

WELLDONE REAL ESTATE LIMITED

DIRECTORS' REPORT

Your Directors are pleased to present the Seventh Annual Report and the Audited Accounts for the year ended 31st March, 2012.

FINANCIAL RESULTS:

Particulars	Amount in Rs.	
	Year Ended 31-03-2012	Year Ended 31-03-2011
Total Income	2,22,96,694	-
Total Expenditure including Depreciation	2,24,34,426	3,63,667
Loss before tax	1,37,732	3,63,667
Less: Provision for tax	1571	(3511)
Loss after tax	1,39,303	3,60,156

OPERATIONS:

During the year under review your Company has received Rs. 12,41,706/- as unsecured interest free loan and repaid loans amounting to Rs. 2,16,15,000/- to its holding Company Jai Realty Ventures Limited.

DIVIDEND:

In view of the loss for the year, your Directors do not recommend any dividend.

DIRECTORS:

Mr. Gaurav Jain, who retires by rotation and being eligible, has offered himself for re-appointment.

DIRECTORS' RESPONSIBILITY STATEMENT:

Pursuant to the requirement under Section 217(2AA) of the Companies Act, 1956, with respect to Directors' Responsibility Statement, it is, hereby, confirmed:

- (i) that in the preparation of the accounts for the financial period ended 31st March, 2012, applicable accounting standards have been followed along with proper explanation relating to material departure ;
- (ii) that appropriate accounting policies have been selected and applied consistently and judgments and estimates have been made that are reasonable and prudent, so as to give a true and fair view of the state of affairs of the Company as at 31st March, 2012 and of the profit of the Company for the period ended on that date;
- (iii) that proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 1956 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

(iv) that accounts for the financial period ended 31st March, 2012 have been prepared on a 'going concern' basis.

AUDITORS AND AUDITORS' REPORT:

Messrs Pathak H. D. & Associates, Chartered Accountants, Mumbai, hold office as statutory auditors of the Company until the conclusion of the ensuing Annual General Meeting. It is proposed to re-appoint them as Statutory Auditors of the Company from the conclusion of the ensuing Annual General Meeting until the conclusion of the next Annual General Meeting. Pursuant to the provisions of Section 224 (1B) of the Companies Act, 1956 your Company has received a certificate from Messrs Pathak H. D. & Associates, Chartered Accountants confirming their eligibility for re-appointment.

DISCLOSURE OF PARTICULARS RELATING TO CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO:

Nil

FIXED DEPOSIT:

Your Company has not accepted any fixed deposit during the year under review.

PARTICULARS OF EMPLOYEES:

There are no employees whose remuneration requires disclosure in terms of the provisions of Section 217(2A) of the Companies Act, 1956 read with Companies (Particulars of Employees) Rules, 1975.

ACKNOWLEDGEMENT:

Your Directors express their grateful appreciation for the assistance and co-operation received from the banks and other institutions, government authorities and shareholders during the period under review.

For and on behalf of the Board of Directors

**Subodh Agrawal
Director**

Date: 22.05.2012
Place: Mumbai

AUDITORS' REPORT

To
The Members of
Welldone Real Estate Limited

1. We have audited the attached Balance Sheet of '**WELLDONE REAL ESTATE LIMITED**' ("**the Company**"), as at 31st March, 2012, the Statement of Profit and Loss and also the 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 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 also 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 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 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 the paragraphs 4 and 5 of the said Order.
4. Further to our comments in the Annexure referred to in paragraph 3 above, we report that:
 - a. 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;
 - 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, Statement of Profit and Loss and Cash Flow Statement dealt with by this report are in agreement with the books of account;

