NOTICE

NOTICE is hereby given that the 25th Annual General Meeting of EAST BUILDTECH LIMITED (formerly known as Chokhani Business Limited) will be held on Tuesday the 29th day of September, 2009 at 11.00 a.m. at 1, DSIDC Complex, Okhla Industrial Area, Phase-I, New Delhi - 110 020 to transact the following business:-

ORDINARY BUSINESS

1. To receive, consider and adopt the Audited Balance Sheet as at 31st March, 2009 and Profit & Loss Account for the year ended as on that date and the Reports of the Board of Directors and Auditors thereon.

2. To appoint a Director in place of Shri Suresh Kumar Agarwal who retires by rotation and being eligible, offers himself for reappointment.

3. To appoint Auditors and to fix their remuneration.

SPECIAL BUSINESS

4. To consider and, if thought fit, to pass, with or without modification(s), the following Resolution as an Ordinary Resolution:

   "RESOLVED THAT in accordance with the previsions of Sections 198, 269 and 309 read with Schedule XIII and all other applicable provisions of the Companies Act, 1956 (including any statutory modification(s) or re-enactment thereof, for the time being in force) the consent of the Company be and is hereby accorded to the appointment of Shri Madhusudan Chokhani as Chairman and Managing Director of the Company for a period of 5 (five) years with effect from 28th April, 2009 on the terms and conditions as are set out in the Agreement to be entered into between the Company and Shri Madhusudan Chokhani, a draft whereof is placed before this meeting which agreement is hereby sanctioned with liberty to the Board of Directors to alter and vary the terms and conditions of the said appointment including remuneration and / or agreement subject to the same not exceeding the limits specified in the Schedule XIII of the Companies Act, 1956, including any statutory modifications or re enactment thereof for the time being in force or as may hereafter be made by the Central Government in that behalf from time to time, or any amendments thereto as may be agreed to between the Board and Shri Madhusudan Chokhani.

   "RESOLVED FURTHER THAT the Board be and is hereby authorized to take all such steps as may be necessary, proper or expedient to give effect to this resolution."

For and on behalf of the Board

Place : New Delhi **MADHUSUDAN CHOKHANI**
Date : 27-07-2009 Managing Director

NOTES:

a) ***A member entitled to attend and vote is entitled to appoint a proxy to attend and vote instead of himself and the proxy need not be a member. Proxy to be effective must be deposited at the Registered Office of the Company duly completed, not less than forty-eight hours before the commencement of the meeting.***

b. Members / Proxy should bring the attendance slip sent herewith duly filled up for attending the meeting.

c) The Register of Members and Share Transfer Books of the Company will be closed from 24th September, 2009 to 29th September, 2009 (both days inclusive) Members are requested to communicate change of address, if any.

EXPLANATORY STATEMENT PURSUANT TO SECTION 173(2) OF THE COMPANIES ACT, 1956

ITEM NO. 4

Shri Madhusudan Chokhani was appointed as Managing Director of the Company for a period of 5 (five) years.

Shri Madhusudan Chokhani holds Master's Degree in Business Administration and has more than 10 year of managerial and administrative experience in the Industry. It is in the interest of the Company to have him as the Managing Director.

The Managing Director will carry out such duties and exercise such powers as may be entrusted to him by the Board of Directors subject to the superintendence, control and direction of the Board.

The proposed resolution and this explanatory statement may be treated as an abstract of the terms and conditions of the appointment of Shri Madhusudan Chokhani as Managing Director in terms of Section 302 of the Companies Act, 1956.

The respective agreement may be terminated be either party (the Company or the Managing Director) by giving 3 months prior notice in writing.

Your Directors commend the resolution for your approval. None of the Directors, except Shri Madhusudan Chokhani, are interested in this Resolution.

DIRECTORS' REPORT

The Members

Your Directors have pleasure in presenting the 25th Annual Report and Audited Statement of Accounts for the year ended on 31st March, 2009. Pursuant to the Special Resolution passed U/s 21 of the Companies Act, 1956 by the members of the Company, fresh Certificate of Incorporation has been issued by the Registrar of Companies, NCT of Delhi & Haryana on 19th June, 2009 notifying the change of the name of the Company from Chokhani Business Limited to East Buildtech Limited.

FINANCIAL RESULTS :

	31.03.2009 (Rs. in lacs)	**31.03.2008 (Rs. in lacs)**
Total Income	153.37	1175.31
Profit before Tax	4.81	368.50
Provision for Current Tax	5.51	125.37
Provision for deferred Tax	1.39	2.03
Profit After tax (PAT)	**0.38**	**248.00**

OPERATION :

As reported earlier, the Company completed the construction work of its commercial-cum-shopping complex at Noida using the modern technologies and facilities. The Company is working on industrial and dedicated township projects at Bokaro where the work has already started.

DIVIDEND :

In view of the present financial position and prevailing circumstances, the Board of Directors of the Company have not recommended any dividend for the year.

DIRECTORS :

Mr. R.S. Sodhi ceased to act as Director of the Company w.e.f. 31st October, 2008. Mr. Suresh Kumar Agarwal, Director is to retire by rotation at the ensuing Annual General Meeting and being eligible offers himself for reappointment.

AUDIT COMMITTEE

Pursuant to cessation of Mr. R.S. Sodhi from the Board of the Company, Audit Committee was reconstituted as under:-

Mr. Suresh Kumar Agarwal	Chairman
Mr. Madhusudan Chokhani	Member
Mr. Vivek Garg	Member

INVESTORS GRIEVANCE/SHARE TRANSFER COMMITTEE

Pursuant to cessation of Mr. R.S. Sodhi from the Board of the Company, Investors Grievance/Share Transfer Committee was reconstituted as under:-

Mr. Madhusudan Chokhani	Chairman
Mr. Suresh Kumar Agarwal	Member
Mr. Vivek Garg	Member

FIXED DEPOSITS

Your company has not invited / accepted any fixed deposits as stipulated under Section 58A of the Companies Act, 1956.

AUDITORS :

M/s Doogar & Associates, Chartered Accountants, the Auditors of the Company will retire at the conclusion of the ensuing Annual General Meeting and being eligible offer themselves for reappointment.

AUDITORS' REPORT :

Auditors observations are self explanatory and are suitably explained in the notes to the accounts.

LISTING OF SECURITIES :

The securities of the Company are presently listed on Bombay Stock Exchange. Delhi Stock Exchange vide its letters dated 5th March, 2009 has delisted the Securities of the Company w.e.f. 28th February, 2009.

DIRECTORS' RESPONSIBILITY STATEMENT :

In compliance with the provisions of Section 217 (2AA) of the Companies Act, 1956, it is hereby confirmed:-

(i) That in the preparation of the accounts for the financial year ended 31st March, 2009 the applicable accounting standards have been followed along with proper explanations relating to material departure;

(ii) That the Directors had selected such accounting policies and applied them consistently and made judgments and estimates that were reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and the profit and loss of the Company for the year ended under review;

(iii) That the Directors had taken proper and sufficient care 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; and

(iv) That the Directors had prepared the accounts for the financial year ended 31st March, 2009 on a going concern basis except to the extent as noted in the Auditors' Report.

CORPORATE GOVERNANCE :

In compliance with Clause 49 of the Listing Agreement with the Stock Exchanges, a report on Corporate Governance is annexed forming part of this report.

PARTICULARS OF CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, AND FOREIGN EXCHANGE EARNINGS & OUTGO :

Information pursuant to Section 217(1) (e) of the Companies Act, 1956, read with the Companies (Disclosure of Particulars in the Report of Board of Directors) Rules, 1988, is set out in the annexure and forms a part of this Report.

PARTICULARS OF EMPLOYEES :

There is no employee who was in receipt of remuneration in excess as provided Under Section 217(2A) of the Companies Act, 1956, read with the Companies (Particulars of Employees) Rules, 1975

COMPLIANCE CERTIFICATE :

In terms of Section 383A of the Companies Act, 1956, Compliance Certificate issued by M/s Vshal Lochan Aggarwal & Associates, Company Secretaries, for the year ended on 31st March, 2009 is annexed.

ACKNOWLEDGMENT :

Your Directors place on record, their sincere thanks to the Bankers of the Company and all the employees for their co-operation and support.

for and on behalf
of the Board

Place : New Delhi **MADHUSUDAN CHOKHANI**
Date : 27.07.2009 CHAIRMAN

ANNEXURE TO DIRECTORS' REPORT

Information as per Section 217(1)(e) of the Companies Act, 1956 read with the Companies (Disclosure of Particulars in the Report of the Board of Directors) Rules, 1988 as on 31st March, 2009:

A. CONSERVATION OF ENERGY :

This is a service industry. Hence, provisions for conservation of energy are not applicable.

