

N A ESTATE PRIVATE LIMITED

ANNUAL AUDITED ACCOUNTS

FOR THE YEAR ENDED 31ST MARCH, 2014

MEHTA CHOKSHI & SHAH

Chartered Accountants
Maker Bhavan 3, 214, 2nd floor,
New Marine Lines, Mumbai 400 020
Tel. No. : 2205 7309 * 2208 8743 * 66334067
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NOTICE

NOTICE is hereby given that the Eighteenth Annual General Meeting of the Members of N. A. Estates Private Limited will be held on Saturday, 20th September, 2014 at 12.45 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, 2014, 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. Ishaq Balwa who retires by rotation, and being eligible, offers himself for re-appointment.
3. To re-appoint Auditors and to fix their remuneration.

“RESOLVED THAT pursuant to the provisions of Section 139 and other applicable provisions, if any, of the Companies Act, 2013 and the Rules made thereunder, including any statutory modification(s) or re-enactment(s) thereof for the time being in force, M/s. Mehta Chokshi & Shah, Chartered Accountants, Mumbai (Reg. No.106201W), the retiring Auditors of the Company, 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 at such remuneration as may be determined by the Board of Directors of the Company from time to time.”

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

Sd/-
Director

**Place: Mumbai
Date : May 17, 2014**

**Regd Office : DB House, Gen. A. K. Vaidya Marg,
Goregaon (East), Mumbai - 400063**

NOTES:

1. **A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF AND THE PROXY NEED NOT BE MEMBER OF THE COMPANY.** The proxy in order to be effective must be deposited in writing at the registered office of the company not less than 48 hours before the commencement of the meeting.
2. **Members / proxies should bring the attendance slip duly filled in for attending the meeting**

DIRECTORS' REPORT

To
The Members
N.A. Estates Private Limited

Your Directors are pleased to present the 18th Annual Report of your Company together with the Audited Accounts for the financial year ended, 31st March, 2014.

OPERATION

Your Company has undertaken a residential project at Sukhlaji Street, Tardeo, Mumbai and has acquired land for the project and is currently under the process of acquiring the consent from tenants.

FINANCIAL RESULTS:

(Amount in Rs.)

PARTICULARS	F.Y. 2013-14	F Y 2012-13
Gross Income	-	-
Less: Expenditure	218,986	62,739
Profit/(Loss) before taxation	(218,986)	(62,739)
Less : Tax provision	-	-
Profit/(Loss) after taxation	(218,986)	(62,739)
Balance brought forward	(2,56,285)	(1,73,546)
Balance carried to Balance Sheet	(4,75,271)	(2,56,285)

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 Ishaq Balwa, 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, 2014, 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 on a going concern basis.

FIXED DEPOSIT

During the year ended 31st March, 2014, 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.

AUDITOR'S REPORT

The Auditors in their Report have drawn attention to certain paras in the financial statements as follows:

With regard to Para 9(a) of Annexure to the Auditor's Report drawing attention to the property tax of Rs.1,61,00,315/- outstanding for a period of more than 6 months as at 31st March, 2014, your Directors would like to state that Company will take necessary action for the same.



With regard to Para 10 of Annexure to the Auditors' Report that the accumulated losses exceed 50% of the networth of the Company and the Company has incurred cash losses during the current year, your Directors would like to state that the Company follows the Percentage Completion Method in recognition of revenue on the development of the property in its real estate activity and hence expenses incurred are debited to Profit and Loss account which shall be set off as and when income is recognized on achieving the threshold limits.

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 2014-15 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**

**Sd/-
Director**

**Sd/-
Director**

**Place: Mumbai
Date: 17.05.2014**

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, 2014, 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") read with the General Circular 15/2013 dated 13th September 2013 of the Ministry of Corporate Affairs in respect of Section 133 of the Companies Act 2013. 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 but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. 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.

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, 2014;
- (b) In the case of the Statement of 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.

