NOTICE

NOTICE is hereby given that the 27th Annual General Meeting of EAST BUILDTECH LIMITED (formerly known as Chokhani Business Limited) will be held on Friday, 30th September, 2011 at 1, DSIDC Complex, Okhla Industrial Area, Phase-I, New Delhi-110 020 at 11.30 am to transact the following business:-

ORDINARY BUSINESS

1. To consider and adopt the Audited Balance Sheet as at 31st March, 2011 and the 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 re-appointment.
3. To appoint Auditors and to fix their remuneration.

For and on behalf of the Board

Place : New Delhi **MADHUSUDAN CHOKHANI**
Date : 30-07-2011 Managing Director
DIN-00307234

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 / Proxies 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 23rd September, 2011 to 30th September, 2011 (both days inclusive). Members are requested to communicate change of address, if any.

DIRECTORS' REPORT

To

The Members

Your Directors have pleasure in presenting the 27th Annual Report and Audited Balance Sheet as at 31st March, 2011 and the Profit & Loss Account for the year ended 31st March, 2011.

FINANCIAL RESULTS :

	31.03.2011 (Rs. in lacs)	**31.03.2010 (Rs. in lacs)**
Total Income	121.78	179.59
Profit before Tax	3.38	26.22
Profit after tax (PAT)	**6.54**	**18.88**

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 is in progress.

DIVIDEND

Considering the facts and prevailing circumstances, the Board of Directors of the Company have not recommended any dividend for the year.

DIRECTORS

Sh. Suresh Kumar Agarwal, Director is to retire by rotation at the 27th Annual General Meeting and being eligible offers himself for re-appointment.

Brief resume of the above retiring Director, nature of his expertise in specific functional areas and names of companies in which he holds the other directorships, as required by clause 49 of the Listing Agreement with the stock exchange, are given in the section on Corporate Governance elsewhere in this Annual Report.

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 27th Annual General Meeting and being eligible offer themselves for re-appointment.

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.

SHARE TRANSFER SYSTEM:

M/s. Beetal Financial & Computer Services (P) Limited engaged by the Company are acting as Registrar and Share Transfer Agents of the Company. Transfers, Transmission etc. of shares are approved by the Shareholders/Investors Grievance Committee of Directors which meets at a regular interval.

PARTICULARS OF EMPLOYEES:

No employee of the Company is in receipt of excess remuneration of the limits as stipulated under Section 217 (2A) of the Companies Act, 1956 read with Companies (Particulars of Employees) Rules, 1975.

CORPORATE GOVERNANCE-CLAUSE 49 OF THE LISTING AGREEMENT:

In compliance with Clause 49 of the Listing Agreement with the Stock Exchange, a report on Corporate Governance along with Auditors certificate regarding compliance of Corporate Governance as stipulated under Clause 49 of the Listing Agreement and Management Discussion and Analysis are annexed as a part of this Annual Report.

SECRETARIAL COMPLIANCE CERTIFICATE

Secretarial Compliance Certificate pursuant to section 383A of the Companies Act, 1956 issued by VLA & Associates, Company Secretaries is annexed herewith.

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

As stipulated under 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, information is enclosed.

DIRECTORS' RESPONSIBILITY STATEMENT :

In compliance with 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 2011 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 2011 on a going concern basis except to the extent as noted in the Auditors' Report.

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 : 30-07-2011 Chairman
DIN-00307234

ANNEXURE TO DIRECTORS' REPORT

1. 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, 2011:

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.

	2010-11	**2009-10**
Used	Rs. 2,29,448	Rs. 1,55,660/-
Earned	NIL	NIL

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

NIL

COMPLIANCE CERTIFICATE

CIN of the Company : L74999DL1984PLC018610
Authorized Capital as on March 31, 2011 : Rs. 4,50,00,000/-
Paid up Capital as on March 31, 2011 : Rs. 1,87,68,000/-

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

I have examined the registers, records, books and papers of M/s. East Buildtech Limited (the Company) as required to be maintained under the Companies Act, 1956, (the Act) and the rules made there under and also the provisions contained in the Memorandum and Articles of Association of the Company for the financial year ended on March 31, 2011 (financial year). In my opinion and to the best of my information, knowledge and belief and according to the examinations carried out by me and explanations furnished to me by the Company, its officers and agents, I certify that in respect of the aforesaid financial year:

1. The Company has kept and maintained all registers as stated in **Annexure 'A'** to this certificate, as per the provisions of the Act and the rules made there under and all entries therein have been duly recorded.

2. The Company has duly filed the forms and returns as stated in **Annexure 'B'** to this certificate, with the Registrar of Companies, Regional Director, Central Government, Company Law Board or other authorities within the time / additional time prescribed under the Act and the rules made there under.

3. The Company, being a public limited company, comments is not required.

4. The Board of Directors duly met five times respectively on April 27 2010; July 30, 2010; October 29, 2010; November 15, 2010 and January 31, 2011 in respect of which meetings proper notices were given and the proceedings were properly recorded and signed including the circular resolutions passed in the Minutes Book maintained for the purpose.

5. The Company has closed its Register of Members from 24th September 2010 to 30th September 2010 (both days inclusive) during the financial year and necessary compliance as per the Section 154 of the Companies Act 1956 has been made.

6. The Annual General Meeting for the financial year ended on March 31, 2010 was held on September 30, 2010 after giving due notice to the members of the Company and other concerned and the resolutions passed thereat were duly recorded in Minutes Book maintained for the purpose.