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- d. In our opinion the Balance Sheet, Statement of Profit and Loss and Cash Flow Statement dealt with by this report comply with the mandatory Accounting Standards referred to in sub-section (3C) of Section 211 of the Companies Act, 1956;
- e. On the basis of the written representations received from the Directors as on 31st March, 2012, and taken on record by the Board of Directors, we report that none of the directors is disqualified as on 31st March, 2012 from being appointed as a director in terms of clause (g) of sub-section (1) of Section 274 of the Companies Act, 1956;
- f. Without qualify our report, we drawn attention to the note 11.1 of the financial statement, in respect of balance of advances against purchase of land, for which balance confirmations not received.
- g. 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 Significant Accounting Policies and 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:
 - i) in the case of the Balance Sheet, of the state of affairs of the Company as at 31st March, 2012;
 - ii) in the case of the Statement of Profit and Loss, of the loss 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 PATHAK H.D. & ASSOCIATES
Chartered Accountants
(Firm Registration Number - 107783W)

Place: Mumbai
Date: 22nd May, 2012

ANUJ BHATIA
Partner
Membership No. 122179

ANNEXURE TO AUDITORS' REPORT
(Referred to in paragraph 3 of our report of even date)

- (i) In respect of its fixed assets:
- (a) The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets on the basis of available information.
 - (b) As explained to us, all the fixed assets have been physically verified by the management. No material discrepancies were noticed on such verification as compared with the available records.
 - (c) In our opinion and according to the information and explanation given to us, the Company has not disposed off a substantial part of its fixed assets during the year and going concern status of the Company is not affected.
- (ii) In respect of its inventories:
- The Company has inventories only in relation to the development projects in progress. It does not have any other inventories during the year. The management has physically verified the project under development and no discrepancies were noticed. The Company has maintained the proper records for these projects.
- (iii) In respect of loans, secured / unsecured, granted or taken by the Company to / from Companies, firms or other parties covered in the register maintained under Section 301 of the Companies Act, 1956: -
- (a) According to the information and explanations given to us, during the year, the Company has not given any loan, the provisions of Sub-clause (a) to (d) of Clause (iii) of paragraph 4 of the Companies (Auditor's Report) Order 2003 are not applicable to the Company.
 - (b) The Company has taken an unsecured loan from its holding Company. The maximum amount outstanding at any time during the year was Rs. 2,06,19,406 and year-end balance is Rs. Nil.
 - (c) In our opinion and according to information and explanations given to us, the rate of interest and other terms and conditions of the loan taken by the Company was not prima facie prejudicial to the interest of the Company.
 - (d) The Company has fully repaid the principal and interest amount and no amount was outstanding as on 31st March, 2012.

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- (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 regard to purchases of inventory, fixed assets and for the sale of goods. During the year, the Company did not undertake any activity of purchase of inventory, fixed assets and sale of services. During the course of our audit, we have not observed any continuing failure to correct major weaknesses in the internal control system.
- (v) According to the information and explanations given to us, there are no contracts or arrangements referred to in section 301 of the Companies Act, 1956 that need to be entered in the register required to be maintained under that section.
- (vi) According to the information and explanations given to us, the Company has not accepted any deposits from the public. Therefore, the provisions of Clause (vi) of paragraph 4 of the Companies (Auditor's Report) Order 2003 are not applicable to the Company.
- (vii) In our opinion, the Company has an internal audit system commensurate with the size and nature of its business.
- (viii) According to the information and explanations given to us, the Companies (Cost Accounting Records) Rules, 2011 prescribed by the Central Government under Section 209(1)(d) of the Companies Act, 1956 are not applicable to the Company, hence the provisions of Clause (viii) of paragraph 4 of the Companies (Auditor's Report) Order 2003 are not applicable to the Company.

