



NOTICE

NOTICE is hereby given that the Ninth Annual General Meeting of the members of Neelkamal Realtors Suburban Private Limited will be held on Saturday, 20th September, 2014 at 10.00 a.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. Vinod Goenka, who retires by rotation and being eligible offers himself for re-appointment.
3. To appoint a Director in place of Mr. Mohammed Balwa, who retires by rotation and being eligible offers himself for re-appointment.
4. 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, as amended from time to time and pursuant to the recommendation of the Audit Committee of the Board of Directors M/s. M. A. Parikh & Company, Chartered Accountants, (Regn. No. 107556W) be and are hereby re-appointed as Auditors of the Company, to hold office from the conclusion of this ninth Annual General Meeting until the conclusion of the twelfth Annual General Meeting, subject to ratification of their appointment by the shareholders at every Annual General Meeting of the Company at such remuneration as may be determined by the Audit Committee/ Board of Directors in consultation with the Auditors.”

SPECIAL BUSINESS

5. Appointment of Joshi, Apte & Associates, Cost Accountants as Cost Auditors

To consider and, if thought fit, to pass with or without modification, the following resolution as an **Ordinary Resolution**

“RESOLVED THAT pursuant to Section 148 and other applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, (including any statutory modification (s) or re- enactment thereof for the time



being in force), M/S Joshi, Apte & Associates, Cost Accountants (Firm Registration Number 00240) being the Cost Auditor appointed by the Board of Directors of the Company to conduct the audit of the cost records of the Company for the financial year ending March 31, 2015 and the Board of Directors be and is hereby authorised to fix such remuneration along with service tax , and out of pocket expenses as may be recommended / determined by the Audit Committee/Board of Directors in consultation with the Auditors.”

**By Order of the Board
For Neelkamal Realtors Suburban 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**
- 3. The Explanatory Statements pursuant to section 102 of the Companies Act, 2013 relating to the aforesaid Special Business is annexed.**

NEELKAMAL REALTORS SUBURBAN PVT. LTD.

Regd. Office : DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063. • Tel.: 91-22-4077 8600 • Fax: 91-22-2841 5550 / 2842 1667

E-mail: info@dbg.co.in • Website: www.dbrealty.co.in

CIN : U70100MH2005PTC154506

EXPLANATORY STATEMENT FORMING PART OF THE ACCOMPANYING NOTICE PURSUANT TO THE PROVISION OF SECTION 102 OF THE COMPANIES ACT, 2013

Item No. 5

In pursuance of Section 148 of the Companies Act, 2013 and Rule 14 of the Companies (Audit and Auditors) Rules 2014 read with Companies (Cost Records and Audit) Rules, 2014, the Board of Directors of the Company is required to appoint an individual who is a Cost Accountant in practice or a firm of cost Accountants in practice as Cost Auditor. The remuneration of the cost auditor is required to be approved by the Board of Directors and ratified by the members.

On the recommendation of the Audit Committee at the meeting held on 17th May, 2014, the Board has considered and approved appointment of M/s Joshi, Apte and Associates (FRN 00240), for the conduct of the audit of the Company's cost records at a remuneration along with service tax and out of pocket expenses as may be determined by the board of Directors in consultation with the Auditors.

The resolution at item no. 5 of the Notice is set out as an Ordinary Resolution for approval and ratification by the members in terms of section 148 of the Companies Act, 2013

None of the Directors of the Company and none of their relatives are deemed to be concerned or interested in the said resolution.

**By Order of the Board
For Neelkamal Realtors Suburban Private Limited**

**Sd/-
Director**

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

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



DIRECTORS' REPORT

To
The Members
Neelkamal Realtors Suburban Private Limited

Your Directors have pleasure in presenting the Annual Report together with the Audited Accounts of the Company for the year ended 31st March, 2014.

STATUS OF THE COMPANY PROJECT

Your Company is implementing a project of residential cum commercial complex at Dahisar in the outskirts of Mumbai. The project has been progressing satisfactorily and has also received good response in the market. The company follows the Percentage Completion Method in recognizing revenue.

FINANCIAL RESULTS

(Amount in Rupees)

	For the financial year ending 31 st March, 2014	For the financial year ending 31 st March, 2013
Income	909,950,123	731,133,352
Less: Expenditure	1,057,838,222	897,888,442
Profit/ Loss Before tax	(147,888,099)	(166,755,090)
Less :Tax provision/Deferred tax	47,803,042	53,964,193
Profit/ Loss after tax	(100,085,057)	(112,790,897)
Balance brought forward from the previous year	325,298,435	438,089,332
Balance carried to Balance Sheet	225,213,378	325,298,435

DIVIDEND

In the absence of profits in the current year and the need of funds for completion of the project, your directors do not recommend any dividend.

STATUS OF THE COMPANY

Your Company continues to be subsidiary of D B Realty Limited.

DIRECTORS

The Board of Director is duly constituted during the year under and there is no change in the Board of Directors of the Company.

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CIN : U70100MH2005PTC154506



Mr. Vinod Goenka and Mr. Mohammed Balwa retire by rotation at the ensuing Annual General Meeting and being eligible offer themselves for re- appointment.

AUDIT COMMITTEE

Mr. Ashok Saraf, Mr. Vinod Goenka and Mr. Janak Desai are presently, the members of Audit Committee.

DIRECTORS RESPONSIBILITY STATEMENT:

The Directors state:

- (i) that in the preparation of the annual accounts for the year ended 31st March, 2014, the applicable Accounting Standards had been followed along with proper explanation relating to material departures;
- (ii) that they had selected such accounting policies and applied them consistently and they had 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 as it exists for the year ended 31st March, 2014 and of the loss of the company for that period;
- (iii) that they 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 they had prepared the annual accounts on a going concern basis.

FIXED DEPOSITS:

The Company has not accepted any deposit from the public within the meaning of Section 58A of Companies Act, 1956 during the year under review.

PARTICULARS OF EMPLOYEES:

The Company did not employ during the year any employee whose particulars are required to be furnished pursuant to Section 217(2A) of the Companies Act, 1956 and the Rules made there under.

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

Considering the nature of the business, it is not necessary to give statement showing required particulars in accordance with the Companies (Disclosure of particulars in the Report of Board of Directors) Rules, 1998 read with the provisions of Section 217(1)(e) of the Companies Act, 1956 and hence it has not been annexed hereto.

Further during the year under review, the Company has neither earned nor used any foreign exchange.



AUDITORS:

COST AUDITORS

The Company has appointed M/S Joshi, Apte & Associates, Cost Accountants (Firm Registration Number 00240) to conduct the audit of the cost records of the Company for the financial year 2014-15 in pursuance of Section 148 of the Companies Act, 2013 and Rule 14 of the Companies (Audit and Auditors) Rules 2014 read with Companies (Cost Records and Audit) Rules, 2014 as may be applicable.

STATUTORY AUDITORS:

The Statutory Auditors of the Company M/s. M.A. Parikh & Co., Chartered Accountants, Mumbai retire at the ensuing Annual General Meeting and being eligible, offer themselves, for re-appointment. The Board recommends their re-appointment as the Auditors of the Company.

