

M/S. N A ESTATES PRIVATE LIMITED

ANNUAL AUDITED ACCOUNTS

FOR THE YEAR ENDED 31ST MARCH, 2013

MEHTA CHOKSHI & SHAH

Chartered Accountants

229, Bokadia Mansion,

Princess Street, Mumbai 400 002

Tel. No. : 2205 7309 * 2208 8743 * 66334067

Fax : 2205 5432 * Email : camcs@vsnl.com

N. A. ESTATES PRIVATE LIMITED

Regd Office: DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063

NOTICE

NOTICE is hereby given that the Seventeenth Annual General Meeting of the Members of N. A. Estates Private Limited will be held on Wednesday, 25th September, 2013 at 2.30 p.m. at the Registered Office of the Company at DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063 to transact the following business:

AGENDA

ORDINARY BUSINESS:

1. To receive, consider and adopt the Audited Balance Sheet of the Company as at 31st March, 2013, statement of Profit and Loss for the year ended on that date together with the reports of the Board of Directors and Auditors thereon.
2. To appoint a Director in place of Mr. Suresh Atkur who retires from office by rotation, and being eligible, offers himself for re-appointment.
3. To re-appoint Auditors and to fix their remuneration.

"RESOLVED THAT M/s. Mehta Chokshi & Shah, Chartered Accountants, Mumbai (Reg. No.106201W) the retiring Auditors of the Company, who are not disqualified to act as Auditors of the Company u/s 224(1B) of the Companies Act, 1956, be and are hereby re-appointed as the Statutory Auditors of the Company, to hold office from the conclusion of this Annual General Meeting till the conclusion of the next Annual General Meeting on such remuneration as may be determined by the Board of Directors in consultation with the said auditors plus reimbursement of out of pocket expenses, if any, to be incurred by them in connection with the said audit exclusive of other fees payable for other services, if any, to be rendered by them."

**By Order of the Board
For N. A. Estates Private Limited**



Director

**Mumbai,
Date: 11.05.2013**

- NOTES:**
- 1) A MEMBER ENTITLED TO ATTEND AND VOTE AT A MEETING IS ENTITLED TO APPOINT ANOTHER PERSON AS HIS PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF AND THE PROXY NEED NOT BE A MEMBER
 - 2) THE INSTRUMENT OF PROXY SHOULD BE DEPOSITED AT THE REGISTERED OFFICE OF THE COMPANY NOT LESS THAN 48 HOURS BEFORE THE COMMENCEMENT OF THE MEETING.

N. A. ESTATES PRIVATE LIMITED

Regd Office: DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063

DIRECTORS' REPORT

Your Directors are pleased to present the 17th Annual Report of your Company together with the Audited Statement of Accounts and the Auditors' Report of your company for the financial year ended, 31st March, 2013.

FINANCIAL RESULTS:

(Amount in Rs.)

PARTICULARS	F.Y. 2012-13	F Y 2011-12
Gross Income	-	-
Less: Expenditure	82,739	59,204
Profit/(Loss) before taxation	(82,739)	(59,204)
Less : Tax provision	-	-
Profit/(Loss) after taxation	(82,739)	(59,204)
Balance brought forward	(1,73,546)	(1,14,342)
Balance carried to Balance Sheet	(2,56,285)	(1,73,546)

DIVIDEND

In the absence of profits, your directors do not recommend any dividend.

STATUS OF THE COMPANY

The Company continues to be Wholly Owned Subsidiary of D B Realty Limited.

DIRECTORS:

The Board of Directors of the Company is duly constituted. During the year under review, there is no change in the Board of Directors.

Mr Suresh Atkur, Director of the Company retires by rotation at the ensuing Annual General Meeting and being eligible, offers himself for re-appointment.

DIRECTORS' RESPONSIBILITY STATEMENT

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

- (i) that in the preparation of the Accounts for the year ended on 31st March, 2013, 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 are 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 loss of the Company for that period;
- (iii) that the Directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act 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 on 31st March, 2013 on a going concern basis.

