

**POPULAR ESTATE MANAGEMENT LIMITED 16TH ANNUAL REPORT
(PREVIOUSLY KNOWN AS PIONEER TECHNOPARKS LIMITED)**

**POPULAR ESTATE
MANAGEMENT LIMITED**

**(PREVIOUSLY KNOWN AS PIONEER
TECHNOPARKS LIMITED)**

**16TH
ANNUAL REPORT**

2009-2010

POPULAR ESTATE MANAGEMENT LIMITED 16TH ANNUAL REPORT (PREVIOUSLY KNOWN AS PIONEER TECHNOPARKS LIMITED)

BOARD OF DIRECTORS

Shri. Ramanbhai B. Patel
Shri. Dashrathbhai B. Patel
Shri. Chhaganbhai B. Patel
Shri. Purshottam M. Pandya
Shri Purshottam H. Pandya
Shri. Suresh N. Patel

Chairman & Managing Director
Whole Time Director
Director
Director
Director
Director

COMPANY SECRETARY & COMPLIANCE OFFICER

Shri Ronak D Doshi

AUDIT COMMITTEE

Shri. Purshottam M. Pandya
Shri. Purshottam H Pandya
Shri. Suresh N. Patel

BANKER

- I. Bank of Maharashtra
Ashram Road, Ahmedabad
- II. Progressive Mer. Co-Op Bank Ltd.,
Ahmedabad

AUDITORS

Surendrakumar Jain & Co
Chartered Accountants
201 Rajshree Avenue - A,
Behind Income Tax
Near Dinesh Hall,
Ashram Road
Ahmedabad-380009

COMPANY LAW CONSULTANTS

Ashoka P. Pathak & Co.
Company Secretaries
U/4, Trupti Complex,
Opp : Shreeji Petrol Pump,
Nr. Jivrajpark Bus Stand,
Jivraj Park, Ahmedabad - 380051
Tel / Fax No : 079 26631534
e-mail : ashokppathak@yahoo.com

REGISTRARS AND SHARES TRANSFER AGENTS

Link Intime India Private Limited
C/13, Pannalal Silk Mills Compound
Lbs Marg, Bhandup (West)
Mumbai – 400 078
Tel : 91-22-2596 3838
Fax : 91-22-2594 6969
Mail : bombay@linkintime.co.in

REGISTERED OFFICE

B/53, 5th Floor, A-Wing,
“New York Tower”,
Opp : Muktidham Derasar,
Thaltej, S. G. Highway,
Ahmedabad-380054
Tel No : 079-65415149
Fax No : 079-26854831
Mail: popularestatementmanagement@yahoo.co.in

LISTING

Bombay Stock Exchange Limited
Phiroze Jeejeebhoy Tower,
Dalal Street, Fort,
Mumbai – 400 001

STOCK CODE : 531870

ISIN : INE370C01015

POPULAR ESTATE MANAGEMENT LIMITED 16TH ANNUAL REPORT (PREVIOUSLY KNOWN AS PIONEER TECHNOPARKS LIMITED)

NOTICE

NOTICE is hereby given that the Sixteenth Annual General Meeting of the Members of M/s. Popular Estate Management Limited (Previously Known as Pioneer Technoparks Ltd) will be held at Registered Office B/53, 5th Floor, A-Wing, "New York Tower", Opp. Muktidham Derasar, Thaltej, S. G. Highway, Ahmedabad-380054 on Thursday, 30th day of September, 2010 at 11:30 am to transact the following business:

ORDINARY BUSINESS:

1. To receive, consider and adopt the Audited Accounts for the Financial Year ended on 31st March 2010, and the reports of the Board of Directors and Auditors thereon.
2. To appoint a director in place of Shri. Dashrathbhai B. Patel who retires by rotation and being eligible, offers himself for reappointment.
3. To appoint a director in place of Shri. Purshottambhai M. Pandya who retires by rotation and being eligible, offers himself for reappointment.
4. To appoint Auditors to hold office from the conclusion of this Annual General Meeting of the Company until the conclusion of next Annual General Meeting and to fix their remuneration and in this regard to consider and, if thought fit, to pass, with or without modification, the following resolution as an Ordinary Resolution.

“RESOLVED THAT M/s. Surendrakumar Jain & Co., Chartered Accountants be and are hereby appointed Auditors of the Company from the conclusion of this Annual General Meeting of the Company until the conclusion the next Annual General Meeting of the Company on such remuneration as shall be fixed by the Board of Directors exclusive of traveling and other out of pocket expenses.”

POPULAR ESTATE MANAGEMENT LIMITED 16TH ANNUAL REPORT (PREVIOUSLY KNOWN AS PIONEER TECHNOPARKS LIMITED)

SPECIAL BUSINESS:

5. TO CONSIDER AND IF THOUGHT FIT TO PASS, WITH OR WITHOUT MODIFICATION THE FOLLOWING AS AN ORDINARY RESOLUTION

“**RESOLVED THAT** Shri. Purshottam Hiralal Pandya, who appointed as an additional director of the company by the Board of directors and who holds office as per Section 260 of the Companies Act, 1956, up to the date of this Annual General Meeting and in respect of whom the company has, pursuant to Section 257 of the Companies Act, 1956 received a notice in writing proposing his candidature for the office of Director, be and is hereby appointed as a director of the Company, liable to retire by rotation.”

Regd. Office:
B/53, 5th Floor, A-Wing,
“New York Tower”
Opp. Muktidham Derasar,
Thaltej, S. G. Highway,
Ahmedabad-380054

Date: 27th May, 2010

By Order of the Board
For, Popular Estate Management Limited
(Previously Known as Pioneer Technoparks Limited)

Ramanbhai B. Patel
Chairman & Managing Director

POPULAR ESTATE MANAGEMENT LIMITED 16TH ANNUAL REPORT (PREVIOUSLY KNOWN AS PIONEER TECHNOPARKS LIMITED)

NOTES :

1. **A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND, ON A POLL, VOTE INSTEAD OF HIMSELF, SUCH PROXY NEED NOT BE A MEMBER OF THE COMPANY.**

Proxies in order to be effective must be received by the Company not less than 48 hours before the meeting.