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 Neelkamal Realtors Suburban Private Limited**

**Sd/-
Chairman**

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

M. A. PARIKH & CO.
CHARTERED ACCOUNTANTS

**Independent Auditor's Report
To the Members of Neelkamal Realtors Suburban Private Limited**

Report on the Financial Statements

We have audited the accompanying financial statements of Neelkamal Realtors Suburban Private Limited ("the Company") which comprise the Balance Sheet as at 31 March 2014, the Statement of Profit and Loss and the Cash Flow Statement for the year then ended and a summary of significant accounting policies and other explanatory information.

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 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.

Auditor's 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 auditor's 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.

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



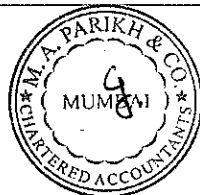
Opinion

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:

- (i) in the case of the Balance Sheet, of the state of affairs of the Company as at 31 March 2014;
- (ii) in the case of the Statement of Profit and Loss, of the loss for the year ended on that date; and
- (ii) in the case of the Cash Flow Statement, of the cash flows for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. 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.
2. As required by section 227(3) of the Act, we report that:
 - (i) we have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - (ii) in our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
 - (iii) the Balance Sheet, Statement of Profit and Loss and Cash Flow Statement dealt with by this Report are in agreement with the books of account;
 - (iv) 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 Act read with General Circular 15/2013 dated 13th September, 2013 of the ministry of Corporate Affairs in respect of Section 133 of the Companies Act, 2013; and



(v) on the basis of written representations received from the directors as on 31 March 2014, and taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2014, from being appointed as a director in terms of clause (g) of sub-section (1) of section 274 of the Act.

**For M.A.Parikh & Co.
Chartered Accountants
(Firm's Registration No. 107556W)**



C. Ghelani

**Partner
Name: Chintan Ghelani
Membership No. 132791**

**Mumbai,
Date: 17 MAY 2014**

ANNEXURE TO THE AUDITORS' REPORT
(Referred to in paragraph 1 of our report of even date)

1. Fixed Assets

- (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- (b) Fixed Assets have been physically verified by the management as of the year-end. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its fixed assets. No material discrepancies were noticed on such verification.
- (c) The Company's business is that of real estate development and accordingly, disposal of fixed assets does not affect the going concern assumption.

2. Inventories

- (a) The Company is in the business of real estate development and as up to the year-end the project undertaken for development and construction is in progress. The inventory consists of units under construction and building materials. As explained to us, building materials are issued to contractors and as such inventory as of year-end is based on their confirmation / statement. Units under construction have been physically verified by the management at reasonable intervals, based on stage of completion of the project.
- (b) In our opinion and according to the information and explanations given to us, the procedure of physical verification followed by the management as regards units under construction is reasonable and adequate in relation to the size of the Company and the nature of its business. According to the information and explanations given to us, adequate reconciliation is carried out for building materials issued to the contractors. As explained to us, no material discrepancies were noticed on such physical verification / reconciliation.
- (c) The Company is maintaining proper records of inventory in respect of units under construction and of building materials.

3. In respect of 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 Act, 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 Act.



- (b) The Company has taken unsecured loan from its holding company covered in the register maintained under section 301 of the Act. The maximum balance outstanding at any time during the year was Rs. 22,94,97,381/- and the year-end balance is Rs.11,44,97,381/-.
- (c) According to the information and explanations given to us, the rate of interest and the other terms and conditions of the said loan, are prima facie not prejudicial to the interest of the Company.
- (d) Since the loan and interest thereon is repayable on demand, the question of commenting on regularity of payment thereof does not arise.
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 inventory and for the sale of flats. During the course of our audit, no major weakness has been noticed in the internal control system in respect of the said areas.
5. In our opinion and according to the information and explanations given to us during the year, no contracts or arrangements referred to in section 301 of the Act were entered into. Therefore, the requirements of Clause 4(v) of the Order are not applicable.
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 Act and the rules framed there under are not applicable.
7. A firm of Chartered Accountants has been appointed by the management to carry out the function of internal audit, which in our opinion commensurate with the size of the Company and the nature of its business.
8. For the year under reference, the Companies (Cost Accounting Records) Rules, 2011 are applicable to the Company in relation to its construction activities. Based on our examination of books of account and other relevant records, in our opinion, prima facie, the said books and records gives information in relation to utilization of materials, labour and other items of costs as referable to the construction activities.
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, as regards undisputed statutory dues:
- (i) Arrears of Value Added Tax outstanding for more than six months from the date it became payable – Rs. 61,89,698/-;
- (ii) Non-payment of interest on delay in payment of dues of service tax. (Refer Note appended to Note No. 19 of the audited financial statements); and



- (iii) As regards balance statutory dues, the Company was generally regular in depositing the same with the statutory authorities. Further, there were no arrears as at March 31, 2014 for a period of more than six months from the date they became payable
- (b) According to the information and explanations given to us, there are no disputed dues of Income – tax / Value Added tax / Service Tax/Custom duty / Excise duty / Cess.
10. The Company does not have any accumulated losses. The Company has not incurred cash losses in the financial year concerned and in the immediately preceding financial year (Refer Note No.32).
 11. In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of dues to a financial institution.
 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 obtained any new term loan during the year. Therefore, the requirements of Clause 4(xvi) of the Order are not applicable.
 17. According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, funds raised on short – term basis have not been utilized for long term investment.
 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 Act. 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.



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 M.A.Parikh & Co.
Chartered Accountants
(Firm's Registration No. 107556W)**



C. Ghelani

**Partner
Name: Chintan Ghelani
Membership No. 132791**

Mumbai, Date: 17 MAY 2014

NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED

BALANCE SHEET AS AT 31ST MARCH 2014

(Amount in Rupees)

Particulars		Note No	As at 31.03.14	As at 31.03.13
I.	EQUITY AND LIABILITIES			
1	Shareholders' funds			
	(a) Share Capital	3	111,600,000	111,600,000
	(b) Reserves and Surplus	4	225,213,378	325,298,435
2	Non-current liabilities			
	(a) Long-Term Borrowings	5	-	977,906,408
	(b) Other Long-Term Liabilities	6	44,797,867	83,136,292
	(c) Long-Term Provisions	7	2,764,454	7,574,411
4	Current liabilities			
	(a) Short-Term Borrowings	8	114,497,381	104,431,313
	(b) Trade Payables	9	447,754,880	289,024,138
	(c) Other Current Liabilities	10	1,787,312,014	1,259,224,098
	(d) Short-Term Provisions	11	580,662,862	712,969,380
	TOTAL		3,314,602,836	3,871,164,475
II.	ASSETS			
1	Non-current assets			
	(a) <u>Fixed Assets</u>			
	(i) Tangible Assets	12	577,488	737,007
	(ii) Intangible Assets		18,816	31,360
	(b) Deferred Tax Assets	13	111,485,814	63,682,772
	(c) Long-Term Loans and Advances	14	230,738,498	173,793,002
	(d) Other Non-Current Assets	15	590,781,894	532,338,040
2	Current assets			
	(a) Inventories	16	1,221,501,270	1,242,741,759
	(b) Trade Receivables	17	147,530,647	39,174,541
	(c) Cash and Bank Balances	18	154,827,015	58,740,270
	(d) Short-Term Loans and Advances	19	160,701,253	211,579,930
	(e) Other Current-Assets	20	696,440,141	1,548,345,793
	TOTAL		3,314,602,836	3,871,164,475

See accompanying notes forming part of the financial

1 to 43

In terms of our report of even date attached

For M.A PARIKH & CO.
Chartered Accountants*C. Ghelani*

PARTNER

Name : Chintan Ghelani

Membership No. : 132791

Place : Mumbai

Date : 17 MAY 2014

*BEM**JMT & Associates*

For and on Behalf of Board of Directors

Ashok Saraf
(Ashok Saraf)
Managing Director*Samir Choksi*
(Samir Choksi)
Director*Vinod Goenka*
(Vinod Goenka)
Director*Shilpa Saboo*
(Shilpa Saboo)
Company Secretary

NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2014

(Amount in Rupees.)