7. No Extra-ordinary general meeting was held during the financial year.

8. The company has not advanced any loans to its directors or persons or firms or companies referred to under section 295 of the Act.

9. The company has not entered into any contracts falling within the purview of section 297 of the Act.

10. 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, the company has not obtained any approvals from the Board of directors, members or Central Government.

12. The Company has not issued any duplicate share certificates during the financial year.

13. In relation to the Company:

(i) The company has delivered all the certificates on lodgement thereof for transfer and for split of shares in accordance with the provisions of the Act, if any;

(ii) The Company has not deposited any amount in a separate Bank Account as no dividend was declared during the financial year;

(iii) The Company was not required to post warrants to any member of the Company as no dividend was declared during the financial year;

(iv) The company was not required to transfer any amounts in unpaid dividend account, application money due for refund, matured deposits, matured debentures and the interest accrued thereon which have remained unclaimed or unpaid for a period of seven years to Investor Education and Protection Fund.

(v) The Company duly complied with the requirements of Section 217 of the Act.

14. The Board of Directors of the Company is duly constituted. There was no appointment of additional directors, alternate directors and directors to fill casual vacancy during the financial year.

15. The Company has not appointed any Managing Director/Whole-time Director/Manager during the financial year.

16. The Company has not appointed any sole-selling agents during the financial year.

17. The Company was not required to obtain any approvals of the Central Government, Company Law Board, Regional Director, Registrar and/ or such authorities as may be prescribed under the various provisions of the Act during the financial year.

18. The Directors have disclosed their interest in other firms/companies to the Board of directors pursuant to the provisions of the Act and the rules made there under.

19. The Company has not issued any shares, debentures or other securities during the financial year.

20. The Company has not bought back any shares during the financial year.

21. There was no redemption of preference shares or debentures during the financial year.

22. There were no transactions necessitating the Company to keep in abeyance the rights to dividend, rights shares and bonus shares pending registration of transfer of shares.

23. The Company has not invited/accepted any deposits including any unsecured loans falling within the purview of section 58A during the financial year.

24. The Company has not made any borrowings during the financial year ended March 31, 2011.

25. The Company has made loans and investments, or given guarantees or provided securities to other bodies corporate in compliance with the provisions of the Act and has made necessary entries in the register kept for the purpose.

26. 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. The Company has not altered the provisions of the Memorandum with respect to the objects of the Company during the year under scrutiny.

28. The Company has not altered the provisions of the Memorandum with respect to name of the Company during the year under scrutiny.

29. The Company has not altered the provisions of the Memorandum with respect to share capital of the company during the year under scrutiny.

30. The Company has not altered its Articles of Association during the financial year.

31. As informed by the company, there was no prosecution initiated against or show cause notices received by the Company and no fines or penalties or any other punishment was imposed on the Company during the financial year, for offences under the Act.

32. The Company has not received any money as security from its employees during the financial year.

33. The Company has deposited both employee's and employer's contribution to Provident Fund with prescribed authorities pursuant to section 418 of the Act.

For VLA & ASSOCIATES
Company Secretaries

Place : New Delhi
Date : 30.07.2011

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 u/s 303 ;
3. Register of Director's Shareholding u/s 307;
4. Minutes Book of Board Meeting u/s 193;
5. Minutes Book of General Meeting u/s 193;
6. Books of Account u/s 209;
7. Register of Contracts u/s 301;
8. Register of Investments, etc. u/s 372A
9. Copies of Annual Returns u/s 163;
10. Register of Common Seal;
11. Attendance Register of Board and Members Meetings and
12. Register of Share Transfer

Annexure-'B'

Forms and Returns as filed by the Company with the Registrar of Companies, Regional Director, Central Government or other authorities during the financial year ending on March 31, 2011:

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	Submission of Compliance Certificate for the financial year ending on March 31, 2010	October 12, 2010	Yes	NA
2.	Form 20B	159	Filing of Annual Return for the financial year ending on March 31, 2010	October 26, 2010	Yes	NA
3.	Form 23AC & ACA	220	Filing of balance sheet and other documents for the financial year ending on March 31, 2010	October 26, 2010	Yes	NA

REPORT ON CORPORATE GOVERNANCE

CORPORATE PHILOSOPHY

Corporate Governance refers to a 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 Exchange, 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 Sh. Madhusudan Chokhani Managing Director, Sh. Suresh Kumar Agarwal and Sh. Vivek Garg as Independent Directors.

Shri Suresh Kumar Agarwal, Director, who retires by rotation and being eligible offers himself for re-appointment. Shri Suresh Kumar Agarwal is a Graduate having more than 40 years experinece in the field of Business Administration etc., beside he is also Director in other Company. With his re-appointment, East Buildtech Limited will have his expert opinions, deliberations, advices from time to time, which will have great importance for the Company.

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 5 Board Meetings were held i.e. on 27th April, 2010, 30th July, 2010, 29th October, 2010, 15th November, 2010 and 31st January, 2011. 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	5	Present	5	2	1
2.	Suresh Kumar Agarwal	Independent Director	5	Present	1	2	1
3.	Vivek Garg	Independent Director	1	—	2	2	—

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, 2011. Declaration to this effect signed by the CEO for the year ended on 31st March, 2011 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 Sh. Suresh Kumar Agarwal as Chairman (Independent Director), Sh. Vivek Garg, Member (Independent Director) and Sh. Madhusudan Chokhani, Member (Executive 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 27th April, 2010, 30th July, 2010, 29th October, 2010 and 31st January, 2011.

