M/S. DB VIEW INFRACON PRIVATE LIMITED

ANNUAL AUDITED ACCOUNTS

FOR THE YEAR ENDED 31ST MARCH, 2014

МЕНТА СНОКЅНІ & SHAH

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

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Suburb Off.- A-101, "Aadeshwar", S.V.P.Road, (Mandpeshwar Road), Borivali (West), Mumbai-400092



NOTICE

NOTICE is hereby given that the 5th Annual General Meeting of the members of the Company will be held on Saturday, the 27th September, 2014 at 10.45 a.m. at the Registered Office of the Company at DB House, Gen. A. K. Vaidya Marg, Goregaon (E), Mumbai – 400063 to transact the following business:-

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 and the Reports of the Board of Directors and Auditors thereon;
- 2. To appoint Director in place of Mr. Rajiv Agarwal, who retires by rotation and being eligible offers himself for re-appointment.
- 3. To re-appoint Auditors and to fix their remuneration and in this regard to consider, and if thought fit, to pass with or without modification(s), the following resolution, which will be proposed as an Ordinary Resolution:

"RESOLVED THAT M/s. Mehta Chokshi & Shah, Chartered Accountants, Mumbai (Reg. No. 106201W) the Auditors of the Company, who are not disqualified to act as Auditors of the Company u/s. 139 of the Companies Act, 2013, be and are hereby appointed as the Statutory Auditors of the Company, to hold office from the conclusion of this Annual General Meeting until the conclusion of the next Annual General Meeting of the Company on such remuneration as shall be agreed between the Statutory Auditors and the Board of Directors of the Company plus re-imbursement of out of pocket expenses, if any, to be incurred by them in connection with the said Audit exclusive of other fees payable for other services, if any, to be rendered by them."

By order of the Board of Directors, For DB View Infracon Private Limited

Sd/-Director

Place: Mumbai Date: 20.05.2014

Registered 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 IN HIS/HER STEAD AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY.
- 2. Proxies, in order to be effective, must be duly stamped, completed, signed and deposited at the Registered Office of the Company not less than 48 hours before the commencement of the meeting.



DIRECTOR'S REPORT

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

FINANCIAL RESULTS AND BUSINESS INITIATIVES:

(Amount in Rs)

Particulars	Year Ended 31-03-2014	Year Ended 31-03-2013
Total Income (including share of profit from partnership firm)	35,60,57,408	27,40,85,619
Total Expenditure	1,91,68,543	51,95,373
Profit/(Loss) before Tax	33,68,88,865	26,88,90,246
Current Tax	50,00,000	6,50,000
Deferred Tax	_	-
Profit/(Loss) for the year	33,18,88,865	26,82,40,246

The Company is a 50% partner in "Suraksha DB Realty", which has developed a real estate Project namely "Orchid Suburbia" at Kandivali.

DIVIDEND:

In order to conserve the resources for future growth of the Company, your Directors do not recommend dividend for the year under review.

FIXED DEPOSITS:

Your Company has not accepted any deposits and, as such, no amount of principal or interest was outstanding on the date of the Balance Sheet.

DIRECTORS RESPONSIBILITY STATEMENT:

Pursuant to the requirements u/s. 217 (2AA) of the Companies Act, 1956, with respect to Directors' Responsibility Statement, it is hereby confirmed:

- that in the preparation of the annual accounts for the year ended 31st March, 2014, the applicable Accounting Standards had been followed alongwith proper explanation relating to material departures.
- (ii) that the Directors had selected such accounting policies and applied them consistently and the Directors 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 profit of the company for that year;
- (iii) that the Directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 1956 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- (iv) that the Directors had prepared the annual accounts on a going concern basis.



DIRECTORS:

During the year under review, Mr. Rajiv B. Agarwal and Mr. Salim Balwa, are continuing as the Directors of the Company.

Mr. Rajiv Agarwal, Director retires by rotation and being eligible, offers himself for reappointment subject to approval of Members in the ensuing Annual General Meeting. The Board recommends his re-appointment as Director of the Company.

AUDITORS:

The Statutory Auditors of the Company M/s. Mehta Chokshi & Shah, Chartered Accountants, Mumbai (Reg. No. 106201W) retire at the ensuing Annual General Meeting of the Company and being eligible, offer themselves, for re-appointment. The Board recommends their reappointment as the Statutory Auditors of the Company.

