

**M/S. N.A. ESTATE PRIVATE LIMITED**

**ANNUAL AUDITED ACCOUNTS**

**FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2017**

**MEHTA CHOKSHI & SHAH**

Chartered Accountants

Maker Bhavan 3, 214, 2<sup>nd</sup> floor,

New Marine Lines, Mumbai 400 020

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

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**NOTICE**

**NOTICE** is hereby given that the Twenty First Annual General Meeting of the Members of N. A. Estates Private Limited will be held on Thursday, 28<sup>th</sup> September, 2017 at 12.45 p.m at the Registered Office of the Company at DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063 to transact the following business:

**AGENDA**

**ORDINARY BUSINESS:**

1. To receive, consider and adopt the Audited Financial Statements for the financial year ended March 31, 2017, and the Reports of the Board of Directors and the Auditors thereon.
2. To appoint a Director in place of Mr. Suresh Atkur (DIN: 02269464) who retires by rotation, and being eligible, offers himself for re-appointment.
3. To re-appoint Auditors and to fix their remuneration.

**“RESOLVED THAT** pursuant to Sections 139, 142 and other applicable provisions, if any, of the Companies Act, 2013 (the “Act”) and the Companies (Audit and Auditors) Rules, 2014 (“Rules”) (including any statutory modification or re-enactment thereof, for the time being in force), the Company hereby ratifies the appointment of M/s Mehta Chokshi & Shah Chartered Accountants, (Firm Reg. No.106201W), as Auditors of the Company to hold office from the conclusion of this Annual General Meeting (AGM) till the conclusion of the next AGM of the Company to be held in the year 2018 and the Board of Directors is authorized to fix their remuneration.”

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



**Director**

**Place: Mumbai  
Date : June 5, 2017**

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

**NOTES:**

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

**N. A. ESTATES PRIVATE LIMITED**

## DIRECTORS' REPORT

To  
**The Members**  
**N.A. Estates Private Limited**

Your Directors have pleasure in presenting the 21st Annual Report together with the Audited Financial Statements of the Company for the year ended 31<sup>st</sup> March, 2017

### OPERATION

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

### FINANCIAL RESULTS

(Amount in Rupees)

|   | For the financial<br>year ending<br>31 <sup>st</sup> March, 2017 | For the financial<br>year ending<br>31 <sup>st</sup> March, 2016 |
|---|--|--|
| Income  |  | -  |
| Less: Expenditure   | 21,650   | 21,438   |
| Profit/ (Loss )Before tax   | (21,650)   | (21,438)   |
| Less :Tax provision/Deferred tax  | -  | -  |
| Profit/( Loss) after tax/ Total Comprehensive<br>Income for the period                | (21,650)   | (21,438)   |
| Balance brought forward from the previous year in<br>the statement of Profit and Loss | (559,559)  | (5,38,121)   |
| Balance carried to Balance Sheet under the head<br>OtherEquity                        | (581,209)  | (559,559)  |

The financial statements for the year ended 31st March, 2017 are the first, the Company has prepared under Ind AS (Indian Accounting Standards). The financial statements for the year ended 31st March, 2016 have been restated in accordance with Ind AS for comparative information.

### STATUS OF THE COMPANY

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

### DIVIDEND

In the absence of profits, your directors do not recommend any dividend for the year under review.

#### **N. A. ESTATES PRIVATE LIMITED**

### **TRANSFER TO RESERVES**

The Company has not transferred any amount to Reserves during financial year 2016-17.

### **SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES**

The Company does not have any Subsidiary, Joint venture or Associate Company .

### **DIRECTORS**

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

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

### **AUDITOR'S REPORT**

The Auditors in their CARO Report in Para vii (a) have pointed out the delay in depositing undisputed statutory dues including income tax and other applicable statutory dues with appropriate authorities and outstanding property tax of Rs. 90,544,984/- These are self explanatory.

### **TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND**

The provisions of Section 125(2) of the Companies Act, 2013 do not apply as there was no dividend declared and paid in previous years.

### **RISK MANAGEMENT POLICY OF THE COMPANY**

The Board of Directors evaluate the risks associated with the Company's projects and business activities commensurate with the size of its business and scope of its activities, identify the risk, if any and take corrective steps as required from time to time.

### **CORPORATE SOCIAL RESPONSIBILITY**

The Company has not made any profit in the preceding three financial years and hence the Company spending of 2% of the average net profit of the preceding three financial years on CSR activities does not apply

### **DIRECTORS' RESPONSIBILITY STATEMENT**

In terms of provisions of Section 134(5) of the Companies Act, 2013, your Directors confirm that:

- a) In the preparation of the annual accounts for the year ended 31<sup>st</sup> March, 2017, the applicable accounting standards have been followed along with proper explanation relating to material departures, if any;
- b) they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the loss of the Company for that period;

#### **N. A. ESTATES PRIVATE LIMITED**

- c) they have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities; and
- d) They have prepared the annual accounts on a going concern basis.
- e) The Directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

### **FIXED DEPOSITS**

The Company has not accepted any deposits from the public within the meaning of Section 73 and 74 of the Companies Act, 2013 read with rules 8(5)(v) of the Companies (Accounts) Rules, 2014, during the year under review.

### **EXTRACTS OF ANNUAL RETURN**

Pursuant to sub-section 3(a) of Section 134 and sub-section (3) of Section 92 of the Companies Act 2013, read with Rule 12 of the Companies (Management and Administration) Rules, 2014 the extract of the Annual Return in Form no. MGT-9 (Annexure) as at March 31, 2017 forms part of this report

### **PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS**

Details of Loans, Guarantees and Investments covered under the provisions of Section 186 of the Companies Act, 2013, if any are given in the notes to the Financial Statements.

### **CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES**

All related party transactions that were entered during the financial year were in the ordinary course of the business of the Company and were on arm's length basis. There were no materially significant related party transactions entered by the Company during the year under review with related party/ies. Hence no particulars in form AOC-2 have been furnished.

### **CONSTITUTION OF NOMINATION AND REMUNERATION COMMITTEE**

The provisions of Section 178(1) relating to constitution of Nomination and Remuneration Committee are not applicable to the Company. No remuneration has been paid to Directors during the year.

### **INTERNAL FINANCIAL CONTROL SYSTEMS AND THEIR ADEQUACY**

The Company has in place adequate internal financial controls with reference to financial statements. During the year no reportable material weakness in the design or operation was observed and the Auditors in their report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 which is annexed as Annexure - B to the Auditors' Report have expressed opinion about the adequacy of the financial controls which were functioning effectively.

### **DECLARATION OF INDEPENDENT DIRECTORS**

The provisions of Section 149 pertaining to the appointment of Independent Directors do not apply to our Company

#### **N. A. ESTATES PRIVATE LIMITED**

## **DISCLOSURE OF COMPOSITION OF AUDIT COMMITTEE AND PROVIDING VIGIL MECHANISM**

The provisions of Section 177 of the Companies Act, 2013 read with Rule 6 and 7 of the Companies (Meetings of the Board and its Powers) Rules, 2013 do not apply to the Company.

### **NUMBER OF BOARD MEETING DURING 2016-17**

The Board met four (4) times during the financial year 2016-17. The date on which the meetings were held are as follows:

16.05.2016, 12.09.2016, 27.12.2016 & 03.02.2017

### **STATUTORY AUDITORS**

M/s Mehta Chokshi & Shah, Chartered Accountants, Chartered Accountants were appointed as Statutory Auditors for a period of 5 years in the Annual General Meeting held on 20<sup>th</sup> September, 2014 and 24<sup>th</sup> September, 2015. Their continuance of appointment for the financial year 2017-18 is to be ratified by the shareholders in the ensuing Annual General Meeting.

The Company has received a certificate from the above Auditors to the effect that if they are re-appointed, it would be in accordance with the provisions of Section 141 of the Companies Act, 2013

### **SHARES**

#### **1. BUY BACK OF SECURITIES**

The Company has not bought back any of its securities during the year under review.

#### **2. SWEAT EQUITY**

The Company has not issued any Sweat Equity Shares during the year under review.

#### **3. BONUS SHARES**

No bonus shares were issued during the year under review.

#### **4. EMPLOYEE STOCK OPTION PLAN**

The Company has not provided any Stock Plan Scheme to the Employee

### **STATUTORY DISCLOSURES**

#### **1. Conservation of Energy, Technological Absorption, Foreign Exchange Earnings and Outgo**

Your Company is not covered by the schedule of industries which are required to furnish the information pursuant to Section 134(3)(m) of the Companies Act, 2013 read with Rule (8) of the Companies (Accounts) Rules, 2014

The Company has not imported any technology or carried out any business of export or import and therefore the disclosure requirement on technology absorption are not applicable. Further during the year under review, the Company has neither earned nor used any foreign Exchange.