FIXED DEPOSIT

During the year ended 31st March, 2013, the Company has not accepted any fixed deposit.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO

The particulars as required under the provisions of Section 217(1)(e) of the Companies Act, 1956 in respect of conservation of energy and technology absorption have not been furnished considering the nature of activities undertaken by the company during the year under review. Further during the year under review, the Company has neither earned nor used any foreign exchange.

PARTICULARS OF EMPLOYEES

There is no employee in the Company whose particulars are required to be given under section 217(2A) of the Companies Act, 1956 read with the Companies (Particulars of Employees) Rules, 1975, as amended.

AUDITORS

M/s. Mehta Chokshi & Shah, Chartered Accountants, the Auditors of the Company, retire at the ensuing Annual General Meeting and being eligible offer themselves for reappointment.

You are requested to appoint the Auditors for the year 2013-14 and fix their remuneration.

ACKNOWLEDGEMENT:

Your Directors would like to express their appreciation for the support extended by the Bankers, the Government Authorities, its employees, suppliers and creditors.

**On Behalf of the Board of Directors
for N.A. Estates Private Limited**



**Ishaq Balwa
Director**



**Suresh Atkur
Director**

**Mumbai,
Date: 11.05.2013**

Mehta Chokshi & Shah

CHARTERED ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT

To the Members of N A ESTATES PRIVATE LIMITED

1. Report on the Financial Statements

We have audited the accompanying financial statements of N A ESTATES PRIVATE LIMITED ("the Company"), which comprise the Balance Sheet as at March 31, 2013, and the Statement of Profit and Loss and Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

2. Management's Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the Accounting Standards referred to in sub-section (3C) of section 211 of the Companies Act, 1956 ("the Act"). This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

3. Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

BOKADIA MANSION, 2ND FLOOR, 229, PRINCESS STREET, MUMBAI-400 002.
TEL. : 2205 7309 • 2208 8743 • 6633 4067 • Fax : 2205 5432 • Email : chetanshah@camcs.in

A-101, "AADESHWAR" S.V.P. ROAD, (MANDPESHWAR ROAD), BORIVALI (W), MUMBAI -400 092.
Tel. 2893 0502 • Telefax : 2893 05 03



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We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

4. Opinion

In our opinion and to the best of our information and according to the explanations given to us, the financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:

- a) In the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2013;
- b) In the case of the Statement Profit and Loss, of the Loss for the year ended on that date; and
- c) In the case of the Cash Flow Statement, of the cash flows for the year ended on that date.

5. Report on Other Legal and Regulatory Requirements

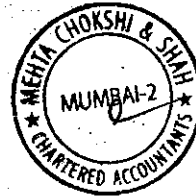
- i. As required by the Companies (Auditor's Report) Order, 2003 ("the Order") issued by the Central Government of India in terms of sub-section (4A) of section 227 of the Act, we give in the Annexure a statement on the matters specified in paragraphs 4 and 5 of the Order.
- ii. As required by section 227(3) of the Act, we report that:
 - a) We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - b) In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
 - c) The Balance Sheet, Statement of Profit and Loss, and Cash Flow Statement dealt with by this Report are in agreement with the books of account;
 - d) In our opinion, the Balance Sheet, Statement of Profit and Loss, and Cash Flow Statement comply with the Accounting Standards referred to in subsection (3C) of section 211 of the Companies Act, 1956;



..3..

- e) On the basis of written representations received from the directors as on March 31, 2013, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2013, from being appointed as a director in terms of clause (g) of sub-section (1) of section 274 of the Companies Act, 1956.

For Mehta Chokshi & Shah
Chartered Accountants
Firm Registration Number: 106201W



(C.M. Shah)
Partner
M.No: 47178

Place: Mumbai

Date: 11 MAY 2013

ANNEXURE TO THE AUDITORS' REPORT

(Referred to in paragraph 5(i) of our report of even date)

1. Fixed Assets

The Company does not have any Fixed Assets and therefore clauses 4(i)(a), 4(i)(b) and 4(i)(c) of the order are not applicable.

