

NEELKAMAL REALTORS TOWER PVT. LTD.

**ANNUAL REPORT
2009-2010**

NOTICE

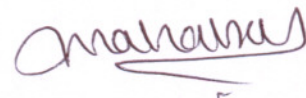
Dear Members,

NOTICE is hereby given that the 4th Annual General Meeting of the members of Neelkamal Realtors Tower Pvt. Ltd. will be held at a shorter notice on Tuesday, 22nd day of June, 2010 at 11.30 A.M. at the Registered Office of the Company at DB House, Gen. A.K. Vaidya Marg, Goregaon (East), Mumbai, Maharashtra - 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, 2010, Profit and Loss Account 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. Vinod K. Goneka, who retires by rotation and being eligible, offers himself for re-appointment.
3. To appoint Director in place of Mr. Salim U. Balwa, who retires by rotation and being eligible, offers himself for re-appointment.
4. A Special Notice dated 11th May, 2010 was received from D B Realty Limited, a member of the Company, to appoint M/s Deloitte Haskins & Sells, Chartered Accountants as Auditors of the company in stead of the retiring auditors i.e. M/s Haribhakti & Co., Chartered Accountants, 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 Deloitte Haskins & Sells, Chartered Accountants, Mumbai be and are hereby appointed as the Statutory Auditors of the company from the conclusion of this Annual General Meeting until the conclusion of the next Annual General Meeting of the Company at a remuneration as may be mutually decided with the Board of Directors in place of M/s Haribhakti & Co., existing Auditors of the company”

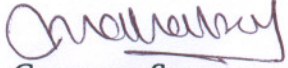


SPECIAL BUSINESS:

5. Confirmation of Mr. Asif Balwa who was appointed as Additional Director on 11th May, 2010 as a Director of the Company and to pass with or without modification, the following resolution as an ordinary resolution :

“RESOLVED THAT Mr. Asif Y. Balwa who was appointed as Additional Director on 11th May, 2010 under section 260 of the Companies Act, 1956, be and is hereby appointed as a Director of the Company.”

On behalf of the Board of Directors
for Neelkamal Realtors Tower Pvt. Ltd.,


Company Secretary

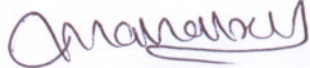
Place: Mumbai

Date : 15-06- 2010

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. A blank proxy form is annexed to the notice.

On behalf of the Board of Directors
for Neelkamal Realtors Tower Pvt. Ltd.,


Company Secretary

Place: Mumbai
Date : 15-06- 2010

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

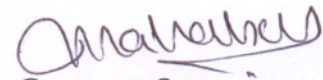
Item No. 5

Mr. Asif Y. Balwa was appointed as an Additional Director of the Company on 11th May, 2010 pursuant to the provisions of Section 260 of the Companies Act, 1956, articles of association of the company and recommendation of Mr. Shahid Balwa who resigned as Director on 10th April, 2010. Pursuant to the provisions of Section 260, his term expires at the ensuing Annual General Meeting of the Company and Mr. Asif Y. Balwa, being eligible, has offered himself for re-appointment as a Director. Your Board recommends his appointment as a Director of the Company.

The resolution vide item no. 5 is therefore proposed for approval of the members.

None of the directors shall be deemed to be concerned or interested in the said resolution.

On behalf of the Board of Directors
for Neelkamal Realtors Tower Pvt. Ltd.,


Company Secretary

Place: Mumbai
Date : 15-06- 2010



DIRECTOR'S REPORT

Dear Members,

Your Directors have pleasure in presenting the 4th Annual Report together with the Audited Accounts of the Company for the year ended on 31st March, 2010:

FINANCIAL RESULTS

During the year under review, Company has not earned any business income as the Company's projects namely 'Orchid Height', Jacob Circle, Mumbai is under progress. and the revenue from the construction and development of the said Project is to be recognized on the basis of percentage of Completion method. As a result thereof, the company has incurred a loss after tax of Rs. 42, 567,956/- during the year.

DIVIDEND

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

FIXED DEPOSITS

Your Company has not accepted any deposits from public 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 under Section 217 (2AA) of the Companies Act, 1956, with respect to Director's Responsibility Statement, it is, hereby, confirmed:

- (i) that in the preparation of the annual accounts for the year ended 31st March, 2010, the applicable Accounting Standards had been followed alongwith proper explanation relating to material departures except for compliance of Accounting Standard 16 'Borrowing Cost' where interest of Rs. 2,98,76,426 is not charged to profit and loss account but the same has been capitalized in the project work in progress.
- (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, 2010 and of the loss 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:

Dr. Archana Hingorani & Mr. Saleh Afimiwala are continuing as Directors of the Company.

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

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

Mr. Shahid U. Balwa resigned as Director of the company w.e.f 10th April, 2010.

Mr. Asif Y. Balwa was inducted as an Additional Director on the Board of the company w.e.f. 11th May, 2010.

AUDITORS:

Company has received a Special Notice dated 11th May, 2010 from a member intending to pass a resolution in the ensuing AGM for appointing M/s Deloitte Haskins & Sells, Chartered Accountants as Statutory Auditors of the Company in stead of the retiring auditors, M/s. Haribhakti & Company, Chartered Accountants, Mumbai who retire at the ensuing Annual General Meeting.

Subject to approval of members, Board recommends appointment of M/s Deloitte Haskins & Sells, Chartered Accountants as the Statutory Auditors of the Company in place of the existing M/s Haribhakti & Co., Chartered Accountants.

AUDITORS' QUALIFICATION

Statutory Auditors in their Auditor's Report under Clause 4(vii) have stated that interest is not charged to Profit and Loss Account but the same has been capitalized in the Project Work in Progress.

In the opinion of the Directors, the amount of interest of Rs 2,98,76,426 relates to borrowing which is utilized for advances in respect of long term project (qualifying asset) and accordingly the interest on such borrowing can be capitalized as per Guidance provided in "Background Material" on Accounting Standard 16 issued by The Institute of Chartered Accountants of India. The Guidance provides that interest cost should be included in the cost of inventory which meets the definition of qualifying assets in accordance with provision of Accounting Standard 16. Accordingly we do not agree with qualification given by the Auditors in their audit report, as the Company's residential project will take more than 12 months to complete and therefore is a qualifying asset.

PARTICULARS OF EMPLOYEES:

During the period under review, there was only one employee drawing the remuneration in excess of the limits prescribed under Section 217(2A) of the Companies Act, 1956. The details are given hereunder :

Statement under sub-section (2A) of Section 217 of the Companies Act, 1956 :

Name	Designation	Remuneration Received	Age	Nature of Duties
Mr. Salim U. Balwa	Whole Time Director	Rs. 2,50,000 p.m.	38	Executive

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.