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

- ❏ Oversee 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 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 the 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 requires 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 constituted Shareholders'/Investors' Grievance Committee comprising of Sh. Madhusudan Chokhani as Chairman (Executive Director), Sh. Suresh Kumar Agarwal, Member (Independent Director) and Sh. Vivek Garg, Member (Independent Director).

The Committee inter-alia oversees and reviews matters pertaining to transfer of Securities. The Committee looks into redressal 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 Share Transfer Agent. The Committee has met 2 times during the year i.e. on 28th September, 2010 and 30th December, 2010.

Status of the complaints received during the period ended 31st March 2011 is as under-

No. of Complaints received - 01
No. of Complaints replied - 01
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, 2011. 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, 2011 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

Sh. 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
2007-2008	30.09.2008	1, DSIDC Complex, Okhla Industrial Area, Phase-I, New Delhi-110020	Nil
2008-2009	29.09.2009	1, DSIDC Complex, Okhla Industrial Area, Phase-I, New Delhi-110020	Nil
2009-2010	30.09.2010	1, DSIDC Complex, Okhla Industrial Area, Phase-I, New Delhi-110020	Nil

Postal Ballot

There was no Resolution passed by the Company through postal ballot during the year ended 31st March, 2011.

MEANS OF COMMUNICATION

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

Sl. No.	Quarter	News Papers	Date of Publication
1.	30/06/2010	The Financial Express & Jansatta	31/07/2010 & 31/07/2010
2.	30/09/2010	The Financial Express & Jansatta	30/10/2010 & 30/10/2010
3.	31/12/2010	The Financial Express& Haribhoomi	01/02/2011 & 02/02/2011
4.	31/03/2011	The Financial Express & Jansatta	15/05/2011 & 15/05/2011

GENERAL INFORMATION FOR SHAREHOLDERS

Annual General Meeting :

Date and Time	:	30th September, 2011 at 11.30 a.m.
Venue	:	1, DSIDC Complex, Okhla Industrial Area, Phase-I, New Delhi-110020
Book Closure Date	**:**	23rd September, 2011 to 30th September, 2011
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
Indian Bodies	—	3.33
Others	—	37.41
		100.00

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

For EAST BUILDTECH LIMITED

MADHUSUDAN CHOKHANI
MANAGING DIRECTOR
DIN-00307234

MANAGEMENT DISCUSSIONS AND ANALYSIS REPORT (EBL)

INDUSTRY STRUCTURE AND DEVELOPMENT

The financial crisis precipitated in September, 2008 brought the world to a standstill and pushed most of the developed economies in to recession. The financial year 2009-10 began on a positive note with the economies world over showing signs of recovery from the serious recessionary effects. The Indian economy stabilized in the first quarter of the financial year 2009-10 itself, when it clocked a GDP growth of 6.1% as against 5.8% in the fourth quarter of the preceding year. It registered a strong rebound in the second quarter, when the growth rate rose to 7.9%.

In the year 2008-09 financial crisis had impact on the Indian Real Estate Sector affecting projects worldwide due to fall in global commodity prices. Leaving the worst financial crisis behind, the Real Estate Sector remained optimistic registering the potential demand for the pipe sector.

With the global economy returning to sustained growth, the Real Estate Sector is expected to accelerate. This recovery is encouraging for it has come about despite a slackened economic growth.

OUTLOOK

With the improvement in economic scenario, better liquidity environment, recent pickup in growth rate in Real Estate Sector, the business is expected to grow. With potential for growth, coupled with various management strategies, management is optimistic about the growth of the Company in the coming years.

RISKS AND CONCERNS

The nature of Company's business is such that various risks have to be confronted which not only exist in the said business but even grow at a respectable pace. However, these risks are no different than the ones faced by the Real Estate Sector as a whole. A comprehensive and integrated risk management framework forms the basis of all the efforts of the Company. Formal reporting and control mechanisms ensure timely information availability and facilitate proactive risk management. These mechanisms are designed to cascade down to the level of the line managers so that risks at the transactional level are identified and steps are taken towards mitigation in a decentralized fashion.

INTERNAL CONTROL SYSTEM AND THEIR ADEQUACY

The company has an audit process comprising both internal and external audits to ensure adequacy and effectiveness of controls. The internal controls are formulated and implemented by the management with an objective to achieve efficiency in operations, optimum utilization of resources and effective monitoring and compliance with applicable laws. The experienced and independent Audit Committee of the Board of Directors regularly reviews plans, significant audit findings, compliance with accounting standards and other legal requirements relating to financial statements.

FINANCIAL PERFORMANCE WITH RESPECT TO OPERATIONAL PERFORMANCE

The financial statements have been prepared in accordance with the requirements of the Companies Act, 1956 and the applicable accounting standards issued by the ICAI .The management of East Buildtech Limited accepts the integrity and objectivity of these financial statements as well as the various estimates and judgments used therein.

CAUTIONARY STATEMENT

Certain Statements made in this report relating to Company's objectives, outlook, future plans etc. may constitute "forward looking statement" within the meaning of applicable laws and regulations. Actual performance may differ from such estimates, whether express or implied. Important factors that could make a difference to the Company's operations; include Government Regulations, Tax regimes, Economic developments and other allied factors.