PARTICULARS OF EMPLOYEES:

During the year under review, there were no employees drawing the remuneration in excess of the limits prescribed under Section 217(2A) of the Companies Act, 1956.

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, 1988 read with the provisions of Section 217(1)(e) of the Companies Act, 1956 and hence it has not been annexed hereto.

During the year under review, Foreign Exchange earnings and outgo were Nil.

ACKNOWLEDGEMENT:

Your Directors would like to express their appreciation for the support extended by the bankers, and office bearers of the Government Department

By order of the Board of Directors, For DB View Infracon Private Limited

Sd/-

Sd/-

Director

Director

Place : Mumbai Date : 20.05.2013

Mehta Chokshi & Shah CHARTERED ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT

To the Members of D B VIEW INFRACON PRIVATE LIMITED

1. Report on the Financial Statements

We have audited the accompanying financial statements of D B VIEW INFRACON 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 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

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A-101, "AADESHWAR" S.V.P. ROAD, (MANDPESHWAR ROAD), BORIVALI (W), MUMBAI - 400 092.

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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 Profit 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 (Auditors' 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;



Mehta Chokshi & Shah

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- 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: #06201W

Place: Mumbai

Date: 20th May, 2014

Mehta) Partner M.No: 46088



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 a clause 4(i) of the order is not applicable.

2. <u>Inventories</u>

The Company does not have any inventory and hence clause 4(ii) of the order is not applicable.

- 3. In respect of the loans, secured or unsecured, granted or taken by the Company to or from companies, firms or other parties covered in the register maintained under section 301 of the Companies Act, 1956, according to the information and explanations given to us:
 - (a) The Company has granted unsecured loans to its Holding Company and a Company covered in the Register maintained under Section 301 of the Companies Act, 1956. The maximum balance outstanding at any time during the year is Rs. 471,299,402/- and the year-end balance of the said loans is Rs. 348,06,795/-.
 - (b) The said loans are interest bearing and repayable on demand. Since the loans are repayable on demand. In our opinion, the said loans are not prima facie prejudicial to the interest of the company.
 - (c) The above loan is repayable on demand. As per information given to us, the loan was repaid as and when demanded and hence the repayment of the above loan is regular.
 - (d) As per information given to us, there was no overdue amount.
 - (e) The Company has taken interest free unsecured loans, repayable on demand, from its holding company and a company covered in the Register maintained under Section 301 of the Companies Act, 1956. The maximum balance outstanding at any time during the year is Rs. 790,579,999/- and the year-end balance of the said loans is Rs. 350,00,000/-.
 - (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 were repaid by the Company as and when demanded and hence, the question of default in repayment thereof does not arise.



- 4. During the year, the company has not purchased any fixed assets/inventory nor it has made any sales, however to the best of our knowledge and belief and according to the information and explanations given to us the company has adequate internal control procedure which commensurate with its size and nature of business. 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 Central Government has not prescribed maintenance of cost records under section 209(1)(d) of the Companies Act, 1956 in respect of the activities carried on by the Company.

9. Statutory Dues

- (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts in respect of undisputed statutory dues including Income Tax and applicable other statutory dues have been regularly deposited with the appropriate authorities and no undisputed amounts payable in respect of aforesaid statutory dues were in arrears as at March 31, 2014 for a period of more than six months from the date they became payable.
 - 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.

- The Company has been registered for the period less than five years and hence the 10. clause 4(x) of the order is not applicable.
- According to the information and explanations given to us there are no borrowings 11. from financial institutions/banks/debenture holders, hence the question of any defaults in repayment of the dues to them does not arise.
- The Company has not granted any loans and advances on the basis of security by way 12. of pledge of shares, debentures and other securities. Therefore, the requirements of Clause 4(xii) of the Order are not applicable.
- The Company is not a chit fund or a nidhi / mutual benefit fund / society. Therefore, 13. 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.
- According to the information and explanations given to us, the Company has not given 15. 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.
- On the basis of review of utilization of funds pertaining to term loans and related 16. information as made available to us, the term loans taken by the company were applied during the year for the purpose for which they were obtained.
- According to the information and explanations given to us and on an overall 17. 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.
- The Company has not made any preferential allotment of shares to parties and 18. 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.



Mehta Chokshi & Shah

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- 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 Mehta Chokshi & Shah Chartered Accountants Firm Registration Number: 196201W

Place: Mumbai

Date: 20th May, 2014



A. R. Mehta) Partner M.No: 46088

DB View Infracon Private Limited Balance Sheet as at 31st March, 2014

(Amount in Rs.)