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(ix) In respect of statutory and other dues:

- (a) According to the records of the Company, the Company has generally been regular during the year in depositing undisputed statutory dues including Provident Fund, Investor Education and Protection Fund, Employees' State Insurance, Income-Tax, Sales-Tax, Wealth Tax, Custom Duty, Excise Duty, Service Tax and Cess and other material statutory dues, as applicable, with the appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of aforesaid dues were outstanding as at 31st March, 2012 for a period of more than six months from the date they became payable.
- (b) The disputed statutory dues aggregating to Rs. 25,27,679/- that have not been deposited on account of matters pending before appropriate authorities are as under:-

Name of the Statute	Nature of the Dues	Amount in Rs.	Period	Forum where dispute is pending
Income Tax Act, 1961	Income Tax	11,19,112*	2007-08	Commissioner of Income Tax (Appeal)
		7,61,617#	2008-09	
		6,46,950\$	2009-10	
Total		25,27,679		

(*) Net of amount Rs 3,60,000/- deposited under protest.

(#) Net of amount Rs 1,80,000/- deposited under protest.

(\$) Net of amount Rs 1,80,000/- deposited under protest.

- (x) The Company has accumulated losses at the end of the financial year which is not more than fifty per cent of its net worth. The Company has incurred cash losses during the current financial year and in the immediately preceding financial year.
- (xi) Based on our audit procedures and on the information and explanations given by the management, the Company has not taken any borrowings from financial institutions, banks or debenture holders, hence the provisions of Clause (xi) of paragraph 4 of the Companies (Auditor's Report) Order 2003 are not applicable to the Company.

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- (xii) In our opinion and according to the information and explanations given to us and based on the information available, no loans and advances have been granted by the Company 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 or a nidhi mutual benefit fund/society. Therefore, the provisions of Clause (xiii) of paragraph 4 of the Companies (Auditor's Report) Order 2003 are not applicable to the Company.
- (xiv) The Company has no transactions and contracts in respect of dealing and trading in shares and other securities, hence the provisions of Clause (xiv) of paragraph 4 of the Companies (Auditor's Report) Order 2003 are not applicable to the Company.
- (xv) As per the information and explanations given to us, the Company has not given any guarantee for loans taken by others from banks or financial institutions, hence the provisions of Clause (xv) of paragraph 4 of the Companies (Auditor's Report) Order 2003 are not applicable to the Company.
- (xvi) To the best of our knowledge and belief and according to the information and explanations given to us, no term loan has been raised during the year & hence, hence the provisions of Clause (xvi) of paragraph 4 of the Companies (Auditor's Report) Order 2003 are not applicable to the Company.
- (xvii) On review of utilization of funds based on an overall examination of the Balance Sheet of the Company as at 31st March, 2012, we report that prima facie, funds raised on short-term basis have not been utilized for long term investment.
- (xviii) During the year, the Company has not made preferential allotment of shares to the parties covered in the register maintained under Section 301 of the Companies Act, 1956.
- (xix) The Company has not issued any Debentures during the year.

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- (xx) The Company has not raised any money by way of public issue during the year.
- (xxi) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per the information and explanations given by the management, we report that no fraud on or by the Company has been noticed or reported during the course of our audit.

For PATHAK H.D. & ASSOCIATES
Chartered Accountants
(Firm Registration Number - 107783W)

Place: Mumbai
Date: 22nd May, 2012

ANUJ BHATIA
Partner
Membership No. 122179

WELLDONE REAL ESTATE LIMITED
BALANCE SHEET AS AT 31ST MARCH, 2012

(Amount in Rs.)

Particulars	Note	As At 31st March,2012		As At 31st March,2011
I EQUITY AND LIABILITIES				
1 Shareholders' funds				
Share Capital	2	573,500		573,500
Reserves and Surplus	3	<u>5,558,312</u>	6,131,812	<u>5,697,615</u>
				6,271,115
2 Non-current Liabilities				
Long-term Borrowings	4	-		20,373,294
Deferred Tax Liabilities (Net)	5	<u>38,923</u>	38,923	<u>37,352</u>
				20,410,646
3 Current Liabilities				
Trade Payables	6	37,605		806,374
Other Current Liabilities	7	<u>14,045</u>	51,650	<u>13,788</u>
				820,162
TOTAL			<u><u>6,222,385</u></u>	<u><u>27,501,923</u></u>
II ASSETS				
1 Non-current Assets				
Fixed Assets				
Tangible Assets	8		698,528	764,979
2 Current Assets				
Inventories	9	2,483,829		24,821,258
Cash and Bank Balances	10	1,071,229		266,887
Short-term Loans and Advances	11	<u>1,968,799</u>	5,523,857	<u>1,648,799</u>
				26,736,944
TOTAL			<u><u>6,222,385</u></u>	<u><u>27,501,923</u></u>
Significant Accounting Policies	1			
Notes to the Financial Statements	1 to 19			

