



I.P. PASRICHA & CO.

CHARTERED ACCOUNTANTS

A-31A, 1st Floor, Ring Road,
Rajouri Garden, New Delhi-110027

Phones : 25418722, 25111233

E-mail: ippasrichaca@gmail.com

ippasricha_ca_delhi@yahoo.com

AUDITORS' REPORT

The Share Holders,

M/s Ansal Real Estate Developers Private Limited

New Delhi

Dear Sir(s),

1. We have audited the attached Balance Sheet as at 31st March 2013 of **Ansal Real Estate Developers Private Limited** and also the Profit & Loss Account for the year ended on that date and Report as under. These financial statements are the responsibility of the Company's Management. Our responsibility is to express our opinion on these financial statements based on our audit.
2. We conducted our audit in accordance with the generally accepted auditing standards in India. These standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are prepared, in all material respects, in accordance with an identified financial reporting framework and are free of material misstatements. An audit includes, examining on a 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 statements. We believe that our audit provides a reasonable basis for our opinion.
3. As required by the Companies (Auditors' Report) Order, 2003 issued by the Central Government of India in terms of Sub Section (4A) of Section 227 of the Companies Act, 1956 are not applicable to the Company.
4. Further to our comments in annexure referred to in Para 1 above, we report as under:
 - a. We have obtained all the information and explanations, which to the best of our knowledge and belief were considered necessary for the purpose of our audit.





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- b. In our opinion proper books of accounts as required by Law have been kept by the Company so far as appear from our examination of these books.
- c. In our opinion the Profit & Loss Account and Balance Sheet comply with the requirement of the accounting standard referred to in sub-section (3C) of section 211 of The Companies Act, 1956.
- d. On the basis of written representations received from the Directors of the Company as at 31st March 2013 and taken on record by the Board of Director's, we report that none of the Directors is disqualified from being appointed as the Director of the Company U/s 274(1)(g) of the Companies act, 1956.
- e. The Balance Sheet and the Profit & Loss Account dealt with this report are in agreement with the books of accounts.
- f. In our opinion and according to the best of our information and explanations thereon given to us, the said accounts read together with other notes thereon give the information required by the Companies Act, 1956, in manner 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 2013;
 - (ii) In the case of the Profit & Loss Account of the Loss for the year ended on that date.

For I.P. Pasricha & Co.

Chartered Accountants

FRN NO: 000120N

(Inder Pal Singh)

Partner

M.No:080529

Place : New Delhi

Date: 10/05/2013

ANSAL REAL ESTATE DEVELOPERS PVT LTD
118, UFF PRAKASH DEEP BUILDING, 7 TOLSTOY MARG DELHI-110001
BALANCE SHEET AS AT 31ST MARCH, 2013

Particulars	Note No.	(Amt In Rs.)	(Amt In Rs.)
		31st March, 2013	31st March, 2012
I. EQUITY AND LIABILITIES			
(1) Shareholder's Funds			
(a) Share Capital	1	100,000.00	100,000.00
(b) Reserves and Surplus	2	(222,719.00)	(193,269.00)
(c) Money received against share warrants		-	-
(2) Share Application money pending allotment			
(3) Non-Current Liabilities			
(a) Long-Term Borrowings		-	-
(b) Deferred Tax Liabilities (Net)		-	-
(c) Other Long Term Liabilities		-	-
(d) Long Term Provisions		-	-
(4) Current Liabilities			
(a) Short-Term Borrowings	3	130,000.00	-
(b) Trade Payables	4	17,614.00	6,618.00
(c) Other Current Liabilities	5	65,625,778.00	67,755,600.00
(d) Short-Term Provisions	6	11,236.00	11,236.00
Total Equity & Liabilities		65,661,909.00	67,680,185.00
II. ASSETS			
(1) Non-Current Assets			
(a) Fixed Assets			
(i) Gross Block		-	-
(ii) Depreciation		-	-
(iii) Net Block		-	-
(b) Non-current investments		-	-
(c) Deferred tax assets (net)		-	-
(d) Long term loans and advances		-	-
(e) Other non-current assets		-	-
(2) Current Assets			
(a) Current investments		-	-
(b) Inventories	7	65,619,078.00	67,638,201.00
(c) Trade receivables		-	-
(d) Cash and cash equivalents	8	42,831.00	41,984.00
(e) Short-term loans and advances		-	-
(f) Other current assets		-	-
Total Assets		65,661,909.00	67,680,185.00

NOTES TO ACCOUNTS

Notes referred to above and notes to accounts attached there to form an integral part of Balance Sheet

This is the Balance Sheet referred to in our Report of even date.

