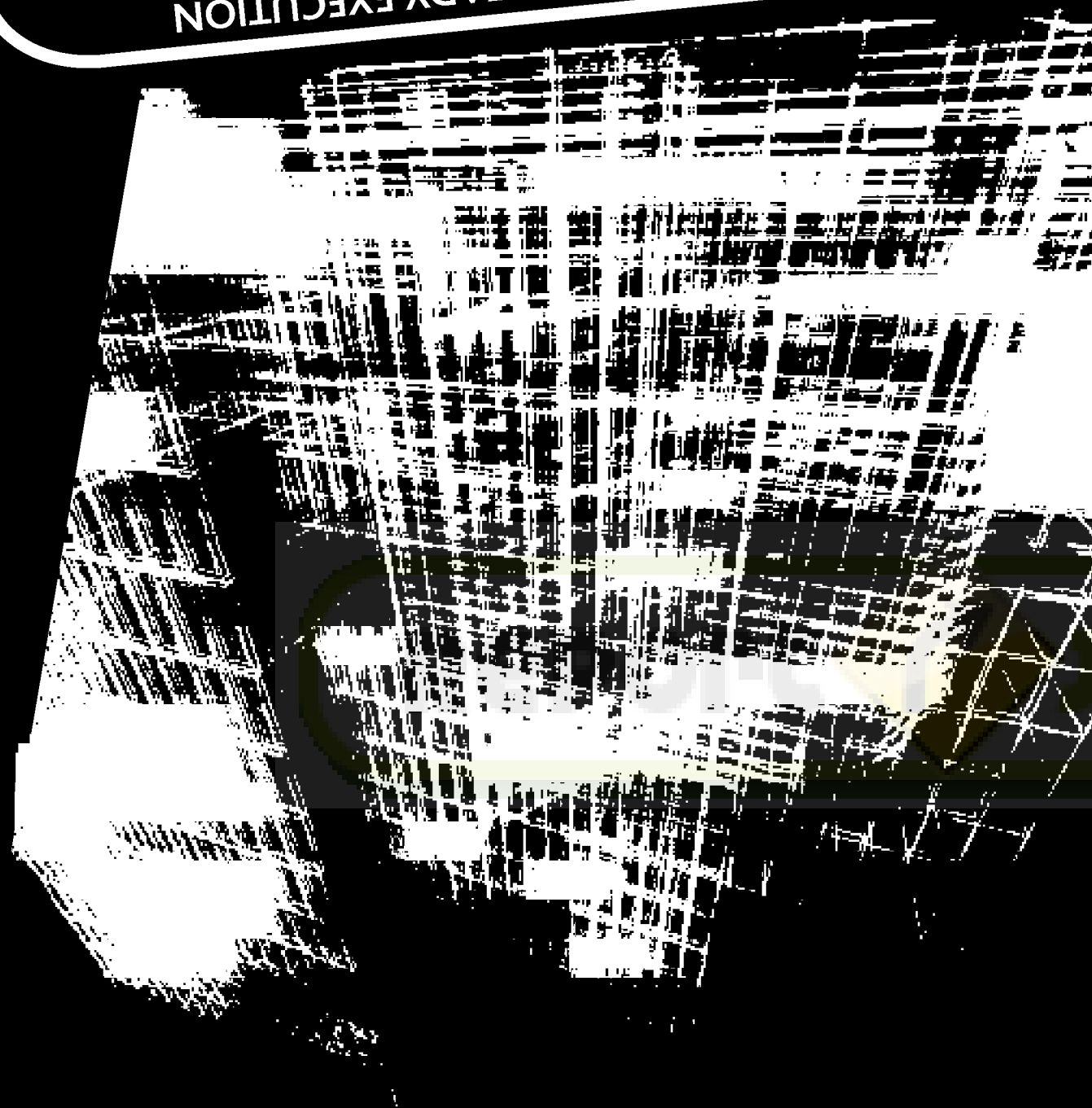


SOLID MOMENTUM, STEADY EXECUTION



ANNUAL REPORT 2008-09

Indiabulls
REAL ESTATE

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EXECUTION: OUR FORTE

At IBREL, we perceive beyond the obvious. Intelligent direction further strengthens our vision. It is skillful execution that finally elevates our plans into vibrant reality. Success is then inevitable.

Our efficient execution capabilities are integral to shaping our identity as a trustworthy entity in a competitive marketplace. Time-bound implementation of our undertaken projects is ingrained in our culture. Even a tough market scenario did not deter us from delivering on our plans. Our landmark projects that took off last year are now nearing completion and are ready for occupancy. This demonstration of efficient execution has resulted in bolstering the trust of our stakeholders. We are further encouraged to continue delivering on this invaluable trust placed in us.

Our execution abilities have truly surfaced as our trump card to counter competition. We plan to continue on our growth streak by further harnessing our ability to implement projects and reduce turn-around times.

