xviii) of the Companies (Auditor's Report) Order, 2003 are not applicable to the company.
- (xix) During the year under audit the company has not issued debentures. Accordingly, the provisions of clause 4(xix) of the Companies (Auditor's Report) Order, 2003 are not applicable to the company.
- (xx) During the year under audit the Company has not raised funds by way of public issue during the year under audit. Accordingly, the provisions of clause 4(xx) of the Companies (Auditor's Report) Order, 2003 are not applicable to the company.
- (xxi) 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.

For A K ASSOCIATES,
Chartered Accountants



(CA A K GUPTA)

M. No.16533

Firm Registration No. 000596N

PLACE: New Delhi
DATE: 11/05/2011



WRANGLER BUILDERS PRIVATE LIMITED

BALANCE SHEET AS AT 31ST MARCH, 2011

| | SCHEDULE | AS AT 31ST MARCH,2011 RUPEES | AS AT 31ST MARCH,2010 RUPEES |
|---|----------|------------------------------------|------------------------------------|
| SOURCES OF FUNDS | | | |
| SHAREHOLDERS' FUNDS | | | |
| Share Capital | 1 | 100,000 | 100,000 |
| RESERVES & SURPLUS | | | |
| Profit & Loss Account | 2 | 891,590 | 883,315 |
| LOAN FUNDS | | | |
| Unsecured Loans | 3 | 8,000 | 8,000 |
| | | <u>999,590</u> | <u>991,315</u> |
| APPLICATION OF FUNDS | | | |
| INVESTMENTS | | | |
| | 4 | 1,158,000 | 1,158,000 |
| CURRENT ASSETS, LOANS & ADVANCES | | | |
| Inventories | 5 | 163,130,722 | 38,268,109 |
| Cash and Bank Balances | 6 | 508,867 | 325,915 |
| Loans and Advances | 7 | 2,327,871 | 1,141,951 |
| | | <u>165,967,460</u> | <u>39,735,975</u> |
| Less : CURRENT LIABILITIES AND PROVISIONS | 8 | 166,125,870 | 39,902,660 |
| Net Current Assets | | <u>(158,410)</u> | <u>(166,685)</u> |
| Deferred Tax Asset | | | --- |
| | | <u>999,590</u> | <u>991,315</u> |

NOTES

As per our report of even date attached
for A.K. ASSOCIATES
Chartered Accountants


(A.K. GUPTA)

PARTNER

M. No. 16533

Regd. No.(F.R.N.) 000596N

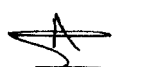
PLACE : NEW DELHI

DATE : 11/05/2011


RAVI AJWANI


MOHINDER BAJAJ

DIRECTORS



WRANGLER BUILDERS PRIVATE LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED ON 31ST MARCH, 2011

| | YEAR ENDED 31ST MARCH 2011 RUPEES | YEAR ENDED 31ST MARCH 2010 RUPEES |
|--|--|--|
| INCOME : | | |
| Profit on Project | 48,672 | 219,949 |
| | <u>48,672</u> | <u>219,949</u> |
| EXPENDITURE : | | |
| Bank Charges | 4,283 | 944 |
| Filing Fees | 1,450 | 2,200 |
| Conveyance Expenses | | 420 |
| Board Sitting Fees | 12,000 | 7,500 |
| Audit Fees | 10,000 | 7,500 |
| Tax Audit Fees | 2,100 | 2,100 |
| Legal & Professional Expenses | 2,750 | 2,200 |
| | <u>32,583</u> | <u>22,864</u> |
| Profit/(Loss) for the year before Tax | 16,089 | 197,085 |
| Less/Add: Provision for Income Tax - Current | 5,000 | 49,301 |
| Provision for Deferred Tax | 0 | 13,965 |
| For earlier years | 2,814 | 0 |
| | <u>8,275</u> | <u>133,819</u> |
| Profit/(Loss) for the year after Tax | 8,275 | 133,819 |
| Add: Surplus as per last year | 883,315 | 749,496 |
| Surplus carried to Balance Sheet | <u>891,590</u> | <u>883,315</u> |
| Earning Per Share | 0.83 | 13.38 |