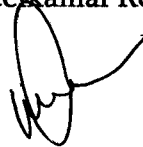
During the period under review, Foreign Exchange earning and outgo were Nil.

ACKNOWLEDGEMENT:

Your Directors would like to express their appreciation for the support extended by the Bankers, Office Bearers of the Government Department, its Employees, Creditors and Suppliers.

On behalf of the Board of Directors

for Neelkamal Realtors Tower Pvt. Ltd.,



Director



Director

Place: Mumbai

Date : 11-05-2010

Auditors' Report

To The Members of Neelkamal Realtors Tower Private Limited

1. We have audited the attached Balance Sheet of Neelkamal Realtors Tower Private Limited ('the Company') as at March 31, 2010 and also the Profit and Loss account and the cash flow statement for the year ended on that date annexed thereto. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audit.
2. We conducted our audit in accordance with auditing standards generally accepted in India. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.
3. As required by the Companies (Auditor's Report) Order, 2003, as amended by the Companies (Auditor's Report) (Amendment) Order, 2004, issued by the Central Government of India in terms of sub-section (4A) of Section 227 of 'The Companies Act, 1956' of India (the 'Act') and on the basis of such checks of the books and records of the company as we considered appropriate and according to the information and explanations given to us, we give in the Annexure a statement on the matters specified in paragraphs 4 and 5 of the said Order.
4. Further to our comments in the paragraph 3 above, 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 purposes 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, profit and loss account and cash flow statement dealt with by this report are in agreement with the books of account.
 - iv. In our opinion, the balance sheet, profit and loss account and cash flow statement dealt with by this report comply with the accounting standards referred to in sub-section (3C) of section 211 of the Companies Act, 1956.
 - v. On the basis of the written representations received from the directors, as on March 31, 2010, and taken on record by the Board of Directors, we report that none of the directors is disqualified as on March 31, 2010 from being appointed as a director in terms of clause (g) of sub-section (1) of section 274 of the Companies Act, 1956.
 - vi. Attention is invited to Note 4 of Schedule 14 to the Financial Statements, where it is stated that as per general industry practice, the transaction on which brokerage is payable, the amount of brokerage and point of accrual thereof is determined on case to case basis by the management.
 - vii. In our opinion and to the best of our information and according to the explanations given to us, except for compliance of Accounting Standard 16 "Borrowing Costs" where interest of Rs. 2,98,76,426 is not charged to Profit and Loss Account, but the same has been capitalised in the Project Work in Progress, the said accounts read together with notes thereon give the information required by the Companies Act, 1956, in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India;



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- a) In the case of the balance sheet, of the state of affairs of the Company as at March 31, 2010;
- b) In the case of the profit and loss account, of the loss for the year ended on that date; and
- c) In the case of cash flow statement, of the cash flows for the year ended on that date.



For Haribhakti & Co.
Chartered Accountants
Firm Registration No. 105523

Chetan Desai

Chetan Desai
Partner
Membership No. 17000

Place: Mumbai
Date: 11th May, 2010

ANNEXURE TO AUDITORS' REPORT

Referred to in paragraph 3 of the Auditors' Report of even date to the members of Neelkamal Realtors Tower Private Limited on the financial statements for the year ended 31st March 2010

- (I) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- (b) The fixed assets of the company have been physically verified by the management during the year and no material discrepancies between the book records and the physical inventory have been noticed. In our opinion, the frequency of verification is reasonable.
- (c) In our opinion and according to the information and explanations given to us, a substantial part of fixed assets has not been disposed of by the company during the year.
- (II) (a) According to the information and explanation given and as reported by the management to us, the inventory (excluding stocks with third parties) has been physically verified by the management during the year. In our opinion, the frequency of verification is reasonable.
- (b) The procedures of physical verification of inventory followed by the management are required to be made adequate in relation to the size of the Company and the nature of its business.
- (c) The Company needs to maintain proper records of inventory and no material discrepancies were noticed on physical verification carried out at the end of the year.
- (III) (a) The Company has granted unsecured loan to the Holding Company covered in the register maintained under section 301 of the Companies Act, 1956 amounting to Rs 58,19,40,000. The maximum amount involved during the year was Rs. 28,29,40,000 and the year end balance of loans granted to such parties was Rs. NIL.
- (b) As explained in Note no. 14 of Schedule 14, no interest has been charged on such loan. Other terms and condition of such loan are prima facie not prejudicial to the interest of the Company.
- (c) In respect of above loans, as per stipulation, the principal is repayable on demand.
- (d) In respect of the aforesaid loans, in the cases where the overdue amount is more than Rupees One lakh, in our opinion, reasonable steps have been taken by the company for the recovery of the principal amounts, where applicable.
- (e) During the year, the Company had taken unsecured loan from the Holding Company covered in the register maintained under section 301 of the Companies Act, 1956 amounting to Rs 4,30,40,000. The maximum amount involved during the year was Rs. 26,40,60,000 and the year-end balance of loans taken from such parties was Rs. NIL.
- (f) In our opinion, the rate of interest and other terms and conditions for such loans are not, prima facie, prejudicial to the interest of the Company.



- (g) In respect of the aforesaid loans, the company is regular in repaying the principal amounts as stipulated and the loan was interest free.
- (iv) In our opinion and according to the information and explanations given to us, there exists an adequate internal control system commensurate with the size of the Company and the nature of its business with regard to purchase of inventory, fixed assets and with regard to the sale of goods and services. During the course of our audit, we have not observed any continuing failure to correct weakness in internal control system of the company.
- (v) (a) According to the information and explanations given to us, we are of the opinion that the particulars of contracts or arrangements referred to in section 301 of the Companies Act, 1956 that need to be entered into the register maintained under section 301 have been so entered.
- (b) In our opinion and according to the information and explanations given to us, the price at which a transaction made in pursuance of such contract exceeding value of Rupees five lakhs has been entered into during the financial year is not comparable with prevailing market price, as the company has not entered into such transaction with others and we have not been furnished with any comparable prices in the market.
- (vi) The company has not accepted any deposits from the public within the meaning of Sections 58A and 58AA of the Act and the rules framed there under.
- (vii) In our opinion, for part of the year the Company has an internal audit system commensurate with the size and nature of its business.
- (viii) The Central Government of India has not prescribed the maintenance of cost records under clause (d) of sub-section (1) of Section 209 of the Act for any of the products of the company.
- (ix) (a) The Company is regular in depositing with appropriate authorities undisputed statutory dues including provident fund, investor education and protection fund, employees' state insurance, income-tax, sales-tax, wealth-tax, service tax, customs duty, excise duty, cess and other material statutory dues applicable to it.
- (b) According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, investor education and protection fund, employees' state insurance, income-tax, wealth-tax, service tax, sales-tax, customs duty, excise duty, cess and other undisputed statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.
- (c) According to the information and explanation given to us, there are no dues of income tax, sales-tax, wealth tax, service tax, customs duty, excise duty and cess which have not been deposited on account of any dispute.
- (x) As the company is registered for a period less than five years, clause (x) of paragraph 4 of the Companies (Auditor's Report) Order, 2003, as amended by the Companies (Auditor's Report) (Amendment) Order, 2004, is not applicable to the company for the current year.
- (xi) 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, bank or debenture holders.