CERTIFICATE ON CORPORATE GOVERNANCE

The Members of
EAST BUILDTECH LIMITED

We have examined the compliance of conditions of Corporate Governance by **East Buildtech Limited** (formerly Chokhani Business Limited) for the year ended on 31st March, 2011, as stipulated in Clause 49 of the Listing Agreement of the said Company with the Stock Exchange.

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 : 30th July, 2011

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

CEO CERTIFICATION

The Members
EAST BUILDTECH LIMITED

This is to certify that:

a) We have reviewed financial statement for the year ended 31st March, 2011 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 controls systems 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 : 30th July, 2011

MADHUSUDAN CHOKHANI
CHIEF EXECUTIVE OFFICER

AUDITORS' REPORT

The Members of East Buildtech Ltd. (Formerly Chokhani Business Limited)

We have audited the attached Balance Sheet of **East Buildtech Ltd.** (Formerly Chokhani Business Limited) as at 31st March 2011, 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 (Auditor's 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 purposes of our audit;

ii) In our opinion, proper books of account as required by law have been kept by the company so far as appears from our examination of those books.

iii) The Balance Sheet and Profit & Loss Account dealt with by this report are in agreement with the books of account.

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, 2011 and taken on record by the Board of Directors, we report that none of the Directors is disqualified as on 31st March, 2011 from being appointed as a Director in terms of Clause (g) of Sub-section (1) of Section 274 of the Companies Act, 1956.

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, 2011

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
Firm Reg. No.-000561N

Place: New Delhi
Date : 14.05.2011

MUKESH GOYAL
MG. PARTNER
M.No. 081810

ANNEXURE TO THE AUDITORS' REPORT

1. (a) The Company has maintained 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 affecting the principle of going concern.

2. (a) The stock of saleable commercial space 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 saleable commercial space 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 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 companies 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 Companies 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. How ever no such transaction took place during the year.

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. In our opinion and according to the information and explanation given to 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 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 taken any Term Loans during the financial year; hence the related reporting requirement of the order is 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 Company Act, 1956.

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
Firm Reg. No.-000561N

Place: New Delhi
Date : 14.05.2011

MUKESH GOYAL
MG. PARTNER
M.No. 081810

EAST BUILDTECH LIMITED
(formerly Chokhani Business Ltd.)

BALANCE SHEET AS AT 31st MARCH, 2011

PARTICULARS	SCHEDULE		AS AT 31.03.2011 Rs.		AS AT 31.03.2010 Rs.
SOURCES OF FUNDS					
Shareholders' Fund					
(a) Share Capital	A		**1,90,76,000.00**		1,90,76,000.00
(b) Reserve & Surplus	B		**37,660,196.51**		37,006,303.21
Deferred Tax Liabilities			-		64,702.0O
			56,736,196.51		**56,147,005.21**
APPLICATION OF FUNDS					
Fixed Assets	C				
(a) Gross Block		5,029,092.50		6,292,645.50	
(b) Less: Depreciation		3,730,510.50		3,539,544.50	
(c) Net Block			**1,298,582.00**		**2,753,101.00**
Investments	D		**4,343,579.78**		**4,468,517.00**
Current Assets, Loans & Advances	E				
(a) Stocks - Commercial space		80,284,991.73		78,640,819.24	
(b) Cash & Bank Balances		583,573.66		352,767.74	
(c) Loans & Advances		1,353,696.23		6,025,291.67	
		82,222,261.62		85,018,878.65	
LESS: CURRENT LIABILITIES & PROVISIONS	F	31,379,486.89		36,093,491.44	
NET CURRENT ASSETS			**50,842,774.73**		**48,925,387.21**
Deferred Tax Assets			251,260.00		-
			56,736,196.51		**56,147,005.21**
Notes on Accounts	J		—		—

Schedule A to J attached are forming part of Accounts

As per our report of even date

for **DOOGAR & ASSOCIATES**
CHARTERED ACCOUNTANTS
Firm Regn. No. 000561N

For and on behalf of the Board of Directors

Place : New Delhi
Date : 14-05-2011

MUKESH GOYAL
MANAGING PARTNER
M.No. 081810

MADHUSUDAN CHOKHANI
MANAGING DIRECTOR
DIN-00307234

SURESH KUMAR AGARWAL
DIRECTOR
DIN-01112319

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

PARTICULARS	SCHEDULE		FOR THE YEAR ENDED 31.03.2011 Rs.		FOR THE YEAR ENDED 31.03.2010 Rs.
I. INCOME					
Sale of Commercial Space			4,970,000.00		7,965,500.00
Re-Imbursement of Exp.			5,252,782.00		4,105,573.00
Interest received			469,324.72		71,621.80
Miscellaneous Income			113,982.00		542,750.00
Profit on sale of shares			1,272,600.00		4,320,000.00
Diminution for value in Invest. written back			99,672.78		954,000.00
Total (I)			**12,178,361.50**		**17,959,444.80**
II. EXPENDITURE					
Cost of Sale of Commercial Space			1,836,827.51		2,853,180.76
Salaries to employees & other benefits	G		1,901,473.00		2,130,147.00
Selling, Administrative & Other Expenses	H		6,420,381.69		8,472,618.38
Managerial Remuneration			1,200,000.00		1,200,000.00
Financial Expenses	I		8,029.00		43,774.00
Depreciation		473,719.00		893,375.00	
Less : Allocated to Advances Recoverable		-	473,719.00	256,166.00	637,209.00
Total (II)			**11,840,430.20**		**15,336,929.14**
Profit Before Tax (I-II)			337,931.30		2,622,515.66
Less: Provison for Income Tax					
Current Tax			62,652.00		415,000.00
MAT credit entitlement			(62,652.00)		(415,000.00)
Earlier Year			-		55,521.00
FBT Earlier Year			-		15,755.00
Deferred Tax Liabilities/(Assets)			(315,962.00)		662,835.00
			653,893.30		**1,888,404.66**
Add.: Provision for Wealth Tax Written Back			—		793.00
Profit After Tax			**653,893.30**		**1,889,197.66**
Add/(Less) Debit Balance B/F from Previous Year			37,006,303.21		35,117,105.55
Balance carried to Balance Sheet			**37,660,196.51**		**37,006,303.21**
Earning per Share (note 10 of Schedule-J)		Basic :	0.35		1.01
		Diluted :	0.35		1.01
NOTES ON ACCOUNTS	J				