2. Inventories

a) The Company is in the business of real estate development and up to the year-end the company has given advances for purchase of occupancy rights and incurred certain expenditure towards the project. In the absence of any other inventory the question of physically verification by the management at reasonable intervals does not arise.

(b) Clause 4(ii)(b) and 4(ii)(c) of the order are not applicable.

3. In respect of the loans, secured or unsecured, granted or taken by the Company to or from companies, firms or other parties covered in the register maintained under section 301 of the Companies Act, 1956, according to the information and explanations given to us:

(a) The Company has not granted any loans, secured or unsecured to Companies, firms or other parties covered in the Register maintained under Section 301 of the Companies Act, 1956 and hence clause 4(iii)(a) to 4(iii)(d) of the order are not applicable.

(e) The Company has taken interest free unsecured loan, repayable on demand, from its Holding Company. The maximum balance outstanding at any time during the year is Rs. 8,52,67,287/- and the year-end balance of the said loan is Rs. 8,52,67,287/-.

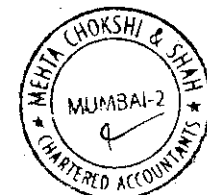
(f) In our opinion, the terms on which the loans have been taken are prima facie not prejudicial to the interest of the Company.

(g) We are informed that the amounts of loans will be repaid by the Company as and when demanded and hence, the question of default in repayment thereof does not arise.



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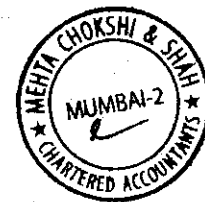
4. In our opinion and according to the information and explanations given to us, there is an adequate internal control system commensurate with the size of the Company and the nature of its business for the purchase of fixed assets and inventory. During the course of our audit, no major weakness has been noticed in the internal control system in respect of the said areas.
5. (a) To the best of our knowledge and belief and according to the information and explanations given to us, the transactions that need to be entered into the register in pursuance of Section 301 of the Companies Act, 1956 have so been entered.
(b) According to the information and the explanations given to us, where such transactions, are in excess of Rs.5 lacs in respect of each party, the transactions have been made at prices which are prima facie reasonable having regard to the prevailing market prices at the relevant time.
6. The Company has not accepted any deposits from the public and consequently, the directives issued by the Reserve Bank of India and the provisions of section 58A, 58AA or any other relevant provisions of the Companies Act, 1956 and the rules framed there under are not applicable.
7. The Company is not required to have an internal audit system.
8. The Central Government has not prescribed maintenance of cost records under section 209(1)(d) of the Companies Act, 1956 in respect of the activities carried on by the Company.
9. Statutory Dues
 - a) According to the information and explanations given to us and according to the books and records as produced before us, in our opinion, the Company is regular in depositing the undisputed statutory dues including Provident Fund, Income tax, Value Added Tax, Custom Duty and Other applicable Statutory Dues with the appropriate authorities except



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the Company has not deposited Property Tax of Rs. 63,748,516/-. However, according to the information and explanations given to us, no undisputed amounts payable in respect of the said applicable statutory dues were in arrears as at March 31, 2013 for a period of more than six months from the date they became payable except in case of Property Tax of Rs. 63,748,516/-.

- b) According to the information and explanations given to us, there are no disputed dues of Income – tax / Value Added tax / Wealth tax / Service tax / Customs duty / Excise duty / Cess and hence, the requirements of disclosure with respect to the amounts involved and the forums where the disputes are pending are not applicable.
10. The Company's accumulated loss exceeds fifty percent of the Net worth of the Company as at the year end. Further, the company has incurred cash losses in the current financial year as well as in the immediately preceding financial year.
11. According to the information and explanations given to us there are no borrowings from financial institutions/banks/debenture holders, hence the question of any defaults in repayment of the dues to them does not arise.
12. The Company has not granted any loans and advances on the basis of security by way of pledge of shares, debentures and other securities. Therefore, the requirements of Clause 4(xii) of the Order are not applicable.
13. The Company is not a chit fund or a nidhi / mutual benefit fund / society. Therefore, the requirements of Clause 4(xiii) of the Order are not applicable.
14. The Company is not dealing or trading in shares, securities, debentures and other investments. Therefore, the requirements of Clause 4(xiv) of the Order are not applicable.