NEELKAMAL REALTORS TOWER PRIVATE LIMITED (Formerly known as Neelkama) Bumer Realtors Tower Private Limited) BALANCE SHEET AS AT 31ST MARCH, 2010			
PARTICULARS	SCHEDULES	AS AT 31ST MARCH, 2010 (RUPEES)	AS AT 31ST MARCH, 2009 (RUPEES)
SOURCE OF FUNDS:			
SHAREHOLDERS FUNDS			
SHARE CAPITAL	1	32,887,250	32,887,250
RESERVES & SURPLUS	2	1,098,012,033	1,066,012,033
		1,098,899,283	1,098,899,283
LOAN FUNDS			
SECURED LOANS	3	715,853,082	3,831,678
UNSECURED LOANS	4	715,853,082	731,980,000
		715,853,082	731,980,000
TOTAL		1,814,552,365	1,834,690,963
APPLICATION OF FUNDS:			
FIXED ASSET			
GROSS BLOCK	5	8,485,181	5,977,571
LESS: DEPRECIATION		2,211,454	833,864
NET BLOCK		6,273,727	5,143,707
CAPITAL WORK IN PROGRESS (INCLUDING CAPITAL ADVANCES)		30,000,000	-
		34,273,727	5,143,707
CURRENT ASSETS, LOANS & ADVANCES			
PROJECT WORK-IN-PROGRESS	6	1,495,615,642	605,669,583
CASH AND BANK BALANCES	7	133,363,110	1,074,973
LOANS AND ADVANCES	8	577,105,883	735,157,265
		2,226,084,635	1,341,897,821
LESS: CURRENT LIABILITIES & PROVISIONS			
CURRENT LIABILITIES	9	506,982,683	31,606,188
PROVISIONS	10	1,708,279	1,089,228
		508,690,962	32,695,416
NET CURRENT ASSETS		1,717,385,873	1,309,222,405
PROFIT & LOSS ACCOUNT		62,892,766	20,324,799
TOTAL		1,814,552,365	1,334,690,963
SIGNIFICANT ACCOUNTING POLICIES			
	13		
NOTES TO ACCOUNTS			
	14		

THE SCHEDULES REFERRED TO ABOVE AND NOTES TO ACCOUNTS FORM AN INTEGRAL PART OF THE BALANCE SHEET

AS PER OUR ATTACHED REPORT OF EVEN DATE



For HARIZBHAKTI & CO.
Chartered Accountants

Chetan Desai
Partner

For and on behalf of BOARD OF DIRECTORS

Sajid A. Khan
Director

Vinod Eerika
Director

Omshankar

Ashraf Mahabadi
Company Secretary

Place : Mumbai
Date : 11.05.2010

- (xii) We are of the opinion that the Company has not granted loans and advances on the basis of security by way of pledge of shares, debentures and other securities.
- (xiii) In our opinion, the Company is not a chit fund or a nidhi / mutual benefit fund / society. Therefore, the provisions of clause 4(dii) of the Companies (Auditor's Report) Order, 2003 (as amended) are not applicable to the Company.
- (xiv) In our opinion, the Company is not dealing in or trading in shares, securities, debentures and other investments. Accordingly, the provisions of clause 4(bv) of the Companies (Auditor's Report) Order, 2003 (as amended) are not applicable to the Company.
- (xv) In our opinion and according to the information and explanations given to us, the terms and conditions of the guarantees given by the company, for loans taken by its Holding Company from banks or financial institutions during the year, are prima facie not prejudicial to the interest of the Company.
- (xvi) Out of the term loans obtained during the year, for part of the year, a sum of Rs. 38,10,98,043 has not been applied for the purpose for which the loans were obtained.
- (xvii) According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that no funds raised on short-term basis have been used for long-term investment.
- (xviii) According to the information and explanations given to us, 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.
- (xix) The Company did not have any outstanding debentures during the year.
- (xx) During the year, Company has not raised any money through public issue.
- (xai) During the course of our examination of the books and records of the company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of fraud on or by the company, noticed or reported during the year, nor have we been informed of such case by the management.



For Haribhakti & Co.
Chartered Accountants
Firm Registration No. 403523W

Chetan Desai
Chetan Desai
Partner
Membership No. 17000

Place: Mumbai
Date: 11th May, 2010

NEELKAMAL REALTORS TOWER PRIVATE LIMITED
(Formerly known as Neelkamal Sumer Realtors Tower Private Limited)
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2010

PARTICULARS	FOR THE YEAR ENDED	
	31ST MARCH, 2010 (Rupees)	31ST MARCH, 2009 (Rupees)
A Cash Flow From Operating Activities		
Profit / (Loss) Before Tax	(42,567,956)	(10,146,769)
Adjustment for:		
Depreciation	1,318,199	-
Interest on Car Loan	447,538	-
Working Capital Adjustments	-	(73,714,434)
Increase in project-work in progress	(841,162,097)	(78,929,598)
Advance for purchase of tenancy rights	634,201,506	-
Advances Given	(516,092,296)	-
Advances Recovered	-	5,601,002
Decrease in current liabilities	475,386,514	16,558,932
Increase in provisions	637,051	1,327,283
Cash From Operating Activities	(297,831,120)	(79,157,215)
Less: Taxes paid	(78,130)	(87,992)
	(297,909,250)	(80,045,207)
B Cash Flow From Investing Activities:		
Loans Recovered	29,979,932	10,273,688
Increase in Capital Work In Progress	(30,000,000)	-
Fixed asset purchased	(507,620)	(5,770,328)
Net Cash From Investing Activities	(527,688)	4,503,360
C Cash Flow From Financing Activities:		
Share Issue expense	-	(1,100,210)
Proceeds from borrowing	711,821,404	83,227,928
Interest on Loan borrowed	(49,172,328)	(1,201,186)
Payment of Unsecured Loan	(231,960,000)	-
Net Cash From Financing Activities	430,689,076	80,926,532
Net Increase/ (Decrease) in Cash & Cash Equivalents (A+B+C)	132,292,118	(4,172,085)
Cash & Bank Balance As on 01.04.2009	1,076,973	5,243,056
Cash and Bank Balances as on 31.03.2010		
Cash In Hand	510,010	571,287
Balance with Scheduled Bank	132,853,100	499,686
	133,363,110	1,070,973

AS PER OUR ATTACHED REPORT OF THE EVEN DATE



For: HARISHANKT & CO.
Chartered Accountants

Suban Desai
Partner

For and on behalf of BOARD OF DIRECTORS

Director

Vinod Goenka
Director

Place : Mumbai
Date : 31.05.2010

(Signature)
Ajitad Mahabai
Company Secretary

NEELKAMAL REALTORS TOWER PRIVATE LIMITED
 (Formerly known as NeelKamal Sumar Realtors Tower Private Limited)
 SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31ST MARCH, 2010.