#### **N. A. ESTATES PRIVATE LIMITED**

**2. Particulars of Employees**

During the year under review, the Company was not having any employee drawing remuneration in excess of the limits prescribed under Section 197 (12) of the Companies Act, 2013 read with the Companies (Appointment and Remuneration of the Managerial Personnel) Rules, 2014


**OTHER DISCLOSURES**


1. There was no revision in the financial statements.
2. There were no material changes or commitments affecting the financial position of the Company between the financial year end and date of this report.
3. There was no shares held by trustee for the benefit of employees and hence no disclosure under Rule 16(4) of the Companies (Share Capital and Debentures) Rules, 2014 has been furnished.
4. No significant and material orders were passed by the regulators or courts or tribunals impacting the going concern status and Company's operations in future.
5. No cases were filed under Section 22 of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

**ACKNOWLEDGEMENT:**

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

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

  
Director

  
Director

**Place: Mumbai  
Date: June 5, 2017**

## EXTRACT OF ANNUAL RETURN

As on financial year ended on 31.03.2017

## N. A. ESTATES PRIVATE LIMITED

Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company (Management &amp; Administration) Rules, 2014.

| I. REGISTRATION & OTHER DETAILS: |  |  |
|----------------------------------|--|--|
| 1                                | CIN  | U45200MH1996PTC100412  |
| 2                                | Registration Date  | 21/06/1996   |
| 3                                | Name of the Company  | N. A. ESTATES PRIVATE LIMITED                                  |
| 4                                | Category/Sub-category of the Company                                       | Company Limited by shares                                      |
| 5                                | Address of the Registered office & contact details                         | DB House, Gen.A.K.Vaidya Marg, Goregaon (East), Mumbai -400063 |
| 6                                | Whether listed company   | No   |
| 7                                | Name, Address & contact details of the Registrar & Transfer Agent, if any. | N.A  |

| II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY   |  |                                 |                                    |
|--|--|---------------------------------|------------------------------------|
| (All the business activities contributing 10 % or more of the total turnover of the company shall be stated) |  |                                 |                                    |
| S. No.   | Name and Description of main products / services | NIC Code of the Product/service | % to total turnover of the company |
| 1  | N.A  |                                 |                                    |

| III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES |  |                       |                                |                  |                    |
|---|--|-----------------------|--------------------------------|------------------|--------------------|
| SN  | Name and address of the Company  | CIN/GLN               | Holding/ Subsidiary/ Associate | % of shares held | Applicable Section |
| 1   | D B Realty Limited<br>Add:DB House, Gen.A.K.Vaidya Marg,<br>Goregaon (East),Mumbai -400063 | L70200MH2007PLC166818 | Holding Company                | 100              | 2(46)              |

| (Equity share capital breakup as percentage of total equity) |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|
|--|--|--|--|--|--|--|--|--|--|

## (i) Category-wise Share Holding

| Category of Shareholders | No. of Shares held at the beginning of the year<br>[As on 31-March-2016] |          |       |                   | No. of Shares held at the end of the year<br>[As on 31-March-2017] |          |       |                   | % Change during the year |
|--------------------------|--|----------|-------|-------------------|--|----------|-------|-------------------|--------------------------|
|                          | Demat  | Physical | Total | % of Total Shares | Demat  | Physical | Total | % of Total Shares |                          |
| <b>A. Promoters</b>      |  |          |       |                   |  |          |       |                   |                          |
| (1) Indian               |  |          |       |                   |  |          |       |                   |                          |
| a) Individual/ HUF       | -  | -        | -     | 0.00%             | -  | -        | -     | 0.00%             | 0.00%                    |
| b) Central Govt          | -  | -        | -     | 0.00%             | -  | -        | -     | 0.00%             | 0.00%                    |
| c) State Govt(s)         | -  | -        | -     | 0.00%             | -  | -        | -     | 0.00%             | 0.00%                    |
| d) Bodies Corp.          | -  | 1,000    | 1,000 | 100.00%           | -  | 1,000    | 1,000 | 100.00%           | 0.00%                    |
| e) Banks / FI            | -  | -        | -     | 0.00%             | -  | -        | -     | 0.00%             | 0.00%                    |
| f) Any other             | -  | -        | -     | 0.00%             | -  | -        | -     | 0.00%             | 0.00%                    |
| <b>Sub Total (A) (1)</b> | -  | 1,000    | 1,000 | 100.00%           | -  | 1,000    | 1,000 | 100.00%           | 0.00%                    |
| (2) Foreign              |  |          |       |                   |  |          |       |                   |                          |
| a) NRI Individuals       | -  | -        | -     | 0.00%             | -  | -        | -     | 0.00%             | 0.00%                    |
| b) Other Individuals     | -  | -        | -     | 0.00%             | -  | -        | -     | 0.00%             | 0.00%                    |
| c) Bodies Corp.          | -  | -        | -     | 0.00%             | -  | -        | -     | 0.00%             | 0.00%                    |
| d) Any other             | -  | -        | -     | 0.00%             | -  | -        | -     | 0.00%             | 0.00%                    |
| <b>Sub Total (A) (2)</b> | -  | -        | -     | 0.00%             | -  | -        | -     | 0.00%             | 0.00%                    |
| <b>TOTAL (A)</b>         | -  | 1,000    | 1,000 | 100.00%           | -  | 1,000    | 1,000 | 100.00%           | 0.00%                    |

## N. A. ESTATES PRIVATE LIMITED

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CIN: U45200MH1996PTC100412



| <b>B. Public Shareholding</b>  |   |       |       |         |   |       |       |         |       |
|--|---|-------|-------|---------|---|-------|-------|---------|-------|
| <b>1. Institutions</b>   |   |       |       |         |   |       |       |         |       |
| a) Mutual Funds  | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| b) Banks / FI  | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| c) Central Govt  | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| d) State Govt(s)   | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| e) Venture Capital Funds   | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| f) Insurance Companies   | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| g) FIs   | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| h) Foreign Venture Capital Funds   | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| i) Others (specify)  | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| <b>Sub-total (B)(1):-</b>  | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| <b>2. Non-Institutions</b>   |   |       |       |         |   |       |       |         |       |
| a) Bodies Corp.  | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| i) Indian  | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| ii) Overseas   | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| b) Individuals   | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| i) Individual shareholders holding nominal share capital upto Rs. 1 lakh         | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| c) Others (specify)  | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| Non Resident Indians   | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| Overseas Corporate Bodies  | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| Foreign Nationals  | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| Clearing Members   | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| Trusts   | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| Foreign Bodies - D R   | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| <b>Sub-total (B)(2):-</b>  | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| <b>Total Public (B)</b>  | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| <b>C. Shares held by Custodian for GDRs &amp; ADRs</b>                           | - | -     | -     | 0.00%   | - | -     | -     | 0.00%   | 0.00% |
| <b>Grand Total (A+B+C)</b>   | - | 1,000 | 1,000 | 100.00% | - | 1,000 | 1,000 | 100.00% | 0.00% |

**(ii) Shareholding of Promoter**

| SN | Shareholder's Name | Shareholding at the beginning of the year |                                  |   | Shareholding at the end of the year |                                  |  | % change in shareholding during the year |
|----|--------------------|---|----------------------------------|---|-------------------------------------|----------------------------------|--|--|
|    |                    | No. of Shares                             | % of total Shares of the company | % of Shares Pledged/ encumbered to total shares | No. of Shares                       | % of total Shares of the company | % of Shares Pledged / encumbered to total shares |  |
| 1  | D B Realty Limited | 1,000                                     | 100.00%                          | 0   | 1,000                               | 100.00%                          | 0  | 0.00%                                    |

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**(iii) Change in Promoters' Shareholding (please specify, if there is no change)**

| SN | Particulars                  | Date | Reason | Shareholding at the beginning of the year |                   | Cumulative Shareholding during the year |                   |
|----|------------------------------|------|--------|---|-------------------|---|-------------------|
|    |                              |      |        | No. of shares                             | % of total shares | No. of shares                           | % of total shares |
| 1  | At the beginning of the year |      |        | <b>No Change</b>                          |                   |   |                   |
|    | Changes during the year      |      |        |   |                   |   |                   |
|    | At the end of the year       |      |        |   |                   |   |                   |

**(iv) Shareholding Pattern of top ten Shareholders***(Other than Directors, Promoters and Holders of GDRs and ADRs):*

| SN | For each of the Top 10 shareholders | Date | Reason | Shareholding at the beginning of the year |                   | Cumulative Shareholding during the year |                   |
|----|-------------------------------------|------|--------|---|-------------------|---|-------------------|
|    |                                     |      |        | No. of shares                             | % of total shares | No. of shares                           | % of total shares |
| 1  | Name                                |      |        |   |                   |   |                   |
|    | At the beginning of the year        |      |        | <b>Not Applicable</b>                     |                   |   |                   |
|    | Changes during the year             |      |        |   |                   |   |                   |
|    | At the end of the year              |      |        |   |                   |   |                   |

**(v) Shareholding of Directors and Key Managerial Personnel:**

| SN | Shareholding of each Directors and each Key Managerial Personnel | Date | Reason | Shareholding at the beginning of the year |                   | Cumulative Shareholding during the year |                   |
|----|--|------|--------|---|-------------------|---|-------------------|
|    |  |      |        | No. of shares                             | % of total shares | No. of shares                           | % of total shares |
| 1  | Name   |      |        |   |                   |   |                   |
|    | At the beginning of the year                                     |      |        | <b>None</b>                               |                   |   |                   |
|    | Changes during the year  |      |        |   |                   |   |                   |
|    | At the end of the year   |      |        |   |                   |   |                   |

**V. INDEBTEDNESS**

Indebtedness of the Company including interest outstanding/accrued but not due for payment.

(Amt. Rs./Lacs)

| Particulars  | Secured Loans excluding deposits | Unsecured Loans      | Deposits | Total Indebtedness   |
|--|----------------------------------|----------------------|----------|----------------------|
| <b>Indebtedness at the beginning of the financial year</b> |                                  |                      |          |                      |
| i) Principal Amount  | -                                | 79,343,299.00        | -        | 79,343,299.00        |
| ii) Interest due but not paid                              | -                                | -                    | -        | -                    |
| iii) Interest accrued but not due                          | -                                | -                    | -        | -                    |
| <b>Total (i+ii+iii)</b>                                    | -                                | <b>79,343,299.00</b> | -        | <b>79,343,299.00</b> |
| <b>Change in Indebtedness during the financial year</b>    |                                  |                      |          |                      |
| * Addition   | -                                | 16,524.00            | -        | 16,524.00            |
| * Reduction  | -                                | -                    | -        | -                    |
| Net Change   | -                                | <b>16,524.00</b>     | -        | <b>16,524.00</b>     |
| <b>Indebtedness at the end of the financial year</b>       |                                  |                      |          |                      |
| i) Principal Amount  | -                                | 79,359,823.00        | -        | 79,359,823.00        |
| ii) Interest due but not paid                              | -                                | -                    | -        | -                    |
| iii) Interest accrued but not due                          | -                                | -                    | -        | -                    |
| <b>Total (i+ii+iii)</b>                                    | -                                | <b>79,359,823.00</b> | -        | <b>79,359,823.00</b> |

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**VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL****A. Remuneration to Managing Director, Whole-time Directors and/or Manager:**

| SN. | Particulars of Remuneration   | Name of MD/WTD/ Manager |  |  | Total Amount<br>(Rs/Lac) |
|-----|---|-------------------------|--|--|--------------------------|
|     |   | Name                    |  |  |                          |
|     |   | Designation             |  |  |                          |
| 1   | Gross salary  |                         |  |  |                          |
|     | (a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961 |                         |  |  |                          |
|     | (b) Value of perquisites u/s 17(2) Income-tax Act, 1961                             |                         |  |  |                          |
|     | (c) Profits in lieu of salary under section 17(3) Income- tax Act, 1961             |                         |  |  |                          |
| 2   | Stock Option  | <b>Nil</b>              |  |  |                          |
| 3   | Sweat Equity  |                         |  |  |                          |
| 4   | Commission  |                         |  |  |                          |
|     | - as % of profit<br>- others, specify   |                         |  |  |                          |
| 5   | Others, please specify  |                         |  |  |                          |
|     | Total (A)   |                         |  |  |                          |
|     | Ceiling as per the Act  |                         |  |  |                          |