2. An explanatory statement pursuant to section 173(2) of the Companies Act, 1956, in respect of special business in the Notice is annexed hereto. The relevant details as stipulated under Clause 49 of the Listing Agreement with the Stock Exchange(s), in respect of Directors seeking appointments / re-appointments as directors under Item Nos. 2, 3 and 5 above, are also annexed hereto.
3. Relevant documents referred to in the accompanying Notice are open for inspection by the members at the registered office of the company on all working days, except Sundays, between 11 A.m. and 1 p.m. up to the date of meeting.
4. The Register of Members and the Share Transfer Books of the Company will remain closed for a period of five days from Thursday, 23rd day of September, 2010 to Thursday, 30th day of September, 2010 (both days inclusive).
5. Members are requested to contact M/s. Link Intime India Private Limited (Previously Known as Intime Spectrum Registry Limited), for recording any change of address, bank mandate, ECS or nominations, and for redressal of complaints contact the Compliance Officer at the Registered Office of the Company.
6. The equity shares of the company are available for dematerialization, as the company has entered into an agreement with **National Securities Depository Limited (NSDL)** and the **Central Depository Services Limited (CDSL)**. Those shareholders who wish to hold the company's share in electronic form may approach their depository participants.
7. Members who hold shares in dematerialized form are requested to bring their client ID and DP ID numbers for easy identification of attendance at the meeting.
8. Members are requested to bring their copies of Annual Report at the meeting. Shareholders seeking any information with regard to account are requested to write to the Company early so as to enable the Management to keep the information ready.
9. Members / Proxies are requested to bring with them the attendance slip duly filled in and hand it over at the entrance.

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

The Explanatory statement pursuant to section 173 of the Companies Act, 1956 set out all material facts relating to the Special Business mentioned in the accompanying Notice are as follows:

ITEM NO. 5

Shri. Purshottam Hiralal Pandya was appointed as additional director by the Board of directors of the Company at its meeting held on 30th day of November, 2009 in terms of section 260 of the Companies Act, 1956 ("the Act") and he shall hold office up to the date of the Annual General Meeting of the Company. The Company has received valid notice and requisite deposit form members of the Company under Section 257 of the Act, proposing the candidature of Shri. Purshottam Hiralal Pandya for the office of director. In view of the background and valuable experience of Shri. Purshottam Hiralal Pandya it will be in the interest of the Company to appoint him as director of the Company.

Your director recommends the resolution for approval of the members.

Shri. Purshottam Hiralal Pandya may be considered as interested in the resolution as it relates to his appointment. However, none of the other directors of the Company is, in any way, concerned or interested in the resolution.

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Date: 27th May, 2010

Ramanbhai B. Patel
Chairman & Managing Director

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ANNEXURE TO THE NOTICE

Notes on Directors seeking appointment / re-appointment at the annual general meeting as required under the revised Clause 49 of the Listing Agreement entered into with the Stock Exchanges.

Profile of Directors being appointed / Re-appointed:

Item No 2

Name	Shri. Dashrathbhai B. Patel
Qualification	B. Com
Experience	Over 27 years of wide ranging experience
Chairman / Member of the Committees of the Board of the other companies on which he is a director	None
No. of shares held in the company	854500 Equity Shares of Rs.10/- each
Disclosure of the relationships	Shri. Dashrathbhai B. Patel is Brother of Shri. Ramanbhai B. Patel, Chairman & Managing Director and Shri. Chhaganbhai B. Patel, Director of the Company.

Item No 3

Name	Shri. Purshottambhai M. Pandya
Qualification	
Experience	
Chairman / Member of the Committees of the Board of the other companies on which he is a director	None
No. of shares held in the company	NIL
Disclosure of the relationships	Shri. Purshottambhai M. Pandya is not, in any way, concerned / interested / related with any of the other directors of the company.

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For, Popular Estate Management Limited
(Previously Known as Pioneer Technoparks Limited)

Date: 27th May, 2010

Ramanbhai B. Patel
Chairman & Managing Director

POPULAR ESTATE MANAGEMENT LIMITED 16TH ANNUAL REPORT (PREVIOUSLY KNOWN AS PIONEER TECHNOPARKS LIMITED)

DIRECTORS' REPORT

To,
The Members,
Popular Estate Management Limited,
Ahmedabad

Your directors have pleasure in presenting herewith their Sixteenth Annual Report together with the Audited Statements of Accounts for the period ended 31st March, 2010.

FINANCIAL RESULTS:

Particulars	Current Year Ended on 31/03/2010	Previous Year Ended on 31/03/2009
Income	94,71,150.00	3,87,27,804.00
Depreciation	18,75,057.31	13,99,466.00
Administrative & other Exp.	33,22,107.76	32,24,401.01
Preliminary Exp. Written off	6,20,716.00	6,20,716.00
Net Profit Before Tax	36,53,268.53	3,30,79,363.99
Provision for Taxation	55,00,000.00	38,00,000.00
Provision for Fringe Benefit Tax	0.00	1,00,000.00
Profit After Tax	31,03,268.93	2,91,79,363.99
Proposed Dividend	0.00	1,26,00,180.00
Provision for dividend distribution Tax	0.00	21,41,400.00
Profit after Tax & Dividend	31,03,268.93	1,44,37,783.99
Bal. Brought Forward	4,38,30,653.80	3,04,03,431.81
Less : Income Tax paid for previous year	1,47,335.00	9,67,734.00
Less : Dividend Tax paid of previous year	0.00	42,828.00
Balance Carried to Balance Sheet	4,67,86,587.73	4,38,30,653.80

DIVIDEND:

In order to conserve the resources of the company, your directors do not recommend any dividend for the year 2009-10.