PARTICULARS	AS AT 31.03.2010 (RUPEES)	AS AT 31.03.2009 (RUPEES)
SCHEDULE 1:		
SHARE CAPITAL:		
AUTHORISED:		
22,50,000 Equity shares of Rs.10/- each	22,500,000	22,500,000
17,50,000 0.001/0.002% Cumulative Redeemable Optionally Convertible Preference Shares of Rs.10/- Each	17,500,000	17,500,000
	40,000,000	40,000,000
ISSUED/SUBSCRIBED & PAID UP:		
19,92,807 Equity Shares of Rs. 10/- each fully paid up (Previous Year 19,92,807) (Out of the above 10,10,807 shares are held by holding company D B Realty Pvt Ltd)	19,928,070	19,928,070
6,60,918 - 0.002% Cumulative Redeemable Optionally (Previous Year 6,60,918) Convertible Preference Shares of Rs.10/- each fully paid up. (Held by holding company D B Realty Pvt Ltd) (The Preference Shares are convertible in equity shares in the ratio of 1:1 at any time at the option of shareholder, till the redemption date of shares i.e. 6 years from the date of issue.)	6,609,180	6,609,180
6,35,000 - 0.001% Cumulative Redeemable Optionally (Previous Year 6,35,000) Convertible Preference Shares of Rs.10/- each fully paid up. (The Preference Shares are convertible in equity shares in the ratio of 1:1 at any time at the option of shareholder, till the redemption date of shares i.e. 6 years from the date of issue.)	6,350,000	6,350,000
	32,887,250	32,887,250
SCHEDULE 2:		
RESERVES & SURPLUS		
SECURITIES PREMIUM ACCOUNT:		
Opening Balance	1,068,012,033	1,067,112,240
Less: Adjusted for Share Issue Expenses	-	(1,100,210)
Closing balance	1,068,012,033	1,066,012,033
SCHEDULE 3:		
SECURED LOANS:		
Loans From Banks (Real Estate Sec.)	708,643,999	-
Interest Accrued & Due on Bank Loan	2,633,778	-
From HDFC Bank - Vehicle Loan (Secured by Hypothecation of Vehicle Purchased)	3,175,512	3,831,678
	714,453,292	3,831,678
SCHEDULE 4:		
UNSECURED LOANS:		
Short-Term From Holding Company - DB Realty Limited	-	231,960,000
	-	231,960,000



PARTICULARS	AS AT	AS AT
	31.03.2010 (RUPEES)	31.03.2009 (RUPEES)
SCHEDULE 6:		
PROJECT WORK IN PROGRESS (As taken, valued and certified by the Management)		
Opening Balance	805,069,583	530,783,953
Less : Administrative Overheads	-	(35,319)
Add : Expenditure incurred during the period	889,946,209	24,571,326
	1,495,015,842	625,669,983
Expenditure on Project Under Development	1,495,015,842	625,669,983
SCHEDULE 7:		
CASH AND BANK BALANCES:		
Cash on Hand	510,010	571,207
Balance With Scheduled Banks In Current Accounts	132,653,100	499,696
	133,163,110	1,070,973
SCHEDULE 8:		
LOANS & ADVANCES: (Unless/considered good unless otherwise stated)		
Loans Given to Others	-	31,024,832
Advance paid for purchase of tenancy rights	44,428,800	698,530,506
Advances recoverable, in cash or kind	552,331,744	6,239,448
Advance Tax & Tax Deducted at Source	283,290	255,169
Other Deposits	62,240	7,340
	597,105,844	735,157,295
SCHEDULE 9:		
CURRENT LIABILITIES:		
Sundry Creditors	13,008,379	3,461,335
Interest accrued but not due on car loan	28,255	32,103
Bank overdraft	-	15,928,848
Advances for Rat booking	498,798,283	6,400,000
Security Deposit	20,000,000	-
Other Liabilities	6,301,798	5,785,782
	558,997,683	31,608,168
SCHEDULE 10:		
PROVISIONS		
Provision for Fringe Benefit Tax	156,500	189,360
Provision for Income Tax	88,000	88,000
Provision for Gratuity	659,929	346,638
Provision for Leave Encashment	772,840	446,190
	1,706,279	1,069,228



NEELKAMAL REALTORS TOWER PVT LTD
 (Formerly known as Neelkamal Summer Realtors Tower Private Limited)
 SCHEDULES FORMING PART OF PROFIT & LOSS ACCOUNT

PARTICULARS	For the year 01.04.09 to 31.03.10 (Rupees)	For the year 01.04.08 to 31.03.09 (Rupees)
SCHEDULE 11:		
PROJECT RELATED EXPENSES- ALORCHID HEIGHTS		
Compensation Charges	28,300,487	27,785,757
Tenancy Payment	704,004,308	-
Insurance Charges	181,768	15,487
Salary Expenses	9,891,871	10,977,832
Legal, Professional & Consultancy fees	9,717,108	10,554,409
Interest Charges	48,724,770	1,201,186
Rentals Charges	13,320,100	-
Rates & Taxes	8,213,133	980,165
Security Charges	1,810,589	429,224
Bank	8,318	4,232
Travelling & Conveyance	323,719	133,666
Telephone expenses	98,330	134,159
Bank Charges	250,311	14,290
Printing & Stationary	181,156	181,211
General Expenses	40,688	96,681
Medical premium	-	46,100
Electricity Charges	-	908
Payment to Supplier (For Material)	10,662,602	14,853,879
Payment to Consultant	2,867,804	-
Payment to contractor	44,703,890	4,727,834
Other Site expenses	1,674,168	331,789
Staff Welfare	90,833	15,082
Repair & Maintenance	10,590	-
Depreciation	50,582	757,478
	682,865,200	73,708,500
BYGAKSHEVA		
Legal, Professional & Consultancy fees	403,385	25,644
Tenancy Payment	860,000	-
Rates & Taxes	4,182,258	726,098
Electricity Charges	23,180	25,113
Printing & Stationary	4,306	17,856
Security Charges	194,828	350,319
Travelling & Conveyance	8,277	7,469
Telephone expenses	12,018	18,473
Plan & Procedure Expenses	23,298	-
Payment to Contractor	1,017,821	49,830
Staff cost	244,423	-
Staff Welfare	8,234	606
Depreciation	9,029	8,541
General Expenses	1,380	5,510
Insurance Premium	587	-
	7,081,059	1,265,436
	689,946,259	74,973,936