B. TECHNOLOGY ABSORPTION, ADOPTION & INNOVATION :

Efforts made in technology absorption as per form B of the annexure to the rules.

1. Research & Development:-
   a) Specific area in which R & D carried out by the company. Nil
   b) Benefits derived as a result of the above R & D Nil
   c) Future plan of action Nil
   d) Expenditure on R & D Nil
2. No technology was imported or purchased during the year.

C. FOREIGN EXCHANGE EARNINGS & OUTGO :

a) Activities relating to exports, initiatives taken to increase exports, development of new export market for products and services and exports plan.

b) Total Foreign Exchange used and earned including as supporting manufacturer.

	2008-09	**2007-08**
Used	Rs.1,43,172/-	Rs. 86,750/-
Earned	NIL	NIL

D. INFORMATION REGARDING TECHNOLOGY IMPORTED DURING THE LAST FIVE YEARS:

NIL

SECRETARIAL COMPLIANCE CERTIFICATE

(Pursuant to Section 383A of the Companies Act, 1956)

CIN: U74999DL1984PLC018610
Registration No. : 55-018610
Nominal Capital : 4,50,00,000/-
Paid Up Capital : 1,87,68,000/-
Date of Incorporation : 06-07-1984

The Members
East Buildtech Limited
D-3/2, Okhla Industrial Area,
Phase II, New Delhi 110020

Sir/Madam,

We have examined the Registers, records, books and papers of **M/s East Buildtech Limited** (formerly known as Chokhani Business Limited (the Company) as required to be maintained under the Companies Act, 1956, (the Act) and the rules made thereunder and also the provisions contained in the Memorandum and Articles of Association of the Company for the financial year ended on **31/03/2009.** In our opinion and to the best of our information and according to the examinations carried out by us and explanations furnished to us by the Company, its officers and agents, we certify that in respect of the aforesaid financial year:

1. As per the information & explanation provided to us, the Company has kept and maintained the Registers as stated in **ANNEXURE 'A'** to this Certificate, as per the provisions of the Act and the rules made thereunder and all entries therein have been duly recorded.

2. As per the information & explanation provided to us, the Company has duly filed the forms and returns as stated in **ANNEXURE 'B'** to this Certificate, with the Registrar of Companies, NCT of Delhi and other authorities some within time and some beyond the time prescribed under the Act and the rules made thereunder.

3. The Company being a Public Company, hence no comment is required regarding the number of members.

4. As per the information & explanation provided to us, the Board of Directors duly met Four times respectively on 30th April, 2008, 29th July, 2008, 31st October, 2008 and 28th January, 2009 in respect of which meeting proper notices were given and the proceedings were properly recorded and duly signed including the resolutions passed, in the Minutes Book maintained for the purpose.

5. The Company has closed its Register of Members from 24.09.2008 to 30.09.2008, during the financial year and necessary compliance with Section 154 of the Act has been made.

6. As per the information & explanation provided to us, the Annual General Meeting for the financial year ended on 31st March, 2008 was held on 30th September, 2008, after giving due notice to the members of the Company and the resolutions passed thereat were duly recorded in the Minutes Book maintained for the purpose.

7. As per the information & explanation provided to us, No Extra Ordinary General Meeting was held during the financial year.

8. As per the information and explanation provided to us, the Company has not made any Loan to Directors within the meaning of Section 295 of the Act, during the financial year under the review.

9. As per the information and explanation provided to us, the Company has not entered into any contract falling within the purview of Section 297 of the Act.

10. As per the information & explanation provided to us, the Company has made necessary entries in the Register maintained under Section 301 of the Act.

11. As there were no instances falling within the purview of Section 314 of the Act, hence the Company has not obtained any approvals from the Board of Directors, Members or Central Government.

12. As per the information & explanation provided to us, the Board of Director has approved the issue of any duplicate share certificates during the financial year under review.

13. As per the information & explanation provided to us, the Company has:

    i) delivered all the certificates on allotment of securities and transfer/transmission of Shares as taken place during the year.

    ii) no dividend or interim dividend was declared during the financial year.

    iii) The Company was not required to issue any warrant since the Company has not declared any dividend during the financial year.

    iv) The Company was not required to deposit amount of unpaid or unclaimed dividend in the unpaid or unclaimed dividend account since the company has not declared any dividend during the financial year.

    v) the requirements of Section 217 of the Act have been duly complied with.

14. The Board of Directors (the Board) of the Company is duly constituted and neither appointment, nor change in designation but cessation of one Director, hence there is change in the constitution of Board of Directors during the financial year under review.

15. The Company has not appointed Managing Director/Whole Time Director/Manager during the financial year under the review.

16. As per the information & explanation provided to us, the Company has not appointed any sole selling agent during the financial year.

17. As per the information & explanation provided to us, the Company has not obtained any specific approval of the Central Government, Company Law Board, Regional Director, or Registrar of Companies, NCT of Delhi & Haryana or such other authorities as prescribed under the various provisions of the Act in respect of any matter during the financial year ended on 31.3.2009.

18. As per the information & explanation provided to us, the Directors have disclosed their interest in other firms/Companies to the Board of Directors pursuant to the provisions of Section 299 of the Act and the rules made thereunder.

19. As per the information & explanation provided to us, the Company has not issued any securities during the financial year under review.

20. As per the information & explanation provided to us, the Company has not bought back any shares during the financial year ending 31.03.2009.

21. As per the information & explanation provided to us, there was no redemption of preference shares or debentures during the financial year under review.

22. As per the information & explanation provided to us, there was no transaction necessitating the Company to keep in abeyance the rights to dividend, rights shares and bonus shares pending registration of transfer of shares.

23. As per the information & explanation provided to us, the Company has not invited/accepted any deposits including unsecured loan falling within the purview of Section 58A during the financial year.

24. As per the information & explanation provided to us, there was no borrowing at all within the meaning of provision of Section 293(1) (d) of the Act, during the financial year under review.

25. As per the information & explanation provided to us, the Company has duly complied with the provisions of Section 372A of the Act, during the financial year under the review.

26. As per the information & explanation provided to us, the Company has not altered the provisions of the Memorandum with respect to situation of the Company's registered office from One State to another during the year under scrutiny.

27. As per the information & explanation provided to us, the Company has not altered the provisions of the Memorandum with respect to the objects of the Company during the year under scrutiny.

28. As per the information & explanation provided to us, the Company has not altered the provisions of the Memorandum with respect to name of the Company during the year under scrutiny.

29. As per the information & explanation provided to us, the Company has not altered the provisions of the Memorandum with respect to share capital of the company during the year under scrutiny.

30. As per the information & explanation provided to us, the Company has not altered its Articles of Association during the financial year.

31. As per the explanation furnished to me by the Company and its officers, there was no prosecution initiated against or show cause notices received by the Company and no fine or penalties or any other punishment was imposed on the Company during the financial year, for offences under the Act.

32. As per the information & explanation provided to us, the Company has not received any money as security from its employees during the financial year under Certification.

33. As per the information & explanations provided to us the Company has deposited both employee's and employer's contribution towards Provident Fund with prescribed authorities pursuant to Section 418 of the Act.

For VLA & ASSOCIATES
Company Secretaries

Place : New Delhi
Date : 27.07.2009

VISHAL LOCHAN AGGARWAL
Proprietor
C.P. No. : 7622

Annexure-'A'

Statutory Registers as maintained by the Company

1. Register of Members u/s 150
2. Register of Directors, Managing Director, Manager and Secretary u/s 303
3. Register of Directors shareholding u/s 307
4. Copies of Annual Returns u/s 163
5. Books of Accounts u/s 209
6. Minutes Book meeting of Board u/s 193
7. Minutes Book of Meetings of shareholder u/s 193
8. Register of Share Application and Allotment
9. Register of common seal
10. Attendance register of Board as well as Members meetings.

Annexure-'B'

Forms and Returns as filed by the Company with Registrar of Companies, NCT of Delhi & Haryana, Regional Director, Central Government or other authorities during the financial year ending 31.3.2009 are as under:

S. No.	Form No./ Return	File under Section	For	Date of filing	Whether filed within prescribed time Yes/No	If delay Filing whether requisite additional fee paid Yes/No
1.	Form no. 66	383A	AGM held on 30/09/2008	23/10/2008	Yes	No
2.	Form no. 23 AC & 23ACA	220	AGM held on 30/09/2008	29/10/2008	Yes	No
3.	Form no. 20B	159	AGM held on 30/09/2008	31/10/2008	Yes	No
4.	Form no. 32	303	Cessation of Director	18/12/2008	No	Yes
5.	Form no. 1A	21	Availability of Name	31/03/2009	Yes	No

For **VLA & ASSOCIATES**
Company Secretaries

VISHAL LOCHAN AGGARWAL
(Proprietor)
C.P. No. 7622

Place : New Delhi
Dated : 27/07/2009

REPORT ON CORPORATE GOVERNANCE

CORPORATE PHILOSOPHY

Corporate Governance refers to set of policies, principles, laws, regulations and procedures etc. Our Company has made the requisite compliances under Corporate Governance. The Company has been regularly disclosing in its Directors' Report the information concerning the performance, prospects and other relevant matters affecting the operations of the Company. As required under Clause 49 of the Listing Agreement with Stock Exchanges, following disclosures are set out in achieving good Corporate Governance.