**B. Remuneration to other Directors**

| SN. | Particulars of Remuneration       | Name of Directors |  |  | Total Amount<br>(Rs/Lac) |
|-----|-----------------------------------|-------------------|--|--|--------------------------|
|     |                                   |                   |  |  |                          |
| 1   | Independent Directors             |                   |  |  |                          |
|     | Fee for attending board committee |                   |  |  |                          |
|     | Commission                        |                   |  |  |                          |
|     | Others, please specify            |                   |  |  |                          |
|     | Total (1)                         |                   |  |  |                          |
| 2   | Other Non-Executive Directors     | <b>Nil</b>        |  |  |                          |
|     | Fee for attending board committee |                   |  |  |                          |
|     | Commission                        |                   |  |  |                          |
|     | Others, please specify            |                   |  |  |                          |
|     | Total (2)                         |                   |  |  |                          |
|     | Total (B)=(1+2)                   |                   |  |  |                          |
|     | Total Managerial Remuneration     |                   |  |  |                          |
|     | Overall Ceiling as per the Act    |                   |  |  |                          |

**C. Remuneration to Key Managerial Personnel other than MD/Manager/WTD**

| SN. | Particulars of Remuneration   | Name of Key Managerial Personnel |     |     | Total Amount<br>(Rs/Lac) |
|-----|---|----------------------------------|-----|-----|--------------------------|
|     |   | Name                             |     |     |                          |
|     |   | Designation                      | CEO | CFO | CS                       |
| 1   | Gross salary  |                                  |     |     |                          |
|     | (a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961 |                                  |     |     |                          |
|     | (b) Value of perquisites u/s 17(2) Income-  |                                  |     |     |                          |
|     | (c) Profits in lieu of salary under section 17(3) Income- tax Act, 1961             | <b>Not Applicable</b>            |     |     |                          |
| 2   | Stock Option  |                                  |     |     |                          |
| 3   | Sweat Equity  |                                  |     |     |                          |
| 4   | Commission  |                                  |     |     |                          |
|     | - as % of profit<br>- others, specify   |                                  |     |     |                          |
| 5   | Others, please specify  |                                  |     |     |                          |
|     | Total   |                                  |     |     |                          |

**N. A. ESTATES PRIVATE LIMITED**

Regd. Office : DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063. • Tel.: 91-22-4077 8600 • Fax: 91-22-2841 5550 / 2842 1667  
E-mail: info@dbg.co.in • Website: www.dbrealty.co.in

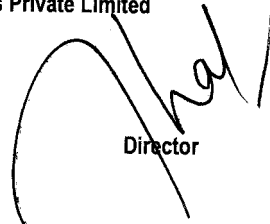
CIN: U45200MH1996PTC100412

**VII. PENALTIES / PUNISHMENT / COMPOUNDING OF OFFENCES**

| Type                                | Section of the Companies Act | Brief Description | Details of Penalty / Punishment / Compounding fees imposed | Authority [RD / NCLT / COURT] | Appeal made, if any (give Details) |
|-------------------------------------|------------------------------|-------------------|--|-------------------------------|------------------------------------|
| <b>A. COMPANY</b>                   |                              |                   |  |                               |                                    |
| Penalty                             |                              |                   |  |                               |                                    |
| Punishment                          |                              |                   |  |                               |                                    |
| Compounding                         |                              |                   |  |                               |                                    |
| <b>B. DIRECTORS</b>                 |                              |                   |  |                               |                                    |
| Penalty                             |                              | <b>None</b>       |  |                               |                                    |
| Punishment                          |                              |                   |  |                               |                                    |
| Compounding                         |                              |                   |  |                               |                                    |
| <b>C. OTHER OFFICERS IN DEFAULT</b> |                              |                   |  |                               |                                    |
| Penalty                             |                              |                   |  |                               |                                    |
| Punishment                          |                              |                   |  |                               |                                    |
| Compounding                         |                              |                   |  |                               |                                    |

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

  
Director

  
Director

Place: Mumbai  
Date: June 5, 2017

*Mehta Chokshi & Shah*  
CHARTERED ACCOUNTANTS

**INDEPENDENT AUDITORS' REPORT**

**To the Members of,  
N. A. ESTATES PRIVATE LIMITED**

**1 Report on the Ind AS Financial Statements**

We have audited the accompanying Ind AS financial statements of **N. A. ESTATES PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at March 31, 2017, the Statement of Profit and Loss (including other comprehensive income), the Statement of Changes in Equity and the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

**2 Management's Responsibility for the Ind AS Financial Statements**

The Company's Board of Directors is responsible for the matters stated in Section 134 (5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

**3 Auditor's Responsibility**

Our responsibility is to express an opinion on these Ind AS financial statements based on our audit. In conducting our audit, we have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit of the Ind AS financials in accordance with the Standards on Auditing specified under Section 143 (10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Ind AS financial statements are free from material misstatement.





**CHARTERED ACCOUNTANTS**

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

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

**4 Opinion**

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS 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, of the state of affairs of the Company as at March 31, 2017, and its profit, total comprehensive income, the changes in equity and its cash flows for the year ended on that date.

**5 Report on Other Legal and Regulatory Requirements**

I. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the 'Annexure A' a statement on the matters specified in the paragraph 3 and 4 of the Order.

II. As required by Section 143 (3) of the Act, we report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
- b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Changes in Equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
- e) On the basis of the written representations received from the directors as on March 31, 2017 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2017 from being appointed as a director in terms of Section 164 (2) of the Act;
- f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operative effectiveness of such controls, refer to our separate report in "Annexure B"; and



CHARTERED ACCOUNTANTS

- g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations which would impact its financial position;
  - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
  - iv. The Company has provided requisite disclosures in the Ind AS financial statements as regards its holding and dealings in Specified Bank Notes as defined in the Notification S.O. 3407(E) dated November 8, 2016 of the Ministry of Finance, during the period from November 8, 2016 to December 30, 2016. Based on audit procedures performed and the representations provided to us by the management we report that the disclosures are in accordance with the books of account maintained by the Company and as produced

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



  
**Vijay Gajaria**  
**Partner**  
**M. No.: 137561**

**Place: Mumbai**

**Date: 5 JUN 2017**



**Annexure - A to the Independent Auditors' Report**  
**[Referred to in paragraph 5 (I) of our report of even date]**

- (i) The Company does not have any Fixed Assets and therefore paragraph 3 (i) of the order is not applicable.
- (ii) The Company is in the business of real estate development and up to the year-end the company has incurred certain expenditure towards the project under development. As explained to us, site visit was carried out during the year by the management at reasonable intervals and on the basis of information and explanation provided to us, no material discrepancies were noticed on physical verification of inventory/project site by the management.
- (iii) According to information and explanation given to us, the Company has not granted any loans, secured or unsecured to companies, firms, limited liability partnership or other parties covered in the register maintained under section 189 of the Companies Act, 2013 ("the Act") and therefore paragraph 3 (iii) of the order is not applicable.
- (iv) According to the information and explanations given to us, the Company has not granted any loans, made any investments, provided any guarantees and security. Hence paragraph 3 (iv) of the order is not applicable.
- (v) According to the information and explanations given to us, the Company has not accepted any deposits. Hence paragraph 3 (v) of the order is not applicable.
- (vi) In our opinion, the company does not qualify the prescribed criteria as specified in Companies (Cost Records and Audit) Rules, 2014, and therefore is not required to maintain the cost records as prescribed under Section 148 (1) of the Act. Hence paragraph 3 (vi) of the order is not applicable.
- (vii) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there have been a few instances of delay in depositing undisputed statutory dues including income tax and other applicable statutory dues with appropriate authorities. The arrears of outstanding property tax as at March 31, 2017 which was outstanding for more than six months from the date it became payable is Rs. 8,75,47,072/-. The above property tax is outstanding for the period from April 1996.
- Further as explained to us, the provisions for Employees State Insurance, Sales Tax, Service Tax, Duty of Custom, Duty of Excise, Value Added Tax, Cess are not applicable to the Company during the year.
- (b) According to the information and explanations given to us, there are no disputed dues of Income – tax and other applicable statutory dues and hence paragraph 3 (vii) (b) of the Order is not applicable.





CHARTERED ACCOUNTANTS

- (viii) According to the information and explanations given to us, there are no loans or borrowings from any financial institution, banks, government. However, in case of borrowing from debenture holders, the repayment of the dues to them has not yet matured as at year end and therefore paragraph 3(viii) of the Order is not applicable.
- (ix) According to the information and explanations given to us, the Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3 (ix) of the Order is not applicable.
- (x) According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the year.
- (xi) According to the information and explanations give to us and based on our examination of the records, during the year the Company has not paid/provided for any managerial remuneration. Accordingly, paragraph 3 (xi) of the Order is not applicable.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.
- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the Ind AS financial statements as required by the applicable accounting standards.
- (xiv) According to the information and explanations give to us and based on our examination of the records, during the year the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures. Accordingly, paragraph 3 (xiv) of the order is not applicable.
- (xv) According to the information and explanations given to us and based on our examination of the records , during the year the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.



- (xvi) According to the information and explanations given to us and based on our examination of the records, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

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



*Vijay*  
Vijay Gajaria  
Partner  
M. No.: 137561

Place: Mumbai

Date: 5 JUN 2017

**Annexure - B to the Independent Auditors' Report**  
**[Referred to in paragraph 5 (II) (f) of our report of even date]**

**Report on the Internal Financial Controls Over Financials Reporting under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act") of N. A. Estate Private Limited**

We have audited the internal financial controls over financial reporting of **N. A. ESTATES PRIVATE LIMITED** ("the Company") as of March 31, 2017 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended and as at on that date.

**Management's Responsibility for Internal Financial Controls**

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('the Guidance Note'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

**Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. The Guidance Note and those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.