NEELKAMAL REALTORS TOWER PRIVATE LIMITED
 (Formerly known as Neelkamal Sumer Realtors Tower Private Limited)
 PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2010

PARTICULARS	SCHEDULES	FOR THE YEAR ENDED	FOR THE YEAR ENDED
		31ST MARCH, 2010	31ST MARCH, 2009
		(RUPEES)	(RUPEES)
INCOME			
TOTAL		-	-
EXPENDITURE			
PROJECT RELATED EXPENSES-ORCAD HEIGHT	11	892,865,200	73,708,870
PROJECT RELATED EXPENSES-SAKSERA	11	7,081,059	1,285,436
		899,946,259	74,994,306
LESS: TRANSFERRED TO PROJECT WORK IN PROGRESS		899,946,259	74,971,936
ADMINISTRATIVE EXPENDITURE	12	42,567,956	10,146,768
TOTAL		42,567,956	10,146,768
PROFIT / (LOSS) BEFORE TAX		(42,567,956)	(10,146,768)
LESS:			
DEFERRED TAX FOR FUTURE BENEFIT TAX		-	(56,318)
For Earlier Year		-	(131,088)
For Current Year		-	-
PROFIT / (LOSS) AFTER TAX		(42,567,956)	(10,334,174)
BALANCE BROUGHT FORWARD		(20,324,769)	(9,990,627)
BALANCE CARRIED FORWARD TO BALANCE SHEET		(42,892,725)	(25,324,799)
Earning Per Share			
Basic/Diluted		(21.36)	(5.37)
Face Value Per Share		10	10
SIGNIFICANT ACCOUNTING POLICIES	13		
NOTES TO ACCOUNTS	14		


THE SCHEDULES REFERRED TO ABOVE AND NOTES TO ACCOUNTS FORM AN INTEGRAL PART OF THE PROFIT & LOSS ACCOUNT


AS PER OUR ATTACHED REPORT OF EVEN DATE

Dr. HARIHAKTI & CO.
 Chartered Accountants

 Charan Desai
 Partner



For and on behalf of BOARD OF DIRECTORS

 Ajit Mahabadi
 Director


 Vinod Gonska
 Director


 Ajit Mahabadi
 Company Secretary

Place : Mumbai
 Date : 11.05.2010

NEELKAMAL REALTORS TOWER PVT LTD
 (Formerly known as Neelkamal Sumar Realtors Tower Private Limited)
 SCHEDULES FORMING PART OF PROFIT & LOSS ACCOUNT

PARTICULARS	01.04.2009	01.04.2008
	TO 31.03.2010 (RUPEES)	TO 31.03.2009 (RUPEES)
SCHEDULE 12 :		
ADMINISTRATIVE & SELLING EXPENSES		
Salary Expenses	1,397,662	955,907
Contribution	-	463,102
Audit Fees	851,600	534,464
For Statutory Audit	204,255	-
For Professional Fees	8,232	1,834
For Out of Pocket Expense	55,150	82,725
Internal Audit Fees	447,558	-
Interest on Car Loan	341	-
Interest on Tds	23,898,350	542,665
Advertisement	-158,469	454,816
Business Promotion	8,700,128	-
Sales Promotion & Other Expenses	104,438	-
Professional Fees	26,003	14,732
Travelling & Conveyance	74,850	74,708
Printing & Stationary	15,314	30,556
General Expenses	1,703	48,784
Office expenses	17,368	9,256
Telephone expenses	4,817,111	5,977,143
Rent	20,423	24,030
Water Charges	673,223	422,674
Electricity Charges	26,419	-
Staff Welfare Expenses	510,301	170,815
Gratuity	357,333	236,284
Leave Encashment	18,480	19,760
Insurance expense	1,318,198	-
Depreciation	780	-
Repair & Maintenance	7,500	-
Company Profession Tax	-	81,674
Software expense	-	10,146,768
	42,567,956	10,146,768



NEELKAMAL REALTORS TOWER PRIVATE LIMITED
(FORMERLY KNOWN AS NEELKAMAL SUMER REALTORS TOWER PRIVATE LIMITED)

SCHEDULE 13

SIGNIFICANT ACCOUNTING POLICIES:

1. BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements have been prepared under the historical cost convention on the accrual basis, in accordance with the generally accepted accounting principles in India and materially comply with the Accounting Standards prescribed by the Companies (Accounting Standards) Rules, 2008 and in accordance with the provisions of the Companies Act, 1956.

2. USE OF ESTIMATES

The presentation of financial statements in conformity with the generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities on the date of the financial statements and the reported amount of results of operation during the reporting period. Although these estimates are based upon management knowledge of current events and actions, actual results could differ from those estimates and revisions, if any, are recognized in the year in which results are known/materialized.

3. FIXED ASSETS

The gross block of Fixed Assets are stated at their cost of acquisition/construction including any cost attributable to the assets to their working condition for their intended use.

Depreciation on assets is provided on written down value method at the rates and in the manner prescribed in the Schedule XIV of the Companies Act, 1956.

Depreciation on addition / deduction is calculated pro-rata from/to the month of addition/deduction.

4. PROJECT WORK-IN-PROGRESS

Project Work-in-Progress represents expenditure incurred on projects undertaken for development and construction. Projects under development are stated at Cost. It includes costs of incomplete properties; the costs incurred before the work has progressed; also include initial project costs that relate directly to a project; other expenditures as identified by the management incurred for the purpose of securing and executing the project.

Project work in progress is net off recovery of rent received from tenants.

5. REVENUE RECOGNITION

Revenue in respect of realty development activities is recognized upon the transfer of significant risks and rewards to the buyer in terms of the underlying sale agreement, provided it is not unreasonable to expect ultimate collection.

6. BORROWING COSTS

Borrowing costs that are directly attributable to the acquisition or construction of qualifying assets or to the extent and in the manner as identified by the management as user of such borrowing are capitalized as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to the profit and loss account as incurred.

7. TAXATION

Provision for Current Tax is made on the basis of estimated taxable income (if any) for the current accounting period and in accordance with the provisions as per the Income Tax Act, 1961



Deferred tax is calculated in compliance with Accounting Standard-22 issued by The Institute of Chartered Accountants of India. It is determined as the tax effect of timing differences representing the difference between taxable incomes and accounting income that originate in one period, and are capable of reversal in one or more subsequent period(s). Such deferred tax is quantified using rates and laws enacted or substantively enacted as at the end of the financial year. Deferred Tax Assets are recognized only to the extent there is reasonable certainty that the assets can be realized in future. However, when there is unabsorbed depreciation or carry forward loss under taxation law, deferred tax assets are recognized only if there is virtual certainty of realization of such assets.

8. IMPAIRMENT OF ASSETS

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount and the reduction is treated as an impairment loss and is recognized in the profit and loss account. If at the balance sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost and is accordingly reversed in the profit and loss account.