FOR I. P. Pasricha & CO.

Chartered Accountants

FRN NO.: 000120/N

Indepal Singh Pasricha
Partner
DELHI

Membership No.: 080529

PLACE: Delhi

DATED: 10/05/2013

For Ansal Real Estate Developers Pvt Ltd

Sunash Verma
(DIRECTOR)

V.K.Wason
(DIRECTOR)

ANSAL REAL ESTATE DEVELOPERS PVT LTD
118, UFF PRAKASH DEEP BUILDING, 7 TOLSTOY MARG DELHI-110001
PROFIT & LOSS STATEMENT FOR THE PERIOD ENDED ON 31ST MARCH, 2013

Particulars	Notes No.	(Amt In Rs.)	(Amt In Rs.)
		31st March, 2013	31st March, 2012
Revenue from operations		-	-
Other Income		-	-
Total Revenue		-	-
Expenses:			
Cost of Material Consumed		-	-
Purchase of stock in trade			5,275,175.00
Transferred		(2,019,123.00)	
Change in Inventories		2,019,123.00	(5,275,175.00)
		-	-
Other Administrative Expenses	9	29,450.00	28,941.00
Total Expenses		29,450.00	28,941.00
Profit before exceptional and extraordinary items and tax		(29,450.00)	(28,941.00)
Exceptional Items		-	-
Profit before extraordinary items and tax		(29,450.00)	(28,941.00)
Extraordinary Items		-	-
Profit before tax		(29,450.00)	(28,941.00)
Tax expense:			
(1) Current tax		-	-
(2) Deferred tax		-	-
Profit(Loss) from the perid from continuing operations		(29,450.00)	(28,941.00)
Profit/(Loss) from discontinuing operations		-	-
Tax expense of discounting operations		-	-
Profit/(Loss) from Discontinuing operations		-	-
Profit/(Loss) for the period		(29,450.00)	(28,941.00)
Earning per equity share:			
(1) Basic		(2.95)	(2.89)
(2) Diluted		(2.95)	(2.89)

Notes referred to above and notes to accounts attached there to form an integral part of Profit & Loss Statement
This is the Profit & Loss Statement referred to in our Report of even date.

FOR I.P. G. SINGH & CO.
Chartered Accountants
FRN NO. 000120N
NEW DELHI
Indra Singh Pasola
Partner
Membership No. : 080529
PLACE: Delhi
DATED: 10/05/2013

For Ansal Real Estate Developers Pvt Ltd
Subhash Verma
(DIRECTOR)
V.K. Wason
(DIRECTOR)

Notes No.: 1 Share Capital		(Amt In Rs.)	(Amt In Rs.)
Particulars		Current Year	Previous Year
AUTHORIZED CAPITAL			
10,000 Equity Shares of Rs. 10/- each.		100,000.00	100,000.00
		100,000.00	100,000.00
ISSUED, SUBSCRIBED & PAID UP CAPITAL			
10000 Equity Shares of Rs. 10/- each, Fully Paid Up.		100,000.00	100,000.00
	Total	100,000.00	100,000.00
Par Value of Share		10.00	10.00
Number of Equity Shares at opening of Financial Year		10,000.00	10,000.00
Add: Allotment during the year		-	-
Number of Equity Shares at the end on Financial Year		10,000.00	10,000.00
No. of Shares held by each shareholder holding more than 5 % of shares spe % Share			
	No. of Shares	No. of Shares	
M/s Ansal Buildwell Limited	99.99	9,999.00	9,999.00

Notes No.: 2 Reserve & Surplus		(Amt In Rs.)	(Amt In Rs.)
Particulars		Current Year	Previous Year
Profit & Loss Account			
Balance brought forward from previous year		(193,269.00)	(164,328.00)
Add: Profit for the period		(29,450.00)	(28,941.00)
	Total	(222,719.00)	(193,269.00)

Notes No.: 3 Short Term Borrowings		(Amt In Rs.)	(Amt In Rs.)
Particular		Current Year	Previous Year
Unsecured, Considered Good			
From Related Party			
-Mr. Gopal Ansal		130,000.00	-
	Total	130,000.00	-