Particulars		Note No.	For the Year Ended 31.03.14	For the Year Ended 31.03.13
1	Revenue from Operations	21	848,678,640	717,051,447
2	Other Income	22	61,271,483	14,081,905
3	Total Revenue		909,950,123	731,133,352
4	Expenses:			
	Project Expenses	23	1,020,240,482	845,813,835
	Changes in Inventories of Project Work-in-Progress	24	15,952,629	(11,376,946)
	Employee Benefits Expenses	25	7,933,407	15,221,811
	Finance Costs	26	813,021	-
	Depreciation and Amortisation	12	172,063	248,568
	Other Expenses	27	12,726,620	47,981,174
	Total Expenses		1,057,838,222	897,888,442
5	(Loss) Before Tax		(147,888,099)	(166,755,090)
6	Tax expense:			
	(1) Deferred tax		47,803,042	54,236,611
	(2) Prior year tax adjustments		-	(272,418)
7	(Loss) for the Year		(100,085,057)	(112,790,897)
8	Earnings per equity share: Basic and Diluted		(168.35)	(187.60)

See accompanying notes forming part of the financial statements

1 to 43

In terms of our report of even date attached

For M.A PARIKH & CO.
Chartered Accountants

C. Ghelani



PARTNER
Name : Chintan Ghelani
Membership No. : 132791

Place : Mumbai
Date : 17 MAY 2014

For and on Behalf of Board of Directors

Ashok Saraf
(Ashok Saraf)
Managing Director

Samir Choksi
(Samir Choksi)
Director

Vinod Goenka

(Vinod Goenka)
Director

Shilpa Saboo

(Shilpa Saboo)
Company Secretary

NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH' 2014

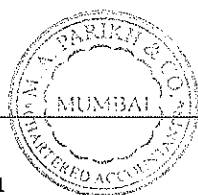
(Amount in Rupees)

(A)	Particulars	For the Year Ended 31.03.14		For the Year Ended 31.03.13	
	Cash Flow From Operating Activities:				
	(Loss)/ Profit before tax as per Statement of Profit and Loss		(147,888,099)		(166,755,090)
	Adjustments for:				
	Interest Income	(17,740,769)		(14,081,366)	
	Depreciation and amortization expense	172,063		248,568	
	Interest Expenses	231,882,860		257,044,588	
	Sundry credit balances w/back	(37,539)		(147)	
	Profit on sale of fixed assets	-		(392)	
	Provision for Land Cost	(132,879,543)		(94,133,038)	
	Provision for Leave Encashment	(2,653,655)		337,661	
	Provision for Gratuity	(1,583,277)	77,160,140	784,653	150,200,527
	Operating Income before Working Capital Changes		(70,727,959)		(16,554,563)
	Working Capital Changes:				
	Inventories	21,240,489		(38,832,250)	
	Trade receivables	686,284,859		146,713,867	
	Advances	49,699,512		(22,219,647)	
	Current Liabilities	153,021,890	910,246,749	492,927,672	578,589,642
	Cash Flow from Operating Activities		839,518,790		562,035,079
	Income Tax paid		(1,945,496)		(1,664,166)
	Net Cash Flow generated/ (used) from/ in Operating Activities		837,573,294		560,370,913
(B)	Cash Flow From Investing Activities:				
	Interest Received	17,740,769		14,081,366	
	Loans (Granted)/ Refunded back	(55,000,000)		(25,000,000)	
	Purchase of Fixed Assets	-		7,751	
	Net Cash (used)/ generated in/ from Investing Activities		(37,259,231)		(10,910,883)
(C)	Cash Flow From Financing Activities:				
	Borrowings (Net)	(472,344,458)		(249,724,857)	
	Financial Charges	(231,882,860)		(257,044,588)	
	Net Cash (used)/ generated in/ from Financing Activities		(704,227,318)		(506,769,445)
	Net Increase in Cash and Cash Equivalents		96,086,745		42,690,585
	Add: Cash and Cash Equivalents (Opening)		58,740,270		16,049,685
	Cash and Cash Equivalents (Closing)		154,827,015		58,740,270
(D)	Cash and Cash Equivalents includes:				
	Cash on hand		31,790		39,720
	Bank Balances		153,795,225		57,700,550
	Fixed Deposit with maturity more than 3 months but less than 12 months		1,000,000		1,000,000
			154,827,015		58,740,270

In terms of our report of even date attached

For M.A PARIKH & CO.
Chartered Accountants

C. Ghelani

PARTNER
Name : Chintan Ghelani
Membership No. : 132791

Place : Mumbai

Date : 17 MAY 2014

For and on Behalf of Board of Directors

Ashok Saraf

(Ashok Saraf)
Managing Director

S. Choksi

(Samir Choksi)
Director

Vinod Goenka

(Vinod Goenka)
Director

Shilpa Saboo

(Shilpa Saboo)
Company Secretary

NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

1 NATURE OF OPERATIONS

The Company, a subsidiary of D B Realty Limited, is engaged in the business of development and construction of real estate. At present, it has undertaken development and construction of Residential cum Commercial project on the land situated at Dahisar (East) known as DB Ozone (the Project). The land is acquired by the Company on its own account/under joint venture agreement(s). The work of the Project is in progress as of the year end.

The Company is a "public company" under the Companies Act, 1956 (the Act), but continues to use the word "private" as permitted under law.

2 STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of Accounting

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India ('Indian GAAP') to comply with the Accounting Standards notified under Section 211 (3C) of the Companies Act, 1956 ("the 1956 Act") (which continues to be applicable in respect of Section 133 of the Companies Act, 2013 ("the 2013 Act") in terms of General Circular 15/2013 dated 13th September 2013 of the Ministry of Corporate Affairs and the relevant provisions of the 1956 Act / 2013 Act as applicable). The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

2.2 Preparation and Presentation of Financial Statements

The preparation of financial statements in conformity with the Indian GAAP requires that the management of the Company makes estimates and assumptions that affect the reported amounts of income and expenses of the period, the reported balances of assets and liabilities and the disclosures relating to contingent liabilities as on the date of financial statements. The difference, if any, between actual results and the estimate is recognized in the period in which the results are known.