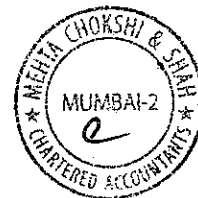
5. Report on Other Legal and Regulatory Requirements

- 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 read with the General Circular 15/2013 dated 13th September 2013 of the Ministry of Corporate Affairs in respect of Section 133 of the Companies Act 2013;
- (e) On the basis of written representations received from the directors as on March 31, 2014, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2014, 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



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

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

Place: Mumbai
Date: 17th May, 2014

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 incurred certain expenditure towards the project under development. As explained to us, site visit was carried out during the year by the management at reasonable intervals. In our opinion frequency of verification reasonable.

(b) In our opinion and according to information and explanation given to us, keeping in view the nature of inventory, the procedure of physical verification by way of site visits by the management are reasonable and adequate in relation to size of the company and nature of its business.

(c) On the basis of information and explanation provided to us and based on our audit procedure, the inventory records have been kept properly. As explained to us, no material discrepancies were noticed on physical verification of inventory/project site by the management.

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 and year-end balance of the said loan is Rs. 7,92,77,287/-.

(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.
4. In our opinion and according to the information and explanations given to us the company does not have any fixed assets nor it has made any sales during the year, however, in respect to inventory, there is an adequate internal control system commensurate with the size of the Company and the nature of its business in respect of inventory. During the course of our audit we have not observed any continuing failure to correct major weaknesses in internal control system.
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 company does not qualify within prescribed threshold limit as specified in Companies (Cost Accountant Records) Rules, 2011, and hence para 4 (viii) of the order is not applicable.
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 Income tax and other applicable statutory dues have been regularly deposited with the appropriate authorities *except for Property Tax*. 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, 2014 for a period of more than six months from the date they



became payable *except for Property Tax of Rs. 1,61,00,315/- which is outstanding for a period of more than six months as at March 31, 2014.*

Further as explained to us, the provisions for Investor Education and Protection, Provident Fund, Employees State Insurance, Sales Tax, Wealth Tax, Custom Duty, Excise Duty are not applicable to the Company during the year.

(b) According to the information and explanations given to us, there are no disputed statutory dues of Income – tax and other applicable statutory dues 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 and banks. However, in case of borrowing from debenture holders, the repayment of the dues to them has not yet matured as at year end and hence question of default in repayments of dues does not arises.
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.
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.~~



CHARTERED ACCOUNTANTS

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. During the earlier years, the Company had issued unsecured 70,000 0% Compulsory Convertible Debentures of Rs. 100 each, convertible on or before 21st September, 2015, to its Holding Company. Since the debentures are unsecured Clause 4(xix) of the Order is 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.
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: 17th May, 2014

NA Estates Private Limited
Balance Sheet As At 31st March, 2014

(Amount in Rupees)

Particulars	Note No	As at 31st March, 2014	As at 31st March, 2013
EQUITY AND LIABILITIES			
Shareholders' funds			
Share capital	3	100,000	100,000
Reserves and surplus	4	(475,271)	(256,285)
Non-Current Liabilities			
Other Long Term Liabilities	5	7,000,000	-
Current liabilities			
Short-term borrowings	6	79,277,287	78,267,287
Trade payables	7	145,469	167,819
Other current liabilities	8	18,402,369	75,055,471
Total		104,449,854	153,334,292
ASSETS			
Current assets			
Inventories	9	104,380,536	153,333,350
Cash and cash equivalents	10	69,318	942
Total		104,449,854	153,334,292

Significant Accounting Policies and Notes on Financial Statements

1 to 26

As per our attached report of even date

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



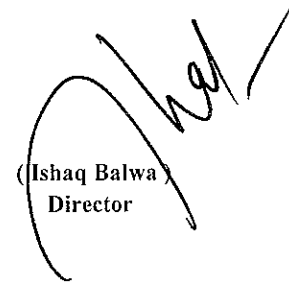
C.M. Shah
 Partner
 M.No. 47178



Place : Mumbai
 Date : 17th May, 2014

For and on behalf of the Board


 (Suresh Atkur)
 Director


 (Ishaq Balwa)
 Director

Place : Mumbai
 Date : 17th May, 2014

N A Estates Private Limited

Statement of Profit and Loss for the Year ended 31st March, 2014

(Amount in Rupees)