As per our report of even date
For Pathak H. D. and Associates
Chartered Accountants

For and on behalf of the Board of Directors

Anuj Bhatia
Partner

Venugopal Nair
Director

Subodh Agarwal
Director

Place : Mumbai
Date : 22nd May, 2012

WELLDONE REAL ESTATE LIMITED
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2012

(Amount in Rs.)

Particulars	Note	Year Ended 31st March,2012	Year Ended 31st March,2011
I Income			
Revenue From Operations	12	22,296,694	-
II Total Revenue		<u>22,296,694</u>	<u>-</u>
III Expenses:			
Changes in Inventories of Work in Progress	13	22,337,429	-
Depreciation and Amortization Expense	8	66,451	67,193
Other Expenses	14	30,546	296,474
Total Expenses		<u>22,434,426</u>	<u>363,667</u>
IV Loss Before Tax (II- III)		(137,732)	(363,667)
V Tax Expense			
Deferred Tax / (Credit)		1,571	(3,511)
VI Loss for the year (IV - V)		<u>(139,303)</u>	<u>(360,156)</u>
VII Earnings per Equity Share of Rs.10 each (Basic and Diluted) (in Rs.)	15	(2.79)	(7.20)
Significant Accounting Policies	1		
Notes to the Financial Statements	1 to 19		

As per our report of even date
For Pathak H. D. and Associates
Chartered Accountants

For and on behalf of the Board of Directors

Anuj Bhatia
Partner

Venugopal Nair
Director

Subodh Agarwal
Director

Place : Mumbai

Date : 22nd May, 2012

WELLDONE REAL ESTATE LIMITED**Cash Flow Statement for the year ended 31st March, 2012****(Amount in Rs.)**

Particulars	Year Ended 31st March, 2012	Year Ended 31st March, 2011
A. Cash Flow from Operating Activities		
Net Loss before tax as per Statement of Profit and Loss	(137,732)	(363,667)
Adjusted for		
Depreciation and Amortisation Expenses	66,451	67,193
Loss on Sale of Long Term Investments	-	211,833
Loss on Sale of Fixed Assets	-	28,199
Operating Loss before Working Capital Changes	(71,281)	(56,442)
Adjusted for		
Trade and other receivables	-	140,000
Inventories	22,337,429	-
Trade and Other Payables	(768,512)	(1,573)
Cash Generated from Operation	21,497,636	81,985
Direct Taxes Paid	(320,000)	(400,000)
Net Cash from / (used in) Operating Activities	21,177,636	(318,015)
B. Cash Flow from Investing Activities		
Sale of Fixed Assets	-	25,000
Sale of Investment	-	631,368
Net Cash From Investing Activities	-	656,368
C. Cash Flow from Financing Activities		
Proceeds of Long term Loans	1,241,706	423,246
Re-payment of Long term Loans	(21,615,000)	(825,000)
Net Cash used in Financing Activities	(20,373,294)	(401,754)
Net Increase/(Decrease) in Cash and Cash Equivalents (A+B+C)	804,342	(63,401)
Opening Balance of Cash and Cash Equivalents	266,887	330,288
Closing Balance of Cash and Cash Equivalents	1,071,229	266,887

Notes :

- 1 Figures in brackets represent cash outflow.
- 2 The above Cash Flow Statements has been prepared under the "Indirect Method" as set out in Accounting Standard-3 "Cash Flow Statement" as notified in the Companies (Accounting Standards) Rules, 2006.
- 3 The previous year's figures have been regrouped, rearranged, restated and reclassified wherever necessary.