The Balance Sheet and the Statement of Profit and Loss are prepared and presented in the format prescribed in the Schedule VI to the Act. The Cash Flow Statement has been prepared and presented as per the requirements of Accounting Standard (AS-3) "Cash Flow Statements". The disclosure requirements with respect to items in the Balance Sheet and Statement of Profit and Loss, as prescribed in the Schedule VI to the Act are presented by way of notes forming part of the accounts alongwith other notes required to be disclosed under the notified accounting standards.

All the assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria's set out in the Schedule VI to the Act. Based on the nature of business and other relevant factors, the Company has ascertained its operating cycle as 12 months for the purpose of current / non-current classification of assets and liabilities.

2.3 Fixed Assets and Depreciation / Amortization

Tangible Assets:

Fixed Assets are stated at cost of acquisition less accumulated depreciation. Cost includes cost incurred to bring the assets to their present location and condition. Depreciation on fixed assets has been provided for on written down value method at the rates and in the manner as specified in Schedule XIV to the Act.

Intangible Assets:

Intangibles represent computer software and is stated at its cost of acquisition less accumulated amortization. It is amortized by allocating the cost of the asset as an expense over its useful life as estimated by the Management.

2.4 Inventories

Project work-in-progress is valued at lower of cost or net realizable value. Direct expenses and construction overheads are taken as the cost of the Project. The project costs comprise of:

(a) *Cost of land and cost of development rights* - Includes cost of acquisition of land, development rights in land, rehabilitation costs, registration charges, stamp duty, brokerage and other incidental expenses.



NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED
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(b) *Borrowing costs* – In accordance with the Accounting Standard – 16, "Borrowing Costs" which are incurred in relation to the Project are considered as part of the cost of the project.

(c) *Construction and development cost* – Includes cost that relates directly to the Project and costs that can be attributed to the Project activity in general.

Building Materials are valued at cost.

2.5 Revenue Recognition

Sale of Flats:

Revenue based on percentage completion method is recognized on execution of either deed of agreement or letter of allotment only if 10% of the sale consideration is realized and there is no uncertainty towards realization of the balance amount. In this method, the Company recognizes revenue in proportion to the actual cost incurred as against the total estimated cost of the Project. The cost of land and/or development rights is not included in computing such percentage completion. Revenue is net of indirect taxes.

The estimates relating to percentage of completion, cost of completion, area available for sale, etc., being of a technical nature are reviewed and revised periodically by the Management and are considered as change in estimates and accordingly, the effect of such change in estimates is recognized prospectively for the period in which such changes are determined.

Other Operating Income:

Other operating income is accounted for on accrual basis except for interest on delayed payments from allottees, which is accounted for when there is no uncertainty exist as to its ultimate collection.

Other Income:

Interest income is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable.

2.6 Borrowing Cost

Borrowing costs which have a direct nexus with the Project, being a qualifying asset, are allocated to the cost of the Project. Other borrowing costs are expensed out as period cost.

2.7 Foreign currency transactions and translations

Foreign currency transactions are initially recorded at the rate of exchange prevailing on the date of the transaction. Monetary foreign currency assets and liabilities remaining unsettled at the balance sheet date are translated at the rates of exchange prevailing on that date and the resulting gains/ losses on such translation are recognized in the Statement of Profit and Loss.

2.8 Employee Benefits

Short term employee benefits:

Employee benefits payable wholly within twelve months of rendering the services are classified as short term employee benefits and are recognized in the period in which the employee renders the related service.

Post employment benefits:

Contribution to the provident fund, which is a defined contribution scheme, is recognized as an expense in the Statement of Profit & Loss in the period in which the contribution is due.

Defined Benefit Plan:

Gratuity is in the nature of defined benefit plan.

Provision for gratuity is calculated on the basis of actuarial valuation carried out as at the Balance Sheet date and is charged to the Statement of Profit and Loss. The actuarial valuation is performed by using the project unit credit method. The actuarial gains and losses are recognized immediately in the Statement of Profit and Loss.

Other Employee Benefit:

Leave encashment is recognized as an expense in the Statement of Profit and Loss as and when it accrues. The Company determines the liability by using the project unit credit method with actuarial valuation carried out as at the Balance Sheet date. Actuarial gains and losses are recognized immediately in the Statement of Profit and Loss.



NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

2.9 Operating Lease

Lease rentals under an operating lease in respect of an Office Premise are charged off to the Statement of Profit & Loss in accordance with the terms of the lease agreement.

2.10 Taxes on Income

Tax on income for the current year is determined on the basis of taxable income and tax credits computed in accordance with the provisions of the Income Tax Act, 1961.

Deferred tax is recognized on timing differences between the income accounted in the financial statements and the taxable income for the year and is quantified by using the tax rates and laws enacted or substantively enacted as on the Balance Sheet date.

Deferred tax assets are recognized and carried forward to the extent that there is a virtual / reasonable certainty (as applicable) with sufficient future taxable income will be available against which such deferred tax assets can be realized.

2.11 Provisions, Contingent Liabilities and Contingent Assets

Provisions are recognized for liabilities that can be measured only by using its substantial degree of estimation, if:

- (a) The Company has a present obligation as a result of a past event;
- (b) A probable outflow of resources is expected to settle the obligation; and
- (c) The amount of obligation can be reliably estimated.

Contingent liability is disclosed in case of:

- (a) A present obligation arising from past events, when it is not probable that an outflow of resources will be required to be settle the obligation; or
- (b) A present obligation arising from past events, when no reliable estimate is possible; or
- (c) A possible obligation arising from past events, where the probability of outflow of resources is remote.

Contingent assets are neither recognized, nor disclosed.

Provisions, contingent liabilities and contingent assets are reviewed at each Balance Sheet date.

2.12 Commitments:

Commitments are future liabilities for contractual expenditure. The commitments are classified and disclosed as follows:

- (a) The estimated amount of contracts remaining to be executed on capital accounts and not provided for;
- (b) Other non-cancellable commitments, if any, to the extent they are considered material and relevant in the opinion of the Management.

2.13 Earnings per Share

The Company reports basic and diluted Earnings per Share (EPS) in accordance with Accounting Standard 20 on "Earnings Per Share". Basic EPS is computed by dividing the net profit or loss for the year by the weighted average number of equity shares outstanding during the year. For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and weightage average number of shares outstanding for the period is adjusted for the effects of all dilutive potential equity shares.

2.14 Cash Flow Statement

Cash Flow Statement is prepared by the indirect method set out in Accounting Standard 3 on "Cash Flow Statements" and present the cash flows by operating, investing and financing activities of the Company.

2.15 Accounting policies not specifically referred to otherwise are consistent with the generally accepted accounting principles followed by the Company.



NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

(Amount in Rupees)

3 Share Capital

Particulars	As at 31 March 2014		As at 31 March 2014	
	Number	Amount	Number	Amount
Authorised				
Equity Shares of Rs.10/- each	750,000	7,500,000	750,000	7,500,000
10.50% Redeemable Cumulative Preference Shares of Rs. 100/- each	1,050,000	105,000,000	1,050,000	105,000,000
	1,800,000	112,500,000	1,800,000	112,500,000
Issued				
Equity Shares of Rs.10/- each	660,000	6,600,000	660,000	6,600,000
10.50% Redeemable Cumulative Preference Shares of Rs. 100/- each	1,050,000	105,000,000	1,050,000	105,000,000
	1,710,000	111,600,000	1,710,000	111,600,000
Subscribed & Paid up				
Equity Share				
Equity Shares of Rs.10/- each fully paid up	660,000	6,600,000	660,000	6,600,000
Preference Share				
10.50% Redeemable Cumulative Preference Shares of Rs. 100/- each fully paid up	1,050,000	105,000,000	1,050,000	105,000,000
Total	1,710,000	111,600,000	1,710,000	111,600,000

3.1 Reconciliation of the number of equity shares and amount outstanding at the beginning and at the end of the year:

Particulars	Opening Balance	Fresh Issue	Closing Balance
Equity Shares			
Year ended 31st March, 2013			
-Number of equity shares	660,000	-	660,000
-Amount	6,600,000	-	6,600,000
Year ended 31st March, 2014			
-Number of equity shares	660,000	-	660,000
-Amount	6,600,000	-	6,600,000
Redeemable Cumulative Preference Shares			
Year ended 31st March, 2013	1,050,000	-	1,050,000
-Number of equity shares	105,000,000	-	105,000,000
-Amount			
Year ended 31st March, 2014			
-Number of equity shares	1,050,000	-	1,050,000
-Amount	105,000,000	-	105,000,000

3.2 Rights, Preferences and restrictions attached to shares:

- a. ~~Each Equity shareholder is eligible for one vote per share held. The dividend as and when proposed by the Board of Directors shall be subject to the approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.~~
- b. The Preference Shares are redeemable at any time on or after expiry of 3 years from the date of allotment i.e. 07.11.2005 for 1,000,000 shares and 08.12.2005 for 50,000 shares, but not later than 20 years from the date of allotment. Further, the Board of Directors shall, at its absolute discretion, decide the time of redemption after the expiry of 3 years, whether to be redeemed fully or partially, in one or more lots but in not more than three yearly installments.

3.3 4,35,600 Equity Shares (Previous Year 4,35,600) and 1,050,000 (Previous year 1,050,000) 10.50% Cumulative Preference Shares are held by D B Realty Limited, the Holding Company



NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

3.4 Details of shares held by shareholders holding more than 5% of the aggregate shares in the Company.

(Amount in Rupees)

Name of Shareholder	As at 31 March 2014		As at 31 March 2013	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Equity Shares				
D B Realty Ltd.	435,600	66.000%	435,600	66.000%
Shiva Buildcon Pvt.Ltd.	74,800	11.333%	74,800	11.333%
Shiva Multitrade Pvt.Ltd.	74,800	11.333%	74,800	11.333%
Shiva Realtors Suburban Pvt.Ltd.	74,800	11.333%	74,800	11.333%
	660,000	100.000%	660,000	100.000%
Preference Shares (RCPS)				
D B Realty Limited				
	1,050,000	100.000%	1,050,000	100.000%
Total	1,050,000	100.000%	1,050,000	100.000%

4 Reserves & Surplus

Particulars	As at 31 March 2014	As at 31 March 2013
Surplus as per Statement of Profit & Loss		
Balance at the beginning of the year		438,089,332
Add : (Loss) for the year	325,298,435 (100,085,057)	(112,790,897)
Balance at the end of the year	225,213,378	325,298,435
Total	225,213,378	325,298,435

5 Long Term Borrowings

Particulars	As at 31 March 2014	As at 31 March 2013
Term Loan		
HDFC Limited.		977,906,408
Total		977,906,408

5.1 Nature of Security

- (i) Mortgage of land situated at Dahisar (East) which has been undertaken for development and construction.
- (ii) Exclusive charge on the receivables emanating from sale of premises of the project.

5.2 Guarantees

Personal guarantee of Director/ Ex Directors of Company.

5.3 Terms of Repayment

The loan is repayable within 48 months from the date of first disbursement (25.01.2011) by ensuring that a fixed % of sums received from allottees against sale of flats shall be used towards the principal repayment, which shall be reviewed periodically. However, the maximum principle amount of the loan cannot exceed as under:-

- At the end of the 39th month: Rs. 180,00,00,000
- At the end of the 40th month: Rs. 160,00,00,000
- At the end of the 21st month: Rs. 140,00,00,000
- At the end of the 42nd month: Rs. 120,00,00,000
- At the end of the 43rd month: Rs. 100,00,00,000
- At the end of the 44th month: Rs. 80,00,00,000
- At the end of the 45th month: Rs. 60,00,00,000
- At the end of the 46th month: Rs. 40,00,00,000
- At the end of the 47th month: Rs. 20,00,00,000
- At the end of the 48th month: Rs. Nil

The principal amount outstanding as of the year-end of Rs. 91,87,36,603/- (Previous Year Rs. 42,32,40,721/-) is classified as current maturities of long term debt, keeping in view the term of loan.

Rate of Interest:

The Applicable Rate is the HDFC Corporate Prime Lending Rate plus/minus Spread. The effective rate of interest for the year is 16.35% (Previous Year: 15.75%)



NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

(Amount in Rupees)

6 Other Long Term Liabilities

Particulars	As at 31 March 2014	As at 31 March 2013
Trade Payables (Refer Note below and Note No.36)	44,797,867	83,136,292
Total	44,797,867	83,136,292

Represents amount retained as per the terms of the contract(s) and are due for payment after a period of 12 months from the year-end.

7 Long Term Provisions

Particulars	As at 31 March 2014	As at 31 March 2013
Provision for employee benefits		
Gratuity (unfunded)	1,503,368	3,421,071
Leave Encashment (unfunded)	1,261,086	4,153,340
Total	2,764,454	7,574,411

8 Short Term Borrowings

Particulars	As at 31 March 2014	As at 31 March 2013
Unsecured Loan from holding company (Refer Note below)	114,497,381	104,431,313
Total	114,497,381	104,431,313

Repayable on demand and with interest.

9 Trade payables

Particulars	As at 31 March 2014	As at 31 March 2013
Sundry Creditors (Refer Note No.36)	447,754,880	289,024,138
Total	447,754,880	289,024,138



NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

(Amount in Rupees)

10 Other Current Liabilities

Particulars	As at 31 March 2014	As at 31 March 2013
Current maturities of long term borrowings (Refer Note No.5)	918,736,603	423,240,721
Interest accrued on borrowings :		
(a) due	13,292,619	18,117,085
(b) not due	83,562,787	56,101,794
Advances received from Customers	686,926,649	639,299,842
Amount Refundable against cancellation of flats	47,852,739	37,239,971
Statutory dues	28,306,385	33,585,133
Employees' Benefit Payable	2,381,204	3,507,742
Compensation Payable (Refer Note No . 28.1 and 28.2)	-	42,500,000
Other payables	6,253,027	5,631,810
Total	1,787,312,014	1,259,224,098

11 Short Term Provisions

Particulars	As at 31 March 2014	As at 31 March 2013
Provision for employee benefits		
Gratuity (unfunded)	611,160	276,734
Leave Encashment (unfunded)	781,635	543,036
Estimated cost of Land (Refer Note No. 28 and 29)	579,270,067	712,149,610
Total	580,662,862	712,969,380



NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

12 Fixed Assets

(Amount in Rupees)