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15. According to the information and explanations given to us, the Company has not given any guarantee for loans taken by others from banks or financial institutions. Therefore, the requirements of Clause 4(xv) of the Order are not applicable.
16. The Company has not availed of any term loan and therefore clause 4(xvi) of the said order is not applicable.
17. According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we are of the opinion that the funds raised on short-term basis have not been utilized for long term investment and vice versa.
18. The Company has not made any preferential allotment of shares to parties and companies covered in the register maintained under section 301 of the Companies Act, 1956. Therefore, the requirements of Clause 4(xviii) of the Order are not applicable.
19. The Company has not issued any debentures. Therefore, the requirements of Clause 4(xix) of the Order are not applicable.
20. The Company has not raised any monies by way of Public Issue. Therefore, the requirements of Clause 4(xx) of the Order are not applicable.

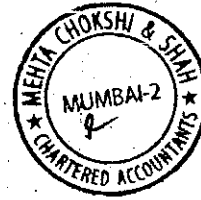


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21. Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per the information and explanations given by the management, we report that no fraud on or by the Company has been noticed or reported during the year.

For Mehta Chokshi & Shah
Chartered Accountants

Firm Registration Number: 106201W



A handwritten signature in black ink, appearing to be "C.M. Shah".

(C.M. Shah)

Partner

M.No: 47178

Place: Mumbai

Date: 11 MAY 2013

N A Estates Private Limited
Balance Sheet As At 31st March, 2013

(Amount in Rs)

Particulars	Note No	As at 31st March, 2013	As at 31st March, 2012
EQUITY AND LIABILITIES			
Shareholders' funds			
Share capital	3	100,000	100,000
Reserves and surplus	4	(256,285)	(173,546)
Non-current liabilities			
Long-term borrowings	5	-	7,000,000
Current liabilities			
Short-term borrowings	6	78,267,287	76,322,287
Trade payables	7	167,819	366,435
Other current liabilities	8	75,055,471	61,470,188
Total		153,334,292	145,155,364
ASSETS			
Current assets			
Inventories	9	153,333,350	145,117,848
Cash and cash equivalents	10	942	37,516
Total		153,334,292	145,155,364

Significant Accounting Policies and Notes on 1 to 25
 Financial Statements

As per our attached report of even date

For Mehta Chokshi & Shah
 Chartered Accountants
 Firm Registration No. 106201W

C.M.Shah
 Partner
 M.No. 47178



Place : Mumbai
 Date : 11.05.2013

For and on behalf of the Board

(Suresh Atkur)
 Director

(Ishaq Balwa)
 Director

Place : Mumbai
 Date : 11.05.2013

NA Estates Private Limited

Statement of Profit and Loss for the Year ended 31st March, 2013

(Amount in Rs)

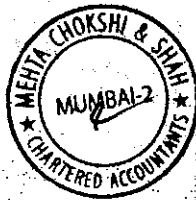
Particulars	Note No.	For The Year Ended	For The Year Ended
		31st March, 2013	31st March, 2012
Income:			
Revenue from Operations		-	-
Total Revenue		-	-
Expenditure:			
Project Expenses	11	8,215,502	60,660,361
(Increase)/Decrease in Inventories	12	(8,215,502)	(60,660,361)
Other Expenses	13	62,739	59,204
Prior period Item		20,000	-
Total Expenses		82,739	59,204
Profit/(Loss) before Tax		(82,739)	(59,204)
Tax Expense:			
(1) Current Tax		-	-
(2) Deferred Tax		-	-
Profit/(Loss) for the year		(82,739)	(59,204)
Earnings per equity share:			
-Basic and Diluted		(82.74)	(59.20)