9. EARNING PER SHARE

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period are adjusted for events including a bonus issue; bonus element in a rights 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 shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

10. EMPLOYEE BENEFITS

The company has made provision for defined contribution scheme such as provident fund, retirement/post-retirement benefits in form of gratuity and leave encashment. Such defined benefits are provided based on valuations, as at balance sheet date, made by independent actuaries.

11. PROVISIONS AND CONTINGENCIES

A provision is recognized when a company 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 reliable estimate can be made. Provisions are not discounted to the present value and are determined based on the 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 estimate.

Contingent liabilities are disclosed, unless the possibility of an outflow of resources embodying the economic benefit is remote.

Contingent assets are not provided.

NEELKAMAL REALTORS TOWER PRIVATE LIMITED
(FORMERLY KNOWN AS NEELKAMAL SUMER REALTORS TOWER PRIVATE LIMITED)

SCHEDULE 14

Notes to Accounts:

1. A. The Company is executing a project of development of commercial/residential premises at Byculla, Mumbai. For this, the Company has acquired a plot of land which is for a period of lease of 999 years beginning from



17-12-1900. The amount paid for the acquisition of the plot of land, compensation paid to existing tenants for vacating the area occupied by them or surrendering/ assigning the tenancy rights in favour of the company, and project related expenses have been disclosed as "Project Work In Progress-Orchid Heights."

The Above Plot of land is mortgaged in favour of PNB and BOI for term loan granted of Rs.100 crore each from PNB and BOI banks aggregating to Rs. 200 crore to meet the companies funding requirement for ongoing orchid height project. Also, a first pari passu charge by way of Pledge has been created on April 18, 2009 on 60.72% shareholding held by DB Realty Limited in favour of BOI and PNB for the said loan.

B. The Company has executed a deed of conveyance for development of land at Chincholi, Malad (West) Mumbai. The amount paid for the acquisition of the plot of land and project related expenses including interest have been disclosed as "Project Work In Progress-Sakerta." The company has entered into joint development agreement with DB Realty Limited as per agreement dated 22nd October 2009 to develop the same.

2. Contingent Liabilities not provided for

Particulars	As at 31.03.10	As at 31.03.09
Claim made against the Company not acknowledged as debt relating to service tax on lease rentals in respect of an office premises	Rs.2,22,068/-	Nil
Claim against Company not acknowledged as debt (for twenty two numbers of cases) relating to petition filed against Company, (under the Maharashtra Rent Control Act), in relation to the projects. As per the representation made by the management, liability, if any, arising on account of such cases, will not exceed Rs. 50 Crores.	Amount Ascertainable	not ascertainable

3. Capital Commitment

Estimated amounts of contracts remaining to be executed on capital account and not provided for (Net of Advances) amounting to Rs.2,00,00,000 (Previous Year Rs. Nil)

- The company has received advance from customer towards booking of flat for Orchid Heights Project. The brokerage on the same is not due & has not been provided in accounts. The same will be provided on case to case basis as and when it due.
- The tenure of the Redeemable Optionally Convertible Cumulative Preference Shares is six years from the date of subscription which is given below and the premium payable on redemption shall be decided with the mutual consent of the preference share holders and Board of Directors.

Sr. No	Particulars	No. of shares	Date of Issue	Date of redemption
1.	0.002% Cumulative Redeemable Optionally Convertible Preference Shares	484673	22.01.07	21.01.13
		88123	18.02.07	18.02.13
	TOTAL	572796	28.02.07	27.02.13
2.	0.001% Cumulative Redeemable Optionally Convertible Preference Shares	465867	22.01.07	21.01.13
		169333	18.02.07	18.02.13
	TOTAL	635200		

4. Arrears of Dividend:

Particulars	As at 31 st March, 2010	As at 31 st March, 2009
Arrears of Dividend on 0.001% Cumulative Redeemable	Rs. 203	Rs. 139



Optionally Convertible Preference Shares		
Add: Dividend Distribution Tax	Rs. 33 Rs. 236	Rs. 22 Rs. 161
Particulars	As at 31 st March, 2010	As at 31 st March, 2009
Arrears of Dividend on 0.002% Cumulative Redeemable Optionally Convertible Preference Shares	Rs. 418	Rs. 286
Add: Dividend Distribution Tax	Rs. 68 Rs. 494	Rs. 44 Rs. 330

7. The term loan from banks i.e. Punjab National Bank & Bank of India is secured by following.

Sr.	Name of Lender	Nature of Security
1	Bank of India	(i) First pari passu charge by way of Equitable Mortgage of leasehold rights in respect of all the pieces and parcels of land of Byculla Division and structure constructed or to be constructed thereon. (ii) First pari passu charge on hypothecation of moveable assets both present and future, current assets and Bank Account (like - project implementation accounts and escrow account) (iii) Exclusive Charge by way of 50.72% shareholding of the company held by D B Realty Limited (iv) Personal Guarantee of Mr Shaikh Balwa and Mr Vinod Goenka (v) Corporate Guarantee of D B Realty Limited
2	Punjab National Bank	(i) Equitable Mortgage of leasehold rights in respect of all the pieces and parcels of land of Byculla Division and structure constructed or to be constructed thereon. (ii) First pari passu charge on hypothecation of moveable assets both present and future, current assets and Bank Account (like - project implementation accounts and escrow account) (iii) First pari passu charge on Pledge of 50.72% shareholding of the company held by D B Realty Limited (iv) Personal Guarantee of Mr Shaikh Balwa and Mr Vinod Goenka (v) Corporate Guarantee of D B Realty Limited

8. Interest of Rs.4,87,24,770/- (P.Y. Rs.12,01,815) has been treated as project cost for Orchid Heights and added to project work-in-progress.

9. Employee Benefits

The Company has classified various employee benefits as under:

A. Defined Contribution Plans

The provident fund are operated by the Regional Provident Fund Commissioner Under the schemes, the Company is required to contribute a specified percentage of payroll cost to the retirement benefit schemes to fund the benefits. These funds are recognized by the income tax authorities.

The Company has recognised the following amounts for the year:

Particulars	For the Year Ended 31 st March 2010	For the Year Ended 31 st March 2009
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Contribution to Provident Fund	Rs.2,31,618/-	Rs.2,32,599/-
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B. Defined Benefit Plans

Leave encashment is payable to eligible employees who have earned leaves, during the employment and/or on separation as per the company's policy.