The Company is managed in accordance with most of the requirements prescribed on Corporate Governance concept. In addition Shareholders' Grievance Committee and Audit Committee of Directors have also been constituted.

I. BOARD OF DIRECTORS

A) Composition of Board

During the year under review, the Board of Directors consisted of Mr. Madhusudan Chokhani as Managing Director, Mr. Suresh Kumar Agarwal and Mr. Vivek Garg as Independent Directors.

No Director of the Company is either member in more than ten Committees and/or Chairman of more than five Committees in which they are members.

B) Number of Board Meetings

During the period 4 Board Meetings were held i.e. on 30th April, 2008, 29th July, 2008, 31st October, 2008 and 28th January, 2009. The details of composition of Board, other Directorship and Committee Chairmanship/Membership of the Members of the Board and their attendance at the Board Meeting and Annual General Meeting of the Company are as under:-

S. No.	Name	Category	Attendance		No. of Directorship and Membership/Chairmanship		
			No. of Meetings	AGM	Other Directorship	Committee Membership	Committee Chairmanship
1.	Madhusudan Chokhani	Managing Director	4	Present	3	2	1
2.	Suresh Kumar Agarwal	Independent Director	4	Present	1	2	1
3.	Vivek Garg	Independent Director	1	—	2	2	—
4.	R. S. Sodhi*	Independent Director	—	—	—	—	—

*Mr. R. S. Sodhi ceased to act as Director w.e.f from 31st October, 2008

The information as required to be furnished to the Board was made available to them along with detailed agenda notes.

The Board reviews compliance reports of all laws applicable to the Company, prepared by the Company as well as steps taken by the Company to correct non-compliance(s), if any.

C) Code of Conduct

Company has laid down a Code of Conduct for all Board Members & Senior Management Personnel of the Company.

All Board members and senior management personnel have affirmed compliance with the code for the year ended on March 31, 2009. Declaration to this effect signed by the CEO for the year ended on 31st March, 2009 has been included elsewhere in this report.

II. AUDIT COMMITTEE

A) In compliance with Clause 49 of the Listing Agreement, Company has constituted the Audit Committee, comprising of Mr. Suresh Kumar Agarwal as Chairman (Independent Director), Mr. Vivek Garg, Member (Independent Director) and Mr. Madhusudan Chokhani, Member (Managing Director)

All the members of the Audit Committee have requisite accounting & financial management expertise.

B) **Meetings of the Audit Committee**

Meetings of the Audit Committee were held on 30th April, 2008, 29th July, 2008, 31st October, 2008 and 27th January, 2009.

Functions of the Audit Committee of the Company inter alia include the following:

- ❏ Oversight of the Company's financial reporting process and the disclosure of its financial information to ensure that the financial statement is correct, sufficient and credible.
- ❏ Recommending to the Board, the appointment, re-appointment and, if required, the replacement or removal of Statutory Auditor and the fixation of audit fees.
- ❏ Approval of payment to Statutory Auditors for any other services rendered by the Statutory Auditors.
- ❏ Reviewing, with the management, the annual financial statements before submission of the same to the Board for approval, with particular reference to:
  - Matters required to be included in the Directors' Responsibility Statement in terms of clause (2AA) of Section 217 of the Companies Act, 1956.
  - Changes, if any, in accounting policies and practices and reasons for the same.
  - Major accounting entries involving estimates based on the exercise of judgment by the management.
  - Significant adjustments made, if any, in the financial statements arising out of audit findings.
  - Compliance with listing and other legal requirements relating to financial statements.
  - Disclosure of related party transactions, if any.
  - Qualifications, if any, in the Audit Report.
  - Reviewing, with the management, the quarterly financial statements before submission of the same to the Board for approval.

- ❏ Reviewing, with the management, performance of Statutory Auditors and adequacy of the internal control system.
- ❏ Reviewing the adequacy of Internal Audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of Internal Audit.
- ❏ Discussion with management and/or Internal Auditors, if any, of any significant findings and follow up there on
- ❏ Reviewing the findings of any internal investigations into matters where there is suspected fraud or irregularity
- ❏ Discussions with Statutory Auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern.
- ❏ To look into the reasons for substantial defaults, if any, in the payment to the depositors, debenture holders, shareholders (in case of non payment of declared dividend) and creditors
- ❏ Carrying out any other function as is mentioned in the terms of reference of the Audit Committee

The Audit Committee is empowered, pursuant to its terms of reference, to:

- ❏ Investigate any activity within its terms of reference and to seek any information, it required, from any employee.
- ❏ Obtain legal or other independent professional advice and to secure the attendance of outsiders with relevant experience and expertise, when considered necessary.

The Audit Committee has reviewed following information:

- ❏ Management discussions and analysis of financial conditions and results of operations.
- ❏ Statement of significant related party transactions (as defined by the Audit Committee) submitted by management.
- ❏ Management letters / letters of internal control weaknesses issued by the Statutory Auditors.

SHAREHOLDERS'/INVESTORS' GRIEVANCE COMMITTEE

The Board of Directors of the Company has re-constituted Shareholders'/Investors' Grievance Committee comprising of Mr. Madhusudan Chokhani as Chairman (Managing Director), Mr. Suresh Kumar Agarwal, Member (Independent Director) and Mr. Vivek Garg, Member (Independent Director).

The Committee inter-alia oversees and reviews matters pertaining to transfer of Securities. The Committee looks into redressel of Shareholders complaints like transfer of shares, non-receipt of Annual Report etc. received from investors in co-ordination with the Company's Registrar and Transfer Agent. The Committee has met 4 times during the year i.e on 30th April, 2008, 1st September, 2008, 28th February, 2009 and 30th March, 2009.

Status of the complaints received during the period ended 31st March, 2009 is as under:-
No. of Complaints received — NIL.
No. of Complaints replied — NIL.
No. of Complaints pending — NIL.

III. SUBSIDIARY COMPANIES

The Company does not have any subsidiary company.

IV. DISCLOSURES

A) Related Party Transactions

Related party transactions with Promoters, Directors or the Management, their relatives have been disclosed in the financial statement for the period ended 31st March, 2009. However, in such transactions Company's interest has not at all been compromised.

B) Disclosure of Accounting Treatment

In preparation of financial statements for the year ended on March 31, 2009 no different treatment from the Accounting Standards, as prescribed, has been followed.

C) Details of Non-Compliance by the Company

No penalties / strictures has been imposed on the Company by any regulatory authority for non-compliance of any law or any matter related to capital market, during the last three years.

D) Remuneration of Directors

Mr. Madhusudan Chokhani, Managing Director, has been paid remuneration within the limits prescribed under Schedule XIII of the Companies Act, 1956 duly approved by the Board of Directors as authorized by the Shareholders of the Company. No other Director is being paid any remuneration except sitting fee.

GENERAL BODY MEETINGS

The last three annual general meeting were held as under :

Financial Year	Date	Location	Special Resolution
2005-2006	29.09.2006	1, DSIDC Complex, Okhla Industrial Area, Phase-I, New Delhi-110020	Special Resolution for delisting of Securities from Delhi Stock Exchange.
2008-2007	28.09.2007	1, DSIDC Complex, Okhla Industrial Area, Phase-I, New Delhi-110020	Special Resolution pursuant to Section 314 of the Companies Act, 1956.
2007-2008	30.09.2008	1, DSIDC Complex, Okhla Industrial Area, Phase-I, New Delhi-110020	-

Postal Ballot

There was no Resolution passed by the Company through postal ballot during the year ended 31st March, 2009.