POPULAR ESTATE MANAGEMENT LIMITED 16TH ANNUAL REPORT (PREVIOUSLY KNOWN AS PIONEER TECHNOPARKS LIMITED)

BOARD OF DIRECTORS :

In accordance with provisions of Section 256 of the Companies Act, 1956, Shri. Dashrathbhai B. Patel and Shri. Purshottambhai M. Pandya retires by rotation and being eligible offers themselves for re-appointment.

Shri Prathmesh C. Patel & Shri Bharatbhai N. Patel have been resigned to act as director of the company w.e.f.06/03/2010 and Shri Mrugesh V Patel also has been resigned from the post of his directorship in the company vide Board resolution passed on 30/11/2009.

Shri Purshottam H. Pandya has been appointed as additional director in the Board meeting held on 30/11/2009.

REVIEW OF FINANCIAL PERFORMANCE, OPERATIONS AND FUTURE PROSPECTS:

During the year under report, the company has earned gross Income of Rs. 94.71 Lac as compared to Rs. 387.28 Lac during the previous year and the operations for the year under review have resulted into net Profit of Rs. 31.03 Lac. Your company could achieve sustained growth in business due to continued pursuit of our strategy to work with innovation ideas, and developing new areas of its activities. Directors are hoping even better performance during the current year.

The Company has entered into Development Agreements with various parties for the development of different projects on their respective land.

A detailed analysis of the financial results is given in the Management Discussion and Analysis Report, which forms part of this report.

PUBLIC DEPOSIT:

The Company has not accepted any deposits as defined under section 58A of the Companies Act, 1956 read with Companies (Acceptance of Deposits) Rules, 1975, as amended, during the year under review.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS / OUTGO:

The information relating to conservation of Energy, Technology Absorption, Foreign Exchange Earning / Outgo as required under 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 are not applicable and hence, not given.

PARTICULARS OF EMPLOYEES:

Provisions of Section 217(2A) of the Companies Act, 1956 read with the Companies (Particulars Employees) Rules, 1975 are not applicable to the Company, since none of the employees of the Company was in receipt of total remuneration exceeding of ₹24,00,000/- p.a. or ₹2,00,000/- p. m. for part of the year during the financial year under review.

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COMPANY SECRETARY AND COMPLIANCE OFFICER:

In accordance with the provisions of Section 383A of the Companies Act, 1956. Shri Ronak D Doshi, a member of The Institute of Company Secretaries of India (ICSI) has been appointed as a Company Secretary cum Compliance officer during the year under review.

AUDIT COMMITTEE:

Audit Committee re-constituted by the company comprising three independent Non-Executive Directors viz. Shri. Purshottam M. Pandya, Chairman (having financial and accounting knowledge), Shri. Purshottam H. Pandya and Shri. Suresh Patel, members. The constitution of Audit Committee meets with the requirements under Section 292A of the Companies Act, 1956 and Clause 49 of the Listing agreement of the Stock Exchanges as well.

The Committee periodically discussed the Financial Reporting process, reviewed the Financial Statements, and discussed the quality of the applied accounting principles and significant judgment that affected the Company's Financial Statements. Before presenting the audited accounts to the members of the Board, the Audit Committee recommended the appointment of the statutory auditors, subject to the Board's approval. The audit Committee reviewed with adequacy of internal control systems with the management, statutory and internal auditors.

ACCOUNTING STANDARDS AND FINANCIAL REPORTING:

The Company incorporates the accounting standards as and when issued by the Institute of chartered Accountants of India. The Company Complied with the Stock Exchange and legal requirement concerning the Financial Statements at the time of preparing them for the Annual Report.

CORPORATE GOVERNANCE:

Your Company follows the principles of effective Corporate Governance. The Company has complied with the mandatory provisions of Corporate Governance as prescribed in the revised Clause 49 of the Listing Agreement executed with the Stock Exchange(s).

A separate section on Corporate Governance is included in the Annual Report and Certificate from Company's Auditors confirming the compliance with the code of Corporate Governance as enumerated in Clause-49 of the listing agreement with the Stock Exchange is annexed hereto.

MANAGEMENT'S DISCUSSION AND ANALYSIS REPORT:

Management's Discussion and Analysis Report for the year under review, as stipulated under Clause 49 of the Listing Agreement executed with the Stock Exchange, is presented in a separate section forming part of the Annual Report.

DEMATERIALISATION OF EQUITY SHARES:

As per direction of the SEBI and Bombay Stock Exchange Limited, the shares of the Company are under compulsory demat form. The Company has established connectivity with both the Depositories i.e. National Securities Depository Limited and Central Depository Services (India) Limited and the demat activation number allotted to the Company is ISIN: INE 370C01015.

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Presently shares are held in electronic and physical mode (80.43% of shares in demat, 19.57% in physical mode).

LISTING:

The equity shares of the company are listed in the Bombay Stock Exchange Limited which has the connectivity in most of the cities across the country.

AUDITORS:

M/S. Surendrakumar Jain & Co., Chartered Accountants, Ahmedabad retire at the conclusion of this ensuing Annual General Meeting. The Company has received a certificate under Section 224 (1) (B) of the Companies Act, 1956 to the effect that their re-appointment, if made, will be in accordance to the limit specified in the said Section. You are requested to consider their re-appointment as Auditors of the Company for the Current Year.

AUDITORS REPORT:

The comments in the Auditors Report with Notes on Accounts referred to the Auditor's Report are self explanatory and, therefore do not call for any further explanation.

DIRECTORS' RESPONSIBILITY STATEMENT:

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

- (i) that in the preparation of the Annual Accounts for the Financial Year ended 31st March, 2010 the applicable accounting standards had been followed along with proper explanation relating to material departures;
- (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 of the Profit or Loss of the Company for the year 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;
- (iv) that the Directors had prepared the accounts for the Financial Year ended 31st March, 2010, on a 'going concern' basis.

POPULAR ESTATE MANAGEMENT LIMITED 16TH ANNUAL REPORT (PREVIOUSLY KNOWN AS PIONEER TECHNOPARKS LIMITED)

ACKNOWLEDGEMENT:

Your directors would like to express their grateful appreciation for the assistance and co-operation received from the Government, Banks and Business associates during the year under review. The Directors also express their gratitude to the shareholders for the confidence reposed towards the Company. Your Directors wish to place on record their deep sense of appreciation to all the employees for their commendable team work and enthusiastic contribution during the year.