As per our report of even date

for **DOOGAR & ASSOCIATES**
CHARTERED ACCOUNTANTS
Firm Regn. No. 000561N

For and on behalf of the Board of Directors

Place : New Delhi
Date : 14-05-2011

MUKESH GOYAL
MANAGING PARTNER
M.No. 081810

MADHUSUDAN CHOKHANI
MANAGING DIRECTOR
DIN-00307234

SURESH KUMAR AGARWAL
DIRECTOR
DIN-01112319

Schedules Forming Part of the Balance Sheet as on 31.03.11

(Amount in Rupees)

SCHEDULE 'A' : SHARE CAPITAL

PARTICULARS	AS AT 31.03.2011	AS AT 31.03.2010
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	37,006,303.21	35,117,105.55
Add: Transferred from Profit & Loss Account	653,893.30	1,889,197.66
	37,660,196.51	**37,006,303.21**

SCHEDULE 'D' : FIXED ASSETS

(Amount in Rupees)

PARTICULARS	GROSS BLOCK				DEPRECIATION				NET BLOCK	
	As at 01.04.2010	Addition during the Year	Deletions during the Year	Cost as at 31.03.2011	Up-to 31.03.2010	Depreciation for the year	Deletion during the year	Up-to 31.03.2011	As on 31.03.2011	As on 31.03.2010
Furniture & Fixtures	189,975.50	-	86,405.00	103,570.50	81,297.50	6,856.00	15,603.00	72,550.50	31,020.00	108,678.00
Motor Car	4,805,660.00	-	635,000.00	4,170,660.00	2,900,560.00	376,232.00	183,094.00	3,093,698.00	1,076,962.00	1,905,100.00
Computers	666,762.00	-	52,050.00	614,712.00	436,182.00	78,975.00	18,907.00	496,250.00	118,462.00	230,580.00
Office Equipment	630,248.00	-	490,098.00	140,150.00	121,505.00	11,656.00	65,149.00	68,012.00	72,138.00	508,743.00
Total	6,292,645.50	-	1,263,553.00	5,029,092.50	3,539,544.50	473,719.00	282,753.00	3,730,510.50	1,298,582.00	2,753,101.00
Previous Year	5,656,525.50	636,120.00	-	6,292,645.50	2,646,169.50	893,375.00	-	3,539,544.50	2,753,101.00	-

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

PARTICULARS	**AS AT 31.03.2011**	AS AT 31.03.2010
Non Trade Long Term in Nature		
A. QUOTED SHARES		
380* Shares of Rs.2/- each of Siemens Ltd. fully paid up. Present Market Value Rs. 334913/- (P. Y. Rs.281409/--)	4,667.00	4,667.00
25,000 Equity Shares of Rs. 1/- each of Electrosteel Castings Ltd. fully paid up Present Market value Rs.782500/- (P.Y. Rs.1325000/-)	142,4672.78	14,24,672.78
1356 Equity shares of Rs. 90/- each of Power Grid Corporation of India Ltd fully paid up. Present Market Value Rs. 138040/-	122,040.00	-
250000 Equity shares of Rs. 10/- each of Electrosteel Steels Ltd. fully paid up. Present market value Rs. 2040000/-	2,500,000.00	-
	4,051,379.78	1,429,339.78
Less: Provision for fall in value of quoted shares	-	99,672.78
TOTAL A:	4,051,379.78	1,329,667.00
B. UNQUOTED SHARES		
162700 Equity Shares (previous year 213775) of Rs. 10/- each of Sugan Fertilizers & Chemicals Ltd fully paid up	232,200.00	334,350.00
Nil (Previous year 9600) Equity Shares of Rs.100/- each of Udyogika Ltd fully paid up	-	96,000.00
Nil (14850) Equity Shares of Rs.100/- each of Yahweh Textiles (P) Ltd fully paid up	-	148,500.00
30000 Equity Shares of Rs. 10/- each of Kesri Investment Ltd. fully paid up	60,000.00	60,000.00
250000 Share of Rs.10/- each of Electrosteel Integrated Ltd. Fully paid up.	-	2,500,000.00
Total B	292,200.00	3,138,850.00
TOTAL (A+B)	**4,343,579.78**	**4,468,517.00**

NOTE
Figures in "( )" represents previous year figures.