As per our report of even date

For Pathak H. D. and Associates

Chartered Accountants

For and on behalf of the Board of Directors

Anuj Bhatia

Partner

Venugopal Nair

Director

Subodh Agarwal

Director

Place : Mumbai**Date :** 22nd May, 2012

WELLDONE REAL ESTATE LIMITED

Notes to the Financial statements for the year ended 31st March, 2012

Note 1 Significant Accounting Policies

(A) Basis Of Preparation Of Financial Statements

The financial statements have been prepared as a going concern under historical cost convention, in accordance with the notified Accounting Standards by Companies (Accounting Standards) Rules, 2006 (as amended) and the provisions of the Companies Act, 1956 as adopted consistently by the Company.

(B) Use Of Estimates

The preparation of financial statements in conformity with the generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amount of assets, liabilities and disclosure of contingent liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Although these estimates are based upon managements' best knowledge of current events and actions, actual results could differ from this estimates. Difference between the actual result and estimates are recognised in the period in which the results are known/materialised.

(C) Fixed Assets

Fixed Assets are stated at cost of acquisition less accumulated depreciation and impairment loss, if any.

(D) Depreciation

Depreciation has been provided on Straight line method as the rates and manner prescribed under Schedule XIV to the Companies Act, 1956.

(E) Inventories

Inventories comprise of cost of project activities under development (W.I.P.). Cost of inventories consists of cost of land, land development expenses, material, services, construction cost, interest and financial charges and other expenses related to project under development. In general, all inventories of land are stated at lower of cost or net realisable value. Inventories of land are taken on the Agreement to sell.

(F) Investments

Current Investments are carried at lower of cost and market value/NAV, computed individually. Long term investments are stated at cost. Provision for diminution in the value of long term investments is made only if such decline is other than temporary in the opinion of the management.

(G) Preliminary And Share Issue Expenses

Preliminary and share issue expenses are charged to the Statement of Profit and Loss in the year in which they are incurred.

(H) Provision For Current And Deferred Tax

Provision for current tax is made after taking into consideration benefits admissible under the provisions of the Income Tax Act, 1961. Deferred tax resulting from "timing difference" between book and taxable profit is accounted for using the tax rates and laws that have been enacted or substantively enacted as on the balance sheet date. The deferred tax asset is recognized and carried forward only to the extent that there is a virtual certainty that the assets will be realized in future.

(I) Provision, Contingent Liabilities And Contingent Assets

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources. Contingent liabilities are not recognized but are disclosed in the notes on Accounts. Contingent assets are neither recognized nor disclosed in the financial statements.

(J) Employees' Benefits

- i) Short term employee benefits are recognized as an expense at the undiscounted amount in the Statement of Profit and Loss of the year in which the related service is rendered.
- ii) Post employment benefits in the form of gratuity, which is defined benefit obligation, is recognized as an expense in the Statement of Profit and Loss for the year in which the employee has rendered services. The expense is recognized at the present value of the amounts payable determined using actuarial valuation techniques based on Projected unit credit method. Actuarial gains and losses in respect of post employment benefits are charged to the Statement of Profit and Loss.
- iii) Compensated absences are accounted similar to the short term employee benefits.

WELLDONE REAL ESTATE LIMITED
Notes to the Financial statements for the year ended 31st March, 2012
Note 2 - Share Capital

Particulars	(Amount in Rs.)	
	As at 31st March, 2012	As at 31st March, 2011
Authorised		
60,000 Equity Shares of Rs. 10 each (60,000)	600,000	600,000
40,000 1% Optionally Convertible Non-Cumulative, Redeemable (40,000) Preference Shares of Rs. 10 each	400,000	400,000
Total	1,000,000	1,000,000
Issued, Subscribed and Paid up		
50,000 Equity Shares of Rs. 10 each fully paid up (50,000)	500,000	500,000
7,350 1% Optionally Convertible Non-Cumulative, Redeemable (7,350) Preference Shares of Rs. 10 each fully paid up	73,500	73,500
Total	573,500	573,500

2.1 (i) Reconciliation of number of Equity Shares outstanding.