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Date: 27th May, 2010

By Order of the Board
For, Popular Estate Management Limited
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Ramanbhai B. Patel
Chairman & Managing Director

POPULAR ESTATE MANAGEMENT LIMITED 16TH ANNUAL REPORT (PREVIOUSLY KNOWN AS PIONEER TECHNOPARKS LIMITED)

MANAGEMENT DISCUSSION AND ANALYSIS REPORT

A. BUSINESS HIGHLIGHTS :

Turnover:

Popular Estate Management Limited has achieved a turnover of Rs. 94.71 Lac in 2009-2010.

Employee Emoluments:

Employees emoluments (other than managerial remuneration) is Rs.5,39,850/- during the year as against Rs. 3,81,174/- during the previous year.

Administrative and Other Expenses:

Major components of administrative and other expenses includes printing and stationary, audit fees, advertisement expenses, postage and stamps, listing fees, insurance premium etc. Administrative and other expenses for the year amounted to Rs.33.22 Lac as against Rs. 32.24 Lac during the previous year.

Interest and Finance Charges:

Interest and finance charges / bank charges during the year come to Rs. 645119.00 as against Rs. 1174595.85 during the previous year.

Depreciation:

Depreciation charge for the current year came to Rs.18.75 Lac as against 13.99 Lac of the previous year.

Provision for Tax:

Rs.55.00 Lac was provided during the year towards tax as against Rs.39.00 Lac during the previous year. As there is no dividend payable this year, the company has not provided any amount for dividend distribution tax.

Profit after Tax:

Profit after tax for the current year is Rs.31.03 Lac as against Rs.291.79 Lac during the previous year.

Earnings per Share:

Basic and diluted earnings per share for the current year worked out to Rs. 0.22 as against Rs.2.09 during the previous year.

Financial Condition:**Secured loans:**

The Company has Secured Loan of Rs. 57.10 Lac as at 31st March, 2010.

Debtors:

Debtors as on 31st March, 2010 amounted to Rs.790.71 Lac as against Rs. 852.15 Lac during the previous year.

POPULAR ESTATE MANAGEMENT LIMITED 16TH ANNUAL REPORT (PREVIOUSLY KNOWN AS PIONEER TECHNOPARKS LIMITED)

Fixed Assets:

Net block of the fixed assets at the end of the year is Rs.185.12 Lac as against Rs. 203.67 Lac in the previous year.

B. SEGMENT WISE PERFORMANCE :

The company is operating in only one segment i.e. Infrastructure / Construction. Your company has adopted various marketing strategies for sustained growth including increase in number of clients / customers to reduce the dependency on any single client / customer.

C. AN INDUSTRY OVERVIEW :

The management is confident of improvement in the company's working in the near future with fast growth.

The scenario of the infrastructure industry and economy in general is buoyant even after the industry is exposed to competition with policy of the government. The industry is facing problems for availability of raw materials and high cost of power and labour. The process of development, increasing thrust of the government on the infrastructure industry, the future of industry appears quite bright.

D. SWOT ANALYSIS OF THE COMPANY :

Strength:

- Management depth and ability to manage client / customer relationships
- Enhanced presence in the market through clientele basis

Opportunities and Threats:

The infrastructure industry is subject to tough competition amongst various segments within and outside the country. The threat of competition is comparatively less in the area in which your company is operating. The increase in demand from business sector will provide opportunity to your company to increase more market share. Moreover, Indian infrastructure industry witnessing changes in business dynamics.

E. RISKS AND CONCERNS :

Your company is mainly focusing on R & D and manpower and the intelligence. Apart from the risk on account of interest rate and regulatory changes, business of the company are exposed to certain operating business risks, which is mitigated by regular monitoring and corrective actions. The company has taken necessary measures to safe guard its assets and interest etc.

F. INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY :

The company has proper and adequate system of internal controls commensurate with its size and nature of operations to provide reasonable assurance that all assets are safeguarded, transactions are authorized, recorded and reported properly and to monitor internal business process, financial reporting and compliance with applicable laws.

The internal control system has been designed so as to ensure that the financial and other records are reliable and reflects a true and fair view of the state of the Company's business.

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A qualified and independent committee of the Board of Directors actively reviews the adequacy and effectiveness of internal control systems and suggests improvements for strengthening them.

G. INDUSTRIAL RELATIONS & HUMAN RESOURCE MANAGEMENT :

The Company believes that human resource is the most important assets of the organization. It is not shown in the corporate balance sheet, but influences appreciably the growth, progress, profits and the shareholders' values. During the year your company continued its efforts aimed at improving the HR policies and processes to enhance its performance. The vision and mission of the company is to create culture and value system and behavioral skills to insure achievement of its short and long term objectives. The company continues to attract talent both from within and outside India to further its business interests. Industrial relations continue to be cordial.

Cautionary Statement:

Statement made in the Management Discussion and Analysis Report describing the company's objectives, projections, estimates, expectations may be "Forward-looking statements" within the meaning of applicable securities laws and regulations. Actual results could differ from those expressed or implied. Important factors that could make a difference to the Company's operations include economic conditions affecting demand supply and price conditions in the markets in which the company operates, changes in the government regulations, tax laws & other statutes and other incidental factors.

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CORPORATE GOVERNANCE

Corporate Governance and practices in accordance with the provisions of Clause 49 of the Listing Agreement:

1. Company's philosophy on Code of Governance :

The Company's Philosophy on investor service and protection envisages the attainment of the highest levels of transparency, accountability and equity, in all facets of its operations, and in all its interactions with its stakeholders including shareholders, employees, the government and lenders. The Company is committed to achieving the highest standards of corporate governance. The Company believes that all its operations and actions must serve the underlying goal of enhancing overall shareholder value over a sustained period of time. The Company continues to take necessary steps towards achieving this goal.