Significant Accounting Policies and Notes on Financial Statements 1 to 25

As per our attached report of even date

For Mehta Chokshi & Shah
Chartered Accountants
Firm Registration No. 106201W

C.M.Shah
Partner
M.No. 47178



Place : Mumbai
Date : 11.05.2013

For and on behalf of the Board

(Suresh Atkur)
Director

(Ishaq Balwa)
Director

Place : Mumbai
Date : 11.05.2013

N A Estates Private Limited

Cash Flow for the year ended 31st March, 2013

		(Amount in Rs)	
Particulars		For the year ended 31st March, 2013	For the year ended 31st March, 2012
(A)	Cash Flow From Operating Activities:		
	Net loss before taxation and extraordinary items	(82,739)	(59,204)
	Operating Income before working Capital changes		
	Adjustment for :	(82,739)	(59,204)
	(Increase)/Decrease Inventories	(8,215,502)	(60,660,361)
	Short Term Loans & Advances	-	-
	Increase/(Decrease) Current Liabilities	5923604	60,080,445
	Cash used in operations		
	Income Tax paid	(2,374,637)	(639,120)
	Net Cash Generated/(used) from Operating Activities	(2,374,637)	(639,120)
(B)	Cash Flow From Investing Activities:		
	Investment		
	Net Cash Generated/(used) from Investing Activities		
(C)	Cash Flow From Financing Activities:		
	Borrowings (Net)	1,875,000	504,222
	Capial Introduced/(withdrawals)		
	Net Cash Generated/(used) from Financing Activities	1,875,000	504,222
	Net Increase in Cash and Cash Equivalents [A+B+C]	(499,637)	(134,898)
	Add: Cash and cash Equivalents (Opening)	37,516	172,414
	Cash and cash equivalents (Closing)	(462,121)	37,516
(D)	Cash and cash Equivalents includes:		
	Cash on hand	942	1,182
	Bank Balances	(463,063)	36,334
		(462,121)	37,516

As per our attached report of even date

For Mehta Chokshi & Shah
Chartered Accountants
Firm Registration No. 106201W

C.M.Shah
Partner
M.No. 47178



Place : Mumbai
Date : 11.05.2013

For and on behalf of the Board:

(Suresh Atkur)
Director

(Ishaq Balwa)
Director

Place : Mumbai
Date : 11.05.2013

Notes Forming Part of Financial Statements

1 Company Background

The Company is in the business of Real Estate Development. In furtherance thereof, it has incurred expenses towards its proposed residential project at Sukhlaji Street, Tardeo, Mumbai.

2 Significant Accounting Policies

2.1 Basis of preparation of Financial Statements

The financial statements have been prepared in accordance with the Generally Accepted Accounting Principles in India ("GAAP") under the historical cost convention on an accrual basis to comply in all material aspects the mandatory Accounting Standards prescribed by the Central Government, in consultation with National Advisory Committee, Accounting Standards, under the Companies (Accounting Standard Rules), 2006 referred to in Sub-Section (3C) of Section 211 of the Companies Act, 1956 and the relevant provisions of the Companies Act, 1956.

2.2 Accounting Policies Not Specifically Referred To Otherwise Are Consistent With The Generally Accepted Accounting Principles Followed By The Company.

2.3 Use of Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent liabilities on the date of the financial statements and the reported amounts of revenues and expenses during the year reported. Actual results could differ from those estimates. Any revision to accounting estimates is recognized in accordance with the requirements of the respective accounting standard.

2.4 Inventories

Project Work In Progress represents initial expenditure incurred on project undertaken by the Company for development and construction of Residential complex, net of recoveries, if any. It is valued at lower of cost or net realizable value.