MEANS OF COMMUNICATION

Quarterly Results have been submitted to the Stock Exchanges which were also published in the following newspapers:

Sl. No.	Quarter	News Papers	Date of Publication
1.	30/06/2008	Financial Express & Jansatta	30/07/2008 & 31/07/2008
2.	30/09/2008	Financial Express & Jansatta	01/11/2008 & 02/11/2008
3.	31/12/2008	Financial Express & Jansatta	29/01/2009 & 30/01/2009
4.	31/03/2009	Financial Express & Jansatta	19/04/2009 & 19/04/2009

GENERAL INFORMATION FOR SHAREHOLDERS

Annual General Meeting :

Date and Time	:	29th September, 2009 at 11.00 a.m.
Venue	:	1, DSIDC Complex, Okhla Industrial Area, Phase-I, New Delhi-110020
Book Closure Date	**:**	**24th September, 2009 to 29th September, 2009**
Listing of Securities	**:**	The securities of the Company are presently listed at Bombay Stock Exchange.
Dematerialisation	:	The Company does not fulfill the prescribed criteria for dematerialization of its securities.
Market Rates	**:**	No Trading during the year.
Registrar & Transfer Agent (share transfer and communications regarding share certificates, change of address etc.)	**:**	**M/s Beetal Financial & Computer Services (P) Ltd.** Beetal House, 3rd Floor, 99 Madangir, Near Dada Harsukh Das Mandir, New Delhi-110062

Distribution of Shareholding		**%**
Promoters & Associates	—	59.26
Foreign Investors	—	Nil
Banks/MFs/IFIs	—	Nil
Bodies Corporate (India)	—	3.33
Others	—	37.41
		100.00

Address for Correspondence : D-3/2, Okhla Industrial Area, Phase-II, New Delhi-110020

CEO CERTIFICATION

The Members
EAST BUILDTECH LIMITED

This is to certify that:

a) We have reviewed financial statement for the year ended 31st March, 2009 and the Cash Flow Statement for the year (consolidated and unconsolidated) and that to the best of our knowledge and belief:
   i) these statements do not contain any materially untrue statement or omit any material fact or contain statement that might be misleading; and
   ii) these statements together present a true and fair view of the Company's affairs and are in compliance with existing Accounting Standards, applicable laws and regulations.

b) There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violative of the Company's Code of Conduct.

c) We accept that Company is maintaining and evaluating Internal Control System and have disclosed to the Auditors and the Audit Committee, deficiencies, if any, and the steps taken or proposed to be taken to rectify these deficiencies.

d) We have indicated to the Auditors and the Audit Committee
   i) that there were no significant changes in the accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and
   ii) that there were no instances of any significant fraud of which we have become aware and the involvement therein, if any, of the management or an employee having such significant role in the Company's Internal Control System.

e) We further declare that all the Board Members and senior managerial personnel have affirmed compliance with the Code of Conduct for the current year.

For **EAST BUILDTECH LIMITED**

Place : New Delhi
Date : 27th July, 2009

MADHUSUDAN CHOKHANI
CHIEF EXECUTIVE OFFICER

CERTIFICATE ON CORPORATE GOVERNANCE

The Members of
EAST BUILDTECH LIMITED

D-3/2, Okhla Industrial Area
Phase-II, New Delhi-110020

We have examined the compliance of conditions of Corporate Governance by East Buildtech Limited (formerly known as Chokhani Business Limited) for the year ended on 31st March, 2009, as stipulated in Clause 49 of the Listing Agreement of the said Company with Stock Exchanges.

The Compliance of conditions of Corporate Governance is the responsibility of the Management. Our examination was limited to the procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion and to the best of our information and according to the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in Clause 49 of the Listing Agreement.

We state that no investor grievance is pending for a period exceeding one month with the Company.

We further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the Management has conducted the affairs of the Company.

For **VLA & ASSOCIATES**
Company Secretaries

Place : New Delhi
Date : 27-07-2009

(VISHAL LOCHAN AGGARWAL)
Proprietor
C.P. No. 7622

AUDITORS' REPORT

The Members of
EAST BUILDTECH LIMITED

We have audited the attached Balance Sheet of East Buildtech Limited (formerly Chokhani Business Limited) as at 31st March, 2009 and Profit & Loss Account and 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.

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 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.

As required by the Companies (Auditors' Report) (Amendment) Order, 2004, issued by the Central Government of India in terms of Section 227 (4A) of the Companies Act, 1956, we enclose in the Annexure a statement on the matters specified in paragraphs 4 & 5 of the said Order.

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 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 dealt with by this report are in agreement with the books of accounts.

iv) In our opinion, the Balance Sheet and Profit & Loss Account dealt with by this report comply with the Accounting Standards referred to in the Companies (Accounting Standards) Rules, 2006 issued by the Central Government in exercise of the power conferred under sub-section (1) (a) of Section 642 of Companies Act, 1956, to the extent applicable.

v) On the basis of the written representations received from the Directors, and taken on 31st March, 2009 and taken on record by the Board of Directors, we report that none of the Directors is disqualified as on 31st March, 2009 from being appointed as a Director in terms of Clause (g) of Sub-section (1) of Section 274 of the Companies Act, 1956.

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 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 Balance Sheet of the state of affairs of the Company as at 31st March, 2009,

(ii) in the case of Profit & Loss Account of the profit for the year ended on that date.

(iii) in the case of the Cash Flow Statement, of the Cash Flows for the year ended on that date.

for **DOOGAR & ASSOCIATES**
CHARTERED ACCOUNTANTS

Place: New Delhi
Date : 27-07-2009

MUKESH GOYAL
MG. PARTNER
M.No. 081810

ANNEXURE TO THE AUDITORS' REPORT

1. (a) The Company is maintaining proper records showing full particulars including quantitative details and situations of Fixed Assets.

   (b) The Company has a programme of physical verification of its fixed asset which, in our opinion, is reasonable having regard to the size of the Company and nature of its assets.

   (c) No Fixed assets were disposed off during the year effecting the principle of going concern.

2. (a) The stock of construction material has been physically verified at reasonable intervals by the management during the year. In our opinion, the frequency of such verification is reasonable.

   (b) The procedures for the physical verification of inventory followed by the management are, in our opinion, reasonable and adequate in relation to the size of the company and nature of its business.

   (c) In our opinion, the Company is maintaining proper records of inventory. Minor

discrepancies have been noticed on physical verification of inventory which has been properly accounted for.

3. The Company has not accepted/granted any unsecured loan to / from a Company, Firms or other Parties listed in the register maintained under Section 301 of the Companies Act, 1956. Therefore no comments are being offered as to the rate of interest, terms & conditions, repayments, overdue etc.
4. In our opinion and according to the information and explanations given to us during the course of audit, there are adequate internal control procedures commensurate with the size of the Company and nature of its business.
5. (a) Based upon the audit procedures applied by us and according to the information and explanations given to us, we are of the opinion, that the transactions required to be entered into the register maintained under section 301 of the Act, 1956, have been so entered.

   (b) In our opinion and according to the information and explanations given to us during the course of audit, the transactions made in pursuance of contracts or arrangements entered in the register maintained under Section 301 of the Act, 1956 and aggregating during the year Rs.5 Lakhs or more have been made at prices which are reasonable having regard to prevailing market price, where such market prices are available.
6. The Company has not accepted any deposits from the public within the meaning of section 58A, 58AA or any other relevant provisions of the Companies Act, 1956 and Companies (Acceptance of Deposits) Rules, 1975.
7. According to the information and explanations given to us, the Company has an in house internal audit system which in our opinion commensurate with the size and nature of its business.
8. The Company is not required to maintain the cost records under clause (d) of sub-Section (1) of Section 209 of the Companies Act, 1956.
9. (a) In our opinion, the company is regular in depositing undisputed statutory dues including Provident Fund and other statutory dues with the appropriate authorities. There are no arrears of outstanding statutory dues as at the last day of the financial year for more than six months.

   (b) In our opinion, and according to the information and explanations given to us during the course of audit, no dispute is pending with regard to sales tax, income tax, custom duty, excise duty.
10. In our opinion, the Company has no accumulated losses at the end of the financial year and it has not incurred cash losses in the current and the immediately preceding financial year.
11. According to the information and explanation given to us and as per books and records examined by us, the Company has not defaulted in repayment of dues to any financial institution or bank.
12. The Company has not granted loans and advances on the basis of security by way of pledge of shares and other securities.
13. The Company does not fall within the category of Chit Fund/Nidhi/Mutual Benefit Fund/Society and hence related reporting requirements are not applicable.
14. According to the information and explanations given to us, the Company is not dealing or trading in shares, securities, debentures and other investments and hence related reporting requirements are not applicable.
15. According to the information and explanations given to us, the Company has not provided guarantee of any type for loans taken by others.
16. The Company has not raised Term Loans during the financial year, hence the related reporting requirements are not applicable.
17. According to the information and explanations given to us, the fund raised by the Company in the previous year on Short-term basis has not been applied for Long term purposes.
18. The Company has not made any preferential allotment of shares to parties covered in the register maintained under Section 301 of the Act.
19. The Company has not issued debentures of any type during the financial year.
20. The Company has not raised any money by public issue during the financial year.
21. Based on our examination of the books and records of the Company and according to information and explanations given to us, no fraud on or by the Company has been noticed.

for **DOOGAR & ASSOCIATES**
CHARTERED ACCOUNTANTS

Place: New Delhi
Date : 27-07-2009

MUKESH GOYAL
MG. PARTNER
M.No. 081810

EAST BUILDTECH LIMITED
(formerly Chokhani Business Ltd.)