2. Board of Directors :

Composition:

The present Board of Directors consists of half of Non-executive / Independent directors. As of date, the Board Comprises of 2 (two) whole time / executive directors and 1 (one) non executive / promoter directors and 3 (Three) non executive and independent directors.

The company has an executive chairman and the number of non-executive/independent directors is 50% of the total number of directors. The Company, therefore, meets with the requirements relating to the composition of the Board of Directors.

The composition and category of Directors are as follows:

CATEGORY	NAME OF DIRECTORS
Promoter & Executive Director	Shri. Ramanbhai B. Patel (Chairman & Managing Director) Shri. Dashrathbhai B. Patel (Whole Time Director)
Promoter and Non Executive Director	Shri. Chhaganbhai B. Patel (Director)
Independent & Non-Executive Directors	Shri. Purshottambhai M. Pandya (Director) Shri. Purshottambhai H. Pandya (Director) Shri. Sureshbhai N. Patel (Director)

**POPULAR ESTATE MANAGEMENT LIMITED 16TH ANNUAL REPORT
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Disclosure of relationships between Directors inter-se:

Name of directors	Relationship with other Director
Shri. Ramanbhai B. Patel	Brother of Shri. Chhaganbhai B. Patel & Shri. Dashrathbhai B. Patel Directors of the Company.
Shri. Chhaganbhai B. Patel	Brother of Shri. Ramanbhai B. Patel, Chairman & Managing Director and Shri. Dashrathbhai B. Patel, Director of the Company.
Shri. Dashrathbhai B. Patel	Brother of Shri. Ramanbhai B. Patel, Chairman & Managing Director & Shri. Chhaganbhai B. Patel, Director of the Company.
Shri. Purshottambhai M. Pandya	Not, in any way, concern / interested / related with any of the other directors of the company
Shri. Purshottambhai H. Pandya	Not, in any way, concern / interested / related with any of the other directors of the company
Shri. Sureshbhai N. Patel	Not, in any way, concern / interested / related with any of the other directors of the company

Attendance of each Director at the Board meetings, Last Annual General Meeting and Number of Other Directorships and Chairmanships / Memberships of Committees of each Director in various companies, during the year 2009-2010:

Name Of Directors	Attendance particulars		No. of Directorships and Committee Memberships / Chairmanships		
	Board Meetings	Last AGM	Other Directorship	Committee Membership	Committee Chairmanship
Ramanbhai B. Patel	9	Present	9	1	1
Dashrathbhai B. Patel	9	Present	5	1	None
Chhaganbhai B. Patel	9	Present	6	1	None
Prathmesh C. Patel*	9	Present	None	1	None
Purushottam M. Pandya	9	Present	None	1	1
Bharatbhai N. Patel*	9	Present	None	1	None
Mrugesh V. Patel**	5	Present	1	1	None
Suresh N. Patel	9	Present	None	1	None
Purshottam H Pandya***	4	N.A.	None	1	None
* Resigned to act as directors w.e.f.06/03/2010					
** Resigned to act as director w.e.f.30/11/2009					
*** Appointed as additional director w.e.f.30/11/2009					

POPULAR ESTATE MANAGEMENT LIMITED 16TH ANNUAL REPORT (PREVIOUSLY KNOWN AS PIONEER TECHNOPARKS LIMITED)

Note:

- I) Details of the Committee membership / chairmanship are in accordance with the revised Clause 49 of Listing Agreement.
- II) None of the Directors of the Company is a member of more than ten committees nor is the Chairman of more than five Committees across all the Companies in which he is a Director.

Number of Board Meetings held and dates on which held:

9 (Nine) Board Meetings were held during the year 2009-2010, as against the minimum requirement of 4 meetings. The dates on which the meetings were held are 27/05/2009, 11/06/2009, 31/07/2009, 09/10/2009, 30/11/2009, 25/01/2010, 27/01/2010, 19/02/2010 and 06/03/2010.

The Company has held one meeting every quarter and the maximum time gap between two meetings was not more than four months.

The Information as required under Annexure IA to Clause 49 of the Listing Agreement is made available to the Board. The agenda and the papers for consideration at the Board meeting are circulated to the Directors in advance before the meeting. Adequate information is circulated as part of the Board papers and is also made available at the Board Meeting to enable the Board to take informed decisions. Where it is not practicable to attach supporting / relevant document(s) to the Agenda, the same are tabled at the meeting and specific reference to this is made in the agenda.

CEO Certification :

The Chairman and Managing Director of the Company give annual certification on financial reporting and internal controls to the Board in terms of Clause 49. The Chairman and Managing Director also give quarterly certification on financial results while placing the financial results before the Board in terms of Clause 41

Code of Conduct :

The Company has formulated and implemented a Code of Conduct for all Board members and senior management personnel of the Company in compliance with Clause 49(I)(D) of the Listing Agreement.

Risk Management Policy :

The Company has formulated a Corporate Policy applicable to its operations, and duly approved by the Board of Directors at its meeting held on 31ST March, 2006 in compliance with the requirement of the revised Clause 49 of the Listing Agreement with the Stock Exchanges. Audit Committee and Board Members are reviewing and updating the said policy periodically.

3. Audit Committee

The Board of Directors of the Company has constituted an Audit Committee and has been reconstituted from time to time. The said Committee has been reconstituted by inducting qualified and independent members on the Committee, by the Board of Directors of the company at its meeting held on 30th November, 2009 and 6th March, 2010. Presently, the Audit Committee comprising of 3 (Three) independent Non-

POPULAR ESTATE MANAGEMENT LIMITED 16TH ANNUAL REPORT (PREVIOUSLY KNOWN AS PIONEER TECHNOPARKS LIMITED)

Executive Directors namely Shri. Purshottambhai M. Pandya, Chairman (having financial and accounting knowledge), Shri. Purshottambhai H. Pandya and Shri. Suresh N. Patel, members of the committee.

The Constitution, composition and functioning of the Audit Committee also meets with the requirements of Section 292A of the Companies Act, 1956 and revised Clause – 49 of the Listing Agreement entered into with the Stock Exchanges.