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	643,822,079	311,933,214
Current liabilities				
Short-term borrowings		5	332,728,109	1,178,100,660
Trade payables		6	110,021,237	110,032,361
Other current liabilities		7	1,135,986	597,321
Short-term Provision		8	1,748,280	-
	TOTAL		1,089,555,691	1,600,763,556
Assets				
Non-current assets				
Non-current investments		9	679,029,876	966,018,776
Current assets				
Cash and cash equivalents		10	48,930	116,172
Other Current Assets		11	33,906,600	40,964,706
Short-term loans and advances		12	376,570,285	593,663,902
	TOTAL		1,089,555,691	1,600,763,556

Significant Accounting Policies and Notes to

1 to 27

Financial Statements

As per our attached report of even date

For Mehta Chokshi & Shah

Chartered Accountants

Firm Registration No.: 106201W

Abhas RMehta

Partner

Membership No: 46088

For and on Behalf of the Board

Kajiv Agaiv

Director

(Salim Balwa)

Directo

Place: Mumbai

Date: 20.05.2014

Place: Mumbai

Date: 20.05.2014

DB View Infracon Private Limited

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

(Amount in Rs.)

			(Amount in 13.)
Particulars	Note No.	For the year ended 31st March, 2014	For the year ended 31st March, 2013
Income			
Revenue from operations			
Other income	13	28,046,308	7,232,802
Share of profit from partnership firm		328,011,100	266,852,817
Total Income		356,057,408	274,085,619
Expenditure			
Finance Expenses	14	18,910,525	4,855,959
Other Expenses	15	258,018	339,414
Total Expenditure		19,168,543	5,195,373
Profit/(Loss) before tax		336,888,865	268,890,246
Tax expense:			
(1) Current tax		5,000,000	650,000
(2) Deferred tax		-	-
Profit/(Loss) for the year		331,888,865	268,240,246
Earnings per share:			
Basic and Diluted (Refer Note No. 20)		33,188.89	26,824.02

Significant Accounting Policies and Notes to Financial 1 to 27

Statements

As per our attached report of even date

For Mehta Chokshi & Shah

Chaftered Accountants

Firm Registration No.: 106201W

Abhay RMehta

Partner

Membership No: 460-28

Place: Mumbai Date: 20.05.2014 For and on Behalf of the Board

(Salin Balwa)

(Rajiv Agar

Director

Place : Mumbai

Date: 20.05.2014

Particulars		For the year ended 31st March, 2014	For the year ended 31st March, 2013
Cash Flow From Operating Activities:			3,241, 921, 2020
Profit / (Loss) Before Tax	ı	336,888,865	268,890,246
Adjustment for:			
Share of Profit from Partnership Firm		(328,011,100)	(266,852,817)
Share of Loss from Partnership Firm		202,124	278,091
Interest Income		(28,046,308)	(7,232,802)
Finance Cost		(18,910,525)	(4,855,959)
Net Operating Inflow before working capital changes		(37,876,944)	(9,773,241)
Working Capital Adjustments			
Increase/(Decrease) in Trade payables		(11,124)	(17,063)
Increase/(Decrease) in Current liabilities		336,541	301,023
(Increase)/Decrease in Current Assets	-	7,058,106	(6,984,827)
Cash From Operating Activities	- 1	(30,493,421)	(16,474,108)
Less: Taxes paid		(3,251,720)	(723,279)
Net Cash generated/(used) from Operating Activities	A	(33,745,141)	(17,197,387)
Cash Flow From Investing Activities:			
Invetsment in preferance shares			(344,327,298)
(Introduction)/Withdrawal of Capital from Partnership Firms		615,000,000	650,000,000
Loans granted during the year		217,093,617	(593,663,902)
Interest Income		28,046,308	7,232,802
Net Cash generated/(used) from Investing Activities	В	860,139,925	(280,758,398)
Cash Flow From Financing Activities:			
Loan from Holding Company		(845,372,551)	293,197,948
Finance Cost		18910525	4855959
Net Cash generated/(used) from Financing Activities	C	(826,462,026)	298,053,907
Net Increase/ (Decrease) in Cash and Cash Equivalents			
(A+B+C)		(67,242)	98,122
Cash and Cash Equivalents (Opening)		116,172	18,050
Cash and Cash Equivalents (Closing)		48,930	116,172
Cash and cash Equivalents includes:			
Cash in hand		15.021	44 000
Bank Balances		17,031	24,800
Jank Datances		31,899 48,930	91,372 116,172