2.5 Revenue Recognition

Revenue from sale of incomplete properties is recognized on the basis of percentage of completion method, determined on the basis of physical proportion of the work completed, as certified by the Company's technical personnel, in relation to a contract or a group of contracts within a project, only after the work has progressed to the extent of 30% of the total work involved. Revenue recognized in the aforesaid manner is further subject to minimum threshold limit of 20% of construction cost excluding cost incurred in acquisition of land and its development rights. Costs of construction / development are charged to the profit and loss account in proportion with the revenue recognized during the year. The balance costs are carried as part of 'Project Work in Progress' under inventories.

2.6 Provisions

A provision is recognized when an enterprise has a present obligation as a result of past event; it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions are not discounted to its present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

2.7 Contingent Liabilities

Contingent Liabilities are not provided for in this account, and if any, the same is reflected in notes to account.

2.8 Taxes on Income

2.8.i Provision for current tax is made based on the assessable income determined in accordance with the applicable provisions of the Income Tax Act, 1961.

2.8.ii

Deferred tax resulting from "timing differences" between taxable and accounting income is accounted for using the tax rates and laws that are enacted or substantively enacted as on the balance sheet date. The deferred tax asset is recognized and carried forward only to the extent that there is a reasonable/virtual certainty that the asset will be realized in future.



N A Estates Private Limited

Notes Forming part of Financial Statements

3 Share Capital

3.1 Details of Authorised, Issued, Subscribed and Paid-up Share Capital

(Amount in Rs)

Particulars	As at 31st March, 2013		As at 31st March, 2012	
	Number	Amount in Rs	Number	Amount in Rs
Authorised				
Equity Shares of ` 100 each	10,000	1,000,000	10,000	1,000,000
	10,000	1,000,000	10,000	1,000,000
Issued				
Equity Shares of ` 100 each	1,000	100,000	1,000	100,000
	1,000	100,000	1,000	100,000
Subscribed & Paid up				
Equity Shares of ` 100 each fully paid up	1,000	100,000	1,000	100,000
Total	1,000	100,000	1,000	100,000

All of the above Shares contain equal voting rights and there are no restrictions/preferences attached to any of the above shares.

3.2 Reconciliation of the outstanding number of shares

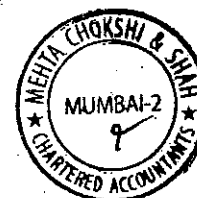
Particulars	Equity Shares		Equity Shares	
	As at 31st March, 2013		As at 31st March, 2012	
	Number	Amount in Rs	Number	Amount in Rs
Shares outstanding at the beginning of the year	1,000	100,000	1,000	100,000
Add : Shares Issued during the year	-	-	-	-
Less : Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	1,000	100,000	1,000	100,000

3.3 Detail of number of shares held by holding company

1,000 Equity Shares (Previous year 1,000) are held by D B Realty Limited (the holding company) and its nominees

3.4 Details of Shareholders holding more than 5% Shares

Name of Shareholder	As at 31st March, 2013		As at 31st March, 2012	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
DB Realty Limited (and its nominees)	1,000	100%	1,000	100%



N A Estates Private Limited
Notes Forming part of Financial Statements

4 Reserves and Surplus

Particulars	As at 31st March, 2013	As at 31st March, 2012
	Amount in Rs	Amount in Rs
Profit and Loss Account		
Opening balance of Profit and Loss account	(173,546)	(114,342)
Add: (Loss) for the year	(82,739)	(59,204)
Closing Balance	(256,285)	(173,546)

5 Long Term Borrowings

Particulars	As at 31st March, 2013	As at 31st March, 2012
	Amount in Rs	Amount in Rs
Unsecured		
Debentures		7,000,000
0% Compulsory Convertible Debentures of `100 each convertible on or before 22nd September, 2013(Held by the Holding Company DB Realty Limited) #Convertible at the option of DB Realty Limited		
Total		7,000,000

6 Short Term Borrowings

Particulars	As at 31st March, 2013	As at 31st March, 2012
	Amount in Rs	Amount in Rs
Unsecured		
From Holding Company(repayable on demand)	78,267,287	76,392,287
Total	78,267,287	76,392,287