Terms of Reference:

The terms of reference of the Audit Committee include approving and implementing the audit procedures, reviewing financial reporting systems, internal control systems and control procedures and ensuring compliance with the regulatory guidelines and also include those specified under the revised Clause 49 of the Listing Agreement as well as under Section 292A of the Companies Act, 1956.

Powers of the Audit Committee:

The Audit Committee has powers that include the following:

- To investigate any activity of the Company within its terms of reference
- To seek information from any employee
- To obtain outside legal and other professional advice
- To secure attendance of outsiders with relevant expertise, if it considers necessary.

Names of Members and Chairperson of the Audit Committee and the meetings attended by them during the Financial Year 2009-10 ending on 31st March, 2010, are as under :

Name of Directors	Category	Status / Designation	No. of Meeting attended
Shri. Purshottam M. Pandya	Non-executive Independent	Chairman	6
Shri. Bharat N. Patel*	Non-executive Independent	Member	6
Shri. Mrugesh V. Patel**	Non-executive Independent	Member	4
Shri. Suresh N. Patel	Non-executive Independent	Member	6
Shri Purshottam H Pandya***	Non-executive/ independent	Member	2
*Resigned from the Directorship w.e.f. 06/03/2010			
**Resigned from the Directorship w.e.f. 30/11/2009			
*** Appointed as additional director w.e.f.30/11/2009			

The Committee met 6 (SIX) times during the year 2009-2010. The dates on which the Audit Committee meetings were held are 11/06/2009, 31/07/2009, 09/10/2009, 30/11/2009, 27/01/2010 and 06/03/2010. The maximum time gape between any two meetings was not more than four months.

Members of the Audit Committee have requisite accounting, financial and management expertise.

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4. Remuneration Committee (non-mandatory)

The Company has not constituted the Remuneration Committee. But the Audit Committee is entrusted with the responsibility of finalizing the remuneration of Executive / Whole Time Directors.

Terms of re-appointment of the Managing and appointment Whole Time Directors as per the Resolutions passed in Board and General Meetings are as under:

Shri. Ramanbhai B. Patel	Managing Director
Tenure	Five years w.e.f.1 st July, 2009
Functions	Shri. Ramanbhai B. Patel shall have substantial powers of management subject to superintendence, control and directions of the Board of Directors.
Remuneration	Subject to overall limit on remuneration payable to all managerial personnel taken together, the remuneration payable to Shri. Ramanbhai B. Patel shall be Rs.50,000/- p.m. and it may comprise salary, allowance and perquisites has may be determined by the Board of Director from time to time and agreed to by Shri. Ramanbhai B. Patel provided that the perquisites evaluated as per Income Tax Act and Rules wherever applicable.
Sitting Fees	As long as Shri. Ramanbhai B. Patel functions as the Managing Director, he shall not be paid any sitting fees for attending the meetings of the Board of Directors / committee thereof.

Shri. Dashrathbhai B. Patel	Whole-time Director
Tenure	Five years w.e.f. 1 st July, 2009
Functions	Shri. Ramanbhai B. Patel shall have substantial powers of management subject to superintendence, control and directions of the Board of Directors.
Remuneration	Subject to overall limit on remuneration payable to all managerial personnel taken together, the remuneration payable to Shri. Dashrathbhai B. Patel shall be Rs.25,000/- p.m. and it may comprise salary, allowance and perquisites has may be determined by the Board of Director from time to time and agreed to by Shri. Dashrathbhai B. Patel provided that the perquisites evaluated as per Income Tax Act and Rules wherever applicable.
Sitting Fees	As long as Shri. Dashrathbhai B. Patel functions as the Whole-time Director, he shall not be paid any sitting fees for attending the meetings of the Board of Directors / committee thereof.

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5. Shareholders' and Investors' Grievance Committee :

The Board of Directors of the Company has constituted a Shareholders' and Investors' Grievance Committee which was reconstituted from time to time. Presently, the Shareholders and Investors Grievance Committee comprising of Shri. Ramanbhai B. Patel, Chairman of the Committee, Shri. Chhaganbhai B. Patel and Shri. Dashrathbhai B. Patel members of the Committee, inter alia, approves issue of duplicate certificates and oversees and reviews all matters connected with the securities transfers. The Committee also looks into redressal of shareholders' complaints like transfer of shares, non-receipts of balance sheet, non-receipt of declared dividends etc. The Committee oversees the performance of the Registrar and Transfer Agents and recommends measures for overall improvement in the quality of investor services.

The Board has designated Shri. Ronak D Doshi, Company Secretary as the Compliance Officer. As required by the provisions of Clause 47(f) of the Listing Agreement, the Company has designated the below cited e-mail ID of the Grievance Redressal Division / Compliance Officer exclusively for the purpose of registering complaints by investors. E-mail ID – popularestatementmanagement@yahoo.co.in

None of the request for transfers, dematerialization and re-materialization was pending for approval as on 31st March, 2010.

Quarter-wise Summary of Investors' Complaints received and resolved to the satisfaction of the shareholders during the financial year 2009-2010.

Quarter Period		Complaints Position at the beginning of the quarter	Complaints received during the quarter	Complaints resolved during the quarter	Complaints pending at the end of the quarter
From	To				
01/04/2009	30/06/2009	0	0	0	0
01/07/2009	30/09/2009	0	0	0	0
01/10/2009	31/12/2009	0	0	0	0
01/01/2010	31/03/2010	0	0	0	0
Total		0	0	0	0
Complaint pending at beginning of the year			=	0	
Complaint received during the year			=	0	
Complaint resolved during the year			=	0	
Complaint pending at the end of the year			=	0	

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6. Annual General Body Meetings:

Location, Date and Time for last three Annual General Meetings were as follows :

Year	Location	Date	Time
2006-07	15, Pratima Society, Opp Dadasaheb Na Pagla, Gujarat University Road, Navrangpura, Ahmedabad-380009	29/09/2007	10:00 a.m.
2007-08	B-53, 5 th Floor, A-Wing, "New York Tower", Thaltej Cross Road, Sarkhej Gandhinagar Highway, Ahmedabad-380054	30/09/2008	10:00 a.m.
2008-09	B-53, 5 th Floor, A-Wing, "New York Tower", Thaltej Cross Road, Sarkhej Gandhinagar Highway, Ahmedabad-380054	23/09/2009	10:00 a.m.