As per our attached report of even date

MUMBAI-2

For Mehta Chokshi & Shah Chartered Accountants

Firm Registration No.: 106201W

Abhay R Mehta

Partner Membership No: 4 6088

Place : Mumbai
Date: 20.05.2014

For and on Behalf of The Directors

(Salim Balwa) Director

(Kajiv Agarwal)

Director

Place: Mumbai Date: 20.05.2014

1 Company Background

DB View Infracon Private Limited a Company incorporated under the Companies Act, 1956 and having it's registered office at DB House General A.K. Vaidya Marg, Yashodham, Goregaon (East), Mumbai- 400 063. The Company entered into Partnership with Suraksha DB Realty as on 1st April 2011 for project "Orchid Suburbia" situated at village Kandivali, Taluka Borivali.

2 Statement of Significant Accounting Policies

2.1 Basis of preparation of Financial Statements

The Financial statements have been prepared in accordance with the Generally 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 the Companies Act, 1956 read with the General Circulat 15/2013 dated 13th September. 2013 of Ministry of Corporate Affairs in respect of Sec 133 of the Companies Act 2013.

2.2 Accounting policies, not specifically referred to otherwise, are consistent with the generally accepted accounting principles in India.

2.3 Use of Estimates

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

2.4 Investments

Investments in partnership firm/LLP is initial recorded at cost and subsequently the Company's share of profit/ loss from investment in partnership firms/ LLP is accounted for in respect of the year ended as on the balance sheet date, on the basis of the audited accounts of such partnership firms and LLP

2.5 Borrowing cost

Borrowing costs that are attributable to the acquisition or construction of qualifying assets are considered as a part of cast of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for the intended use. All other borrowing costs are charged to revenue.

2.6 Investments

a) Current Investments are carried at lower of cost and fair value, computed script wise. Long term investments including interests is subsidiaries, associates and jointly controlled entities are carried stated at cost, less provision, if any for provision any diminution in th value of Long term investments is made only if decline is other than temporary in their value.

b) As regards investments in partnership firms/LLP, the Company's share of Profit/ Loss form investment in partnership firms/LLP is accounted for in respect of the year ended as on the balance sheet date, on the basis of the audited accounts of such partnership firms in accordance with para 9.3 of Guidance Note to Revised Schedule VI issued by ICAI.

2.7 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.

2.8 Contingent Liabilities

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

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 Cash & 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.

2.11 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.



3 Share Capital

3.1 Details of Authorised, Issued, Subscribed & Paid up Share Capital:

Particulars	As at 31 Ma	rch, 2014	As at 31 Ma	arch, 2013
rarticulars	Number	Amount in Rs.	Number	Amount in Rs.
l				
Authorised				
Equity Share				
Equity Shares of Rs.10/- each	10,000	100,000	10,000	100,000
	10,000	100,000	10,000	100,000
<u>Issued</u>				
Equity Share				
Equity Shares of Rs.10/- each	10,000	100,000	10,000	100,000
	10,000	100,000	10,000	100,000
Subscribed & Paid up				
Equity Share		i		
Equity Shares of Rs.10/- each fully paid	10,000	100,000	10,000	100,000
Total	10,000	100,000	10,000	100,000

All of the above shares carry 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:

	Equity Shares		Equity Shares	
Particulars	Particulars As at 31 March, 2014		As at 31 Ma	rch, 2013
	Number	Amount in Rs.	Number	Amount in Rs.
Shares outstanding at the beginning of the year	10,000	100,000	10,000	100,000
Add: Shares Issued during the year	-	-	-	-
Less: Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	10,000	100,000	10,000	100,000

3.3 Detail of Number of share held by Holding Company:

10,000 Equity Shares (Previous Year - 10,000) are held by D B Realty Limited, the holding company and its nominees.