Particulars	Note No.	For The Year Ended 31st March, 2014	For The Year Ended 31st March, 2013
Income:			
Revenue from Operations		-	-
Total Revenue		-	-
Expenditure:			
Project Expenses	11	(48,952,814)	8,215,502
(Increase)/Decrease in Inventories	12	48,952,814	(8,215,502)
Other Expenses	13	218,986	62,739
Total Expenses		218,986	62,739
Profit /(Loss) before Extra Ordinary Item		(218,986)	(62,739)
Prior period Item		-	20,000
Profit/(Loss) before Tax		(218,986)	(82,739)
Tax Expense:			
(1) Current Tax		-	-
(2) Deferred Tax		-	-
Profit/(Loss) for the year		(218,986)	(82,739)
Earnings per equity share: (Refer Note.18)			
Basic and Diluted		(218.99)	(82.74)

Significant Accounting Policies and Notes on Financial Statements 1 to 26

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

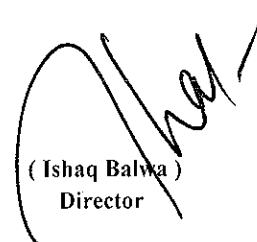


Place : Mumbai
Date : 17th May,2014

For and on behalf of the Board



(Suresh Atkur)
Director



(Ishaq Balwa)
Director

Place : Mumbai
Date : 17th May,2014

N A Estates Private Limited

Cash Flow for the year ended 31st March, 2014

Particulars		For the year ended 31st March, 2014		For the year ended 31st March, 2013	
(A)	Cash Flow From Operating Activities:				
	Net loss before taxation and extraordinary items	(218,986)		(82,739)	
	Operating Income before working Capital changes	(218,986)		(82,739)	
	Adjustment for :				
	(Increase)/Decrease Inventories	48,952,814		(8,215,502)	
	Increase/(Decrease) Trade Payable	(22,350)		-	
	Increase/(Decrease) Current Liabilities	(49,190,039)		5,923,604	
Cash used in operations	(478,561)		(2,374,637)		
Income Tax paid	-		-		
Net Cash Generated/(used) from Operating Activities		(478,561)		(2,374,637)	
(B)	Cash Flow From Investing Activities:				
	Investment	-		-	
Net Cash Generated/(used) from Investing Activities		-		-	
(C)	Cash Flow From Financing Activities:				
	Borrowings (Net)	1,010,000		1,875,000	
	Capital Introduced/(withdrawals)	-		-	
	Net Cash Generated/(used) from Financing Activities		1,010,000		1,875,000
Net Increase in Cash and Cash Equivalents [A+B+C]		531,439		(499,637)	
Add: Cash and cash Equivalents (Opening)		(462,121)		37,516	
Cash and cash equivalents (Closing)		69,318		(462,121)	
(D)	Cash and cash Equivalents includes:				
	Cash on hand		1,885		942
	Bank Balances		67,433		-
	Cash & Cash Equivalent		69,318		942
	Book Overdraft Due to Reconciliation		-		(463,063)
		69,318		(462,121)	

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



For and on behalf of the Board

(Suresh Atkur) (Ishaq Balwa)
Director Director

Place : Mumbai
Date : 17th May,2014

Place : Mumbai
Date : 17th May,2014

1 Company Background

The Company is in the business of Real Estate Development. Accordingly the company has identified the residential project at Sukhlaji Street, Tardeo, Mumbai. The company has acquired the land for the project and is currently under process of acquiring the consent from tenants. In this regard, legal & professional fees, property tax and other administrative expenses incurred for the project have been included in Project Work in Progress.