CHARTERED ACCOUNTANTS

**Meaning of Internal Financial Controls over Financial Reporting**

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Ind AS financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the Ind AS financial statements.

**Inherent Limitations of Internal Financial Controls Over Financial Reporting**

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

**Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2017, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note.

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



*Vijay Gajaria*  
**Vijay Gajaria**  
**Partner**  
**M. No.: 137561**

**Place: Mumbai**

**Date: 5 JUN 2017**

**-N A Estates Private Limited**  
**Balance Sheet as at March 31, 2017**

(Amount in Rs.)


| Particulars                                     | Note No. | As at March 31, 2017 | As at March 31, 2016 | As at April 1, 2015 |
|---|----------|----------------------|----------------------|---------------------|
| <b>ASSETS</b>                                   |          |                      |                      |                     |
| <b>1 Current Assets</b>                         |          |                      |                      |                     |
| a Inventories                                   | 3        | 176,759,732          | 211,162,978          | 204,699,630         |
| b Financial Assets                              |          |                      |                      |                     |
| (i) Cash and cash equivalent                    | 4        | 12,074               | 4,124                | 1,929               |
| <b>Total Current Assets</b>                     |          | <b>176,771,806</b>   | <b>211,167,102</b>   | <b>204,701,559</b>  |
| <b>Total Assets</b>                             |          | <b>176,771,806</b>   | <b>211,167,102</b>   | <b>204,701,559</b>  |
| <b>EQUITY AND LIABILITIES</b>                   |          |                      |                      |                     |
| <b>1 Equity</b>                                 |          |                      |                      |                     |
| a Equity Share Capital                          | 5        | 100,000              | 100,000              | 100,000             |
| b Other Equity                                  | 6        | 6,418,791            | 6,440,441            | 6,461,879           |
| <b>Total Equity (A)</b>                         |          | <b>6,518,791</b>     | <b>6,540,441</b>     | <b>6,561,879</b>    |
| <b>2 Current Liabilities</b>                    |          |                      |                      |                     |
| a Financial liabilities                         |          |                      |                      |                     |
| (i) Borrowings                                  | 7        | 79,359,823           | 79,343,299           | 79,313,299          |
| (ii) Trade payables                             | 8        | 90,892,242           | 125,282,262          | 105,227             |
| b Other current liabilities                     | 9        | 950                  | 1,100                | 118,721,154         |
| <b>Total Current Liabilities (C)</b>            |          | <b>170,253,015</b>   | <b>204,626,661</b>   | <b>198,139,680</b>  |
| <b>Total Equity and Liabilities (A)+(B)+(C)</b> |          | <b>176,771,806</b>   | <b>211,167,102</b>   | <b>204,701,559</b>  |

Significant accounting policies and notes on  
Financial statements 1 to 26


As per our attached report of even date

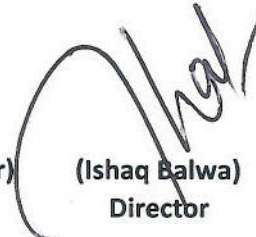
For Mehta Chokshi & Shah  
Chartered Accountants  
Firm Registration No. 106201W

For and on Behalf of the Board

  
Name : Vijay Gajaria  
Partner  
Membership No. : 137651



  
(Suresh Atkur)  
Director

  
(Ishaq Balwa)  
Director

Place: Mumbai  
Date: 05/06/2017

Place: Mumbai  
Date: 05/06/2017

**N A Estates Private Limited**

**Statement of Profit and Loss for the year ended March 31, 2017**

(Amount in Rs.)

| Particulars |   | Note No. | For the year ended March 31, 2017 | For the year ended March 31, 2016 |
|-------------|---|----------|-----------------------------------|-----------------------------------|
| I           | Revenue from operations   |          | -                                 | -                                 |
| II          | Other income  |          | -                                 | -                                 |
| III         | Total Income (I)+(II)   |          | -                                 | -                                 |
| IV          | Expenses  |          |                                   |                                   |
|             | Project Related Expenses  | 10       | (34,403,246)                      | 6,463,348                         |
|             | Changes in inventories of finished goods, work in progress and stock-in-trade     | 11       | 34,403,246                        | (6,463,348)                       |
|             | Other expense   | 12       | 21,650                            | 21,438                            |
|             | Total expenses (IV)   |          | 21,650                            | 21,438                            |
| V           | Profit/(Loss) before tax (III)-(IV)   |          | (21,650)                          | (21,438)                          |
| VI          | Tax expense   |          |                                   |                                   |
|             | a) Current tax  | 13       | -                                 | -                                 |
|             | b) Deferred tax   |          | -                                 | -                                 |
| VII         | Profit/(Loss) for the period (V)-(VI)   |          | (21,650)                          | (21,438)                          |
| VIII        | Other Comprehensive Income  |          |                                   |                                   |
| A           | (i) Items that will not be reclassified to Profit or Loss                         |          | -                                 | -                                 |
|             | (ii) Income tax relating to items that will not be reclassified to Profit or Loss |          | -                                 | -                                 |
| B           | (i) Items that will be reclassified to profit or Loss                             |          | -                                 | -                                 |
|             | (ii) Income tax relating to items that will be reclassified to Profit or Loss     |          | -                                 | -                                 |
|             | Total Other Comprehensive Income [A (i)-(ii) + B (i)-(ii)] (VIII)                 |          | -                                 | -                                 |
| IX          | Total Comprehensive Income for the period (VII)+(VIII)                            |          | (21,650)                          | (21,438)                          |
| X           | Earnings per equity share   |          |                                   |                                   |
|             | Basic and Diluted   | 14       | (21.65)                           | (21.44)                           |

Significant accounting policies and notes on Financial statements 1 to 26

As per our attached report of even date

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




Name : Vijay Gajaria  
Partner  
Membership No. : 137651



For and on Behalf of the Board

  
(Suresh Atkur)  
Director

  
(Ishaq Balwa)  
Director

Place: Mumbai  
Date: 05/06/2017

Place: Mumbai  
Date: 05/06/2017



**N-A Estates Private Limited**

**Cash Flow Statement for the year ended March 31, 2017**

| Particulars |  | For the year ended<br>March 31, 2017 |                | For the year ended<br>March 31, 2016 |                 |
|-------------|--|--------------------------------------|----------------|--------------------------------------|-----------------|
| (A)         | <b>Cash Flow From Operating Activities:</b>                |                                      |                |                                      |                 |
|             | Net loss before taxation and extraordinary items           | (21,650)                             |                | (21,438)                             |                 |
|             | <b>Adjustment for :</b>                                    |                                      |                |                                      |                 |
|             | Operating Income before working capital changes            | (21,650)                             |                | (21,438)                             |                 |
|             | Working Capital Adjustments                                |                                      |                |                                      |                 |
|             | (Increase)/Decrease Inventories                            | 34,403,246                           |                | (6,463,348)                          |                 |
|             | Increase/(Decrease) Trade Payable                          | (34,390,020)                         |                | 125,177,035                          |                 |
|             | Increase/(Decrease) Current Liabilities                    | (150)                                |                | (118,720,054)                        |                 |
|             | <b>Cash used in operations</b>                             | <b>(8,574)</b>                       |                | <b>(27,805)</b>                      |                 |
|             | Income Tax paid  | -                                    |                | -                                    |                 |
|             | <b>Net Cash Generated/(used) from Operating Activities</b> |                                      | <b>(8,574)</b> |                                      | <b>(27,805)</b> |
| (B)         | <b>Cash Flow From Investing Activities:</b>                |                                      |                |                                      |                 |
|             | Net Cash Generated/(used) from Investing Activities        |                                      | -              |                                      | -               |
| (C)         | <b>Cash Flow From Financing Activities:</b>                |                                      |                |                                      |                 |
|             | Borrowings (Net)   | 16,524                               |                | 30,000                               |                 |
|             | <b>Net Cash Generated/(used) from Financing Activities</b> |                                      | <b>16,524</b>  |                                      | <b>30,000</b>   |
|             | <b>Net Increase in Cash and Cash Equivalents [A+B+C]</b>   |                                      | <b>7,950</b>   |                                      | <b>2,195</b>    |
|             | Add: Cash and cash Equivalents (Opening)                   |                                      | 4,124          |                                      | 1,929           |
|             | <b>Cash and cash equivalents (Closing)</b>                 |                                      | <b>12,074</b>  |                                      | <b>4,124</b>    |
| (D)         | <b>Cash and cash Equivalents includes:</b>                 |                                      |                |                                      |                 |
|             | Cash on hand   |                                      | 1,444          |                                      | 2,500           |
|             | Bank Balances  |                                      | 10,630         |                                      | 1,624           |
|             | <b>Total</b>   |                                      | <b>12,074</b>  |                                      | <b>4,124</b>    |

As per our attached report of even date

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



Vijay Gajaria  
Partner  
Membership No. : 137651



For and on behalf of the Board



(Suresh Atkur) (Ishaq Balwa)  
Director Director

Place : Mumbai  
Date : 05/06/2017

Place : Mumbai  
Date : 05/06/2017

**N-A Estates Private Limited****Statement of Changes in Equity for the year ended March 31, 2017****A. Equity Share Capital**

| Particulars                                       | Amount (Rs.) |
|---|--------------|
| Balance as at April 1, 2015                       | 100,000      |
| Changes in equity share capital during FY 2015-16 | -            |
| Balance as at March 31, 2016                      | 100,000      |
| Changes in equity share capital during FY 2016-17 | -            |
| Balance as at March 31, 2017                      | 100,000      |

**B. Other Equity**

| Particulars  | (Amount in Rs.)   |   |           |
|--|-------------------|---|-----------|
|  | Retained Earnings | Equity Component of Compulsory Convertible Debentures (CCD) | Total     |
| Balance as at April 1, 2015                                | (475,271)         | 7,000,000   | 6,524,729 |
| (Loss) for the year FY 2015-16                             | (62,850)          | -   | (62,850)  |
| Balance as at March 31, 2016                               | (538,121)         | 7,000,000   | 6,461,879 |
| (Loss) for the year FY 2016-17                             | (21,438)          | -   | (21,438)  |
| Commission on Securities Provided FY 2015-16               | -                 | -   | -         |
| Balance as at March 31, 2016                               | (559,559)         | 7,000,000   | 6,440,441 |
| (Loss) for the year FY 2016-17                             | (21,650)          | -   | (21,650)  |
| Other Comprehensive Income for the year, net of income tax | -                 | -   | -         |
| Total Comprehensive Income for the year                    | (21,650)          | -   | (21,650)  |
| Commission on Securities Provided FY 2016-17               | -                 | -   | -         |
| Balance as at March 31, 2017                               | (581,209)         | 7,000,000   | 6,418,791 |

**Terms of CCD**

0% Compulsory Convertible Debentures of Rs 100 each convertible on or before 20th September, 2015 (Held by the Holding Company DB Realty Limited)

Debenture has been reclassified as Long term borrowing pursuant to Board Resolution dated 7/11/2015 and subsequently approved by Holding company to extend the tenure of Conversion for period of further 3 years i.e. 20/09/2018





**1 Company Background**

N.A Estate (the "Company") is incorporated and domiciled in India. The Company is a wholly owned subsidiary of DB Realty Limited, which is listed with National Stock Exchange and Bombay Stock Exchange. The Company has its the Registered Office and principal place of business at DB House, Gen A.K.Vaidya Marg, Goregaon(East), Mumbai-400063.