3.4 The details of shareholders holding more than 5% shares:

	As at 31 March, 2014		As at 31 March, 2013	
Name of Shareholder	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Equity Share				
D B Realty Limited and its nominees	10,000	100%	10,000	100%
Total	10,000	**************************************	10,000	



4 Reserves and Surplus

Particulars	As at 31st March, 2014	As at 31st March, 2013	
	Amount in Rs.	Amount in Rs.	
Surplus/(Deficit) in Statement of profit & loss			
Opening balance	311,933,214	43,692,968	
Add: Profit for the year	331,888,865	268,240,246	
Total	643,822,079	311,933,214	

5 Short Term Borrowings

		1
Particulars	As at 31st March, 2014	As at 31st March, 2013
Unsecured Loan	Amount in Rs.	Amount in Rs.
A. Term Loan		
From STCI Finnance Limited		
Loan Facility against Shares	150,828,493	
Secured by Specific Residential and Commercial Units of Project		
Orchid Suburbia and PTC Building minimum value of Rs. 15 Crore is to be mortgaged with in 30days from the date of disbursement of the first tranche and to be maintained at the stipulated margin.		,
3. Irrevocable and Unconditional Corporate Guarantee of DB Realty Limited		·
4. Irrevocable and Unconditional Corporate Guarantee of Neelkamal Tower Construction LLP (Pledgor)		
5. Irrevocable Guarantee of Suraksha DB Realty.		
6. Personal Guarantee of Mr. Shahid Balwa.	•	
Repayment Schedule		
The Company will repay in equal installments i.e Rs. 5 Crore, Commencing from the end of the Thirteen month from the date of first disbursement i.e. 18.03.2014. Last Installment payable at the end of 18th Month from the date of first disbursement. All amounts avaliable from sale of mortgaged units to be apportioned the ratio of 67:33 i.e 67% of all the sale proceeds to be adjusted towards the loan account. The Balance 33% shall be released to the borrower subject to no payment dues/overdue.		
B. Short term demand loan from Bank [Secured against (i) properties of holding company (registered mortgage deed for which is	_	291,970,661
yet to be executed) (ii) corporate guarantee and personal guarantee of promoters. The above loan is repayable on demand within 90 days]		
Loan from holding company	-	621,129,999
Loan From Suraksha DB Realty (wherein company is partner)	146,899,616	-
Loan from a related party	35,000,000	35,000,000
Loan from Others	<u> </u>	230,000,000
Total	332,728,109	1,178,100,660



6 Trade Payables

Particulars	As at 31st March, 2014	As at 31st March, 2013
	Amount in Rs.	Amount in Rs.
Micro, Small and Medium Enterprises (See Note No.22) Others		
Total	110,021,237	110,032,361
0.0	110,021,237	110,032,361

7 Other Current Liabilities

Particulars	As at 31st March, 2014	As at 31st March, 2013
	Amount in Rs.	Amount in Rs.
Interest Accrued but not due		
Statutory Dues		247,975
Outstanding Expenses	643,055	2,359
Payable to Partnership firm	-	56,180
Payable to Limited Liability Partnership	484,807	286,708
Total	8,124	4,099
	1,135,986	597,321

8 Short Term Provision

Particulars	As at 31st March, 2014	As at 31st March, 2013
	Amount in Rs.	Amount in Rs.
Provision For Tax (Net off Advance Tax & Tax Deducted at Source)	1,748,280	
Total	1,748,280	



9 Non Current Investment

Particulars Particulars	As at 31st March, 2014	As at 31st March, 2013
	Amount in Rs.	Amount in Rs.
In Partnership Firm		
M/s. Sneh Developers	9,800	9,800
(Towards 0.06% share in Profit/Loss)(Previous Year 0.06%)		,,,,,
M/s. Suraksha D B Realty	334,692,178	621,681,078
(Towards 50% share in Profit/Loss)(Previous Year 50%)		, , , , ,
Investment in Preference Shares		
A)3,13,478 0.001% Compulsary Convertible Cumulative Prference Shares in D B Hospitality Pvt Ltd of Rs. 10/- each, fully paid up	172,163,645	172,163,645
B) 3,13,478 0.001% Redeembale Optionly Convertible Cumulative Prference Shares in D B Hospitality Pvt Ltd of Rs. 10/- each, fully paid up	172,163,653	172,163,653
In Limited Liability Partnership		
M/s. D B Realty & Shreepati Infrastructures	600	600
Total	679,029,876	966,018,776

10 Cash and Cash Equivalents

Particulars	As at 31st March, 2014	As at 31st March, 2013 Amount in Rs.	
	Amount in Rs.		
Balances with banks	31,899	91,372	
Cash in hand	17,031	24,800	
Total	48,930	116,172	