Particulars	As at	
	31st March, 2012	31st March, 2011
Number of Shares outstanding at the beginning of the year	50,000	50,000
Number of Shares outstanding at the end of the year	50,000	50,000

(ii) Reconciliation of number of Preference Shares outstanding.

Particulars	As at	
	31st March, 2012	31st March, 2011
Number of Shares outstanding at the beginning of the year	7,350	7,350
Number of Shares outstanding at the end of the year	7,350	7,350

2.2 (i) The Terms / Rights attached to the Equity Shares

Holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the company, after distribution of all preferential amounts. However, no such preferential amounts exist currently. The distribution will be in proportion to the number of equity shares held by shareholders.

(ii) The Terms of Conversion / Redemption of Preference Shares

1% Optionally Convertible, Non - cumulative, Redeemable Preference Shares (OCPS) of Rs.10/- each fully paid-up were allotted on 31st January, 2008. The OCPS are redeemable at the option of the Company any time from the date of issue but before the end of 20 years. The holder has the option to seek conversion any time before redemption. The OCPS are redeemable at a premium of Rs.990/- per share. The preference share holders have a preferential right to non cumulative dividend of 1% per annum, carry a preferential right for repayment of capital in priority to the equity shares, on liquidation of the Company or repayment of capital. However, the preference shares carry no further or other right to participate either in the profits or assets of the Company.

2.3 Redemption Premium on preference shares as mentioned above will be paid out of the Securities Premium Reserve and hence no provision has been considered necessary.
2.4 Details of shares in the Company held by Holding Company

Particulars	(Amount in Rs.)	
	As at 31st March, 2012	As at 31st March, 2011
Jai Realty Ventures Limited, Holding Company		
Equity Shares (in Nos.) (Including Equity Shares held jointly with nominees)	50,000	50,000
1% Optionally Convertible Non-Cumulative, Redeemable Preference Shares of Rs. 10 each (in Rs.)	7,350	7,350

2.5 Details of shares in the Company held by each shareholder holding more than 5% shares:

Name of Shareholder	As at 31st March, 2012		As at 31st March, 2011	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Jai Realty Ventures Limited				
Equity Shares (Including Equity Shares held jointly with nominees)	50,000	100	50,000	100
1% Optionally Convertible Non-Cumulative, Redeemable Preference Shares	7,350	100	7,350	100

Figures in bracket represent previous year figures.

Note 3 - Reserves and Surplus

Particulars	(Amount in Rs.)	
	As at 31st March, 2012	As at 31st March, 2011
Securities Premium Account		
As per Last Balance Sheet	7,276,500	7,276,500
Deficit - Opening Balance	(1,578,885)	(1,218,729)
Add: Net Loss for the Year	(139,303)	(360,156)
Deficit - Closing Balance	(1,718,188)	(1,578,885)
Total	5,558,312	5,697,615

Note 4 - Long - Term Borrowings

Particulars	(Amount in Rs.)	
	As at 31st March, 2012	As at 31st March, 2011
Unsecured Loans		
Loan from Related Party (Refer Note 18)	-	20,373,294
Total	-	20,373,294

Note 5 - Deferred Tax Liabilities (Net)

Particulars	(Amount in Rs.)	
	As at 31st March, 2012	As at 31st March, 2011
Deferred Tax Liabilities		
Related to Fixed Assets	38,923	37,352
Deferred Tax Assets		
Disallowance under the Income Tax Act, 1961	-	-
Total	38,923	37,352

Note 6 - Trade Payables

Particulars	(Amount in Rs.)	
	As at 31st March, 2012	As at 31st March, 2011
Micro, Small and Medium Enterprises*	-	-
Others	37,605	806,374
Total	37,605	806,374

* The Company has not received information from vendors regarding their status under the Micro, Small and Medium Enterprises Development Act 2006 and hence disclosures as required by notification dated 16.11.2007 issued by the Ministry of Company Affairs have not been given.