N A Estates Private Limited
Notes Forming part of Financial Statements

7 Trade Payables

Particulars	As at 31st March, 2013	As at 31st March, 2012
	Amount in Rs	Amount in Rs
Micro, Small and Medium Enterprises (Refer Note No : 21)	-	-
Others	167,819	366,435
Total	167,819	366,435

8 Other Current Liabilities

Particulars	As at 31st March, 2013	As at 31st March, 2012
	Amount in Rs	Amount in Rs
Statutory Liability	32,346	115,787
Outstanding Expenses	67,560,062	61,354,401
Temporarily overdrawn current account balance	463,063	-
Debentures	7,000,000	-
0% Compulsory Convertible Debentures of `100 each convertible on or before 22nd September, 2013 (Held by the Holding Company DB Realty Limited)		
Total	75,055,471	61,470,188



N A Estates Private Limited
Notes Forming part of Financial Statements

9 Inventories

Particulars	As at 31st March, 2013	As at 31st March, 2012
	Amount in Rs	Amount in Rs
(As valued and certified by a Director)		
Opening Inventories	145,117,848	84,457,487
Add: Project Expenses incurred during the year	8,215,502	60,660,361
Total	153,333,350	145,117,848

10 Cash and Cash Equivalents

Particulars	As at 31st March, 2013	As at 31st March, 2012
	Amount in Rs	Amount in Rs
Balance with Bank in Current Account	-	36,334
Cash in Hand	942	1,182
Total	942	37,516



N A Estates Private Limited
Notes Forming part of Financial Statements

11 Project Expenses

Particulars	Year Ended	Year Ended
	31st March, 2013	31st March, 2012
	Amount in Rs	Amount in Rs
Compensation paid to Tenants	540,000	531,500
Rates & Taxes	7,198,081	58,568,883
Security Charges	477,421	456,978
Professional Fees	-	1,103,000
Total	8,215,502	60,660,361

12 (increase)/Decrease in Inventories

Particulars	Year Ended	Year Ended
	31st March, 2013	31st March, 2012
	Amount in Rs	Amount in Rs
Opening Inventories	145,117,848	84,457,487
Less: Closing Inventories	153,333,350	145,117,848
Total	(8,215,502)	(60,660,361)

13 Other Expenses

Particulars	Year Ended	Year Ended
	31st March, 2013	31st March, 2012
	Amount in Rs	Amount in Rs
Miscellaneous Expenses	2,884	5,608
Interest on Delayed Payment	5,409	-
Company's Profession Tax	2,500	-
Printing, Stationery, Postage & Courier Expenses	18,660	8,800
Legal & Professional Fees	6,318	31,436
Payment to Auditors	26,968	13,360
Total	62,739	59,204



N A ESTATES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

- 14 The Company is a subsidiary of D B Realty Limited, which has become a "Public company" w.e.f. 23rd September 2009. Therefore, the Company has become a private company which is a subsidiary of a public company and accordingly, by virtue of provision of section 3(1)(iv)(c) of the Companies Act, 1956, the Company is a public company. The Company continues to use the word "Private Limited" as permitted by law.
- 15 The Board of Directors vide its resolution dated 27.07.10 has decided to develop the property situated at Sukhlaji Street, Tardeo, Mumbai and therefore approved the transfer of its investment in the said property having a book value of Rs 4,97,26,480/- to Inventory as project expense.
- 16 Keeping in view the parameters as per Guidance Note on "Recognition of Revenue by the Real Estate Developers" and AS 2 "Valuation of Inventories" for valuing Project-Work-In-Progress (WIP) of Real Estate Developers, the expenses incurred in the nature of administrative overheads which did not contribute in bringing Project WIP to its present location and condition have been charged off to the profit and loss account for the year as period cost.