At the ensuing Annual General Meeting there is no resolution proposed to be passed by Postal Ballot pursuant to the provisions of Section 192A of the Companies Act, 1956.

Whether any Special Resolutions:

- | | |
|--|--------|
| (a) Were put in the previous AGM | : No |
| (b) Were put through Postal Ballot last year | : No |
| Details of voting pattern | : N.A. |
| Persons who conducted postal ballot exercise | : N.A. |
| (c) Are proposed to be conducted through postal ballot | : No |
| (d) Procedure for postal ballot | : N.A. |

7. Disclosures:

7.1 There are no materially significant related party transactions i.e. transactions of material nature, with its promoters, the directors or the management, their subsidiaries or relatives etc., that may have potential conflicts with the interests of the company at large in the financial year 2009-2010.

7.2 The Company has complied with all the mandatory requirements of the Revised Clause 49 of the Listing Agreement.

8. Means of Communication

The Company regularly intimates quarterly un-audited as well as yearly audited financial results to the Stock Exchanges, immediately after the same are taken on record by the Board. These results are normally published in "The Western Times" an English daily newspaper in its Gujarati as well as English addition. These are not sent individually to the Shareholders.

The Management Discussion and Analysis Report forms part of this report.

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9. General Shareholder Information

9.1 Sixteenth Annual General Meeting

Date : 30th day of September, 2010

Time : 11:30 a.m.

Venue : B/53, 5th Floor, A-Wing, "New York Tower",
Opp: Muktidham Derasar, Thaltej,
S. G. Highway, Ahmedabad-380054

As required under Clause 49(IV)(G)(i), particulars of Directors seeking appointment/re-appointment are given in annexure to the Notice of the Annual General Meeting to be held on 30th September, 2010.

9.2 Financial Year / Calendar

The Company follows April to March as its Financial Year. The results for every quarter beginning from April are being declared in the month following the quarter as per the Listing Agreement.

9.3 Date of Book Closure

From Thursday 23rd day of September, 2010 to Thursday, 30th day of September, 2010, (both days inclusive).

9.4 Listing of Equity Shares on Stock Exchanges at :

Bombay Stock Exchange Limited, Mumbai (BSE),
Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai -400001

Annual listing fees for the year 2010-2011, as applicable, have been paid to the Mumbai Stock Exchange Limited. The Company has also paid Annual Custodial Fees for the year 2010-2011, as applicable, to National Securities Depository Limited [NSDL] and Central Depository Services (India) Limited [CDSL].

9.6 Stock Code

Bombay Stock Exchange Limited : 531870
Demat ISIN Number in NSDL & CDSL for Equity Shares: INE370C01015

9.7 Registrar and Transfer Agents

Link Intime India Private Limited
(Previously Known as Intime Spectrum Registry Limited)

Registered Office :

C/13, Panalal Silk Mills Compound

LBS Marg, Bhandup (West)

Mumbai – 400 078

Tel : 91-22-2596 3838

Fax : 91-22-2594 6969

e-Mail: bombay@linkintime.co.in

POPULAR ESTATE MANAGEMENT LIMITED 16TH ANNUAL REPORT (PREVIOUSLY KNOWN AS PIONEER TECHNOPARKS LIMITED)

9.8 Share Transfer / Demat System

All the shares related work is being undertaken by our R & T Agent, Link Intime India Private Limited (Previously Known as Intime Spectrum Registry Limited), Mumbai. To expedite the process of share transfer, transmission, split, consolidation, re-materialization and de-materialization etc. of securities of the Company, the Board of Directors has delegated the power of approving the same to the Company's R & T Agent under the supervision and control of the Compliance Officer Shri. Raonak D. Doshi, who is placing a summery statement of transfer / transmission etc. of securities of the Company at the meeting of the Shareholders' and Investors' Grievance Committee.

Share lodged for transfer at the R & T Agents address in physical form are normally processed and approved within 15 days from the date of its received, subject to the documents been valid and complete in all respect. Normally, the entire request for de-materialization of shares is processed and the confirmation is give to the Depository within 15 days. The investors / shareholders grievances are also taken-up by our R & T Agent.

The Company has obtained and filed with the Stock Exchange(s), the half yearly certificates from a Company Secretary in Practice as required under Clause 47(c) of the Listing Agreement.

9.9 Distribution Schedule and Shareholding Pattern as on 31st March, 2010 Distribution Schedule:

No. of equity shares held	No. of holders	% of Total	No. of shares	% of Total
1 - 500	974	80.0330	139155	0.9940
501 - 1000	107	8.7920	95378	0.6810
1001 - 2000	48	3.9440	76593	0.5500
2001 - 3000	17	1.3970	41658	0.2980
3001 - 4000	11	0.9040	38900	0.2780
4001 - 5000	11	0.9040	51718	0.3690
5001 - 10000	7	0.5750	42400	0.3030
10001 and Above	42	3.4510	13514038	96.5270
Total	1217	100.00	14000200	100.00

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Shareholding Pattern :

Sr. No.	Category	As on March 31, 2010		As on March 31, 2009	
		Nos. of Shares held	Voting Strength %	Nos. of Shares held	Voting Strength %
1	Promoters	8220500	58.72	8220500	58.72
2	Mutual Fund & UTI	0	0.00	0	0.00
3	Bank, Financial Institutions (FI's), Insurance Companies	0	0.00	0	0.00
4	Foreign Institutional Investors (FI's)	0	0.00	0	0.00
5	Private Bodies Corporate	2273468	16.24	2272834	16.23
6	Indian Public	3506232	25.04	3506866	25.05
7	Any other	0	0.00	0	0.00
Total		14000200	100.00	14000200	100.00

9.10 De- materialization of Shares and Liquidity

The Company's Shares are in compulsory Demat segment and as on 31st March, 2010. 90,63,400 Equity Shares of the Company forming 80.43% of the company's paid - up Equity share capital is in dematerialized form.