11 Other Current Assets

Particulars	As at 31st March, 2014	As at 31st March, 2013	
	Amount in Rs.	Amount in Rs.	
Advance For Transferable Development Rights (See Note No.			
24)	33,906,600	33,906,600	
Interest Accrued but not due	-	6,984,827	
Advance tax and Tds receivable (net of provision)	-	73,279	
Total	33,906,600	40,964,706	

12 Short-term loans and advances

Particulars	As at 31st March, 2014	As at 31st March, 2013	
	Amount in Rs.	Amount in Rs.	
Reimbursement of expenses - Related Party	94,852	-	
Security Deposit	200,000,000		
Loan to others	141,668,638	124,674,028	
Loan to Holding Company	2,309,528	-	
Loan to a related party	32,497,267	468,989,874	
Total	376,570,285	593,663,902	

13 Other Income

Particulars Accrued Interest on ICD	For the year ended 31st March, 2014 Amount in Rs.	For the year ended 31st March, 2013 Amount in Rs.
(Tax deducted at source Rs.27,95,707/-; Previous Year Rs. 7,23,279/-)	28,046,308	7,232,802
Total	28,046,308	7,232,802

14 Finance Expenses

Particulars	For the year ended 31st March, 2014	For the year ended 31st March, 2013 Amount in Rs.	
Bank charges	Amount in Rs.		
Interest on Loan Taken	-	70,579	
Processing Fees	15,595,905	3,945,380	
Stamp Duty & Notarization Expenses	3,314,620	•	
Total	<u> </u>	840,000	
Total	18,910,525	4,855,959	

15 Other Expenses

Particulars	For the year ended 31st March, 2014	For the year ended 31st March, 2013	
Legal & Professional Fees	Amount in Rs.	Amount in Rs.	
Travelling, Conveyance and Vehicle Expenses	6,378	7,134	
Printing, Stationery and Telephone Expenses	1,112	737	
Audit Fees	4,700	5,762	
General Expenses	37,079	37,449	
Bank Charges	395	241	
Statutory dues	3,730		
Share of Loss From Partnership Firm	2,500	10,000	
Tim	202,124	278,091	
Total	259.010		
	258,018	339,414	



- 16 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 a public company. The Company continues to use the word "Private Limited" as permitted by law.
- 17 In the absence of any timing difference and in the absence of immediate future taxable income and book profit, no provision for Deferred tax has been made income in accordance with Accounting Standard 22 " Accounting for Taxes on Income".

18 Related Parties Disclosure:

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 Related Party	Relationship
DB Realty Limited	Holding Company
Sneh Developers	
Suraksha D B Realty	
Majestic Infracon Private Limited	Enterprises Jointly
Nihar Construction Private Limited	Controlled by the
Mira Real Estate Developers	Company
DB Realty & Shreepati Infrastructure LLP	
Dynamix Realty	

Key Management Personnel	Designation
Mr. Salim Balwa	Director -
Mr. Rajiv B. Agarwal	Director

The above related parties were identified by the management and have been relied upon by the auditors. However, there were no transactions with the key management personnel.

The following transaction were carried out with related parties during the year.

				(Amount in Rs.)
Nature of Transaction	With Holding Company	Enterprises Jointly Controlled by the Company	Fellow Subsidiary	Enterprises Significantly Influence by the KMP and their relatives
1. Loans Accepted				
Opening Balance as on 1st April, 2013	621,129,999		-	35,000,000
	(194,902,712)	(-)	(-)	(-)
Loans taken during the year	361,950,735	153,734,876		-
	(555,930,000)	(-)	(-)	(35,000,000)
Loans repaid during the year	985,380,734	6,835,260	-	-
	(129,702,713)	(-)	(-)	(-)
Closing Balance as on 31st March, 2014	(2,300,000)	146,899,616		35,000,000
	(621,129,999)	(-)	(-)	(35,000,000)