BALANCE SHEET AS AT 31st MARCH, 2009

PARTICULARS	SCHEDULE		AS AT 31.03.2009 Rs.		AS AT 31.03.2008 Rs.
SOURCES OF FUNDS					
Shareholders' Fund					
(a) Share Capital	A		**1,90,76,000.00**		1,90,76,000.00
(b) Reserve & Surplus	B		**35,117,105.55**		35,079,003.13
Loan Funds					
Secured Loan	C		**—**		**8,97,602.99**
			54,193,105.55		**55,052,606.12**
APPLICATION OF FUNDS					
Fixed Assets	D				
(a) Gross Block		**5,656,525.50**		**4,942,460.50**	
(b) Less: Depreciation		**2,646,169.50**		**1,836,926.50**	
(c) Net Block			**3,010,356.00**		**3,105,534.00**
Investments	E		**5,414,517.00**		6,069,637.00
Current Assets, Loans & Advances	F				
((a) Stocks - Commercial space & Construction work in progress		**88,057,329.16**		90,714,458.76	
(b) Cash & Bank Balances		**2,952,136.16**		387,396.46	
(c) Loans & Advances		**1,598,534.00**		18,290,196.25	
		92,607,999.32		**109,392,051.47**	
LESS: CURRENT LIABILITIES & PROVISIONS	G	**47,437,899.77**		63,625,036.35	
NET CURRENT ASSETS			**45,170,099.55**		45,767,015.12
Deferred Tax Assets			**598,133.00**		110,420.00
			54,193,105.55		55,052,606.12
Notes on Accounts	K		**—**		**—**

Schedule A to K attached are forming part of Accounts

As per our report of even date

for **DOOGAR & ASSOCIATES**
CHARTERED ACCOUNTANTS

For and on behalf of the Board of Directors

Place : New Delhi
Date : 27-07-09

MUKESH GOYAL
MANAGING PARTNER
M.No. 081810

MADHUSUDAN CHOKHANI
MANAGING DIRECTOR

SURESH KUMAR AGARWAL
DIRECTOR

PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2009

PARTICULARS	SCHEDULE		FOR THE YEAR ENDED 31.03.2009 Rs.		FOR THE YEAR ENDED 31.03.2008 Rs.
I. INCOME					
Sale of Commercial Space			**14,957,000.00**		115,624,819.00
Interest Received			**78,908.99**		372,334.10
Miscellaneous Income			**301,479.09**		1,533,550.00
Total (I)			**15,337,388.08**		117,530,703.10
II. EXPENDITURE					
Cost of Sale of Commercial Space			7,776,315.60		70,488,547.50
Salaries to employees & other benefits	H		1,295,457.00		1,529,760.00
Selling, Administrative & Other Expenses	I		2,847,590.55		6,098,538.91
Managerial Remuneration			1,200,000.00		900,000.00
Financial Expenses	J		61,286.51		409,683.94
Diminution in Investments			854,120.00		199,552.78
Depreciation		848,140.00		1,054,366.50	
Less: Allocated to Construction Work in Progress		26,587.00	821,553.00	-	1,054,366.50
Total (II)			**14,856,322.66**		80,680,449.63
Profit Before Tax			**481,065.42**		36,850,253.47
Less: Provison for Income Tax					
Current Tax			550,610.00		12,537,500.00
Wealth Tax			11,500.00		-
Deferred Tax Liabilities/(Assets)			(487,713.00)		(110,420.00)
Short Prov.of I.Tax(A.Y.2008-09)			229,535.00		-
Fringe Benefit Tax (Including " Rs.2557/- for earlier year)"			**139,031.00**		203,430.00
			38,102.42		**24,219,743.47**
Add.: Provison for Income Tax Written Back			—		5,65,030.00
Provision for Deferred Tax Liabilities Written Back			—		15,683.00
Profit After Tax			**38,102.42**		**24,800,456.47**
Add/(Less) Debit Balance B/F from Previous Year			35,079,003.13		10,348,776.66
Less: Opening Liabilities on account of Gratuity & Leave Salary			—		70,230.00
Balance carried to Balance Sheet			**35,117,105.55**		**35,079,003.13**
Earning per Share (note 10 of Schedule-K)			0.02		13.21
NOTES ON ACCOUNTS	K				

As per our report of even date

for **DOOGAR & ASSOCIATES**
CHARTERED ACCOUNTANTS

For and on behalf of the Board of Directors

Place : New Delhi
Date : 27-07-09

MUKESH GOYAL
MANAGING PARTNER
M.No. 081810

MADHUSUDAN CHOKHANI
MANAGING DIRECTOR

SURESH KUMAR AGARWAL
DIRECTOR

Schedules Forming Part of the Balance Sheet as on 31.03.09

(Amount in Rupees)

SCHEDULE 'A' : SHARE CAPITAL

PARTICULARS	AS AT 31.03.2009	AS AT 31.03.2008
AUTHORISED		
45,00,000 Equity Shares of Rs. 10/- each	**4,50,00,000.00**	**4,50,00,000.00**
ISSUED		
19,38,400 Equity Shares of Rs. 10/- each	**1,93,84,000.00**	**1,93,84,000.00**
ISSUED, SUBSCRIBED AND PAID UP		
18,76,800 Equity Shares of Rs. 10/- each fully paid up in cash	**1,87,68,000.00**	**1,87,68,000.00**
Add : Shares Forefeited Account	**3,08,000.00**	**3,08,000.00**
	1,90,76,000.00	**1,90,76,000.00**

SCHEDULE 'B' : RESERVE & SURPLUS

Profit & Loss A/c		
Balance brought forward	**35,079,003.13**	**10,348,776.66**
Transferred from Profit & Loss Account	**38,102.42**	**24,800,456.47**
Less: Opening Liabilities on account of Gratuity & Leave Salary	**—**	**70,230.00**
	35,117,105.55	**35,079,003.13**

SCHEDULE 'C' : SECURED LOANS

From ICICI Bank (For Vehicle)	—	**8,97,602.99**
	—	**8,97,602.99**

NOTE : (A) Vehicle loans in the previous year were secured by hypothecation of the specific vehicle.

SCHEDULE 'D' : FIXED ASSETS

(Amount in Rupees)

PARTICULARS	GROSS BLOCK				DEPRECIATION				NET BLOCK	
	As at 01.04.2008	Addition during the Year	Deletions during the Year	Cost as at 31.03.2009	Up-to 31.03.2008	Deletion during the year	Depreciation for the year	Up-to 31.03.2009	As on 31.03.2009	As on 31.03.2008
Furniture & Fixtures	103,570.50	69,405.00	—	172,975.50	47,102.50	11,062.00	—	58,164.50	114,811.00	56,468.00
Motor Car	4,170,660.00	635,000.00	—	4,805,660.00	15,24,780.00	710,241.00	—	2,235,021.00	2,570,639.00	2,645,880
Computers	423,230.00	78,610.00	—	501,840.00	208,965.00	100,678.00	—	309,643.00	192,197.00	214,265.00
Office Equipment	245,000.00	43,550.00	112,500.00	176,050.00	56,079.00	26,159.00	38,897.00	43,341.00	132,709.00	188,921.00
Total	4,942,460.50	826,565.00	112,500.00	5,656,525.50	1,836,926.50	848,140.00	38,897.00	2,646,169.50	3,010,356.00	3,105,534.00
Previous Year	4,761,048.00	181,412.50	—	4,942,460.50	782,560.00	—	1,054,366.50	1,836,926.50	3,105,534.00	—

SCHEDULE 'E' : INVESTMENTS ***(Amount in Rupees)***

PARTICULARS	**AS AT 31.03.2009**	AS AT 31.03.2008
Non Trade Long Term in Nature		
A. QUOTED SHARES		
380* (Previous Year 190) Shares of Rs.2/- each of Siemens Ltd. fully paid up. Present Market Value Rs. 102410/- (P. Y. Rs.117287/-)	**4,667.00**	4,667.00
25,000 Equity Shares of Rs. 10/- each of M/s Electrosteel Castings Ltd. fully paid up Present Market Value Rs. 371000/- (P.Y. Rs.11,12500/-)	**142,4672.78**	14,24,672.78
	14,29,339.78	14,29,339.78
Less: Provision for fall in value of quoted shares	**1053672.78**	199,552.78
Total A	**375,667.00**	1,229,787.00
B. UNQUOTED SHARES		
213775 (Previous Year 144275) Shares of Rs. 10/- each of Sugan Fertilizers & Chemicals Ltd fully paid up	**334,350.00**	195,350.00
29,600 Equity Shares of Rs.100/- each of M/s Udyogika Ltd. fully paid up	**2,96,000.00**	2,96,000.00
14,850 Equity Shares of Rs.100/- each of M/s Yahweh Textiles (P) Ltd. fully paid up	**1,48,500.00**	1,48,500.00
420000 (Previous Year 10000) Shares of Rs.10/- each of JCO Gas Pipes Ltd fully paid up.	**4,200,000.00**	100,000.00
30000 Shares of Rs. 10/- each of Kesri Investment Ltd. fully paid up	**60,000.00**	-
Share application money pending allotment with M/s JCO Gas Pipe Ltd.	**-**	**41,00,000.00**
Total B	**5,038,850.00**	**4,839,850.00**
TOTAL (A+B)	**5,414,517.00**	**6,069,637.00**

NOTE
*380 Shares include 190 Bonus Shares received during the year.