Note 7 - Other Current Liabilities

Particulars	(Amount in Rs.)	
	As at 31st March, 2012	As at 31st March, 2011
Other Expenses Payables	14,045	13,788
Total	14,045	13,788

Note 3 - Reserves and Surplus

Particulars	(Amount in Rs.)	
	As at 31st March, 2012	As at 31st March, 2011
Securities Premium Account		
As per Last Balance Sheet	7,276,500	7,276,500
Deficit - Opening Balance	(1,578,885)	(1,218,729)
Add: Net Loss for the Year	(139,303)	(360,156)
Deficit - Closing Balance	(1,718,188)	(1,578,885)
Total	5,558,312	5,697,615

Note 4 - Long - Term Borrowings

Particulars	(Amount in Rs.)	
	As at 31st March, 2012	As at 31st March, 2011
Unsecured Loans		
Loan from Related Party (Refer Note 18)	-	20,373,294
Total	-	20,373,294

Note 5 - Deferred Tax Liabilities (Net)

Particulars	(Amount in Rs.)	
	As at 31st March, 2012	As at 31st March, 2011
Deferred Tax Liabilities		
Related to Fixed Assets	38,923	37,352
Deferred Tax Assets		
Disallowance under the Income Tax Act, 1961	-	-
Total	38,923	37,352

Note 6 - Trade Payables

Particulars	(Amount in Rs.)	
	As at 31st March, 2012	As at 31st March, 2011
Micro, Small and Medium Enterprises*	-	-
Others	37,605	806,374
Total	37,605	806,374

* The Company has not received information from vendors regarding their status under the Micro, Small and Medium Enterprises Development Act 2006 and hence disclosures as required by notification dated 16.11.2007 issued by the Ministry of Company Affairs have not been given.

Note 7 - Other Current Liabilities

Particulars	(Amount in Rs.)	
	As at 31st March, 2012	As at 31st March, 2011
Other Expenses Payables	14,045	13,788
Total	14,045	13,788

Note 9 - Inventories

Particulars	(Amount in Rs.)	
	As at 31st March, 2012	As at 31st March, 2011
(As certified and valued by Management)		
Work-in-Progress - Land and Development Expenses	2,483,829	24,821,258
Total	2,483,829	24,821,258

9.1 For mode of valuation of inventories please refer Note No.1 (E)

9.2 Conveyance Deed is yet to be executed.

Note 10 - Cash and Bank Balances

Particulars	(Amount in Rs.)	
	As at 31st March, 2012	As at 31st March, 2011
Cash and Cash Equivalents		
Balance with Bank in Current Account	1,071,229	266,887
Total	1,071,229	266,887

Note 11 - Short - Term Loans and Advances

Particulars	(Amount in Rs.)	
	As at 31st March, 2012	As at 31st March, 2011
Unsecured Advances and Considered Good		
Other Loans and Advances		
Advance towards purchase of Land	1,178,025	1,178,025
Income Tax (Net)	790,774	470,774
Total	1,968,799	1,648,799

11.1 Advance towards Purchase of Land aggregating to Rs. 1,178,025/- are subject to confirmation, though management is confident of recovery.