	Gross Block			Accumulated Depreciation/ Amortization			Net Block			
	Balance as at 1st April 2013	Additions	Deletion	Balance as at 31st March 2014	Balance as at 1st April 2013	Depreciation charge for the year	On disposals	Balance as at 31st March 2014	Balance as at 31st March 2013	
a										
Tangible Assets										
Furniture and Fixtures	691,770	-	-	691,770	456,812	42,527	-	499,339	192,431	234,958
Office Equipments	601,791	-	-	601,791	280,491	44,693	-	325,184	276,607	321,300
Computers	1,324,021	-	-	1,324,021	1,143,272	72,299	-	1,215,571	108,450	180,749
Total	2,617,582	-	-	2,617,582	1,880,575	159,519	-	2,040,094	577,488	737,007
Previous Year	2,664,643	6,939	54,000	2,617,582	1,690,707	229,570	39,702	1,880,575	737,007	
b										
Intangible Assets										
Computer software	216,140	-	-	216,140	184,780	12,544	-	197,324	18,816	31,360
Total	216,140	-	-	216,140	184,780	12,544	-	197,324	18,816	31,360
Previous Year	216,140	-	-	216,140	165,782	18,998	-	184,780	31,360	

Depreciation and amortization expenses:

Particulars	For the year ended	
	31.03.2014	31.03.2013
Depreciation	159,519	229,570
Amortization	12,544	18,998
	172,063	248,568



NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

(Amount in Rupees)

13 Deferred Tax Asset

Particulars	As at 31 March 2014	As at 31 March 2013
Deferred Tax Asset:		
Disallowance of section 40(A)(7) / 43B of the Act.	1,479,125	2,935,790
Difference between book & tax depreciation	64,043	8,394
Unabsorbed Losses	109,942,646	60,738,588
	111,485,814	63,682,772
Total	111,485,814	63,682,772

14 Long-Term Loans and Advances

Particulars	As at 31 March 2014	As at 31 March 2013
(Unsecured, Considered Good)		
Loan	195,000,000	140,000,000
Interest Free Performance Refundable Deposit (Refer Note No. 28.2)	29,000,000	29,000,000
Security Deposits	2,126,796	2,126,796
Tax Payments (Net of provisions made there against)	4,611,702	2,666,206
Total	230,738,498	173,793,002

15 Other Non-Current Assets

Particulars	As at 31 March 2014	As at 31 March 2013
Unbilled Revenue (Refer Note No. 33)	590,781,894	532,338,040
Total	590,781,894	532,338,040

16 Inventories

Particulars	As at 31 March 2014	As at 31 March 2013
Project Work-in-Progress (Valued at lower of cost or net realisable value)	1,199,333,827	1,215,286,456
Materials at Site (Refer Note below)	22,167,443	27,455,303
Total	1,221,501,270	1,242,741,759

As certified by the Management of the Company.

17 Trade Receivables

Particulars	As at 31 March 2014	As at 31 March 2013
(Unsecured, considered good)		
- Outstanding for a period more than six months from the date they are due for payment	4,646,010	3,193,860
- Others	142,884,637	35,980,681
Total	147,530,647	39,174,541

Represents installments due and payable on completion of agreed milestone(s) of work / in terms of contract.



NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

(Amount in Rupees)

18 Cash and Bank Balances

Particulars	As at 31 March 2014	As at 31 March 2013
Cash and Cash equivalents		
Cash on hand	31,790	39,720
Bank Balances in Current Accounts	153,795,225	57,700,550
Fixed Deposit with maturity more than 3 months but less than 12 months	1,000,000	1,000,000
Total	154,827,015	58,740,270

19 Short-Term Loans and Advances

Particulars	As at 31 March 2014	As at 31 March 2013
Staff Loans & Advances	164,583	333,976
Advances Recoverable in Cash or in Kind	160,241,645	211,033,747
Prepaid Expenses	295,025	212,207
Total	160,701,253	211,579,930

The Company had provided for interest on delay in payment of dues of service tax for and upto year ended 31st March, 2013 of Rs. 40,39,826/- (Previous year - Rs. 40,39,826/-), which in the opinion of the Management shall be recovered from the allottees. Necessary adjustment entries, including for non-recovery, if any, shall be passed on reaching finality in the matter.

20 Other Current Assets

Particulars	As at 31 March 2014	As at 31 March 2013
Unbilled Revenue (Refer Note No. 33)	691,906,331	1,544,991,149
Interest accrued and due on:		
Fixed Deposits with Banks	186,626	105,276
Other Loans	4,347,184	3,249,368
Total	696,440,141	1,548,345,793



NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

(Amount in Rupees)

21 Revenue From Operations

Particulars	For the Year ended 31.03.14	For the Year ended 31.03.13
Sale of Flats	817,880,698	692,903,891
Other Operating Income		
Flat Transfer Charges	28,420,500	19,871,161
Amount Forfeited Against cancellation of bookings	300,000	700,000
Interest on delayed payments from customers	2,077,442	3,576,395
	30,797,942	24,147,556
Total	848,678,640	717,051,447

22 Other Income

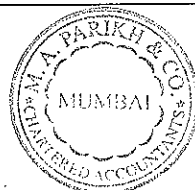
Particulars	For the Year ended 31.03.14	For the Year ended 31.03.13
Interest Income	17,740,769	14,081,366
Provision for Compensation written back (Refer Note No.28.2)	42,500,000	-
Sundry credit balances written back	37,539	147
Provision for Gratuity and Leave Encasement no longer required	993,175	-
Profit on sale of Fixed Assets	-	392
Total	61,271,483	14,081,905

23 Project Expenses:

Particulars	For the Year ended 31.03.14	For the Year ended 31.03.13
Compensation for acquiring land/ development Rights	20,188,641	19,629,372
Direct Cost of Construction	902,695,506	675,448,480
Construction Overheads:		
- Salaries, Allowances and Bonus	8,763,998	13,957,820
- Contribution to Provident Fund and Other Allied Funds	223,662	264,404
- Staff Welfare and Other Amenities	541,165	1,479,556
- Other Overheads	10,079,404	10,578,157
	942,492,377	721,357,789
Less: Provision for Gratuity and Leave Encasement no longer required	1,066,571	-
	941,425,806	721,357,789
Financial Charges (Refer Note No. 26)	231,882,860	257,044,588
	1,173,308,666	978,402,377
Less:		
Cost of construction towards acquisition of land	153,068,184	132,588,542
Total	1,020,240,482	845,813,835

24 Changes in Project Work in Progress

Particulars	For the Year ended 31.03.14	For the Year ended 31.03.13
Balance as of commencement of the year:		
- Project work in progress	1,215,286,456	1,203,909,510
<i>Less:</i>		
Balance as of end of the year:		
- Project work in progress	1,199,333,827	1,215,286,456
Net Decrease/(Increase)	15,952,629	(11,376,946)



NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

(Amount in Rupees)

25 Employee Benefits Expenses

Particulars	For the Year ended 31.03.14	For the Year ended 31.03.13
- Salaries, Wages and Bonus	7,304,416	13,285,855
- Contribution to Provident Fund and Other Allied Funds	208,271	300,876
- Gratuity	-	247,844
- Staff Welfare and Other Amenities	420,720	1,387,236
Total	7,933,407	15,221,811