As per our report of even date attached
for A.K. ASSOCIATES
Chartered Accountants


(A.K. GUPTA)

PARTNER

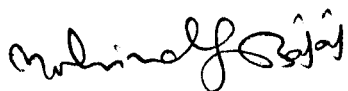
M. No. 16533

Regd. No.(F.R.N.) 000596N

PLACE : NEW DELHI

DATE : 11/05/2011


RAVI AJWANI



MOHINDER BAJAJ

DIRECTORS



WRANGLER BUILDERS PRIVATE LIMITED

SCHEDULES TO THE BALANCE SHEET

AS AT 31ST
MARCH, 2011
RUPEES

AS AT 31ST
MARCH, 2010
RUPEES

SCHEDULE-1

SHARE CAPITAL

Authorised

10,000 Equity Shares of Rs. 10/- each

100,000

100,000

Issued, Subscribed and Paid Up

10,000 Equity Shares of Rs. 10/- each
fully paid up in cash *

100,000

100,000

100,000

100,000

* Out of above 10000 (Previous Year 10000)

Equity Shares are held by the holding company:
Ansal Housing & Construction Limited.

SCHEDULE-2

RESERVES & SURPLUS

Profit & Loss Account

891,590

883,315

891,590

883,315

SCHEDULE-3

UNSECURED LOANS (Free of Interest)

From Directors (Since Resigned)

8,000

8,000

8,000

8,000

SCHEDULE-4

INVESTMENTS

Long Term - At Cost

Other than Trade

Unquoted Shares in a Joint Stock Company

2860 Equity Shares of Aave Iron & Steel
Works Pvt. Ltd. of Rs. 100/- each fully paid.

1,158,000

1,158,000

1,158,000

1,158,000

SCHEDULE-5

INVENTORIES

(As taken, valued & certified by the management)

Land

163,130,722

38,268,109

163,130,722

38,268,109

WRANGLER BUILDERS PRIVATE LIMITED

SCHEDULES TO THE BALANCE SHEET

AS AT 31ST
MARCH, 2011
RUPEES

AS AT 31ST
MARCH, 2010
RUPEES

SCHEDULE-6

CASH AND BANK BALANCES

| | | |
|---|----------------|----------------|
| Cash in hand | --- | --- |
| Balance In Current Account With a Scheduled Bank | 508,867 | 325,915 |
| | <u>508,867</u> | <u>325,915</u> |

SCHEDULE-7

LOANS AND ADVANCES (Unsecured)

| | | |
|--|------------------|------------------|
| Advances recoverable in cash or in kind or for the value to be received | 2,327,871 | 1,141,951 |
| | <u>2,327,871</u> | <u>1,141,951</u> |

SCHEDULE-8

CURRENT LIABILITIES & PROVISIONS A CURRENT LIABILITIES

| | | |
|---------------------------------------|--------------------|-------------------|
| Sundry Creditors | 95,209,269 | 873,088 |
| Advance Received from Holding Company | 70,911,601 | 38,980,271 |
| | <u>166,120,870</u> | <u>39,853,359</u> |
| B PROVISIONS | | |
| Provision for Income Tax | 5,000 | 49,301 |
| | <u>166,125,870</u> | <u>39,902,660</u> |

SCHEDULE-9

ACCOUNTING POLICIES AND FINANCIAL NOTES

A. SIGNIFICANT ACCOUNTING POLICIES

- ACCOUNTING RECOGNITION**
The Financial Statements are prepared under the historical cost convention and on the basis of going concern.
- REVENUE RECOGNITION**
All income and expenses are accounting for on accrual basis.
- INVESTMENTS**
Long term investment are stated at cost. Decline in value of long term investments is recognised if it is not temporary.

WRANGLER BUILDERS PRIVATE LIMITED

SCHEDULES TO THE BALANCE SHEET

4. INVENTORIES

Land is valued at landed cost.

5. MISCELLANEOUS EXPENDITURE

Preliminary Expenses are amortised over a period of ten years.