DB View Infracon Private Limited

2. Interest Income during the year	_		- l	
	(-)	(-)	(-)	(3,973,075
3. Loans given during the year				
Opening Balance as on 1st April, 2013		-	_	468,989,874
	(-)	(-)	(-)	(-)
Loans given during the year	-	-	-	375,398,619
	(-)	(-)	(-)	(468,989,874)
Loans repaid during the year		-	•	811,891,226
	(-)	(-)	(-)	(-)
Closing Balance as on 31st March, 2014	-	-	-	32,497,267
	(-)	(-)	(-)	(468,989,874)
4. Investment in Partnership Firms and				
<u>LLP's</u>				
<u>-Sneh Developers</u>				
Opening Balance as on 1st April, 2013	-	9,800	-	
	(-)	(-)	(-)	(-)
Contributions during the year		-		
	(-)	(9,800)	(-)	(-)
Contributions withdrawn during the year			-	-
	(-)	(-)	(•)	(-)
Share of Profit/(Loss) during the year	-		-	
	(-)	(-)	(-)	(-)
Closing Balance as on 31st March, 2014	<u>-</u>	9,800	-	
	(-)	(9,800)	(-)	(-)
-Suraksha DB Realty				
Opening Balance as on 1st April, 2013	··	621,681,078		
	(-)	(1,004,828,261)	(-)	(-)
Contributions during the year		2,092,086,965	9	
Controlled during the year	(-)	(1,489,235,736)	(-)	(-)
Contributions withdrawn during the year		(1,469,233,730)	(-)	
The state of the s	(-)	(-)	. (-)	(-)
Share of Profit/(Loss) during the year	(-)	1,805,098,065	(-)	
	(-)	(1,106,088,553)	(-)	(-)
Closing Balance as on 31st March, 2014		334,692,178	(-)	
	(-)	(621,681,078)	(-)	(-)
		(021,001,078)	(-)	



Do Da Part of Financial Statements	•			
-DB Realty & Shreepati Infrastructure LL				
1	-			
Opening Balance as on 1st April, 2013				ł
Contribution 1			,499	
Contributions during the year			848)	(-)
Contributions and		(1)	600	
Contributions withdrawn during the year			600)	(-)
Share of Profit/(Loss) during the year		/ \	943	
during the year			235)	(-)
Closing Balance as on 31st March, 2014			968	
(Credit Balance transferred to Other Current			886)	(-)
Liabilities)			24	-1
		(-)	99)	(-)
-Mira Real Estate Developers (Formerly				(-)
known as Mira Salt Works)		 		
Opening Balance as on 1st April, 2013		1		
Parame Dallance as on 1st April, 2013		286,7		
Contributions during the year	(-	\		
the year		1,520		-) (-
Contributions withdrawn during the year	(-	311,04 (72175		-
willidiawn during the year		- (72173	'' 	-) (-)
Share of Profit/(Loss) during the year	(-	, 	;}	
the year			(-)) ()
Closing Balance as on 31st March, 2014	(-)	509,13		-
(Credit Balance transfer at March, 2014		(3/313		()
(Credit Balance transferred to Other Current Liabilities)	(-)	48480	7	-
	(*)	(286708	(-	(-)
			'	
5 Investment 1 P			1	
5. Investment in Preference Shares			 	i i
Opening Balance				
Opening Balance as on 1st April, 2013				
Investment made during the year	(-)			344,327,298
the year			(-)	(-)
Investment redeemed during the year	(-)			
		<u>(-)</u>		(344,327,298)
Closing Balance as on 31st March, 2014	(-)		 -	
March, 2014		<u>(-)</u>	(-)	(-)
	(-)			344,327,298
6. Reimbursement of Expenses	<u></u>	(-)	(-)	(344,327,298)
Opening Balance as on 1st April, 2013			- 	
2013				
Add: Advance given during the year	(-)			
the year			(·)	(-)
ess' Amount Point	(-)	;		98,559
ess: Amount Reimbursed during the year		<u> </u>	(-)	(-)
Josing Balance	(-)		<u>.</u>	3,707
Closing Balance as on 31st March, 2014	_ 	(-)	(-)	(-)
	(-)			94,852
		. Gl	7.5	

In addition to the above transactions, the Holding Company has provided securities of owned properties for loans availed by the company.

Figures in the brackets represent previous year's figures. There were no transactions with the KMP during the year.

Particulars of Investments

19.1 Disclosure of financial interest in partnership firm /LLP

Name of Partnership firm /LLP	Capital Co		
(1) DR Positiv & Ct	As at 31st March,2014	As at 31st March,2013	Share in Profit / Loss %
(1) DB Realty & Shreepati Infrastructures LLP			
Name of Partners		<u> </u>	
Nine Paradise Erectors Private Limited			
DB View Infracon Private Limited	600	600	0.60%
DB Realty Limited	600	600	0.60%
Shreepati Infra Realty Limited	58,800	58,800	58.80%
Rajendra Chaturvadi	20,000	20,000	20.00%
Tapas Chutuvadi	10,000	10,000	10.00%
Total	10,000	10,000	10.00%
10(a)	100,000	100,000	100.00%