Note 12 - Revenues from Operations

Particulars	(Amount in Rs.)	
	Year Ended 31st March, 2012	Year Ended 31st March, 2011
Sale of Products - Land	22,296,694	-
Total	22,296,694	-

Note 13 - Changes in Inventories of Work in Progress

Particulars	(Amount in Rs.)	
	Year Ended 31st March, 2012	Year Ended 31st March, 2011
At the end of the Year		
Work-in-Progress	2,483,829	24,821,258
At the beginning of the Year		
Work-in-Progress	24,821,258	24,821,258
Changes in Inventories of Work in Progress	22,337,429	-

WELLDONE REAL ESTATE LIMITEDNotes to the Financial statements for the year ended 31st March, 2012**Note 14 - Other Expenses**

Particulars	(Amount in Rs.)	
	Year Ended 31st March, 2012	Year Ended 31st March, 2011
Administrative and General Expenses		
Rent	-	17,303
Rates and Taxes	3,112	3,460
Other Repairs	-	15,000
Loss on sale of Long Term Investments	-	211,833
Loss on sale of Fixed assets	-	28,199
Legal and Professional Fees	9,676	-
Miscellaneous Expenses	3,713	6,891
Payment to Auditors		
Audit Fees	14,045	13,788
Total	<u>30,546</u>	<u>296,474</u>

Note 15 - Earnings Per Equity Share

Particulars	Year Ended	
	31st March, 2012	Year Ended 31st March, 2011
Net Loss After Tax Attributable to Equity Shareholders for Basic EPS and Diluted EPS (Rs.)	(139,303)	(360,156)
Weighted Average Number of Equity Shares Outstanding During the Year for Basic EPS and Diluted EPS (in Nos.)	50,000	50,000
Basic and Diluted Earning per share of Rs. 10 each (in Rs.)	(2.79)	(7.20)
Face Value per Equity Share (in Rs.)	10.00	10.00

15.1 The effect of 1% Optionally Convertible Non-Cumulative Redeemable Preference Shares on the earning per share are anti dilutive and hence, the same is ignored for the purpose of calculation of diluted earning per share.

Note 16 - Contingent Liabilities

Particulars	(Amount in Rs.)	
	As at 31st March, 2012	As at 31st March, 2011
Contingent Liabilities		
Claims against the Company not acknowledged as debts		
Disputed Liabilities in Appeal (No Cash outflow is expected in the near future)		
- Income Tax *	3,247,679	3,247,679
Total	<u>3,247,679</u>	<u>3,247,679</u>

During 2009-10 Income tax department has carried out search and seizure actions under section 132 of the Income Tax Act, 1961 ("Act") in the case of the Company, its employees and close associates who were closely involved in the processing of acquiring the land. As a result, the Company has received demand under section 156 of the Act. The Company has disputed the same and paid Rs.7,20,000 till 31st March, 2012 under protest and filed an appeal against the above order with CIT (A). The company has been advised that the above demands are not likely to be resulted into any material tax liability and hence no provision is considered necessary in respect of the above matter.

Note 17 - Segment Reporting

In the opinion of the Management and based on consideration of dominant source and nature of risk and returns, the Company's activities, during the year revolved around the single segment namely, "Builders and Developers". Considering the nature of Company's business and operations, there are no separate reportable segment (Business and/or Geographical) in accordance with the requirement of Accounting Standard 17-"Segment Reporting" as notified in the Companies (Accounting Standards) rules 2006.

Information on Related Parties Disclosures as per Accounting Standard (AS-18) - "Related Party Disclosures" are given below:

(A) List of Related Parties :

Jai Realty Ventures Limited
Jai Corp Limited

Holding Company
Ultimate Holding Company

(B) Transactions with Related Parties :

Name of the Party
Jai Realty Ventures Limited

Nature of Transaction**(a) Unsecured loan**

-- Opening Balance
-- Received During the year
-- Refund/Adjusted During the year
-- Closing Balance

2011-12

20,373,294
1,241,706
21,615,000
-

(Amount in Rs.)

2010-11

20,775,048
423,246
825,000
20,373,294

Note 19

Previous year's figures have been re-grouped, reworked, reclassified and re-arranged wherever necessary.

As per our report of even date

For Pathak H. D. and Associates

Chartered Accountants

For and on behalf of the Board of Directors

Anuj Bhatia

Partner

Venugopal Nair

Director

Subodh Agarwal

Director

Place : Mumbai

Date : 22nd May, 2012