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

PARTICULARS	**AS AT 31.03.2011**		AS AT 31.03.2010
A. CURRENT ASSETS			
I. Stocks - Commercial Space	76,803,991.73		78,640,819.24
Add : Premium paid on Acquisition of allotted space	3,481,000.00	80,284,991.73	-
Sub Total-I		80,284,991.73	78,640,819.24
II. CASH & BANK BALANCE			
i. Cash on hand		38,905.60	71,676.60
ii.Bank balance with scheduled bank			
In Current Account		544,668.06	256,091.14
In F.D. Account		-	25,000.00
Sub Total -II		583,573.66	352,767.74
Total A (I+II)		80,868,565.39	78,993,586.98
B. LOANS & ADVANCES			
(Considered good unless otherwise stated)			
Advance (recoverable in cash or in kind or value to be received)			
i. Security Deposit		26,500.00	445,621.00
ii. Advance Tax		-	449,205.00
iii. Other advances		1,327,196.23	5,130,465.67
Total B		1,353,696.23	6,025,291.67
Total (A+B)		82,222,261.62	85,018,878.65

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

PARTICULARS		**AS AT 31.03.2011**	AS AT 31.03.2010
A)	CURRENT LIABILITIES		
	Sundry Creditors - Micro & Small Enterprises	**-**	-
	Sundry Creditors -Other	**-**	-
	Expenses Payable	517,251.89	443,255.44
	Advance from Customers	30,404,875.00	34,622,098.00
	T.D.S. Payable	35,993.00	51,414.00
	Service Tax Payable	-	239,488.00
	Sub-Total (A)	**30,958,119.89**	**35,356,255.44**
B)	PROVISIONS		
	For Income Tax	62,652.00	415,000.00
	For Leave Salary	95,084.00	102,981.00
	For Gratuity	263,631.00	219,255.00
	Sub-Total (B) :	421,367.00	737,236.00
	Total (A+B)	**31,379,486.89**	**36,093,491.44**

SCHEDULE 'G' : SALARIES TO EMPLOYEES & OTHER BENEFITS

Salaries	1,198,731.00	1,349,551.00
H R A	554,692.00	630,268.00
Conveyance Allowances	71,251.00	76,781.00
Scooter Repair & Maintenance	8,111.00	8,796.00
EPF Company's Contribution	24,312.00	21,935.00
Leave Salary	-	15,096.00
Gratuity	44,376.00	27,720..00
TOTAL	**1,901,473.00**	**2,130,147.00**

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

PARTICULARS	**AS ON 31.03.2011**	AS ON 31.03.2010
Rent, Rates & Taxes	469,700.00	60,000.00
Travelling & Conveyance	1,626,266.83	1,527,391.51
Communication Expenses	186,013.32	286,937.83
Business Promotion	98,646.28	1,159,917.84
Advertising & Publicity Expenses	7,800.00	1,009,873.00
Printing & Stationery	103,941.00	137,280.00
Conveyance Expenses(Professional)	8,229.00	12,086.00
Scooter Repair & Maintenance(Professional)	4,510.00	3,244.00
Legal & Professional Charges	2,745,306.16	3,358,957.00
Directors Sitting Fees	24,000.00	24,000.00
Staff Welfare Expenses	21,509.00	15,154.00
Audit Fee & Expenses	60,116.00	50,183.00
Fee & Subscriptions	83,437.00	29,665.00
Repair & Maintenance	199,651.00	173,616.00
Insurance Expenses	73,831.00	64,450.00
Staff Recruitment Exp.	42,357.00	403,086.00
Miscellaneous Expenses	318,678.26	156,777.20
Marketing Survey Exp.	44,331.84	-
Freight & Cartage	1,540.00	-
Elecrtricity Charges	17,765.00	-
Depreciation Recoverable	282,753.00	-
TOTAL	**6,420,381.69**	**8,472,618.38**

SCHEDULE 'I' : FINANCIAL EXPENSES

Bank Charges	8,029.00	1,909.00
Interest Paid	-	41,865.00
TOTAL	**8,029.00**	**43,774.00**

SCHEDULE 'J' : 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.

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) Impairment of Assets
Assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount being the higher of the asset's net selling price and its value in use. Value in use is based on the present value of the estimated future cash flows relating to the asset. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (i.e. cash generating units).

5) 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.

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

7) 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.

8) 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. Taxation

(a) Income tax assessments upto the Assessment Year 2009-2010 have been completed u/s 143(1)(a). Liability, if any, will be provided in the year of final assessment.

(b) Minimum Alternate Tax (MAT)

Provision made for taxation is based on Minimum Alternate Tax (MAT) payable on Book Profits as per the provision of Sec 115 JAA of the Income Tax Act, 1961. Further in accordance with the Guidance Note on Accounting for Credit Available in respect of Minimum Alternative Tax (MAT) under the Income Tax Act, issued by Council of Institute of Chartered Accountants of India, MAT credit is recognized as an asset under the head "Loan and Advances" based on convincing evidence.

(c) Deferred Taxes:
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 31.03.2011 comprising of the following major components:-

Deferred Tax Assets (Liabilities)	**31.03.2011**	31.03.2010
Arising on account of timing Differences in W.D.V.	768762	701792
Other	44376	(911184)
Deferred Tax (Assets) Liabilities	(251260)	64702

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. During the year company has incurred buy back premium on acquisition of allocated space amounting to Rs. 34.81 Lacs, which has been added to the cost of commercial space.

7. Amount paid by the Company to Managing Director

Particulars	**Current Year**	**Previous Year**
Salary	7,99,992	7,99,992
House Rent Allowance	4,00,008	4,00,008
Gratuity	18,303	22,106
Leave Salary	1,767	8,565
TOTAL	12,20,070	12,30,671

8. Provision for Payment in respect of Auditor's remuneration.

Particulars	**Current Year (Rs.)**	**Previous Year (Rs.)**
i. Audit Fees	38,605.00	38,605.00
ii Certification	21,511.00	11,032.00
iii. Reimbursement of Expenses	-	546.00
	60116.00	50,183.00

9. 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.