INDIABULLS REAL ESTATE LIMITED 2008-09

BUSINESS HIGHLIGHTS

REAL ESTATE

- Successful time-bound execution of One Indiabulls Centre, which is now ready for occupation

- Indiabulls Finance Center in the final stages of execution



- Focus on developing a balanced product portfolio comprising reasonably priced homes of multiple configurations and sizes
- 6,396 residential apartments currently under development
- Development of 4,758 residential apartments initiated during the year under review
- 10,000 residential apartments in the planning stage



POWER

- Development of as many as five thermal power projects, with a combined capacity of 6615 MW underway
- Initiated the development of four medium-sized hydro power projects aggregating to 167 MW



- Received letters of assurances for the supply of coal from Western Coalfields Limited and South Eastern Coalfields Limited for the Amravati Phase I Power Project as well as from Mahanadi Coalfields Limited and Western Coalfields Limited for the Nashik Power Plant
- The Ministry of Coal allocated two captive coal mines in Chhattisgarh for the Company's Bhaiyathan Power Project
- Entered into long-term power off-take agreements for Amravati Phase I Power Project and the Bhaiyathan Power Project

AT A GLANCE ■





DEVELOPING PREMIER PROPERTIES

THE COMPANY CATERS TO HIGH END CLIENTELE IN THE RESIDENTIAL AND COMMERCIAL SPACES BY PROVIDING QUALITY REAL ESTATE PRODUCTS AND EXPLORING OPPORTUNITIES IN REAL ESTATE DEVELOPMENT IN TIER I CITIES.

REAL ESTATE AND INFRASTRUCTURE

Commercial IT SEZs Office Space - Jupiter (One Indiabulls Centre) and Indiabulls Financial Centre Elphistone Projects as well as two IT SEZs in Panvel, one in Gurgaon

Residential Development - 3300 apartments over 5 years in key metropolitan regions across the country

SEZs

- ♦ Nashik SEZ - 3000 acres fully processed, transferred and formally approved
- ♦ Raigarh - 6000 acres - land acquisition in progress.



POWER AND ENERGY

Power Generation Plants - 6615 MW under development

Vertical Integration into energy sources in coal mines - secured mining rights on 349.51 million tonnes of coal mines at Bhaiyathan, Chattisgarh, with more such linkages under process



PREMIUM RESIDENTIAL

- Castlewood - South Delhi
- Indiabulls Sky
- Indiabulls Central Park - Vadodara
- Indiabulls Central Park - Indore
- Indiabulls Central Park - Madurai
- Indiabulls Central Park - Hyderabad
- Indiabulls GREENS - Chennai
- Indiabulls Centrum Park - Gurgaon
- Indiabulls Riverside - Ahmedabad



BOARD OF DIRECTORS ■

MR. SAMEER GEHLAUT

MR. RAJIV RATTAN

MR. SAURABH K MITTAL

MR. VIPUL BANSAL

MR. NARENDRA GEHLAUT

BRIG. LABH SINGH SITARA


MR. SHAMSHER SINGH

MR. AISHWARYA KATOCH

MR. KARAN SINGH

MR. PREM PRAKASH MIRDHA





COMPANY INFORMATION ■

REGISTERED OFFICE
F-60, Malhotra Building,
2nd Floor, Connaught Place,
New Delhi - 110 001, INDIA
Website: www.indiabulls.com/realestate

CORPORATE OFFICES
S. P. Centre, "C" Wing,
41/44 Minoo Desai Road,
Near Radio Club, Colaba,
Mumbai - 400 005.

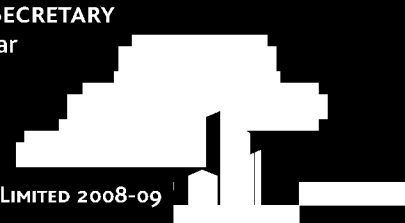
"Indiabulls House" 448-451,
Udyog Vihar, Phase V,
Gurgaon - 122 001

STATUTORY AUDITORS
Ajay Sardana Associates
Chartered Accountants

REGISTRAR AND TRANSFER AGENT
Karvy Computershare Private Limited
Plot No.17 to 24, Vittal Rao Nagar,
Madhapur,
Hyderabad - 500 081

BANKERS
ABN Amro Bank
Allahabad Bank
Axis Bank
Bank of India
Dena Bank
HDFC Bank
ICICI Bank
State Bank of India
Union Bank of India

COMPANY SECRETARY
Mr. Ravi Telkar



INDIABULLS REAL ESTATE LIMITED 2008-09

DEAR SHAREHOLDERS, ■



Sameer Gehlaut
Founder and Chairman

I STRONGLY BELIEVE THAT STRATEGIES AND EFFICIENT EXECUTION ABILITIES GO HAND IN HAND - EACH ONE INCOMPLETE WITHOUT THE OTHER. WE HAVE MASTERED BOTH THESE PREREQUISITES TO SUCCESS.

I'm sure all of you will agree that the turn of events during the bygone fiscal was anything but usual. Iconic institutions in the West received government bailouts; foreclosures skyrocketed and market rates were down by 35%, with selling and leasing coming to a standstill. Credit squeeze further added to the woes. Indeed, the world of real estate was shaken to its roots. However, these times proved to be an important test of our business strategies. While the meltdown spared none, thanks to our addiction to a cautious approach, we remained rooted, unlike some of our contemporaries.

STRATEGIES AND EXECUTION – TWO SIDES OF THE SAME COIN

During the year under review, we proved it beyond doubt that IBREL is standing tall on strong fundamentals. Our business is

governed by three strong principles - selecting premier tier I locations, playing large consolidated bets to propel growth and maintaining a high operating leverage. Even during boom time, we never forgot that real estate is a business that has less predictability on cash flows. Our business insight rightfully compelled us to remain conservative in financing our projects. All our land banks were acquired prudently at fair value. We were also successful in maintaining optimal material and overall project construction costs. The results are for everyone to see.

Today, we enjoy one of the best balance sheets in the industry. With a strong equity and cash position, we are successfully creating assets without relying on debt for our growth. In fact, we are amongst the very few real estate companies that are