Notes No.: 4 Trade Payable		(Amt In Rs.)	(Amt In Rs.)
Particular		Current Year	Previous Year
For Services			
-Audit fees payable		-	6,618.00
Professional Fee Payable			-
-Kapani and Associates		560.00	
-Sanjay Grover & Assocaites		3,571.00	
-SGA Infoways Pvt. Ltd.		13,483.00	
	Total	17,614.00	6,618.00

Notes No.: 5 Other Current Liabilities		(Amt In Rs.)	(Amt In Rs.)
Particular		Current Year	Previous Year
Advances from Related Parties			
-Ansal Buildwell Ltd (Holding Co.)		65,619,078.00	67,748,900.00
Other Advances			
- From Other Parties		6,700.00	6,700.00
		65,625,778.00	67,755,600.00



ANSAL REAL ESTATE DEVELOPERS PVT LTD

Notes Forming Integral Part of the Balance Sheet & Profit And Loss Account as at 31st MARCH, 2013

Notes No.: 6 Short Term Provisions

Particulars	(Amt In Rs.)	(Amt In Rs.)
	Current Year	Previous Year
Provision For Audit Fee	11,236.00	11,236.00
Total	11,236.00	11,236.00

Notes No.: 7 Inventories

Particulars	(Amt In Rs.)	(Amt In Rs.)
	Current Year	Previous Year
Stock-in-Trade -Land	67,638,201.00	62,363,026.00
Add:- Purchase During the Year	-	5,275,175.00
Less: Transferred	2,019,123.00	-
Total	65,619,078.00	67,638,201.00

Notes No.: 8 Cash & Cash Equivalent

Particulars	(Amt In Rs.)	(Amt In Rs.)
	Current Year	Previous Year
Cash-in-Hand	-	-
Sub Total (A)	-	-
Bank Balance		
-Indian Overseas Bank(CA 4323)	5,761.00	5,761.00
-Punjab National Bank (CA 47852)	14,469.00	13,422.00
-ICICI Bank (CA 15872)	13,676.00	13,676.00
-Punjab National Bank (CA 7785)	8,925.00	9,125.00
Sub Total (B)	42,831.00	41,984.00
Cheques on Hand	(C)	-
Total [A + B + C]	42,831.00	41,984.00

Notes No.: 9 Other Administrative Expenses

Particulars	(Amt In Rs.)	(Amt In Rs.)
	Current Year	Previous Year
Legal & Professional Expenses	17,414.00	17,105.00
ROC Fee	400.00	200.00
ROC Additional Fee	-	-
Auditors Remuneration	11,236.00	11,236.00
Bank Charges	400.00	400.00
Total	29,450.00	28,941.00





SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNTS
AS ON 31ST MARCH, 2013

Significant Accounting Policies

The financial statements have been prepared in accordance with applicable accounting standards issued by the Institute of Chartered Accountants of India and relevant presentational requirement of the Companies Act, 1956.

- 1. Basis of Accounting:** Accounting policies not specifically referred to otherwise are consistent and in consonance with generally accepted accounting policies.
- 2. Fixed Assets:** There are no Fixed Assets in the company.
- 3. Revenue Recognition:** Expenses and income considered payable or receivable respectively are accounted for on accrual basis.
- 4. Contingent after Balance Sheet date:** There is no event take place after balance sheet date, which materially affects the position of the Balance Sheet.
- 5. Investment:** The company don't have any investment

Notes on Accounts

1. There are no contingent liabilities as stated by the management.
2. Earning/Expenditure in Foreign Currency - NIL.
3. Auditors Remuneration:

	Current year	Previous year
Audit Fee :	Rs. 11236/-	Rs. 11236/-

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4. There was no employee of the Company in receipt of remuneration more than Rs. 24,00,000.00 P.A. or Rs. 2,00,000.00 P.M. for any part thereof.
5. No provision for taxation is made as the Company has incurred Loss during the year under consideration.
6. During the year under consideration the land was transferred to holding company M/s Ansal Buildwell Limited at cost as per the decision of the management.

For I.P. Pasricha & Co

Chartered Accountants

FRN NO. 080529

NEW DELHI

(Indermal Singh)

Partner

M.No:080529

Place: New Delhi

Date : 10/05/2013

FOR AND ON BEHALF OF THE BOARD OF DIRECTORS

Subhash Verma

Directors

V K Wason

Directors