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 notified under Companies Act, 1956 read with the General Circular No. 15/2013 dated 13th September, 2013 of the Ministry of Corporate Affairs in respect of Section 133 of the Companies Act, 2013.

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

The Institute of Chartered Accountants of India has issued Guidance Note on recognisaton of revenue by Real Estate Developers on 11th February, 2012. To follow the Guidance Note the company has revised its policies on Revenue Recognition as follows. Revenue from construction and development of the Project shall be recognized on the basis of percentage of Completion method. The initial revenue shall be recognized after the work has progressed to the extent of 25% of the total construction cost excluding cost incurred in relation to acquisition of land and its development rights and at least 25% of the saleable project area is secured by contracts or agreements with buyers. Further, revenue shall be recognized out of the secured contracts / agreements only if 10% of the revenue as per the enforceable documents is realized and there is no uncertainty towards realization of balance amount.

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

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

2.9 Cash Flow Statement

Cash Flow are reported using the indirect method, whereby profit before tax is adjusted for the effects of transactions of non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the Company are segregated.

2.10 Earning per share

Basic earning per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average numbers of equity shares outstanding during the period are adjusted for events including a bonus issue, bonus element in right issue to existing shareholders, share split, and reverse share split. (consolidation of shares).

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of equity shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

The period during which, number of dilutive potential equity shares change frequently, weighted average number of shares are computed based on a mean date in the quarter, as impact is immaterial on earning per share.

2.11 Cash and Cash Equivalent

Cash and cash equivalent for the purpose of cash flow statement comprise cash at bank and in hand and short-term investments with an original maturity of three months or less.



N/A Estates Private Limited

Notes Forming part of Financial Statements

3 Share Capital

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

Particulars	As at 31st March, 2014		As at 31st March, 2013	
	Number	Rs.	Number	Rs.
Authorized				
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 as at 31st March,2014		Equity Shares as at 31st March,2013	
	Number	Rs.	Number	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,2014		As at 31st March,2013	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
DB Realty Limited(and its nominees)	1,000	100%	1,000	100%



4 Reserves and Surplus

Particulars	As at 31st March, 2014	As at 31st March, 2013
	Amount in Rs.	Amount in Rs.
Surplus/(Deficit) in the Statement of Profit & Loss		
Opening balance	(256,285)	(173,546)
Add: (Loss) for the year	(218,986)	(82,739)
Closing Balance	(475,271)	(256,285)

5 Long Term Borrowings

Particulars	As at 31st March, 2014	As at 31st March, 2013
	Amount in Rs.	Amount in Rs.
Unsecured		
Debentures		
0% Compulsory Convertible Debentures of Rs 100 each convertible on or before 21st September, 2015 (Held by the Holding Company DB Realty Limited)	7,000,000	-
Total	7,000,000	-

6 Short Term Borrowings

Particulars	As at 31st March, 2014	As at 31st March, 2013
	Amount in Rs.	Amount in Rs.
Unsecured		
From Holding Company (repayable on demand)	79,277,287	78,267,287
Total	79,277,287	78,267,287

7 Trade Payables

Particulars	As at 31st March, 2014	As at 31st March, 2013
	Amount in Rs.	Amount in Rs.
Micro, Small and Medium Enterprises (Refer Note No : 21)	-	-
Others	145,469	167,819
Total	145,469	167,819

8 Other Current Liabilities

Particulars	As at 31st March, 2014	As at 31st March, 2013
	Amount in Rs.	Amount in Rs.
Statutory Liability	2,009	32,346
Outstanding Expenses	18,400,360	67,560,062
Temporarily overdrawn current account balance	-	463,063
Debentures		
0% Compulsory Convertible Debentures of Rs 100 each convertible on or before 21st September, 2013 (Held by the Holding Company DB Realty Limited)	-	7,000,000
Total	18,402,369	75,055,471



NA Estates Private Limited
Notes Forming part of Financial Statements

9 Inventories

Particulars	As at 31st March, 2014	As at 31st March, 2013
	Amount in Rs.	Amount in Rs.
(As valued and certified by the Management)		
Opening Inventories	153,333,350	145,117,848
Add: Project Expenses incurred during the year*	(48,952,814)	8,215,502
Total	104,380,536	153,333,350

* The project is under initial stage of development and expected to have net realizable value of greater than the cost.