9.11 Out standing GDR/DR/Warrants or any Convertible Instruments - Not applicable.

9.12 Address for correspondence

a)	Investor Correspondence for transfer / de-materialization of shares and any other query relating to the shares of the Company.	Link intime India Private Limited C/13, Pannalal Silk Mills Compound LBS Marg, Bhandup (West) Mumbai – 400 078 Tel : 91-22-2596 3838 Fax : 91-22-2594 6969 e-Mail: bombay@linkintime.co.in
b)	Any other query and Annual Report	Secretarial Department B-53, 5 th Floor, A-Wing, "New York Tower", Thaltej Cross Road, Sarkhej Gandhinagar Highway, Ahmedabad-380054 Tel : 079-65415149 Fax : 079-26854831 e-mail : popularestatemanagement@yahoo.co.in

9.13 Secretarial Audit Report

The Secretarial Audit Report of the Company prepared in terms of SEBI Circular No. D&CC/FITTC/CIR-16/2002 dated December 31, 2002, reconciling the total shares held in both the depositories, viz NSDL and CDSL and in physical form with the total issued / paid-up capital of the Company were placed before the Board of Directors every quarter and also submitted to the Stock Exchange(s) every quarter.

POPULAR ESTATE MANAGEMENT LIMITED 16TH ANNUAL REPORT (PREVIOUSLY KNOWN AS PIONEER TECHNOPARKS LIMITED)

AUDITOR'S CERTIFICATE ON CORPORATE GOVERNANCE

To,
The Members
Popular Estate Management Limited
[Previously known as Pioneer Technoparks Limited]

We have examined the compliance of condition of corporate governance by M/s. Popular Estate Management Limited ('the Company') for the year ended 31st March, 2010 as stipulated in Clause 49 of Listings Agreement of the company with Stock Exchanges. We have conducted our review on the basis of relevant records and documents maintained by the Company for the year ended 31st March, 2010 and furnished to us for the purpose of the review and the information and explanation given us by the Company during the review.

The compliance of condition of corporate governance is the responsibility of the management. Our examination was limited to procedure and implementation there of, adopted by the Company for ensuring the compliance of the conditions of the corporate governance. It is neither an audit nor an expression of opinion of 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 Company has complied with the conditions of corporate governance as stipulated in the above – mentioned Listing Agreement.

As required by the Guidance Note issued by the institute of Chartered Accountants of India, we have to state that no investor grievance is pending for period exceeding one month against the Company as per the records maintained by the Company.

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

Place :- Ahmedabad

Date :- 27/05/2010

**SURENDRA KUMAR JAIN & CO.
CHARTERED ACCOUNTANTS**

Sd/-

**S K JAIN
PROPRIETOR
Membership No-71318**

**POPULAR ESTATE MANAGEMENT LIMITED 16TH ANNUAL REPORT
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**CERTIFICATE OF COMPLIANCE WITH THE CONDITIONS OF CORPORATE
GOVERNANCE UNDER CLAUSE 49 OF THE LISTING AGREEMENT(S).**

To,
The Members
Popular Estate Management Limited
[Previously known as Pioneer Technoparks Limited]

We have read the Report of Directors on Corporate Governance and have examined the relevant records relating to compliance of conditions of Corporate Governance by the Popular Estate Management Limited for the year ended on 31st March, 2010 as stipulated in Clause 49 of the Listing Agreement executed by Company with the Stock Exchanges.

The Compliance of conditions of Corporate Governance is the responsibility of the Management. Our examination was limited to procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance.

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

We state that no investor complaints are pending for a period exceeding for 30 days against the Company as per the records maintained by the Share Transfer Committee.

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.

Place : Ahmedabad

Date : 27/05/2010

**For, Ashok P.Pathak & Co.
Company Secretaries**

Sd/-

**Ashok P. Pathak
Company Secretary
Membership No-9939**

**POPULAR ESTATE MANAGEMENT LIMITED 16TH ANNUAL REPORT
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FORM OF PROXY

I/We _____ of _____
_____ in the district of _____ Being a
member / members of the above named company hereby appoint _____ of the
District of _____ or failing him/her _____ of
_____ in the district of
_____ as my / our proxy to vote for / me / us on my / our behalf
at the 16th Annual General Meeting of the members of the company to be held on Thursday, 30th
day of September, 2010 at 11:30 a.m. and at any adjournment thereof.

Signed this _____ days of _____ 2010

Signed _____

L.F.No.: _____ No. of Shares (s) held _____

DP Id.* _____ No. of Shares (s) held _____

Client Id. _____

1.Rupees
Revenue
Stamp

Note :- 1. A Member entitled to attend and vote is entitled to appoint a proxy to attend vote
instead of himself.

2. A Proxy need not be a member.

3. The proxy form duly completed must be deposited at the registered Office of
the Company not less that 48 hours before the time for holding the Meeting.

The proxy need not be a Member of the Company.

*Applicable for investors holding shares in electronic form

**POPULAR ESTATE MANAGEMENT LIMITED 16TH ANNUAL REPORT
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ATTENDANCE SLIP

Reg. Folio No. _____

DP Id.* _____

Client Id.* _____

I certify that I am a registered shareholder / proxy for the registered shareholder of the
company.

I hereby record my presence at the 16th Annual General Meeting of the company at B/53, 5th
Floor, A-Wing, "New York Tower", Opp : Muktidham Derasar, Thaltej, S. G. Highway,
Ahmedabad-380054 at 11:30 a.m. on Thursday, 30th day of September, 2010.

Member's / Proxy's name
In Block Letters

Member's / Proxy's Signature

Note : Please fill in this attendance slip and hand it over at the entrance of the meeting hall

*Applicable for investors holding shares in electronic form