SCHEDULE 'F' : CURRENT ASSETS, LOANS & ADVANCES ***(Amount in Rupees)***

PARTICULARS	**AS AT 31.03.2009**	AS AT 31.03.2008
A. CURRENT ASSETS		
Stocks - Commercial Space	**81,494,000.00**	87,152,315.60
Construction Work in Progress (Bokaro)	**6,563,329.16**	3,562,143.16
Sub Total-I	**88,057,329.16**	90,714,458.76
III. CASH & BANK BALANCE		
i. Cash in Hand	**142,345.25**	220,553.25
ii. Bank balance with scheduled bank	**2,809,790.91**	166,843.21
Sub Total-II	**2,952,136.16**	387,396.46
Total A (I+II)	**91,009,465.32**	91,101,855.22
B. LOANS & ADVANCES		
(Considered good unless otherwise stated) Advance (recoverable in cash or in kind or value to be received)		
I. Security Deposit	481,621.00	333,621.00
II. Advances to Suppliers	-	134,658.66
iii.Advance Tax	783,426.00	12,800,000.00
iv.Other advances	333,487.00	5,021,916.59
Total B	**1,598,534.00**	18,290,196.25
Total (A+B)	**92,607,999.32**	109,392,051.47

SCHEDULE 'G' : CURRENT LIABILITIES & PROVISIONS ***(Amount in Rupees)***

PARTICULARS		**AS AT 31.03.2009**	AS AT 31.03.2008
A)	CURRENT LIABILITIES		
	Sundry Creditors - Micro & Small Enterprises	**-**	-
	Sundry Creditors -Other than Micro & Small Enterprises	**15,147,113.00**	30,533,768.00
	Expenses Payable	**512,833.77**	842,648.35
	Advance from Customers	**30,726,974.00**	18,904,024.00
	Retention Money	**19,873.00**	665,270.00
	T.D.S. Payable	**53,102.00**	11,071.00
	F.B.T. Payable	**-**	10,354.00
	Sub-Total (A)	**46,459,895.77**	50,967,135.35
B)	PROVISIONS		
	For Frige Benefit Tax	**136,474.00**	-
	For Income Tax	**550,610.00**	12,537,500.00
	For Wealth Tax	**11,500.00**	-
	For Leave Salary	**87,885.00**	19,159.00
	For Gratuity	**191,535.00**	101,242.00
	Sub-Total (B)	**978,004.00**	12,657,901.00
	Total (A+B)	**47,437,899.77**	**63,625,036.35**

SCHEDULE 'H' : SALARIES TO EMPLOYEES & OTHER BENEFITS

Salaries	**739,511.00**	919,813.00
H R A	**298,133.00**	420,203.00
Conveyance allowances	**57,659.00**	99,815.00
Scooter Repair & Maintenance	**10,315.00**	15,823.00
EPF Company's Contribution	**22,508.00**	33,477.00
Leave Salary	**77,038.00**	4,072.00
Gratuity	**90,293.00**	36,557.00
TOTAL	**1,295,457.00**	1,529,760.00

SCHEDULE 'I' : SELLING, ADMINISTRATIVE & OTHER EXPENSES ***(Amount in Rupees)***

PARTICULARS	**AS ON 31.03.2009**	AS ON 31.03.2008
Rent, Rates & Taxes	**60,000.00**	80,800.00
Travelling & Conveyance	**760,726.35**	1,137,411.99
Communication Expenses	**256,159.44**	277,269.92
Business Promotion	**291,044.40**	803,452.59
Commission & Brokerage	**-**	1,006,383.00
Advertising & Publicity Expenses	**135,000.00**	932,870.00
Printing & Stationery	**62,535.00**	93,682.00
Conveyance Expenses(Professional)	**14,558.00**	-
Scooter Repair & Maintenance(Professional)	**5,792.00**	-
Legal & Professional Charges	**430,337.00**	686,198.00
Directors Sitting Fees	**26,000.00**	28,000.00
Staff Recruitment Expenses	**-**	333,785.00
Staff Welfare Expenses	**8,470.00**	25,511.00
Audit Fee & Expenses	**54,678.00**	49,679.00
Fee & Subscriptions	**47,085.40**	54,695.40
Repair & Maintenance	**212,766.00**	380,575.40
Insurance Expenses	**71,949.00**	39,700.00
Loss on sale of Fixed Assets	**58,898.00**	-
Miscellaneous Expenses	**351,591.96**	168,525.61
TOTAL	**2,847,590.55**	**6,098,538.91**

SCHEDULE 'J' : FINANCIAL EXPENSES

Bank Charges	**5,249.50**	53,739.00
Interest Paid	**56,037.01**	355,944.94
TOTAL	**61,286.51**	409,683.94

SCHEDULE 'K' : NOTES TO THE ACCOUNTS

A) ACCOUNTING POLICIES AND PRACTICES

1. Accounting Convention :
These Accounts are prepared under the historical cost convention and on the basis of going concern with revenues recognized and expenses accounted on their accrual, including provision/adjustments during the year.

2. Valuation of Stock :
Stock of Commercial space has been valued at Cost including the cost of land appurtenant thereto or net realizable value whichever is less. The cost includes all project expenses incurred on actual basis and some expenses to be incurred on estimated basis.

3. Depreciation :
Depreciation has been calculated on written down value method at the rates specified in Schedule XIV (As amended) read with section 205 (2) (b) of Companies Act, 1956 and have been charged on prorata basis with reference to the period of use of such assets.

4. Investments :
Long-term investments are stated at cost. Provision for diminution in the value of long-term investments is made only if such a decline is other than temporary in the opinion of the management. The current investments are stated at lower of cost or at quoted/fair value computed categorywise.

5. Fixed Assets :
Fixed Assets are valued at historical cost less accumulated depreciation.

6. Revenue Recognition :
a) As per the accounting policy so far adopted by the Company, the Profit & Loss from the booking/sale of the Commercial space in Chokhani Square will be taken when actual possession is given to the parties. Since this is the timing when significant risks & rewards are transferred to the buyer.

b) Income from construction contract is calculated on the basis of, lower of percentage completion

i. as per technical evaluation

ii. an estimated cost up to the date

as also taking into account estimated future liability accruing out of the contract including contingencies warranties, claims etc.

7. Retirement and other benefits :
Expenses and liabilities in respect of employee benefits are recorded in accordance with Revised Accounting Standard 15 - Employee Benefits (Revised 2005) issued by the ICAI.

(a) Provident Fund
The Company makes contribution to statutory provident fund in accordance with Employees Provident Fund and Miscellaneous Provisions Act, 1952 which is a defined contribution plan and contribution paid or payable is recognized as an expense in the period in which services are rendered by the employee.

(b) Gratuity
Gratuity is a post employment benefit and is in the nature of a defined benefit plan. The liability recognised in the balance sheet in respect of gratuity is the present value of the defined benefit/ obligation at the balance sheet date less the fair value of plan assets, together with adjustment for unrecognized actuarial gains or losses and past service costs. The defined benefit/obligation is calculated at or near the balance sheet date by and independent actuary using the projected unit credit method.

Actuarial gains and losses, if any, arising from past experience and changes in actuarial assumptions are charged or credited to the Profit and loss account in the year to which such gains or losses relate.

(c) Leave Encashment
Liability in respect of leave encashment becoming due or expected after the balance date is estimated on the basis of an actuarial valuation performed by an independent Actuary using the projected unit credit method.

B) NOTES ON ACCOUNTS :

		Current Year	Previous Year
1.	Contingent Liabilities	Nil	Nil

2. Previous year figures have been re-grouped and rearranged wherever necessary.

3. Income tax assessments upto the Assessment Year 2006-2007 have been completed u/s 143 (1) (a). Liability, if any, will be provided in the year of final assessment.

4. In the opinion of the Management the aggregate values of current assets, loans and advances on realisation in ordinary course of business will not be less than the amount at which they are stated in the balance sheet.