6. TAXES ON INCOME

Provision for current tax is made based on taxable income for the year. Deferred tax is recognised / provided on timing difference between taxable income and accounting income subject to consideration of prudence.

7. CONTINGENT LIABILITIES

Guarantees given to Banks/Financial Institutions aggregating to Rs.31775 Lakh (Previous Year Rs. 30775 lakh) on behalf of holding company Ansal Housing & Construction Limited against loans taken by the holding company.

B. NOTES :

1. Advances Recoverable; Schedule 7 to the Balance Sheet includes Rs.1,61,351/- inclusive of Stamp Duty, Registration Charges & Other Misc. Expenses of Rs.51,675/- paid for acquisition of land in and around Village Jatoli & Roshan Pur Dorly, Meerut for the holding Company. The Seller has not transferred the land as per Agreement and has also file a Civil Suit for injunction before Civil Judge (S.D.) Meerut which is pending for adjudication.
The Company is negotiating with the seller for settlement either for recovery of the money or execute the sale deed in favour of the company.
The loss, if any, arising upon the decision of the court/arrival of settlement with the party shall be accounted for upon the decision of the court/settlement with the party. However such loss shall be borne by the holding company.
2. Balances of Advances recoverable and Sundry Creditors are subject to confirmation.
3. The Company has received interest free advances from its holding company with which it has entered into agreements for purchase, development and sale of lands.
4. Tax Audit Fees Rs 2100/- (Previous Year Rs 2100/-) have been paid to a firm of Chartered Accountants in which one of the Partners of Statutory Auditors is a Partner.

5. Related Party Transaction

a. Details of transaction.

| Particulars | Key Management Personnel | Relatives of Key Management Personnel | Associates | Rs in Lakh | |
|------------------------------------|--------------------------|---------------------------------------|------------|------------|-----------------|
| | | | | | Holding Company |
| Advance Received for Land Purchase | | | | | |
| Opening Balance | 0 | 0 | 0 | 389.80 | (386.22) |
| Received During The Year | 0 | 0 | 0 | 880.66 | (674.53) |
| Repaid During the year | | | | 358.50 | (4.50) |
| Adjusted During the Year | | | | 202.84 | (666.45) |

WRANGLER BUILDERS PRIVATE LIMITED

SCHEDULES TO THE BALANCE SHEET

| | | | | |
|---|---|---|---|-------------|
| Balance outstanding at the close of the year | 0 | 0 | 0 | 709.12 |
| | | | | (389.80) |
| Guarantee given to Banks/Financial Institutions | | | | 31,775.00 |
| | | | | (30,775.00) |

Brackets represent Previous year's figures.

b. Name of related parties with whom transactions have been made and description of relationship

Ansal Housing & Construction Limited - Holding Company

| | | | |
|-------------------------------|--|-------|---------|
| 6. Earning Per Share | | | |
| Profit for the year after Tax | | 8,275 | 133,819 |
| No. of Equity Shares | | 10000 | 10000 |
| Earning per share | | 0.83 | 13.38 |

7. ADDITIONAL INFORMATION PURSUANT TO THE PROVISIONS OF PARAGRAPHS 3 & 4 OF SCHEDULE VI TO THE COMPANIES ACT, 1956.

Stock in Trade -Land

| | Qty (Sq Yards) | Amount |
|---------------|----------------|--------------|
| Opening Stock | 28,163 | 38,268,109 |
| | (28,163) | (38,268,109) |
| Purchases | 85,110 | 145,097,693 |
| | (53,228) | (66,424,380) |
| Sale | 11,779 | 20,283,752 |
| | (53,228) | (66,644,329) |
| Closing Stock | 101,494 | 163,130,722 |
| | (28,163) | (38,268,109) |

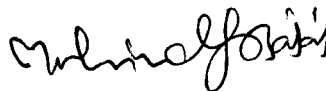
Brackets represent Previous year's figures.