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

The Company's financial statements are reported in Indian Rupees, which is also the Company's functional currency.

**2 Significant Accounting Policies Accounting Judgements , Estimates and Assumptions:**

**(A) Significant Accounting Policies:**

**2.1 Basis of preparation of Ind-AS Financial Statements:**

The Ind-AS financial statements of the company have been prepared in accordance with the relevant provisions of the Companies Act, 2013, the Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 read with the Companies (Indian Accounting Standards) Amendment Rules, 2016 and the Guidance Notes and other authoritative pronouncements issued by the Institute of Chartered Accountants of India (ICAI).

For all periods up to and including the year ended 31 March 2016, the company prepared its financial statements in accordance with Indian GAAP, including accounting standards notified under the Companies (Accounting Standards) Rules, 2006 (as amended). These financial statements for the year ended 31 March 2017 are the first the Company has prepared in accordance with Ind-AS. Refer to note 15.6 for information on how the Company adopted Ind AS, including the details of the first time adoption exemptions availed by the company.

The Ind-AS financial statements have been prepared on a historical cost basis, except for certain financial assets and liabilities measured at fair value (refer accounting policy no. 2.5 regarding financial instruments). Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

**2.2 Current and Non-Current Classification of Assets and Liabilities and Operating Cycle:**

An asset is considered as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle,
- Held primarily for the purpose of trading,
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is considered as current when:

- It is expected to be settled in normal operating cycle,
- It is held primarily for the purpose of trading,
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The Operating Cycle is the time between the acquisition of assets for business purposes and their realisation into cash and cash equivalents.

**2.3 Inventories**

Inventories comprise of Project Work-In-Progress representing properties under construction/development.





## **N A Estates Private Limited**

### **Notes Forming Part of Financial Statements**

Inventories are valued at lower of cost and net realizable value. Project work in progress cost includes cost of land/ development rights, materials, services, depreciation on assets used for project purposes and other expenses (including borrowing costs) attributable to the projects. It also includes any adjustment arising due to foreseeable losses.

The Cost in relation to properties under construction/development is charged to the Statement of Profit and Loss in proportion to the revenue recognised during the period and the balance cost is carried over under Inventory as part of Project Work in Progress.

#### **2.4 Revenue Recognition**

##### **(i) Sale of Properties:**

Revenue from sale of properties under construction is recognized on the basis of percentage of completion method, reliable estimate of the outcome of the real estate project and stage of completion of the project reaches a reasonable level of development i.e. at least 25% of total project cost (excluding land and development cost and borrowing costs capitalised under Ind AS-23) should be incurred at the reporting date.

When the outcome of a real estate project can be estimated reliably and the conditions stipulated below are satisfied, project revenue and project costs associated with the real estate project are recognized as revenue and expenses by reference to the stage of completion of the project activity at each reporting date. Stage of completion is arrived with reference to the entire project cost incurred versus total estimated project cost. Further, the total estimated cost of the project is based upon the judgment of management and certified by technical personnel.

The following specific recognition criteria is also considered before revenue is recognised:

- All critical approvals necessary for commencement of the project have been obtained;
- At least 25 % of the construction and development costs (excluding land and development cost and borrowing costs capitalised under Ind AS-23) have been incurred;
- At least 25% of the saleable project area is secured by contracts or agreements with buyers; and
- At least 10 % of the total revenue as per the agreements of sale or any other legally enforceable documents are realised at the reporting date in respect of each of the contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

#### **2.5 Financial Instruments:**

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

##### **(i) Financial Assets:**

###### **Initial Recognition and Measurement:**

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

###### **Subsequent Measurement:**

For purposes of subsequent measurement, financial assets are classified in two categories:

- Financial assets at amortised cost
- Equity instruments measured at fair value through other comprehensive income FVTOCI
- Equity instruments measured at fair value through other comprehensive income FVTPL

Where assets are measured at fair value, gains and losses are either recognised entirely in the statement of profit and loss (i.e. fair value through profit or loss), or recognised in other comprehensive income (i.e. fair value through other comprehensive income).

###### **Financial Assets at Amortised Cost:**

A financial asset is measured at the amortised cost if both the following conditions are met:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and any fees or costs that are an integral part of the EIR.

A financial asset that meets the following two conditions is measured at fair value through other comprehensive income unless the asset is designated at fair value through profit or loss under the fair value option.

- Business model test: The financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets.
- Cash flow characteristics test: The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Even if an instrument meets the two requirements to be measured at amortised cost or fair value through other comprehensive income, a financial asset is measured at fair value through profit or loss if doing so eliminates or significantly reduces a measurement or recognition inconsistency (sometimes referred to as an "accounting mismatch") that would otherwise arise from measuring assets or liabilities or recognising the gains and losses on them on different bases.

All other financial assets are measured at fair value through profit or loss.

###### **Equity Instruments at FVTOCI:**

For equity instruments not held for trading, an irrevocable choice is made on initial recognition to measure it at FVTOCI. All fair value changes on such investments, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to profit or loss, even on sale or disposal of the investment. However, on sale or disposal the company may transfer the cumulative gain or loss within equity.





*Derecognition*

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from the Company's statement of financial position) when:

- i) The rights to receive cash flows from the asset have expired, or
- ii) The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass-through" arrangement and either;
  - a. the Company has transferred substantially all the risks and rewards of the asset, or
  - b. the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

(ii) Financial Liabilities:

*Initial Recognition and Measurement:*

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs. The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, financial guarantee contracts.

*Subsequent Measurement:*

This is dependent upon the classification thereof as under:

*Loans and Borrowings:*

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss.

*Derecognition:*

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the Derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

(iii) Offsetting of Financial Instruments:

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise an asset and settle the liabilities simultaneously.

a. Equity Instruments:

An equity instrument is any contract that evidences a residual interest in the assets of an entity in accordance with the substance of the contractual arrangements. These are recognised at the amount of the proceeds received, net of direct issue costs.

(iv) Compound Financial Instruments:

These are classified separately as financial liabilities and equity in accordance with the substance of the contractual arrangements.

On the date of the issue, the fair value of the liability component is estimated using the prevailing market rate for similar non-convertible instruments and recognised as a liability on an amortised cost basis using the EIR until extinguished upon conversion or on maturity. The conversion option classified as equity is determined by deducting the amount of the liability component from the fair value of the compound instrument as a whole and recognised as equity, net of the tax effect and remains in equity until the conversion option is exercised, in which case the balance recognised in equity will be transferred to another component of equity. If the conversion option remains unexercised on the maturity date, the balance recognised in equity will be transferred to retained earnings and no gain or loss is recognised in profit or loss upon conversion or expiry of the conversion option.

Transaction costs are allocated to the liability and equity component in proportion to the allocation of the gross proceeds and accounted for as discussed above.

**2.6 Taxes on Income**

*Current Income Taxes:*

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Current income tax relating to items recognised directly in equity is recognised in other comprehensive income / equity and not in the statement of profit and loss. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

*Deferred Taxes:*

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences, when the deferred tax liability arises from an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except, when the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.





The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities.

**MAT:**

Minimum Alternate Tax (MAT) paid in accordance with the tax laws in India, which give rise to future economic benefits in the form of adjustment of future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax after the specified years. Accordingly, MAT is recognised as an asset in the Balance Sheet when the asset can be measured reliably and it is probable that the future economic benefits associated with it will flow to the Company.

**2.7 Provisions and Contingent Liabilities:**

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources.

When the Company expects some or all of a provision to be reimbursed, the same is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

A Contingent Liability is a possible obligation that arises from past events and the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of enterprise or a present obligation that arises from past events that may, but probably will not, require an outflow of resources.

Both provisions and contingent liabilities are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent Liabilities are not recognized but are disclosed in the notes.

**2.8 Earning per share**

Basic earnings per share is calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year 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 year attributable to equity shareholders and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

**2.9 Cash and Cash Equivalent:**

Cash and cash equivalent for the purpose of Cash Flow Statement comprise cash at bank and in hand and short term highly liquid investments which are subject to insignificant risk of changes in value.

**2.10 Cash Flow Statement**

Cash flows are reported using the indirect method, whereby profit / (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

**2.11 Commitments**

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

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

**2.12 Segment Reporting**

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker regularly monitors and reviews the operating result of the whole Company as one segment of "Real Estate Development".

**(B) Significant Accounting Judgements, Estimates and Assumptions:**

The preparation of Financial Statements is in conformity with the recognition and measurement principles of Ind AS which requires the management to make judgements for estimates and assumptions that affect the amounts of assets, liabilities and the disclosure of contingent liabilities on the reporting date and the amounts of revenues and expenses during the reporting period and the disclosure of contingent liabilities. Differences between actual results and estimates are recognized in the period in which the results are known/ materialize.