10 Cash and Cash Equivalents

Particulars	As at 31st March, 2014	As at 31st March, 2013
	Amount in Rs.	Amount in Rs.
Balance with Bank in Current Account	67,433	-
Cash in Hand	1,885	942
Total	69,318	942



NA Estates Private Limited
Notes Forming part of Financial Statements

11 Project Expenses

Particulars	For the year Ended 31st March, 2014	For the year Ended 31st March, 2013
	Amount in Rs.	Amount in Rs.
Compensation paid to Tenants	-	540,000
Rates & Taxes	(49,159,702)	7,198,081
Security Charges	206,888	477,421
Total	(48,952,814)	8,215,502

12 (Increase)/Decrease in Inventories

Particulars	For the year Ended 31st March, 2014	For the year Ended 31st March, 2013
	Amount in Rs.	Amount in Rs.
Opening Inventories	153,333,350	145,117,848
Less: Closing Inventories	104,380,536	153,333,350
Total	48,952,814	(8,215,502)

13 Other Expenses

Particulars	For the year Ended 31st March, 2014	For the year Ended 31st March, 2013
	Amount in Rs.	Amount in Rs.
Miscellaneous Expenses	144,335	2,884
Interest on Delayed Payment	4,911	5,409
Company's Profession Tax	2,500	2,500
Printing, Stationery, Postage & Courier Expenses	3,197	18,660
Legal & Professional Fees	5,616	6,318
Payment to Auditors	58,427	26,968
Total	218,986	62,739



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 2(71) of the Companies Act, 2013, the Company is deemed to be 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, 2014	For the year ended 31 st March, 2013
Audit Fees	9,000	6,000
Taxation Matter	25000	-
Certification Fees	18,000	18,000
Service Tax	6,427	2,968
Total	58,427	26,968

18 Earnings per Share:

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

Particulars	(Amount in Rs)	
	For the year ended 31 st March, 2014	For the year ended 31 st March, 2013
Net Profit/(Loss) after tax as per Profit & Loss Account	(218,986)	(82,739)
Weighted average number of equity shares outstanding	1,000	1,000
Basic and Diluted Earnings per share	(218.99)	(82.74)
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	With Holding Company	Entity Controlled by Holding Company
Loan Accepted		
D B Realty		
Opening balance of Loan accepted	78,267,287	-
	(76,392,287)	(-)
Loans accepted	1,010,000	-
	(1,950,000)	(-)
Repayment of Loan accepted	-	-
	(75,000)	(-)
Closing balance of loan accepted	79,277,287	-
	(78,267,287)	(-)
Re-imbursement of Expenses		
Dynamix Realty		
Reimbursement of Expenses	-	1,22,508
	(-)	(6,823)

Figures in the brackets denote figures pertaining to 31st March, 2013



NA 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 31 st March, 2014	For the year ended 31 st March, 2013
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 As at year end, the entire net worth of the company has been eroded. However, the management is of the opinion that as and when the project revenue is recognized in future the company will be able to recover the accumulated losses and hence the accounts of the company has been prepared on going concern basis.
- 23 Balances of Trade Payables in the financial statements are subject to confirmations.
- 24 **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.
- 25 The amount in the Balance Sheet and Statement of Profit & Loss are rounded off to nearest rupee.
- 26 Previous year figures have been regrouped and reclassified wherever necessary to make them comparable with current year figures.

Signatures to Notes 1 to 26

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 : 17th May,2014



For and on behalf of the Board

(Suresh Atkur)
 Director

(Ishaq Balwa)
 Director

Place : Mumbai
 Date : 17th May,2014