17 Breakup of Auditors' Remuneration:

Particulars	(Amount in Rs)	
	For the year ended 31 st March, 2013	For the year ended 31 st March, 2012
- Audit Fees	6,000	6,742
- Taxation Matter	-	-
- Others	18,000	6,618
- Service Tax	2,966	1,236
Total	26,966	13,360

18 Earnings per Share:

As per AS- 20 "Earning Per Share", the Company's EPS is as under

Particulars	(Amount in Rs)	
	31 st March, 2013	31 st March, 2012
Net Profit/(Loss) after tax as per Profit & Loss Account	-82,739	-59,204
Weighted average number of equity shares outstanding	1,000	1,000
Basic and Diluted Earnings per share	-82.73	-59.2
Face Value per Equity Share	100	100

19 Related Parties Disclosure as per AS-18:

As per Accounting Standard 18 (AS - 18) "Related Party Disclosure", the disclosure of transactions with the related parties as defined in AS - 18 is given below.

Name of the Related Party	Relationship
Ishaq Balwa	Key Management Personnel (Director)
Suresh Atkur	Key Management Personnel (Director)
D B Realty Limited	Holding Company
Dynamix Realty	Entity Controlled by Holding Company

The above related party is identified by the management and have been relied upon by the auditors. However there were no transactions with the Key Management Personnel.

Nature of Transaction	(Amount in Rs)	
	With Holding Company	Entity Controlled by Holding Company
Loan Accepted		
D B Realty		
Loans accepted opening balance	7,63,92,287	-
	(7,58,88,065)	(-)
Loans accepted	19,50,000	-
	(11,80,298)	(-)
Repayment of Loan accepted	75,000	-
	(6,76,076)	(-)
Closing balance of loan accepted	7,82,67,287	-
Re-imbursement Of Expenses	(7,63,92,287)	(-)
Dynamix Realty		
Reimbursement of Expenses	-	1,22,508
	(-)	(6,823)

Figures in the brackets denote figures pertaining to 31st March, 2011.



N A ESTATES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

20 The Company had earlier vacated the project site at Sukhlaji Street, Tardeo, Mumbai by paying compensation to the tenants for the 18 months. However, during the current year, The tenants were not paid any further compensation, instead they were relocated to the project site, as per representation received from management, the relocation is temporary and company intends to continue with the project.

21 Details of dues to Micro, Small and Medium Enterprises as per MSMED Act, 2006

Particulars	For the year ended	For the year ended 31 "
	31 st March, 2013	March, 2012
	Rs	Rs
Principal Amount outstanding to suppliers under MSMED Act, 2006 beyond the appointed date	-	-
Interest accrued on the amount due to suppliers under MSMED Act on the above amount	-	-
Payment made to suppliers (other than interest) beyond the appointed date during the year.	-	-
Interest paid to suppliers under MSMED Act (other than section 16)	-	-
Interest paid to suppliers under MSMED Act (section 16)	-	-
Interest due and payable to suppliers under MSMED Act for payments already made.	-	-
Interest accrued and remaining unpaid at the end of the year to suppliers under MSMED Act.	-	-

Note: The above information is compiled by the company on the basis of the information made available by vendors and the same has been relied upon by the Statutory Auditors.

22 Balances of Trade Payables in the financial statements are subject to confirmations.

23 Segment Reporting:

Keeping in view the object of the company as that of developing and constructing the project, it has only one reportable segment and hence separate disclosures requirements of AS-17 Segment Reporting are not applicable.

24 The amount in the Balance Sheet and Statement of Profit & Loss are rounded off to nearest rupee.

25 Previous year figures have been regrouped and reclassified wherever necessary to make them comparable with current year figures.

Signatures to Notes 1 to 25

As per our attached report of even date

For Mehta Chokshi & Shah
Chartered Accountants
Firm Registration No. 196201W

C.M.Shah
Partner
M.No. 47178

Place : Mumbai
Date : 11.05.2013



For and on behalf of the Board

(Suresh Atkur)
Director

Ishaq Balwa)
Director

Place : Mumbai
Date : 11.05.2013