**N A Estates Private Limited**

**Notes Forming Part of Financial Statements**

**2.13 Judgements:**

In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the financial statements:

- a) Assessment of the status of various legal claims and other disputes where the company does not expect any material outflow of resources and hence these are reflected as contingent liabilities
- b) In several cases, assessment of the management regarding executability of the projects undertaken.
- c) Assessment of the recoverability of various financial assets

**2.14 Estimates and Assumptions:**

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

**(a) Project estimates**

The Company, being a real estate development company, prepares budgets in respect of each project to compute project profitability. The major components of project estimate are 'budgeted costs to complete the project' and 'budgeted revenue from the project. While estimating these components various assumptions are considered by the management such as (i) Work will be executed in the manner expected so that the project is completed timely (ii) consumption norms will remain same (iii) Estimates for contingencies and (iv) price escalations etc. Due to such complexities involved in the budgeting process, contract estimates are highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

**(C) Recent Accounting Pronouncements:**

**Standards issued but not yet effective:**

In March 2017, the Ministry of Corporate Affairs issued the Companies (Indian Accounting Standards) (Amendments) Rules, 2017, notifying amendments to Ind AS 7, 'Statement of cash flows' and Ind AS 102, 'Share-based payment.' These amendments are in accordance with the recent amendments made by International Accounting Standards Board (IASB) to IAS 7, 'Statement of cash flows' and IFRS 2, 'Share-based payment,' respectively. The amendments are applicable to the Company from 1 April 2017. The effect of these Standards on the Financial Statements is being evaluated by the Company.





**N A Estates Private Limited**  
**Notes Forming part of Financial Statements**

**3 Inventories**

| Particulars                                     | (Amount in Rs)       |                      |                     |
|---|----------------------|----------------------|---------------------|
|   | As at March 31, 2017 | As at March 31, 2016 | As at April 1, 2015 |
| (As valued and certified by the Management)     |                      |                      |                     |
| Opening Inventories ( # )                       | 211,162,978          | 204,699,630          | 104,380,536         |
| Add: Project Expenses incurred during the year* | (34,403,246)         | 6,463,348            | 100,319,094         |
| <b>Total</b>                                    | <b>176,759,732</b>   | <b>211,162,978</b>   | <b>204,699,630</b>  |

# The Opening inventory include freehold land owned by the company, which has been mortgage to IL&FS Financials Services Ltd against the term loan of Rs. 60 crore taken by D B Realty Limited ( Successor to M/s Gokuldharm Real Estate Development Co. Private Limited.)

All of the above inventories are expected to be realised after 12 months.

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

**4 Cash and Cash Equivalents**

| Particulars                          | (Amount in Rs)       |                      |                     |
|--------------------------------------|----------------------|----------------------|---------------------|
|                                      | As at March 31, 2017 | As at March 31, 2016 | As at April 1, 2015 |
| Balance with Bank in Current Account | 10,630               | 1,624                | 1,767               |
| Cash on Hand                         | 1,444                | 2,500                | 162                 |
| <b>Total</b>                         | <b>12,074</b>        | <b>4,124</b>         | <b>1,929</b>        |

**4.1 Disclosure of Specified Bank Notes (SBNs)**

During the year, the Company had specified bank notes or other denomination notes as defined in the MCA notification G.S.R. 308(E) dated March 31, 2017 on the details of Specified Bank Notes (SBN) held and transacted during the period from November 8, 2016 to December 30, 2016, the denomination wie SBNs and other notes as per the notification is given below:

| Particulars                                  | SBNs * | Other denomination notes/coins | Total |
|--|--------|--------------------------------|-------|
| Closing cash in hand as on November 8, 2016  |        | 1,444                          | 1,444 |
| Closing cash at site as on November 8, 2016  | -      | -                              | -     |
| (+) Permitted receipts                       | -      | -                              | -     |
| (-) Permitted payments                       | -      | -                              | -     |
| (-) Amount deposited in Banks                | -      | -                              | -     |
| Closing cash in hand as on December 30, 2016 | -      | 1,444                          | 1,444 |

\* for the purposes of this clause, the term 'Specified Bank Notes' shall have the same meaning provided in the notification of the Government of India, in the Ministry of Finance, Department of Economic Affairs number S.O. 3407(E) dated the 8th November, 2016.



**N A Estates Private Limited**  
Notes Forming part of Financial Statements

**5 Equity Share Capital**

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

| Particulars                                 | As at March 31, 2017 |                | As at March 31, 2016 |                | As at April 1, 2015 |                |
|---|----------------------|----------------|----------------------|----------------|---------------------|----------------|
|   | Number               | Rs.            | Number               | Rs.            | Number              | Rs.            |
| <b>Authorized</b>                           |                      |                |                      |                |                     |                |
| Equity Shares of Rs. 100 each               | 10,000               | 1,000,000      | 10,000               | 1,000,000      | 10,000              | 1,000,000      |
|   | 10,000               | 1,000,000      | 10,000               | 1,000,000      | 10,000              | 1,000,000      |
| <b>Issued</b>                               |                      |                |                      |                |                     |                |
| Equity Shares of Rs. 100 each               | 1,000                | 100,000        | 1,000                | 100,000        | 1,000               | 100,000        |
|   | 1,000                | 100,000        | 1,000                | 100,000        | 1,000               | 100,000        |
| <b>Subscribed &amp; Paid up</b>             |                      |                |                      |                |                     |                |
| Equity Shares of Rs. 100 each fully paid up | 1,000                | 100,000        | 1,000                | 100,000        | 1,000               | 100,000        |
| <b>Total</b>                                | <b>1,000</b>         | <b>100,000</b> | <b>1,000</b>         | <b>100,000</b> | <b>1,000</b>        | <b>100,000</b> |

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

**5.2 Reconciliation of the outstanding number of shares**

| Particulars                                     | Equity Shares as at March 31, 2017 |         | Equity Shares as at March 31, 2016 |         | Equity Shares as at April 1, 2015 |         |
|---|------------------------------------|---------|------------------------------------|---------|-----------------------------------|---------|
|   | Number                             | Rs.     | Number                             | Rs.     | Number                            | Rs.     |
| Shares outstanding at the beginning of the year | 1,000                              | 100,000 | 1,000                              | 100,000 | 1,000                             | 100,000 |
| Add : Shares Issued during the year             | -                                  | -       | -                                  | -       | -                                 | -       |
| Less : Shares bought back during the year       | -                                  | -       | -                                  | -       | -                                 | -       |
| Shares outstanding at the end of the year       | 1,000                              | 100,000 | 1,000                              | 100,000 | 1,000                             | 100,000 |

**5.3 Detail of number of shares held by holding company**

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

**5.4 Details of Shareholders holding more than 5% Shares**

| Name of Shareholder                  | As at March 31, 2017 |              | As at March 31, 2016 |              | As at April 1, 2015 |              |
|--------------------------------------|----------------------|--------------|----------------------|--------------|---------------------|--------------|
|                                      | No. of Shares held   | % of Holding | No. of Shares held   | % of Holding | No. of Shares held  | % of Holding |
| DB Realty Limited (and its nominees) | 1,000                | 100%         | 1,000                | 100%         | 1,000               | 100%         |



**6 Other Equity**

(Amount in Rs)

| Particulars   | As at March 31, 2017 | As at March 31, 2016 | As at April 1, 2015 |
|---|----------------------|----------------------|---------------------|
| <b>A. (Deficit) in the Statement of Profit and Loss</b>               |                      |                      |                     |
| Opening balance   | (559,559)            | (538,121)            | (475,271)           |
| Add: (Loss) for the year  | (21,650)             | (21,438)             | (62,850)            |
| <b>Sub total (a)</b>  | <b>(581,209)</b>     | <b>(559,559)</b>     | <b>(538,121)</b>    |
| <b>B. Equity Component of Compulsory Convertible Debentures (CCD)</b> |                      |                      |                     |
| Opening balance   | 7,000,000            | 7,000,000            | 7,000,000           |
| Add: (Loss) for the year  |                      |                      |                     |
| <b>Sub total (a)</b>  | <b>7,000,000</b>     | <b>7,000,000</b>     | <b>7,000,000</b>    |
| <b>Total (a)+(b)</b>  | <b>6,418,791</b>     | <b>6,440,441</b>     | <b>6,461,879</b>    |

**7 Short Term Borrowings**

(Amount in Rs)

| Particulars   | As at March 31, 2017 | As at March 31, 2016 | As at April 1, 2015 |
|---|----------------------|----------------------|---------------------|
| <b>Unsecured</b>  |                      |                      |                     |
| From Holding Company (interest free, repayable on demand) | 79,359,823           | 79,343,299           | 79,313,299          |
| <b>Total</b>  | <b>79,359,823</b>    | <b>79,343,299</b>    | <b>79,313,299</b>   |

**8 Trade Payables**

(Amount in Rs)

| Particulars                                    | As at March 31, 2017 | As at March 31, 2016 | As at April 1, 2015 |
|--|----------------------|----------------------|---------------------|
| Micro and Small Enterprises (Refer Note Below) | -                    | -                    | -                   |
| Others   | 90,892,242           | 125,282,262          | 105,227             |
| <b>Total</b>                                   | <b>90,892,242</b>    | <b>125,282,262</b>   | <b>105,227</b>      |

**8.1 Details of dues to Micro and Small Enterprises as per MSMED Act, 2006**

(Amount in Rs)

| Particulars  | For the year ended March 31, 2017 | For the year ended March 31, 2016 | For the year ended April 1, 2015 |
|--|-----------------------------------|-----------------------------------|----------------------------------|
| Principal Amount outstanding to suppliers under MSMED Act, 2006 beyond the appointed date  | -                                 | -                                 | -                                |
| Interest accrued on the amount due to suppliers under MSMED Act on the above amount        | -                                 | -                                 | -                                |
| Payment made to suppliers (other than Interest) beyond the appointed date during the year. | -                                 | -                                 | -                                |
| Interest paid to suppliers under MSMED Act (other than section 16)                         | -                                 | -                                 | -                                |
| Interest paid to suppliers under MSMED Act (section 16)                                    | -                                 | -                                 | -                                |
| Interest due and payable to suppliers under MSMED Act for payments already made.           | -                                 | -                                 | -                                |
| Interest accrued and remaining unpaid at the end of the year to suppliers under MSMED Act. | -                                 | -                                 | -                                |

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

**9 Other Current Liabilities**

(Amount in Rs)

| Particulars           | As at March 31, 2017 | As at March 31, 2016 | As at April 1, 2015 |
|-----------------------|----------------------|----------------------|---------------------|
| Statutory Liabilities | 950                  | 1,100                | 1,700               |
| Outstanding Expenses  | -                    | -                    | 118,719,454         |
| <b>Total</b>          | <b>950</b>           | <b>1,100</b>         | <b>118,721,154</b>  |