DB View Infracon Private Limited

Notes Forming Part of Financial Statements

(2) Mira Real Estate Developers (formerly			
known as Mira Salt Works & Co.) D B Realty Limited DB View Infracon Private Limited	1,050,000,000	1,050,000,000	99.00%
(1) C			1.00%
(3) Suraksha DB Realty			
DB View Infracon Private Limited	328,011,100	050 551 5	
D.B.Properties Private Limited	520,011,100	958,526,038	50.00%
Sejraj Financial Services Limited		(958,526,038)	
Vision Finstock Limited	95,123,219	(45,483,911)	14.50%
rash Builders Private Limited	95,123,219	(483,911)	14.50%
Sheji Builders Limited	62,322,109	(32,767,045)	9.50%
P.M. Builders Private Limited	62,322,109	(71,317,045)	
P.M. Build, P.	6,560,222	30,966,627	9.50%
P.M. Builders Private Limited	6,560,222		1.00%
		I,416,627	1.00%

19.2 Company's share of interest in the assets, liabilities, incomes and expenses with respect to partnership and Limited Liability Partnership firms on the basis of audited financial statements of partnerships firms (as audited by other auditors) as at and for the year ended March 31, 2014 are as

Name of Partnership firm		Company's Sh	are of	
Suraksha DB Realty	Assets	Liabilities	Іпсоше	Expenditure
Mira Real Estate Developers (formerly known	412,210,854	80,538,243	618,538,935	290,527,835
as Mira Salt Works & Co.) DB Realty & Shreepati Infrastructures LLP	13,982,928	91,312	230	198,329
	336,922	2,017		384

19.3 Due to non-availability of audited financial statements of M/s Sneh Developers, the above information as per para 16.1 and 16.2 are not provided.

20 Earnings per Share:

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

Particulars Net Profit/(Local of August Profit/(Local	For the year ended 31st March, 2014	For the year ended 31st March, 2013
Net Profit/(Loss) after tax as per Profit & Loss Account Weighted average number of equity shares	331,888,865	268,240,246
outstanding Basic and Diluted Earnings per share	10,000	10,000
Face Value per Equity Share	33,189	26824.02
p squity snate	10	10

21 Breakup of Auditors' Remuneration:

(Amount in Rs) For the year ended 31st Particulars For the year ended March, 2014 31st March, 2013 Audit Fees 15,000 Certification Fees 15,000 18,000 18,000 Service Tax 4,079 Out of Pocket Expenses 4,079 Total 370 37,079 37,449



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

		(Amount in Rupees)
Particulars Particulars	For Year ended 31st March, 2014	For Year ended 31st 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.	-	·
Total		

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 Auditors.

- 23 Trade Payables in the Financial Statements are subject to confirmation. As per the contention of the management the same are payable.
- 24 A Company has entered into agreement with Housing Development Infrastructure Limited for purchase of 1,500 sq. mtrs. worth of Transferable Development Rights and have paid consideration for the same. However, the said rights are yet to be transferred in the name of the Company. The company is making efforts to transfer the rights in it's favour.

25 Security Deposit

"The company has entered into Memorandum of Understanding ("MoU") dated 1.04.2013 with D B Hotel (P) Limited ("developers") for grant an exclusive license to the Company of 22,296.75 sq. mts. out of the commercial area of the Project to be developed by D B Hotels (P) Ltd, on the receipt of the occupation certificate for the commercial area in the said Project. As per the terms of the MoU, the company is required to pay Rs.20 crore as consideration in the form of Security Deposit to the developers on or before the expiry of 3months from the date MoU. Further the developer shall complete the said Project such that the said Premises can be made operational by 31-12-2018, subject to a grace period of 12 months. In the event the Developer fails to fulfill the said condition, then the Company shall be entitled to terminate this MOU, after giving 30 days written notice and in the event the developer does not rectify the breach within the aforesaid notice period then the developer shall be liable refund to the company the entire sum of Rs.20 Crore together with interest @18%p.a, and this MOU shall stand terminated and neither parties shall have any claim against the other".

26 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.

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

28 Previous years figures have been regrouped and reclassified wherever necessary to make them comparable with cur

Signatures to notes 1 to 28

ta Chokshi & Shah d Accountants

gistration No.: 106201W

Membership No: 46088

Place : Mumbai

Date: 20.05.2014

n Behalf of the Board For an

(Rajiy

Director

Place : Mumbai

Date: 20.05.2014