26 Finance Costs

Particulars	For the Year ended 31.03.14	For the Year ended 31.03.13
Interest on:		
Long-Term Borrowings	201,370,645	231,329,658
Short-Term Borrowings	30,512,215	25,714,930
Interest paid on cancellation of flats	813,021	-
	232,695,881	257,044,588
Less: Transferred to Project Expenses	231,882,860	257,044,588
Total	813,021	-

27 Other Expenses

Particulars	For the Year ended 31.03.14	For the Year ended 31.03.13
Compensation [Refer Note No: 28.2]	-	24,000,000
Rent	-	6,424,027
Legal and Professional fees	2,849,735	6,320,148
Compensation on cancellation of flats	8,186,884	-
Donation	100,251	-
Advertisement and Sales Promotion	185,580	910,000
Commission & Brokerage	-	7,600,441
Communication Expenses	262,564	344,970
Conveyance and Travelling	38,882	86,768
<i>Remuneration to Auditors'</i>		
- Audit Fees	337,080	300,000
- Certification	153,500	157,304
- Taxation	150,000	108,427
- Out of Pocket Expenses	8,427	4,565
Miscellaneous Expenses	453,717	1,724,524
Total	12,726,620	47,981,174



NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED

NOTES FORMING PART OF FINANCIAL STATEMENTS

28 Land

- 28.1 During the year ended 31st March, 2009, the Company had changed the conceptualization of its project from "Mall" to "Residential cum Commercial". In relation to Mall project, the Company had executed Joint Venture Agreements with parties for constructing part of the project on their land as per the agreed terms therein. The Company expects to execute the requisite Deed of Modification, having no material impact on the rights and obligations of the Company, qua the executed Joint Venture (JV) Agreements. Pending reaching finality in the matter, land cost has been provided for on the following basis:

Particulars	<i>(Amount in Rupees)</i>		
	Amount Provided	Amount Paid/Cost of Construction allocated as up to 31.03.2014	Outstanding amount of provision as of 31.03.2014
Estimated construction cost referable to the saleable area to be provided by the Company free of cost to the respective party	496,320,994	386,055,667	110,265,327

- 28.2 In terms of Joint Venture Agreement, the Company was liable to pay compensation of Rs. 20,00,000/- per month for the delay in giving possession. Accordingly, it had provided for such compensation of Rs. 8,40,00,000/- as upto March, 2013, out of which Rs. 4,25,00,000/- was unpaid. The Board Director at their meeting have re-assessed the Company's liability on this count and for the reason recorded, have concluded that the Company is not liable to pay any further amount including against the unpaid amount also. Accordingly, in these accounts, the unpaid amount of Rs. 4,25,00,000/- has been written back and no further provision is made therefor. The said decision of Board is subject to acceptance. Further, in terms of Joint Venture Agreement, the Company has paid interest free performance refundable deposit of Rs. 2,90,00,000/- for which confirmation is awaited.

- 28.3 The Company has entered into an arrangement with the Mumbai Metropolitan Region Development Authority (MMRDA), wherein it has agreed to construct residential complex of self-contained tenements and provide land, in view of the Rental Housing Scheme framed by MMRDA. In consideration thereof, MMRDA has provided additional Floor Space Index on the land on which the Company is developing and constructing its Project. Accordingly, the cost of construction thereof, represents land cost in the hands of the Company. Provision in respect thereof has been made as under:

Particulars	<i>(Amount in Rupees)</i>		
	Amount Provided	Amount Paid/Cost of Construction allocated as up to 31.03.2014	Outstanding amount of provision as of 31.03.2014
Estimated construction cost referable to the residential complex	985,187,215	577,049,475	408,137,740

- 28.4 The Company, keeping in view the maximum potential of the land on which the Project is constructed, is required to purchase Transferrable Development Rights and accordingly, has provided for estimated cost in respect thereof of Rs. 6,08,67,000/-.

- 28.5 Necessary adjustments, if any, shall be made for the estimated cost of land so provided for, upon reaching finality in each of the matter.

- 29 The Provision made for estimated cost of land is classified as short term, as the corresponding effect thereof is included in Project Work in Progress.

- 30 The Company is legally advised that in respect of land forming part of the Project, possession for which has been obtained by execution of Joint Venture Agreement(s), the consideration in respect of which is to be discharged by way of handing over the agreed square feet of built up area, is not liable for stamp duty.

- 31 Contingent Liabilities not provided for:

Particulars	<i>(Amount in Rupees)</i>	
	As on 31.03.2014	As on 31.03.2013
Arrears of Dividend in respect of Redeemable Cumulative Preference Shares	92,535,205	81,510,205



NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED

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- 32 The Management of the Company has revised the estimated project cost from Rs. 899,34,25,215/- to Rs. 951,34,25,215/- which has the impact of reversal of the profits recognised as upto 31st March, 2013 of Rs. 31,33,80,287/-. The project costs is as certified by the Company and the same has been relied upon by the Statutory Auditors. On account of such reversal, the net result for the year shows loss. Further, on account of revision in project cost in the preceding financial year, net result includes impact of reversal of profits of Rs. 26,65,72,480/- so recognised as upto 31st March, 2012.
- 33 The stage of completion of Project is determined based on the proportion of the actual cost of construction as against the total estimated construction cost of project. Accordingly, excess of revenue recognised over actual bills raised has been classified as unbilled revenue. Further, based on expected realisation therefrom, the same has been bifurcated into non-current / current assets.
- 34 The Company has in-principle decided to let out the commercial part of the Project. However, pending completion of its construction as well as taking final decision in the matter, no adjustment entry has been passed to classify the cost of construction referable to commercial area from 'Inventories' to 'Fixed Assets'.
- 35 The Company, keeping in view the requirements of Section 55 of the 2013 Act, has decided to appropriate amount to capital redemption reserve account in the year of redemption of preference shares.
- 36 Details of dues to Micro, Small and Medium Enterprises as per MSMED Act, 2006

(Amount in Rupees)

Particulars	For the Year Ended 31.03.2014	For the Year Ended 31.03.2013
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 and the same has been relied upon by the Statutory Auditors.