**N A Estates Private Limited**  
Notes Forming part of Financial Statements

**10 Project Expenses**

| (Amount in Rs.) |                                      |                                      |
|-----------------|--------------------------------------|--------------------------------------|
| Particulars     | For the Year Ended<br>March 31, 2017 | For the Year Ended<br>March 31, 2016 |
| Rates and Taxes | (34,403,246)                         | 6,463,348                            |
| <b>Total</b>    | <b>(34,403,246)</b>                  | <b>6,463,348</b>                     |

**11 (Increase)/Decrease in Inventories**

| (Amount in Rs.)           |                                      |                                      |
|---------------------------|--------------------------------------|--------------------------------------|
| Particulars               | For the Year Ended<br>March 31, 2017 | For the Year Ended<br>March 31, 2016 |
| Opening Inventories       | 211,162,978                          | 204,699,630                          |
| Less: Closing Inventories | 176,759,732                          | 211,162,978                          |
| <b>Total</b>              | <b>34,403,246</b>                    | <b>(6,463,348)</b>                   |

**12 Other Expenses**

| (Amount in Rs.)                        |                                      |                                      |
|--|--------------------------------------|--------------------------------------|
| Particulars                            | For the Year Ended<br>March 31, 2017 | For the Year Ended<br>March 31, 2016 |
| Payment to Auditors (Refer Note Below) | 11,676                               | 12,550                               |
| Interest on Delayed Payment            | 12                                   | -                                    |
| Company's Profession Tax               | 2,500                                | 2,500                                |
| Legal and Professional Fees            | 5,100                                | 3,100                                |
| Miscellaneous Expenses                 | 2,362                                | 3,288                                |
| <b>Total</b>                           | <b>21,650</b>                        | <b>21,438</b>                        |

**12.1 Payment to Auditors**

| (Amount in Rs)     |                                      |                                      |
|--------------------|--------------------------------------|--------------------------------------|
| Particulars        | For the year ended March<br>31, 2017 | For the year ended<br>March 31, 2016 |
| Audit Fees         | 5,000                                | 5,000                                |
| Certification Fees | 5,926                                | 6,000                                |
| Service Tax        | 750                                  | 1,550                                |
| <b>Total</b>       | <b>11,676</b>                        | <b>12,550</b>                        |

**13 Tax Expenses**

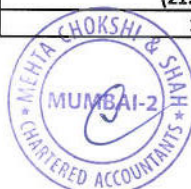
The income tax expense for the year can be reconciled to the accounting profit as follows:

| (Amount in Rs.)  |                                      |                                      |
|--|--------------------------------------|--------------------------------------|
| Particulars  | For the year ended<br>March 31, 2017 | For the year ended<br>March 31, 2016 |
| (Loss) before Tax  | (21,650)                             | (21,438)                             |
| Income Tax Expense calculated @ 30.90%   | (6,690)                              | (6,624)                              |
| Effect of Loss not recognised as no reasonable certainty of future taxable profits | 6,690                                | 6,624                                |
| Tax Expenses   | -                                    | -                                    |
| Tax Expenses recognised in the statement of Profit and Loss                        | -                                    | -                                    |

**14 Earnings per Share:**

As per Ind AS 33, "Earning Per Share", the Disclosure of Company's EPS is as follows :

| (Amount in Rs)   |                                      |                                      |
|--|--------------------------------------|--------------------------------------|
| Particulars  | For the year ended March<br>31, 2017 | For the year ended<br>March 31, 2016 |
| Net Profit/(Loss) after tax as per Profit & Loss Account | (21,650)                             | (21,438)                             |
| Weighted average number of equity shares outstanding     | 1,000                                | 1,000                                |
| Basic and Diluted Earnings per share                     | (21.65)                              | (21.44)                              |
| Face Value per Equity Share                              | 100                                  | 100                                  |



**N A Estates Private Limited**  
Notes Forming Part of Financial Statements

15 First-time Ind AS adoption reconciliations

15.1 Effect of Ind AS Adoption on Balance Sheet as at March 31, 2016 and April 1, 2015

(Amount in Rs.)

| Particulars                                       | Note No. 15.6 | As at 31-03-2016<br>(End of last period presented under Previous GAAP) |                                |                             | As at 01-04-2015<br>(Date of Transition) |                                |                             |
|---|---------------|--|--------------------------------|-----------------------------|--|--------------------------------|-----------------------------|
|   |               | Previous GAAP  | Effect of transition to Ind AS | As per Ind AS Balance Sheet | Previous GAAP                            | Effect of transition to Ind AS | As per Ind AS Balance Sheet |
| <b>ASSETS</b>                                     |               |  |                                |                             |  |                                |                             |
| 1 Current Assets                                  |               |  |                                |                             |  |                                |                             |
| a Inventories                                     |               | 211,162,978  | -                              | 211,162,978                 | 204,699,630                              | -                              | 204,699,630                 |
| (i) Cash and cash equivalent                      |               | 4,124  | -                              | 4,124                       | 1,929                                    | -                              | 1,929                       |
| <b>Total Current Assets</b>                       |               | <b>211,167,102</b>   | <b>-</b>                       | <b>211,167,102</b>          | <b>204,701,559</b>                       | <b>-</b>                       | <b>204,701,559</b>          |
| <b>Total Assets</b>                               |               | <b>211,167,102</b>   | <b>-</b>                       | <b>211,167,102</b>          | <b>204,701,559</b>                       | <b>-</b>                       | <b>204,701,559</b>          |
| <b>EQUITY AND LIABILITIES</b>                     |               |  |                                |                             |  |                                |                             |
| 1 Equity  |               |  |                                |                             |  |                                |                             |
| a Equity Share Capital                            |               | 100,000  | -                              | 100,000                     | 100,000                                  | -                              | 100,000                     |
| b Other Equity                                    |               | (559,559)  | 7,000,000                      | 6,440,441                   | (538,121)                                | 7,000,000                      | 6,461,879                   |
| <b>Total Equity (A)</b>                           |               | <b>(459,559)</b>   | <b>7,000,000</b>               | <b>6,540,441</b>            | <b>(438,121)</b>                         | <b>7,000,000</b>               | <b>6,561,879</b>            |
| 2 Non Current Liabilities                         |               |  |                                |                             |  |                                |                             |
| a Financial liabilities                           |               |  |                                |                             |  |                                |                             |
| (i) Borrowings                                    |               | 7,000,000  | (7,000,000)                    | -                           | -  | -                              | -                           |
| <b>Total Non Current Liabilities (B)</b>          |               | <b>7,000,000</b>   | <b>(7,000,000)</b>             | <b>-</b>                    | <b>-</b>                                 | <b>-</b>                       | <b>-</b>                    |
| 3 Current Liabilities                             |               |  |                                |                             |  |                                |                             |
| a Financial liabilities                           |               |  |                                |                             |  |                                |                             |
| (i) Borrowings                                    |               | 79,343,299   | -                              | 79,343,299                  | 79,313,299                               | -                              | 79,313,299                  |
| (ii) Trade payables                               |               | 125,282,262  | -                              | 125,282,262                 | 105,227                                  | -                              | 105,227                     |
| b Other current liabilities                       |               | 1,100  | -                              | 1,100                       | 125,721,154                              | (7,000,000)                    | 118,721,154                 |
| <b>Total Current Liabilities (C)</b>              |               | <b>204,626,661</b>   | <b>-</b>                       | <b>204,626,661</b>          | <b>205,139,680</b>                       | <b>(7,000,000)</b>             | <b>198,139,680</b>          |
| <b>Total Equity &amp; Liabilities (A)+(B)+(C)</b> |               | <b>211,167,102</b>   | <b>-</b>                       | <b>211,167,102</b>          | <b>204,701,559</b>                       | <b>-</b>                       | <b>204,701,559</b>          |

15.2 Reconciliation of total equity as at March 31, 2016 and April 1, 2015

(Amount in Rs.)

| Particulars   | Note No. 15.6 | As at 31-03-2016 | As at 1-04-2015  |
|---|---------------|------------------|------------------|
| <b>Total Equity (Shareholders' Funds) under previous GAAP</b>       |               | (459,559)        | (438,121)        |
| Compulsory Convertible Debentures classified as Equity under Ind AS | a             | 7,000,000        | 7,000,000        |
| <b>Total adjustment to equity</b>                                   |               | <b>7,000,000</b> | <b>7,000,000</b> |
| <b>Total equity under Ind AS</b>                                    |               | <b>6,540,441</b> | <b>6,561,879</b> |



**N A Estates Private Limited**

**Notes Forming Part of Financial Statements**

**15.3 Effect of Ind AS adoption on the Statement of Profit and Loss for the year ended March 31, 2016**

(Amount in Rs.)

| Particulars   | Note No. 15.6 | Year ended 31-03-2016<br>(Latest period presented under previous GAAP) |                                |               |
|---|---------------|--|--------------------------------|---------------|
|   |               | Previous GAAP  | Effect of transition to Ind AS | As per Ind AS |
| I Revenue from operations   |               | -  | -                              | -             |
| II Other income   |               | -  | -                              | -             |
| III Total Income (I)+(II)   |               | -  | -                              | -             |
| IV Expenses   |               |  |                                |               |
| Project Related Expenses  |               | 6,463,348  | -                              | 6,463,348     |
| Changes in inventories of finished goods, work in                                 |               | (6,463,348)  | -                              | (6,463,348)   |
| Other expense   |               | 21,438   | -                              | 21,438        |
| Total expenses (IV)   |               | 21,438   | -                              | 21,438        |
| V (Loss) before tax (III)-(IV)  |               | (21,438)   | -                              | (21,438)      |
| VI Tax expense  |               |  |                                |               |
| a) Current tax  |               | -  | -                              | -             |
| b) Deferred tax   |               | -  | -                              | -             |
| VII (Loss) for the period (V)-(VI)  |               | (21,438)   | -                              | (21,438)      |
| VIII Other Comprehensive Income   |               |  |                                |               |
| A (i) Items that will not be reclassified to Profit or Loss                       |               | -  | -                              | -             |
| (ii) Income tax relating to items that will not be reclassified to Profit or Loss |               | -  | -                              | -             |
| B (i) Items that will be reclassified to profit or Loss                           |               | -  | -                              | -             |
| (ii) Income tax relating to items that will be reclassified to Profit or Loss     |               | -  | -                              | -             |
| Total Other Comprehensive Income [A (i)-(ii) + B (i)-(ii)] (VIII)                 |               | -  | -                              | -             |
| IX Total Comprehensive Income for the period (VII)+(VIII)                         |               | (21,438)   | -                              | (21,438)      |

**15.4 Reconciliation of total comprehensive income for the year ended March 31, 2016**

(Amount in Rs.)

| Particulars   | Note No. 15.6 | Year ended 31-03-2016<br>(Latest period presented under previous GAAP) |
|---|---------------|--|
| Profit as per previous GAAP   |               | (21,438)   |
| Commission on Security Provided to Holding Co (net of deferred tax) |               | -  |
| Deferred Tax on above Ind AS Adjustment Entries                     |               | -  |
| Total effect of transition to Ind AS                                |               | -  |
| Profit as per Ind AS  |               | (21,438)   |
| Other Comprehensive Income for the year (net of tax)                |               | -  |
| Total Comprehensive Income as per Ind AS                            |               | (21,438)   |

Note: Under previous GAAP, total comprehensive income was not reported. Therefore, the above reconciliation starts with profit under the previous GAAP.