Valuations in respect of Gratuity and Leave Encashment have been carried out by independent actuary, as at the Balance Sheet date, based on the following assumptions:

Particulars	For the Year Ended 31 st March 2010	For the Year Ended 31 st March 2009
(1) Discount Rate (Per Annum)	8.00%	7.75%
(2) Rate of Increase in Compensation levels	10.00%	10.00%

Gratuity (Non Funded)

Changes in Present Value of Obligation

Particulars	For the Year Ended 31 st March 2010	For the Year Ended 31 st March 2009
Present Value of Obligation as at 1 st April 2009	Rs.3,46,858/-	Rs.1,75,842/-
Interest Cost	Rs.43,745/-	Rs.30,259/-
Current Service Cost	Rs.2,17,791/-	Rs.2,02,403/-
Actuarial (Gain)/Loss	Rs.49,785/-	(Rs.61,847/-)
Present Value of Obligation as at 31 st March 2010	Rs.6,58,859/-	Rs.3,46,858/-
Benefits Paid	NIL	NIL

Amounts Recognized in the Balance Sheet

Particulars	As at 31 st March, 2010	As at 31 st March, 2009
Present Value of Obligation as at 31 st March 2010	Rs.6,58,859/-	Rs.3,46,858/-
Fair value of Plan Assets as at 31 st March, 2010	NIL	NIL
(Asset)/Liability recognized in the Balance Sheet	Rs.6,58,859/-	Rs.3,46,858/-

Expenses Recognized in the Profit and Loss Account

Particulars	For the Year Ended 31 st March 2010	For the Year Ended 31 st March 2009
Current Service Cost	Rs.2,17,791/-	Rs.2,02,403/-
Past Service Cost	NIL	NIL
Interest Cost	Rs.43,745/-	Rs.30,259/-
Net Actuarial (Gain)/Loss	Rs.49,785/-	(Rs.61,847/-)
Total Expenses recognized in the Profit and Loss Account	Rs.3,10,301/-	Rs.1,70,816/-

10. Details of Remuneration to Auditors:

Particulars	For the Year Ended 31 st March 2010	For the Year Ended 31 st March 2009
For Audit Fees	Rs.5,00,000/-	Rs.3,00,000/-
For Certification and Other Services	Rs.1,85,000/-	Rs.1,80,000/-
For out of Pocket Expense	Rs.5,850/-	Rs.3,078/-
Service Tax	71,137/-	53,220/-

11. Details of Managerial Remuneration paid to Key Managerial Personnel :

Particulars	For the Year Ended 31 st March 2010	For the Year Ended 31 st March 2009
Salim Bawa		



- Salary (including all allowances)	Rs.30,00,000/-	Rs.35,00,000/-
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12. Computation of Earning per Equity Share :

Particulars		For the Year Ended 31 st March 2010	For the Year Ended 31 st March 2009
Profit / (Loss) After Tax	(Rs.)	(4,25,87,966)	(1,03,34,172)
Less: Arrears of dividend on Cumulative Redeemable Optionally Convertible Preference Shares	(Rs.)	(196)	(195)
Less: Dividend Distribution Tax	(Rs.)	(33)	(30)
Profit / (Loss) for Basic EPS	(Rs.)	(4,25,88,195)	(1,03,34,398)
Nominal Value of Shares	(Rs.)	10	10
Weighted Average Number of Equity Shares	(Nos)	1922807	1922807
Basic/Diluted EPS	(Rs.)	(21.38)	(5.19)

NOTE: In calculating the earning per share, the effects of dilution is ignored as 0.001%/0.002% Cumulative Redeemable Optionally Convertible Preference shares are considered to be anti-dilutive.

13. Related Party Disclosures.

Parties where control exist

Holding Company
 ♦ D B Realty Limited

Major Shareholders

♦ D B Realty Limited
 ♦ RAFS Trust Company Limited
 ♦ NRF Holdings VII Limited

Fellow Subsidiary

♦ Neelkamal Shantinagar Properties Private Limited
 ♦ Neelkamal Realtor Suburban Private Limited
 ♦ Gokuldham Real Estate Development Company Private Limited
 ♦ Esteem Properties Private Limited
 ♦ Air-Inn Private Limited (Ceased to be Fellow Subsidiary w.e.f. May 2008)
 ♦ Priya Construction Private Limited
 ♦ Sailee Bucket Factory Private Limited
 ♦ Real Gem Buildtech Private Limited
 ♦ D B Man Realty Limited (Formerly known as D B HI Class Constructions Private Limited)
 ♦ D B Properties Private Limited
 ♦ DB Chandak Realtors Private Limited (Formerly known as Baramati Fruits & Vegetables Private Limited)

Key Management Personnel

♦ Mr. Shashid Bahwa
 ♦ Mr. Vinod Goenka
 ♦ Mr. Salim Bahwa

Enterprises over which Key Management Personnel have significant Influence

♦ D B Realty Limited
 ♦ Neelkamal Central Apartment Private Limited
 ♦ Dynamic Realty
 ♦ Gokuldham Real Estate Development Private Limited



- ◆ K. G. Enterprises
- ◆ Nihar Construction Private Limited

Related parties transaction in accordance with Accounting Standard-18

Sr. No	Nature of Transactions	For the Year Ended 31 st March 2010	For the Year Ended 31 st March 2009
1	Loan Taken - D B Realty Limited - Dynamix Realty Total	Ra.3,78,00,000/- Ra.50,000/- Ra.3,78,50,000/-	Ra.8,84,00,000/- NIL Ra.8,84,00,000/-
2	Loan Repaid - D B Realty Limited - Dynamix Realty Total	Ra.26,93,60,000/- Ra.60,000/- Ra.26,98,10,000/-	Ra.90,03,750/- NIL Ra.90,03,750/-
3	Loan Given - Neekamal Realtors Suburban Private Limited	NIL	Ra.22,00,000/-
4	Loan Received Back - Neekamal Realtors Suburban Private Limited	NIL	Ra.22,00,000/-
5	Loan Given & Received Back - D B Realty Limited	Ra.58,19,40,000/-	NIL
6	Advance paid for TDS D B Realty Limited (on behalf of Dynamix Realty)	Ra.35,14,40,000/-	NIL
7	Reimbursement of Expenses (Statutory Payment of TDS) - Dynamix Realty	Ra.67,64,251/-	NIL
8	Rent and other expense - K.G. Enterprises	Ra.48,10,767/-	Ra.64,23,647/-
9	Reimbursement of other expense - Neekamal Central Apartment Private Limited - Neekamal Realtors and Builders Private Limited - Golakdham Real Estate Development Co. Private Limited - Nihar Construction Private Limited - D B Realty Limited Total	NIL NIL Ra.68,250/- Ra.7,37,100/- Ra.1,88,43,871/- Ra.2,07,46,821/-	Ra.2,24,480/- Ra.1,51,325/- NIL NIL NIL Ra.3,76,805/-
10	Land Mortgage - In favour of J.L. & FS Trust Company Limited on behalf of D B Realty Limited - In favour of Punjab National Bank on behalf of D B Realty Limited,	NIL 13,12,90,573/-	Ra.13,24,98,260/- NIL
11	Personal Guarantee Provided by Mr Vinod Goenka and Mr Shahid Batwa in addition to Guarantee Provided by DB Realty Ltd on our behalf - In favour of Punjab National Bank and Bank of India Guarantee Provided for DB Realty Ltd by the Company - In favour of Punjab National Bank	200,00,00,000/- 150,00,00,000/-	NIL NIL