- 37 **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 disclosure requirements of AS-17 Segment Reporting are not applicable.
- 38 **Operating Lease:**

(Amount in Rupees)

Particulars	For the Year Ended 31.03.2014	For the Year Ended 31.03.2013
Lease payments recognized in the Statement of Profit and Loss	-	6,424,027
Future Lease Payments		
(a) Not later than one year.	-	5,856,588
(b) Later than one year but not later than five years.	-	17,569,764
(c) Later than five years	-	-
Total of future lease payments	-	23,426,352

Note: There are no exceptional/restrictive covenants in the lease agreement



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NOTES FORMING PART OF FINANCIAL STATEMENTS

39 As per Accounting Standard-15 "Employee Benefits", the disclosure of Employee Benefits as defined in the Accounting Standard is given below:

Defined Contribution Plan:

Contribution to Defined Contribution Plan recognized as expense for the year are as under:

Particulars	<i>(Amount in Rupees)</i>	
	For the Year Ended 31.03.2014	For the Year Ended 31.03.2013
Employer's Contribution to Provident Fund and Allied Funds	431,934	565,281

Defined Benefit Plan:

The present value of obligation is determined based on actuarial valuation by an independent valuer using the Projected Unit Credit Method, which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

I. Reconciliation of opening and closing balances of Defined Benefit obligation.

Particulars	<i>(Amount in Rupees)</i>	
	For the Year Ended 31.03.2014	For the Year Ended 31.03.2013
Defined Benefit obligation at the beginning of the year	3,697,805	2,913,152
Acquisition Adjustment	466,077	-
Interest Cost	195,038	237,656
Past Service Cost	21,779	-
Current Service Cost	433,503	1,060,364
Settlement Cost/(Credit)	(1,206,877)	-
Benefits paid	-	(234,395)
Actuarial (gain)/loss	(1,492,797)	(278,972)
Defined Benefit obligation at the end of the year	2,114,528	3,697,805

II. Expense recognized during the year.

Particulars	<i>(Amount in Rupees)</i>	
	For the Year Ended 31.03.2014	For the Year Ended 31.03.2013
Current Service Cost	433,503	1,060,364
Past Service Cost	21,779	-
Interest Cost	195,038	237,656
Acquisition (gains)/loses	(66,886)	-
Settlement cost /(credit)	130,628	-
Actuarial (gain)/loss	(1,492,797)	(278,972)
Net Cost	(778,735)	1,019,048

III. Actuarial assumptions.

Particulars	<i>(Amount in Rupees)</i>	
	For the Year Ended 31.03.2014	For the Year Ended 31.03.2013
Discount Rate	8.70%	8.00%
Rate of Escalation in Salary	10.00%	15.00%

Notes:

- 1 The obligation towards Gratuity is unfunded and therefore, the following disclosures are not given:
 - a. Reconciliation of Opening and Closings Balance of fair value of plan assets.
 - b. Details of Investments
- 2 The obligation of Leave Encashment is provided for on actuarial valuation by an independent valuer and the same is unfunded. The amount credited / (recognized) in the Statement of Profit & Loss for the year is Rs.12,81,011/- (Previous Year Rs.7,53,811/-)

40 Earnings Per Share:

The Profit/ (Loss) considered in ascertaining the Company's Earnings Per Share comprises the net profit/ (loss) after tax. The number of shares used in computing Basic and Diluted Earnings Per share is the weighted average number of shares outstanding during the year.

	<i>(Amount in Rupees)</i>	
	For the Year Ended 31.03.2014	For the Year Ended 31.03.2013
(Loss) after tax as per the Statement of Profit & Loss	(100,085,057)	(112,790,897)
Adjustment for Preference Dividend on Cumulative Preference Shares	(11,025,000)	(11,025,000)
Net (Loss) after Adjustment	(111,110,057)	(123,815,897)
Weighted average number of shares outstanding during the year	660,000	660,000
Basis and Diluted Earning Per Share	(168.35)	(187.60)
Face Value Per Equity Share	10	10



NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED

NOTES FORMING PART OF FINANCIAL STATEMENTS

41 Related Party Disclosures:

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

A. List of Related Parties where control exists and related parties with whom transactions have taken place and

Sr. No.	Name of the Related Party and Relationship
a.	Holding Company: D B Realty Limited
b.	Fellow Subsidiary Company: Gokuldham Real Estate Development Company Private Limited
c.	Enterprises over which KMP(s) of the Company exercise significant influence (Associated Enterprises): K.G.Enterprises Neelkamal Realtors Tower Private Limited Neelkamal Realtors & Builders Private Limited Conwood Construction & Developers Private Limited Pony Infrastructure and Contractors Limited
d.	Enterprises under joint control of the Holding Company (Jointly Controlled Entities): Dynamix Realty

B. Transactions with Related Parties and outstanding balances as of year end:

(Amount in Rupees)

Description of Transactions	Holding Company	Fellow Subsidiary	Associated Enterprises	Jointly Controlled Entities
Loans Taken				
Opening Balance	160,533,107	-	-	-
Taken during the year	(315,489,670)	(-)	(-)	(-)
Interest Expense	155,206,068	-	-	-
	(83,400,000)	(-)	(-)	(-)
Repaid during the year(Including TDS on Interest)	30,512,215	-	-	-
	(25,714,930)	(-)	(-)	(-)
Closing Balance	148,191,222	-	-	-
	(264,071,493)	(-)	(-)	(-)
	198,060,168	-	-	-
	(160,533,107)	(-)	(-)	(-)
Charges for Use of Premises by the Company				
Transaction during the year	-	-	4,655	-
	(-)	(-)	(7,850,274)	(-)
Closing Balance	-	-	430,567	-
	(-)	(-)	(2,021,110)	(-)



NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED

NOTES FORMING PART OF FINANCIAL STATEMENTS

Staff Loan Granted on behalf of the Company by Others				
Granted	-	-	90,000	-
	(-)	(9,000)	(-)	(-)
Repaid	-	-	90,000	-
	(-)	(9,000)	(-)	(-)
Closing Balance	-	-	-	-
	(-)	(-)	(-)	(-)
Employee Loan transferred on transfer of Employee to Others				
Granted	-	-	-	-
	(-)	(-)	(-)	(5,250)
Closing Balance	-	-	-	-
	(-)	(-)	(-)	(5,250)
Gratuity Liability of employees Taken over by the Company / Transferred to other concerns on continuity basis:-				
Gratuity Taken over/Payment made	-	-	1,337,505	946,108
	(129,251)	(-)	(92,988)	(111,843)
Gratuity Transferred / Payment received	129,251	-	2,815,791	77,732
	(-)	(-)	(-)	(34,111)
Closing Balance payable / (Receivable) (net)	-	-	1,295,298	946,108
	(129,251)	(-)	(92,988)	(77,732)

Notes:

- (i) The aforesaid related parties are as identified by the Company and relied upon by the Auditors.
- (ii) Figures in bracket refer to previous year figures
- 42 The Company has granted security to Housing Development Finance Corporation Limited for securing the financial assistance of Rs. 300,00,00,000/- granted to Real Gem Buildtech Private Limited, a fellow subsidiary company. The security has been granted by way of Mortgage of specified flats together with proportionate undivided share, right, title and interest in the common area and in the underlying land on which the Project is constructed. The outstanding principal amount of the loan in the books of Real Gem Buildtech Private Limited as of 31st March 2014 is Rs. 218,97,06,298/-. (Previous Year Rs.173,44,76,998)
- 43 Previous year figures have been re-classified and re-grouped wherever necessary so as to confirm with current year's classification and presentation.

Signatures to Notes 1 to 43

In terms of our report of even date attached

For M.A PARIKH & CO.
Chartered Accountants

PARTNER
Name : Chintan Ghelani
Membership No. : 132791



For and on Behalf of Board of Directors

Ashok Saraf
(Ashok Saraf)
Managing Director

Vinod Goenka
(Vinod Goenka)
Director

Samir Choksi
(Samir Choksi)
Director

Shilpa Saboo
(Shilpa Saboo)
Company Secretary

Place : Mumbai
Date : 17 MAY 2014