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

Particulars		Current Year Basic & Diluted	Previous Year Basic & Diluted
Numerator			
Net income for the year		6,53,893	18,89,198
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	Baisc :	0.35	1.01
	Diluted :	0.35	1.01
Nominal value per share		10	10

11. **Related party disclosures as per Accounting Standard-18**
Related Parties transactions during the year ended 31st March, 2010 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
- Kavita Chokhani

SUMMARY OF TRANSACTIONS WITH ABOVE RELATED PARTIES IS AS FOLLOWS :

Particulars	Transaction during the year 2010-11 (Rs.)	Balance as on 31.03.2011 Credit (Rs.)	Transaction during the year 2009-10 (Rs.)	Balance as on 31.03.2010 Credit (Rs.)
Mr. Madhusudhan Chokhani (Advance received against booking of space at Chokhani Square)	8,50,000 (Cr)	12,00,000	1,50,000 (Cr.)	3,50,000
(b) Director's remuneration	12,00,000	71,279	12,00,000	80,600
c) Gratuity	18,303	1,32,372	22,106	1,14,069
(d) Leave Salary	1,767	45,966	8,565	44,199
Mrs. Anita Chokhani (Advance received against booking of space at Chokhani Square)	-	9,45,000	5,50,000 Dr.	9,45,000
Mr. J.P. Chokhani HUF (Advance received against booking of space at Chokhani Square)	24,25,000 (Dr)	-	16,50,000(Cr.)	24,25,000
Mrs. Kavita Chokhani a) (Advance received against booking of space at Chokhani Square)	2,00,000 (Cr)	13,00,000	11,00,000 (Cr.)	11,00,000
b) Salary Paid	6,00,000	50,000	6,00,000	36,300
Mr. Suresh Kumar Aggarwal (sitting fee)	22,000	-	20,000	-
Mr Vivek Garg (sitting fee)	2,000	-	4,000	-

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

Particulars	Transaction during the year 2010-11 (Rs.)	Balance as on 31.03.2011 Credit (Rs.)	Transaction during the year 2009-10 (Rs.)	Balance as on 31.03.2010 Credit (Rs.)
M/s Sugan Fertilizers & Chemicals Ltd. (Advance received against booking of space at Chokhani Square)	-	66,91,300 Cr	9,00,000 Dr	66,91,300

M/s Udyogika Ltd. (Advance received against booking of space at Chokhani Square)	92,35,000 Dr.	71,68,575 Cr	-	1,64,03,575
M/s Okhla Steel Industries Pvt Ltd (Rent Paid)	15,000 Dr.	-	60,000	15,000
M/s Chokhani International Ltd	-	-	1,49,00,000 (Dr)	-
M/s JCO Gas Pipe Ltd (Investment in Equity Shares)	4,00,464	3,58,670 Dr	38,484 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. In respect of a contract awarded to the company, the contractee company has since cancelled the contract & agreed to reimburse the expenses incurred by the company in that behalf.

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 :

	F.Y. 10-11	**F.Y. 09-10**
Employer's contribution to Provident Fund:	Rs. 24,312	Rs. 21,935

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. 10-11	F.Y. 09-10	F.Y. 10-11	F.Y. 09-10
Defined Benefit obligation at the beginning of the year	219255	191535	102981	87885
Current Service Cost	55540	59480	22776	32904
Interest Cost	18039	15281	8473	7012
Actuarial (gain)/loss	(29203)	(47041)	(31396)	(24820)
Benefits Paid	-	-	7750	-
Settlement cost	-	-	-	-
Defined Benefit obligation at the end of the year	263631	219255	95084	102981

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

	Gratuity (Unfunded)	
	F.Y. 10-11	F.Y. 09-10
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	-	-
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 (Unfunded)		Leave Encashment (Unfunded)	
	F.Y. 10-11	F.Y. 09-10	F.Y. 10-11	F.Y. 09-10
Fair Value of Plan Assets as at 31st March, 2011	-	-		-
Present value of obligation as at 31st March, 2011	263631	219255	95084	102980
Net asset/(liability) recognised in the Balance Sheet	(263631)	(219255)	(95084)	(102980)

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

	Gratuity (Unfunded)		Leave Encashment (Unfunded)	
	F.Y. 10-11	F.Y. 09-10	F.Y. 10-11	F.Y. 09-10
Current Service Cost	55540	59480	22776	32904
Interest Cost	18039	15281	8473	7012
Expected return on plan assets	-	-	-	-
Net Actuarial(gain)/ loss recognised during the period	(29203)	(47041)	(31396)	(24820)
Expenses recognised in the statement of Profit & Loss	44376	27720	(147)	15096

(e) Actual Return on Plan Assets

	Gratuity (Unfunded)	
	F.Y. 10-11	F.Y. 09-10
Expected Return on Plan Assets	-	-
Actuarial (gain)/ loss	-	-
Actual return on plan assets	-	-

(f) Principal Actuarial Assumptions

	Gratuity (Unfunded)		Leave Encashment (Unfunded)	
	F.Y. 10-11	F.Y. 09-10	F.Y. 10-11	F.Y. 09-10
Mortality Table (LIC)	1994 - 96 duly modified	1994 - 96 duly modified	1994 - 96 duly modified	1994 - 96 duly modified
Discount rate	8.25%	7.00%	8.25%	7.00%
Future Salary Increase	5.00%	5.00%	5.00%	5.00%
Expected rate of return on plan assets	-	-	-	-

Retirement Age	60 years	60 years	60 years	60 years
Withdrawal Rates	2%	2%	2%	2%

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	-	21309	78640819	-	22081	81493999
Purchase/Premium paid on acquisition of allotted space	-	-	3481000	-	-	-
Own Construction	-	-	-	-	-	-
Turnover	-	497	1836827	-	772	2853180
Closing Stock	-	20812	80284992	-	21309	78640819

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	229448	155660
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 J are forming part of Accounts.
Signature to Schedule A to J for identification.