8. Schedules 1 to 9 form an integral part of the accounts and have been duly authenticated.

Signature to Schedules 1 to 9,
for & on behalf of the Board of Directors



RAVI AJWANI
DIRECTOR



MOHINDER BAJAJ
DIRECTOR

PLACE : NEW DELHI.
DATE : 11/05/2011

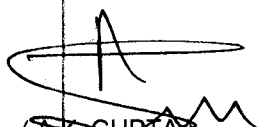


WRANGLER BUILDERS PRIVATE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2011

| | YEAR ENDED 31ST MARCH 2011 RUPEES | YEAR ENDED 31ST MARCH 2010 RUPEES |
|--|--|--|
| A. CASH FLOW FROM OPERATING ACTIVITIES | | |
| Net Profit before Tax, Appropriations and Extra Ordinary items | 16,089 | 197,085 |
| | <u>16,089</u> | <u>197,085</u> |
| Adjustments for Non Cash items : | | |
| Preliminary Expenses written off | --- | --- |
| Operating Profits before Working Capital changes | <u>16,089</u> | <u>197,085</u> |
| Adjustments for Working Capital changes : | | |
| Trade payables & Others | 126,218,210 | 354,964 |
| Increase in Inventories | (124,862,613) | 0 |
| Trade and other receivables | (1,185,920) | (980,600) |
| Cash generated from Operations | <u>185,766</u> | <u>(428,551)</u> |
| Direct Taxes paid (Net of Refund) | (2,814) | 0 |
| | <u>182,952</u> | <u>(428,551)</u> |
| NET CASH FROM OPERATING ACTIVITIES | <u>182,952</u> | <u>(428,551)</u> |
| B. CASH FLOW FROM INVESTING ACTIVITIES | | |
| Investments Realised | 0 | 0 |
| | <u>0</u> | <u>0</u> |
| C. CASH FLOW FROM FINANCING ACTIVITIES | | |
| Repayment of Loans (Unsecured Short Term) | 0 | 0 |
| | <u>0</u> | <u>0</u> |
| C. NET INCREASE IN CASH AND CASH EQUIVALENTS | <u>182,952</u> | <u>(428,551)</u> |
| CASH AND CASH EQUIVALENTS (OPENING BALANCE) | 325,915 | 754,466 |
| CASH AND CASH EQUIVALENTS (CLOSING BALANCE) | 508,867 | 325,915 |

As per our report of even date attached,
for A.K. ASSOCIATES,
Chartered Accountants,

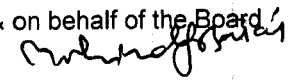

(A.K. GUPTA),
PARTNER
M.No. 16533
Regd. No. (F.R.N.) 000596N

Place : NEW DELHI.

Date : 11/05/2011

for & on behalf of the Board


RAVI AWANI
Director


MOHINDER BAJAJ
Director





WRANGLER BUILDERS PRIVATE LIMITED

BALANCE SHEET ABSTRACT AND COMPANY'S GENERAL BUSINESS PROFILE

I. Registration Details

Registration No. 76474 State Code 55 (Refer code List 1)

Balance Sheet Date

Date 31 Month 3 Year 2011

II. Capital Raised during the Year (Amount in Rs. Thousands)

Public Issue NIL Rights Issue NIL
Bonus Issue NIL Private Placement NIL

III. Position of Mobilisation and Deployment of Funds (Amount in Rs. Thousands)

Total Liabilities 1,000 Total Assets 1,000

SOURCES OF FUNDS

Paid-Up Capital 100
Reserves and Surplus 892
Secured Loans NIL
Unsecured Loans 8

APPLICATION OF FUNDS

Net Fixed Assets NIL
Investments 1,158
Net Current Assets (158)
Deferred Tax Asset NIL

IV. Performance of Company (Amount in Rs. Thousands)

Turnover 49 Total Expenditure 33
+ - Profit/Loss Before Tax (+) 16 + - Profit/Loss After Tax (+) 11

(Please tick Appropriate box + for Profit, -- for Loss)

Earning per share in Rs.

Profit Rs. 0.83

Dividend

NIL

V. Generic Names of Three Principal Products/Services of Company (as per monetary terms)

Item Code No. N.A.
(ITC Code)

Product Description

INVESTMENT / REAL ESTATE