Sr. No	Nature of Transactions	For the Year Ended 31 st March 2010	For the Year Ended 31 st March 2009
12	Managerial Remuneration - Salim Balwa Note: The company has paid Rs.1,00,000/- (P.Y. Rs.8,273/-) towards insurance of directors liability policy on behalf of the directors.	Rs.30,00,000/-	Rs.55,00,000/-
13	Deposit Received From D B Realty Limited	Rs.2,00,00,000/-	NIL

Closing Balances

Sr. No	Name of Parties	As at 31st March, 2010	As at 31st March, 2009
1	Loan Taken - D B Realty Limited	NIL	Rs.23,19,60,000/-
2	Advance Given - Dynamic Realty	Rs.35,14,40,000/-	NIL
3	Reimbursement of Rent - K.G. Enterprises	Rs.8,76,297/-	Rs.4,85,544/-
4	Outstanding Remuneration - Salim Balwa	Rs.1,85,000/-	Rs.2,60,000/-
5	Reimbursement of Expenses - D B Realty Limited - Nihar Constructions Private Limited	Rs.23,00,278/- Rs.7,37,100/-	NIL NIL
6	Deposit Received - D B Realty Limited	Rs.2,00,00,000/-	NIL

14. Loans & Advance include due from the companies under the same management within the meaning of sub-section (IB) of section 370:

Sr. No	Name of the Company	Amount Outstanding		Maximum Outstanding	
		2009-2010	2008-2009	2009-2010	2008-2009
1	- D B Realty Limited	NIL	NIL	28,29,40,000/-	NIL

Repayment Schedule

In respect of above loan, no interest has been charged as Company has availed bank guarantee on substantial amount from the D B Realty Limited.

**15. Obligation on Long-term, Non Cancellable Operating Leases
Assets taken on Lease**

The lease rentals charged during the year and maximum obligation on long term, non cancellable operating leases payable as per the rentals stated in the respective agreements are as follow:

Particulars	For the Year Ended 31 st March 2010	For the Year Ended 31 st March 2009
Lease rentals recognized in the Profit and Loss Account	Rs. 43,17,111	Rs. 59,77,143

Particulars	For the Year Ended 31 st March 2010	For the Year Ended 31 st March 2009
Within one year of balance sheet date	Rs. 40,41,158	Rs. 51,49,080



Due in a period between 1-5 year	Rs. 34,08,300	Rs.11,850,461
Due after five years	NIL	NIL

*Additional amount of service tax will be collected on these rentals as per the applicable rates existing at the time of payment.

*After the completion of 1 year from their respective date of inception, lease rent will be escalated by 5% every year.

16. Deferred Tax Liabilities/ (Assets)

The company has not accounted for deferred tax assets taking prudence as consideration as per AS-22 regarding future available profit to be set off against deferred tax assets.

However, the company has timing differences between Taxable Income and Accounting Income that originates in one year and is capable of reversal in one or more subsequent years.

The Components of Deferred Tax Assets/Liabilities are as follows:

	As at 31 st March 2010	As at 31 st March 2009
Deferred Tax Assets		
Amount Disallowed u/s 43B of Income Tax Act, 1961	Rs. 2,21,771	Rs. 1,38,373
Accelerated Depreciation	Rs. 4,18,638	Rs. 1,08,363
	Rs. 6,38,409	Rs. 2,46,736
Deferred Tax Liability	NIL	NIL
Net Deferred Tax Assets	Rs. 6,38,409	Rs. 2,46,736

17. The Company is principally engaged in a single business segment i.e. realty development & would constitute the only reportable business segment in accordance with the requirement of the AS-17 -Segment Reporting issued by the Institute of Chartered Accountant of India.

18. Investment In Joint Venture

Joint Venture with	Location	Principal Activities	Ownership Interest	Amount received towards Joint Venture
D B Realty Limited	Ghincholi West (Mumbai)	Development and Construction of Property	10% of Revenue sharing subject to Maximum of Rs.25 crores but not less than Rs.20 crores	Rs. 2,00,00,000 as a Security Deposit

Joint venture entered during the year, accordingly previous year figures are not furnished.



19. The Company has forwarded letters to creditors for confirming of their status under the Micro, Small and Medium Enterprises Development Act, 2006. On the basis of information received, no party has confirmed their status under MSME.

20. The amount in the Balance Sheet and Profit & Loss Account are rounded off to the nearest rupee.

21. Previous period figures have been regrouped/ reamanged wherever necessary.

FOR AND ON BEHALF OF THE BOARD


S. S. CHITAMBAR
DIRECTOR


VINOD GOENKA
DIRECTOR


AALHAD MAHABAL
COMPANY SECRETARY

Place: Mumbai
Date : 11.03.2010



NEELKAMAL REALTORS TOWER PRIVATE LIMITED
 (Formerly known as Neelkamal Sumar Realtors Tower Private Limited)
 Information pursuant to part IV of Schedule VI to the Companies Act, 1956 :

Balance Sheet Abstract and Company's General Business Profile :

I) Registration Details

Registration No.	188722
State Code	11
Balance Sheet	31.03.2010
	(Amount in Rs. Thousand)

II) Capital Raised during the year

Public Issue	NIL
Right Issue	NIL
Bonus Issue	NIL
Private Placement	NIL

III) Position of Mobilisation and Deployment of Funds.

Total Liabilities (including Current Liabilities and Provision)	2,327,251
Total Assets (excluding Current Liabilities and Provision)	2,327,251

Sources of Funds

Paid up Capital	32,887
Reserves and Surplus	1,066,012
Secured Loans	715,653
Unsecured Loans	0

Application of Funds

Net Fixed Assets	34,274
Investments	—
Current Assets	1,717,386
Mac. Expenditure	—
Accumulated Losses	62,893

IV) Performance of the Company :


Turnover	0
Total Expenditure	42,568
(Loss) before Tax	(42,568)
(Loss) after Tax/Subsidiary Item	(42,568)
Earning Per Share in Rs.	(21.36)
Dividend Rate %	—

V. Generic Names of Three Principal products/services of the company (As per monetary terms)

Since the company is engaged in Real Estate Development business, hence ITC code is not applicable

AS PER OUR ATTACHED REPORT OF EVEN DATE

For and on behalf of BOARD OF DIRECTORS


 Anil Mahabadi
 Director


 Vinod Goenka
 Director


 Anil Mahabadi
 Company Secretary

Place: Mumbai
 Date: 11-05-2010