As per our report of even date
for **DOOGAR & ASSOCIATES**
CHARTERED ACCOUNTANTS
Firm Regn. No. 000561N

For and on behalf of the Board of Directors

Place : New Delhi
Date : 14-05-2011

MUKESH GOYAL
MANAGING PARTNER
M.No. 081810

MADHUSUDAN CHOKHANI
MANAGING DIRECTOR
DIN-00307234

SURESH KUMAR AGARWAL
DIRECTOR
DIN-01112319

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2011

		Year Ended 31.03.2011 (Rs. in Lacs)	Year Ended 31.03.2010 (Rs. in Lacs)
A.	**CASH FLOW FROM OPERATING ACTIVITIES**		
	Net profit before tax	3.38	26.23
	ADJUSTMENT FOR:		
	Profit on sale of shares	(12.73)	(43.20)
	Diminution / (increase) in investment	(1.00)	(9.54)
	Depreciation	4.74	8.93
	Dividend/Interest(Net)	(5.01)	(0.61)
	Loss on disposal of Assets	-	-
	Operating profit before working capital change	(10.62)	(18.19)
	ADJUSTMENT FOR:		
	(Increase)/Decrease in Inventry	(16.44)	28.53
	(Increase)/Decrease in Trade & other receivables	48.38	26.59
	Increase/(Decrease) in Trade Payables	(47.14)	(114.15)
	Cash Generated from operations	**(25.82)**	**(77.22)**
	Direct Tax paid	(1.66)	(5.23)
	OTHER ITEMS:		
	Miscellaneous expenses written off	-	-
	Project & Pre-operative Expenses pending allocation	-	-
	Cash flow before extraordinary items	(27.48)	(82.45)
	Extra Ordinary items	-	-
	Net cash from operative activities	(27.48)	(82.45)
B.	**CASH FLOW FROM INVESTING ACTIVITIES**		
	Purchase of fixed assets	-	(6.36)
	Sale of fixed assets	9.81	-
	Accessions of companies	-	-
	Purchase of investments	(1.22)	(25.00)
	Sale of investments	16.19	87.20
	Interest received	4.69	0.72
	Dividend received	0.32	0.31
	Net Cash from investing activities	**29.79**	**56.87**
C.	**CASH FLOW FROM FINANCING ACTIVITIES:**		
	Proceeds from issue of share capital		
	Interest paid	-	(0.42)
	Decrease on long term borrowings	-	-
	Net cash used in financing activities	**-**	**(0.42)**
	Net change in cash and cash equivalents (A+B+C)	**2.31**	**(26.00)**
	Cash and cash equivalent as at: (Opening Balance)	3.52	29.52
	Net increase in cash and cash equivalents	2.31	
	Cash and cash equivalent as at: (Closing Balance)	**5.83**	**3.52**

As per our report of even date

for **DOOGAR & ASSOCIATES**
CHARTERED ACCOUNTANTS
Firm Regn No. 000561N

For and on behalf of the Board of Directors

Place : New Delhi
Date : 14-05-2011

MUKESH GOYAL	**MADHUSUDAN CHOKHANI**	**SURESH KUMAR AGARWAL**
MANAGING PARTNER	MANAGING DIRECTOR	DIRECTOR
M.No. 081810	DIN-00307234	DIN-01112319

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: 31.03.2011

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**
56736	56736

SOURCES OF FUNDS

Paid-up Capital	**Reserves & Surplus**
19076	37660
Secured Loans	**Unsecured Loans**
Nil	Nil
Deferred Tax Liabilities	
Nil	

APPLICATION OF FUNDS

Net Fixed Assets	**Investments**
1299	4344
Net Current Assets	**Deferred Tax Assets**
50842	251

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

Turnover	**Total Expenditure**
12178	11840
+ - Profit/loss before tax	+ - Profit/loss after tax
338	654

(Please tick appropriate box + for profit - for loss)

Earning per share in Rs. 0.35 Dividend rate %

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 : 14-05-2011

MADHUSUDAN CHOKHANI
MANAGING DIRECTOR
DIN-00307234

SURESH KUMAR AGARWAL
DIRECTOR
DIN-01112319

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 27th ANNUAL GENERAL MEETING of the Company to be held on Friday, 30th September, 2011 at 11.30 A.M.

Signed at ..... this ..... day of ..... 2011.

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 27th Annual General Meeting being held on Friday, 30th September, 2011 at 11.30 a.m. at 1, DSIDC Complex, Okhla Industrial Area, Phase-I, New Delhi-110 020.

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 Letter)

Notes:

1. Please fill in this attendence 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:

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

PRINTED BY: **ALANKRIT** TEL. : 9811202729

27th Annual Report 2010-2011

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