5. Some of the debit and credit balances are subject to confirmation.

6. Amount paid by the Company to Managing Director

Particulars	**Current Year**	PreviousYear
Salary	**7,99,992/-**	6,00,000/-
House Rent Allowance	**4,00,008/-**	3,00,000/-
Gratuity	**51,943/-**	56,600/-
Leave Salary	**45,208/-**	-
TOTAL	**12,97,151/-**	**9,56,600/-**

7. Provision for Payment in respect of Auditors' remuneration.

Particulars	**Current Year (Rs.)**	Previous Year (Rs.)
i. Audit Fees	38,605.00	28,090.00
ii Certification	11,236.00	11,236.00
iii. Reimbursement of Expenses	4,837.00	10,353.00
	54,678.00	**49,679.00**

8. The Company has no dues relating to Micro, Small and Medium Enterprises as defined under the Micro, Small and Medium Enterprises Development Act 2006("Act"). Therefore no disclosures are given under this Act.

9. **Deferred Tax:**

In accordance with the Accounting Standard 22 (AS-22) "Accounting for taxes on Income" issued by the Institute of Chartered Accountants of India the Company has provided for Deferred Tax. Deferred Tax Liability/assets up to 31.03.2009 comprising of the following major components:-

Deferred Tax Assets (Liabilities)	**31.03.2009**	31.03.2008
Arising on account of timing Differences in W.D.V.	**602615.00**	324859.00
Other	**1333093.00**	-
Defer Tax (Assets) Liabilities	**(598133.00)**	**(110420.00)**

9. **Earnings per share (EPS)**

Particulars	2008-2009 Basic & Diluted	2007-2008 Basic & Diluted
Numerator		
Net income for the year	38,102.42	2,48,00,456.47
Denominator		
Weighted average number of equity shares	18,76,800	18,76,800
Total average equivalent shares	18,76,800	18,76,800
Net earnings per shares	0.02	13.21
Nominal value per share	10	10

11. **Related party disclosures as per Accounting Standard-18**
Related Parties transactions during the year ended 31st March, 2009 are detailed below :

(a) Key Management Personnel and their relatives

- Mr. Madhusudan Chokhani
- Mr. Suresh Kumar Agarwal
- Mr. Vivek Garg
- Mr. J.P. Chokhani
- Mrs. Anita Chokhani
- J. P. Chokhani HUF

SUMMARY OF TRANSACTIONS WITH ABOVE RELATED PARTIES IS AS FOLLOWS :

Particulars	Transaction during the year 2008-09 (Rs.)	Balance as on 31.03.2009 Credit (Rs.)	Transaction during the year 2007-08 (Rs.)	Balance as on 31.03.2008 Credit (Rs.)
Mr. Madhusudhan Chokhani (Advance received against booking of space at Chokhani Square)	1,50,000 (Cr.)	2,00,000	-	50,000

Mrs. Anita Chokhani (Advance received against booking of space at Chokhani Square)	13,00,000 (Cr.)	14,95,000	-	1,95,000
Mr. J.P. Chokhani HUF (Advance received against booking of space at Chokhani Square)	7,25,000 (Cr.)	7,75,000	25,000 (Dr.)	50,000

b) Enterprises over which any person described in (a) is able to exercise significant influence.

Particulars	Transaction during the year 2008-09 (Rs.)	Balance as on 31.03.2009 Credit (Rs.)	Transaction during the year 2007-08 (Rs.)	Balance as on 31.03.2008 Credit (Rs.)
M/s Sugan Fertilizers & Chemicals Ltd. (Advance received against booking of space at Chokhani Square)	-	75,91,300 (Cr)	66,91,700 (Dr.)	75,91,300 (Cr)
M/s Udyogika Ltd. (Advance received against booking of space at Chokhani Square)	85,00,000 (Cr.)	1,64,03,575 (Cr)	50,51,425 (Dr.)	79,03,575 (Cr)
M/s Okhla Steel Industries Pvt Ltd (Rent Paid)	60,000	15,000 (Cr)	60,000	42,000 (Dr)
M/s JCO Gas Pipe Ltd (Investment in Equity Shares)	41,00,000	-	1,00,000	41,00,000 (Share application money
M/s Sugan Fertilizers & Chemicals Ltd. (Investments)	1,39,000	-	1,95,350	-
M/s Chokhani International Ltd	1,48,60,000	1,49,00,000 (Cr)	2,15,00,000	2,97,60,000 (Cr)

12. **Segment Reporting :**
As the Companies business activities falls within a single primary business segment i.e. Real Estate/Construction. The disclosure requirement of Accounting Standard (AS-17) 'Segment Reporting' issued by the Institute of Chartered Accountants of India is not applicable.

13. Information pursuant to AS-7:- accounting for construction contract in respect of contracts entered by the company

S.No	**Particulars**	**As on 31st March,2009**	**As on 31st March,2008**
A)	Contract revenue recognized as revenue in the period	-	-
B)	In respect of contracts in progress :-		
	i. Contract cost incurred and recognized profits(Less : recognized losses) upto 31.03.09	-	-
	ii. Advance received	25,00,000	-
	iii. Retentions	-	-
	iv. Gross amount due from customers	-	-
	v. Gross amount due to customers	-	-

14. Accounting Standard - 15 (AS - 15) 'Employee Benefits'

Defined Contribution Plan
Contribution to Defined Contribution Plan, recognised as expense for the year are as under :

Employer's contribution to Provident Fund:	Rs. 22,508	Rs. 33,477

Defined Benefit Plan
The employees' gratuity fund scheme is a defined benefit plan. The present value of obligation is determined based on actuarial valuation using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation. The obligation for leave encashment is recognised in the same manner as gratuity.

(a) Reconciliation of opening and closing balances of Defined Benefit Obligation.

	Gratuity (Unfunded)		Leave Encashment (Unfunded)	
	F.Y. 08-09	F.Y. 07-08	F.Y. 08-09	F.Y. 07-08
Defined Benefit obligation at the beginning of the year	101242	64685	19159	15943
Current Service Cost	65428	27796	34547	2772
Interest Cost	7068	5175	1337	1275
Actuarial (gain)/loss	17797	3586	41154	(831)
Benefits Paid	-	-	(8312)	-
Settlement cost	-	-	-	-
Defined Benefit obligation at the end of the year	191535	101242	87885	19159

(b) Reconciliation of opening and closing balances of Fair Value of Plan Assets

	Gratuity (Unfunded)	
	F.Y. 08-09	F.Y. 07-08
Fair value of plan assets as at the beginning of the year	-	-
Expected Return	-	-
Actuarial (gain)/loss	-	-
Contribution by Employer	-	-
Benefits Paid	-	-
Settlement cost	-	-
Fair value of plan assets as at the end of the year	-	-
Actual return on plan assets	-	-

(c) Reconciliation of amount recognised in Balance Sheet

	Gratuity (Funded)		Leave Encashment (Unfunded)	
	F.Y. 08-09	F.Y. 07-08	F.Y. 08-09	F.Y. 07-08
Fair Value of Plan Assets as at 31st March, 2009	-	-	-	-
Present value of obligation as at 31st March, 2009	191535	101242	87885	19159
Net asset/(liability) recognised in the Balance Sheet	(191535)	(101242)	(87885)	(19159)

(d) Expense Recognised during the year (under the head)

	Gratuity (Funded)		Leave Encashment (Unfunded)	
	F.Y. 08-09	F.Y. 07-08	F.Y. 08-09	F.Y. 07-08
Current Service Cost	65428	27796	34547	2772
Interest Cost	7068	5175	1337	1275
Expected return on plan assets	-	-	-	-
Net Actuarial(gain)/ loss recognised during the period	17797	3586	41154	(831)
Expenses recognised in the statement of Profit & Loss	90293	36557	77038	3216

(e) Actual Return on Plan Assets

	Gratuity (Unfunded)	
	F.Y. 08-09	F.Y. 07-08
Expected Return on Plan Assets	-	-
Actuarial (gain)/ loss	-	-
Actual return on plan assets	-	-

(f) Principal Actuarial Assumptions

	Gratuity (Funded)		Leave Encashment (Unfunded)	
	F.Y. 08-09	F.Y. 07-08	F.Y. 08-09	F.Y. 07-08
Mortality Table (LIC)	1994 - 96 duly modified	1994 - 96 duly modified	1994 - 96 duly modified	1994 - 96 duly modified
Discount rate	7.00%	8.00%	7.00%	8.00%
Future Salary Increase	5.00%	6.00%	5.00%	6.00%
Expected rate of return on plan assets	-	-	-	-
Retirement Age	60 years	60 years	60 years	60 years
Withdrawal Rates	2%	3%	2%	3%

The estimates of rate of escalation in salary considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors including supply and demand in the employment market. The above information is certified by the actuary.

Disclosure in respect of previous three annual periods as required by Revised Accounting Standard - 15 'Employee Benefits' is not presented as the management considers it impracticable in the absence of requisite information.