**15.5 Effect of Ind AS adoption on the statement of cash flows for the year ended March 31, 2016**

There are no material adjustments to the statement of cash flow as reported under previous GAAP.

**15.6 Disclosures as required by Indian Accounting Standard (Ind-AS) 101 First Time Accounting Standard:**





## ***N A Estates Private Limited***

### **Notes Forming Part of Financial Statements**

The Company has adopted Ind AS with effect from 1 April 2016 with comparatives being restated. Accordingly the impact of transition has been provided in the Opening Retained Earnings as at 1 April 2015 and all the periods presented have been restated accordingly.

#### **i. Exemptions availed on first time adoption of Ind AS 101:**

On first time adoption of Ind AS, Ind AS 101 allows certain exemptions from the retrospective application of certain requirements under Ind AS. The Company has availed the following exemptions:

a) the Company has opted to continue with the carrying values measured under the previous GAAP and use that carrying value as the deemed cost for property, plant and equipment, and intangible assets on the date of transition .

#### **ii. Exceptions**

The following mandatory exceptions have been applied in accordance with Ind AS 101 in preparing the financial statements:

#### **a) Estimates:**

The estimates as at 1 April 2015 and 31 March 2016 are consistent with those made for the same dates in accordance with previous GAAP (after adjustment to reflect and differences if any, in accounting policies) apart from the following items where the application of previous GAAP did not require estimation:

- (i) Impairment of financial assets based on the expected credit loss model; and
- (ii) Investments in equity instruments carried as FVPL or FVOCI.

The estimates used by the Company to present the amounts in accordance with the Ind AS reflect conditions that existed at the date on transition to Ind AS.

#### **b) Derecognition of financial assets:**

The Company has elected to apply the Derecognition requirements for financial assets and financial liabilities in Ind AS 109 prospectively for transactions occurring on or after the date of transition to Ind AS.

#### **c) Classification and movement of financial assets and liabilities:**

The Company has classified the financial assets and liabilities in accordance with Ind AS 109 on the basis of facts and circumstances that existed at the date on transition to Ind AS.

### **Notes to the reconciliations**

#### **a Reclassification of Financial Instruments**

Under previous GAAP, Compulsorily Convertible Debentures (CCDs) were classified as long term borrowings and Preference Shares were classified as share capital. Under Ind-AS 32, redeemable portion of preference shares are reclassified as Financial Liabilities. Optionally convertible preference shares have been treated as compound financial instruments with the debt portion reclassified to financial liabilities. Also CCDs have been reclassified as equity.



**N A Estates Private Limited**  
**Notes Forming Part of Financial Statements**

- 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 deemed to be public company. The Company continues to use the word "Private Limited" as permitted by law.
- 17 The Board of Directors vide its resolution dated 27.07.10 has decided to develop the property situated at Sukhlaji Street, Tardeo, Mumbai and therefore approved the transfer of its investment in the said property having a book value of Rs 4,97,26,480/- to Inventory as project expense.
- 18 Keeping in view the parameters as per Guidance Note on "Recognition of Revenue by the Real Estate Developers" and AS 2 "Valuation of Inventories" for valuing Project-Work-In- Progress (WIP) of Real Estate Developers, the expenses incurred in the nature of administrative overheads which did not contribute in bringing Project WIP to its present location and condition have been charged off to the profit and loss account for the year as period cost.
- 19 **Related Parties Disclosure as per Ind AS-24:**  
As per Ind AS 24 'Related Party Disclosure', the disclosure of transactions with the related parties as defined in Ind AS 24 is given below .

| Name of the Related Party  | Relationship                       |
|----------------------------|------------------------------------|
| Ishaq Balwa                | Key Management Personnel(Director) |
| Suresh Atkur               |                                    |
| D B Realty Limited         | Holding Company                    |
| Real Gem Buildtech Pvt Ltd | Fellow Subsidiary                  |

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

| Balances with related parties as at 31 March | (Amount in Rs.) |            |            |
|--|-----------------|------------|------------|
|  | Mar-17          | Mar-16     | Mar-15     |
| <b>Loans Accepted</b>                        |                 |            |            |
| Holding Company                              | 79,359,823      | 79,343,299 | 79,313,299 |
| <b>0% Compulsory Convertible Debentures</b>  |                 |            |            |
| Holding Company                              | 7,000,000       | 7,000,000  | 7,000,000  |

| Transactions with related party during the year |        |          |
|---|--------|----------|
|   | Mar-17 | Mar-16   |
| <b>Loans Accepted</b>                           |        |          |
| Holding Company                                 | 16,524 | (30,000) |

**20 Financial Instruments**

The significant accounting policies, including the criteria of recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability, and equity instrument are disclosed in note 2.8 of the Ind AS financial statements.

**(a) Financial assets and liabilities**

The carrying value of financial instruments by categories as at March 31, 2017 is as follows:

| Particulars                  | Note No. | (Amount in Rs.) |                      |
|------------------------------|----------|-----------------|----------------------|
|                              |          | Ammortised Cost | Total carrying value |
| <b>Financial Assets</b>      |          |                 |                      |
| Cash and cash equivalent     | 4        | 12,074          | 12,074               |
| <b>Total</b>                 |          | 12,074          | 12,074               |
| <b>Financial Liabilities</b> |          |                 |                      |
| Current Borrowings           | 7        | 79,359,823      | 79,359,823           |
| Trade Payable                | 8        | 90,892,242      | 90,892,242           |
| <b>Total</b>                 |          | 170,252,065     | 170,252,065          |

The carrying value of financial instruments by categories as at March 31, 2016 is as follows:

| Particulars                  | Note No. | (Amount in Rs.) |                      |
|------------------------------|----------|-----------------|----------------------|
|                              |          | Ammortised Cost | Total carrying value |
| <b>Financial Assets</b>      |          |                 |                      |
| Cash and cash equivalent     | 4        | 4,124           | 4,124                |
| <b>Total</b>                 |          | 4,124           | 4,124                |
| <b>Financial Liabilities</b> |          |                 |                      |
| Current Borrowings           | 7        | 79,343,299      | 79,343,299           |
| Trade payables               | 8        | 125,282,262     | 125,282,262          |
| <b>Total</b>                 |          | 204,625,561     | 204,625,561          |



**N A Estates Private Limited**  
**Notes Forming Part of Financial Statements**

The carrying value of financial instruments by categories as at April 1, 2015 is as follows:

| Particulars                  | Note No. | (Amount in Rs.) |                      |
|------------------------------|----------|-----------------|----------------------|
|                              |          | Ammortised Cost | Total carrying value |
| <b>Financial Assets</b>      |          |                 |                      |
| Cash and cash equivalent     | 4        | 1,929           | 1,929                |
| <b>Total</b>                 |          | 1,929           | 1,929                |
| <b>Financial Liabilities</b> |          |                 |                      |
| Current Borrowings           | 7        | 79,313,299      | 79,313,299           |
| Trade payables               | 8        | 105,227         | 105,227              |
| <b>Total</b>                 |          | 79,418,526      | 79,418,526           |

Carrying amounts of cash and cash equivalents, trade receivables and trade payable as at March 31, 2017, March 31, 2016 and April 1, 2015 approximate the fair value because of their short term nature. Difference between the carrying amount and fair values of other financial assets and liabilities subsequently measured at amortised cost is not significant in each year presented.

Liquidity risk

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank overdrafts, bank loans and preference shares. The Company has access to a sufficient variety of sources of funding which includes funding from holding company which is expected to be rolled over in case of any liquidity gap.

**Capital Management**

For the purposes of the company's capital management, capital includes issued capital and all other equity reserves. The primary objective of the company's capital management is to maximise shareholders value. The company manages its capital structure and market adjustments in the light of changes in economic environment and the requirements of the financial covenants.

- 21 The Company had earlier vacated the project site at Sukhlaji Street, Tardeo, Mumbai by paying compensation to the tenants for the 18 months. However, during the last year, the tenants were not paid any further compensation, instead they were relocated to the project site, as per representation received from management, the relocation is temporary and company intends to continue with the project.
- 22 As at year end, the entire net worth of the company has been eroded. However, the management is of the opinion that as and when the project revenue is recognized in future the company will be able to recover the accumulated losses and hence the accounts of the company has been prepared on going concern basis.
- 23 Balances of Trade Payables in the financial statements are subject to confirmations.
- 24 **Segment Reporting**  
 Keeping in view the object of the company as that of developing and constructing the project, it has only one reportable segment and hence separate disclosures requirements of Ind AS 108 Segment Reporting are not applicable.
- 25 The amount in the Financial Statements are rounded off to nearest rupee.
- 26 Previous year figures have been regrouped and reclassified wherever necessary to make them comparable with current year figures.

Signatures to Notes

1 to 26

As per our attached report of even date

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



Vijay Gajaria  
 Partner  
 M.No. 047178

Place : Mumbai  
 Date : 05/06/2017



For and on behalf of the Board



( Suresh Atkur ) ( Ishaq Balwa )  
 Director Director

Place : Mumbai  
 Date : 05/06/2017