15. Additional information pertaining to provisions of Part-II of Schedule VI of the Companies Act, 1956.

Particulars	Current Year			Previous Year		
a. Own Construction & Purchase of Commercial Space	Unit (Sqft)	Qty (Sq.ft)	Value (Rs.)	Unit (Sqft)	Qty (Sq.ft)	Value (Rs.)
Opening Stock		23612	87152316	-	42422	151152028
Purchase		-	2118000		-	1512000
Own Construction		-	-		-	-
Turnover		1531	14957000		18810	115624819
Closing Stock		22081	81493999		23612	87152316

b.	Value of Imports (CIF) in respect of:		
	1. Raw Materials	Nil	Nil
	2. Components, Store Spare Parts	Nil	Nil
c.	Expenditure (on remittance basis) in Foreign Currency on account of :		
	1. Travelling	143172	86750
	2. Subscription, Advertisement etc.	Nil	Nil
d.	Earnings in foreign Exchange	Nil	Nil
e.	Details of Imported and indigenous material	Nil	Nil

f. There was no employee who was employed throughout the Financial Year and was in receipt of an aggregate remuneration of more than Rs.24,00,000/- p.a. or Rs.2,00,000/- per month if employed for part of the year.

SCHEDULE : A to K are forming part of Accounts.
Signature to Schedule A to K for identification.

As per our report of even date
for **DOOGAR & ASSOCIATES**
CHARTERED ACCOUNTANTS

For and on behalf of the Board of Directors

Place : New Delhi
Date : 27-07-09

MUKESH GOYAL
MANAGING PARTNER
M.No. 081810

MADHUSUDAN CHOKHANI
MANAGING DIRECTOR

SURESH KUMAR AGARWAL
DIRECTOR

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2009

(Rs. in lakhs)

		(2008-2009)	(2007-2008)
A.	**CASH FLOW FROM OPERATING ACTIVITIES**		
	NET PROFIT BEFORE TAX	4.81	368.50
	ADJUSTMENT FOR :		
	Provision written back		-
	Diminution / (increase) in investment	8.54	2.00
	Depreciation	8.48	10.54
	Dividend/Interest(Net)	(0.29)	0.38
	Loss on disposal of Assets	0.59	-
	OPERATING PROFIT BEFORE WORKING CAPITAL CHARGE	22.13	381.42
	ADJUSTMENTS FOR :		
	(Increase)/Decrease in Inventry	26.57	640.00
	(Increase)/Decrease in Trade & other receivables	175.96	6.28
	Increase/(Decrease) in Trade Payables	(171.18)	(865.12)
	CASH GENERATED FROM OPERATIONS:	53.48	162.58
	Direct Taxes Paid	(9.04)	(173.90)
	Other Items:		
	Miscellaneous Expenses Written off	—	—
	Project & Pre-operative Expenses Pending Allocation	—	(11.72)
	CASH FLOW BEFORE EXTRAORDINARY ITEMS:	44.44	(23.04)
	EXTRAORDINARY ITEMS	—	—
	NET CASH FROM OPERATIVE ACTIVITIES	44.44	(23.04)
B.	**CASH FLOW FROM INVESTING ACTIVITIES**		
	Purchase of fixed assets	(8.26)	(1.81)
	Sale of fixed assets	0.15	-
	Accessions of companies	0.00	-
	Purchase of investments	(1.99)	(14.25)
	Sale of investments	0.00	-
	Interest received	0.79	3.72
	Dividend received	0.06	-
	NET CASH USED IN INVESTING ACTIVITIES	(9.25)	(12.34)
C.	**CASH FLOW FROM FINANCING ACTIVITIES**		
	Proceeds from issue of share capital	—	—
	Interest paid	(0.56)	(4.10)
	Decrease on long term borrowings	(8.98)	(14.09)
	Net cash used in financing activities	(9.54)	(18.19)
	Net increase in cash and cash equivalent(a+b+c)	25.65	(53.57)
	Opening balance	3.87	57.44
	Cash and cash equivalents		
	Net increase in cash and cash equivalents		-
	Cash and cash equivalent as at: (Closing Balance)	29.52	3.87

As per our report of even date

for **DOOGAR & ASSOCIATES**
CHARTERED ACCOUNTANTS

For and on behalf of the Board of Directors

Place : New Delhi
Date : 27-07-09

MUKESH GOYAL
MANAGING PARTNER
M.No. 081810

MADHUSUDAN CHOKHANI
MANAGING DIRECTOR

SURESH KUMAR AGARWAL
DIRECTOR

PART IV

BALANCE SHEET ABSTRACT AND COMPANY'S GENERAL BUSINESS PROFILE

1. Resigistration Details

Regn.No.18610 State Code : 55

[Refer Code List]

Balance Sheet Date: 31.03.2009

2. Capital raised during the year (amount in Rs. thousands)

Public Issue	**Right Issue**
Nil	Nil
Bonus Issue	**Private Placement**
Nil	Nil

3. Position of mobilisation and deployment of funds (amount in Rs. thousands)

Total Liabilities	**Total Assets**
54193	54193

SOURCES OF FUNDS

Paid-up Capital	**Reserves & Surplus**
19076	35117
Secured Loans	**Unsecured Loans**
Nil	Nil

APPLICATION OF FUNDS

Net Fixed Assets	**Project & Pre-operative Expenses pending allocation**
3010	5415
Net Current Assets	**Investments**
45170	598

4. Performance of company (amount in Rs. thousands)

Turnover	**Total Expenditure**
15337	14856
+ - Profit/loss before tax	+ - Profit/loss after tax
(+) 481	38
(Please tick appropriate box + for profit - for loss)	
Earning per share in Rs. 0.02	Dividend rate %
	Nil

5. Generic names of three principal products/services of company (as per monetary terms)

For and on behalf of the Board of Directors

Place : New Delhi
Date : 27-07-09

MADHUSUDAN CHOKHANI
MANAGING DIRECTOR

SURESH KUMAR AGARWAL
DIRECTOR

For attending the Annual General Meeting, no gifts shall be distributed by the Company.

EAST BUILDTECH LIMITED

(formerly Chokhani Business Ltd.)

Regd. Office: D-3/2, Okhla Industrial Area, Phase - II, New Delhi - 110 020

PROXY FORM

I/We ..... of .....

being a Member(s) of the above named Company, hereby appoint .....

or failing him ..... of .....

as my/our proxy to vote for me/us behalf at the 25th ANNUAL GENERAL MEETING of the Company to be held on Tuesday, 29th September, 2009 at 11.00 A.M.

Signed at ..... this ..... day of ..... 2009.

Ledger Folio No. .....

Number of Equity Shares held .....

Signature .....

Affix Re 1 revenue stamp

Notes:

1. The proxy need not be a member.
2. The Proxy duly signed across Re. 1/- revenue stamp should reach the Registered Office of the Company not less than 48 hours before the time fixed for the meeting.

EAST BUILDTECH LIMITED

(formerly Chokhani Business Ltd.)

Regd. Office: D-3/2, Okhla Industrial Area, Phase - II, New Delhi - 110 020

ATTENDANCE SLIP

I hereby record my presence at the 25th Annual General Meeting being held on Tuesday, 29th September, 2009. at 11.00 A.M. at 1, DSIDC Complex, Okhla Industrial Area, Phase-I, New Delhi-110020.

1. Full Name of the Shareholder/Proxy ..... (in Block Letters)
2. Ledger Folio No. .....
3. No. of Equity Shares held: ..... 4. Signature of the Shareholder/Proxy Attending.

To be used only when First named shareholder is not attending.

Please give full name of the Joint Holders.

---

1. Mr./Mrs./Miss ..... Signature .....
2. Mr/Mrs./Miss ..... Signature ..... (in Block Letters)

Notes:

1. Please fill in this attendance slip and hand it over at the ENTRANCE TO THE HALL.
2. Shareholders who come to attend the meeting are requested to bring their copies of the Annual Reports with them.

BOOK POST

If undelivered please return to:

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"CHOKHANI HOUSE"
D-3/2, Okhla Industrial Area, Phase-II
New Delhi-110 020

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25th Annual Report

2008-2009

EAST BUILDTECH LIMITED

Board of Directors

Mr. Madhusudan Chokhani	Managing Director
Mr. Suresh Kumar Agarwal	Director
Mr. Vivek Garg	Director

Bankers

Bank of India

Auditors

M/s Doogar & Associates
Chartered Accountants
13, Community Centre, East of Kailash
New Delhi - 110 065

Head Office & Registered Office

Chokhani House
D-3/2, Okhla Industrial Area, Phase-II
New Delhi - 110 020

Noida Office

Chokhani Square
P-4, Sector-18
Noida-201 301 (U.P.)

Registrars & Share Transfer Agents

Beetal Financial & Computer Services (P) Ltd.
Beetal House, 3rd Floor,
99, Madangir, Near Dada Harsukh Das Mandir
New Delhi-110062