

G. M. KAPADIA & CO.
(REGISTERED)

CHARTERED ACCOUNTANTS

1007, RAHEJA CHAMBERS, 213, NARIMAN POINT, MUMBAI 400 021 INDIA

PHONE : (91-22) 6611 6611 FAX : (91-22) 6611 6600

INDEPENDENT AUDITOR'S REPORT

To the Members of Savitrimata Realtors Private Limited

Report on the Financial Statements:

We have audited the accompanying financial statements of Savitrimata Realtors Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2015, the Statement of Profit and Loss and Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements:

Management is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to preparation and presentation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility:

Our responsibility is to express an opinion on these financial statements based on our audit. We 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 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 financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial



statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing the opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion:

In our opinion and to the best of our information and according to the explanations given to us, the financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:

- (a) In the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2015
- (b) In the case of the Statement of Profit and Loss, of the Loss for the year ended on that date; and
- (c) In the case of the Cash Flow Statement, of the cash flows for the year ended on that date.

Emphasis of Matter:

We draw attention to Note 4.1 & 4.2 to the financial statements dealing with the project under development and the capitalization of borrowing cost. Our opinion is not modified in respect of this matter

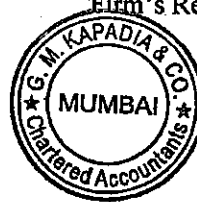
Report on Other Legal and Regulatory Requirements:

1. As required by the Companies (Auditor's Report) Order, 2015 ("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 statement on the matters specified in the paragraph 3 and 4 of the Order, to the extent applicable.
2. 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 purpose of our audit;
 - (b) In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
 - (c) The Balance Sheet, Statement of Profit and Loss, and Cash Flow Statement dealt with by this Report are in agreement with the books of account;



- (d) In our opinion, the Balance Sheet, Statement of Profit and Loss and cash flow statement comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
- (e) On the basis of written representations received from the directors as on March 31, 2015 and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2015 from being appointed as a director in terms of section 164 (2) of the Act; and
- (f) 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) There were no pending litigations, which would impact the financial position of the Company;
 - (ii) The Company did not have any material foreseeable losses on long-term contracts including derivative contracts.
 - (iii) There were not amounts, which were required to be transferred, to the Investor Education and Protection Fund by the Company.

For G.M. Kapadia & Co.
Chartered Accountants
Firm's Registration No. 104767 W



Atul H Shah

Atul H Shah
Partner

Membership No. 39569

Place of Signature: Mumbai
Dated: May 07, 2015

Annexure to the Independent Auditor's Report

The Annexure referred to in our Independent Auditors' Report to the members of the Company on the financial statements for the year ended 31 March 2015, we report that:

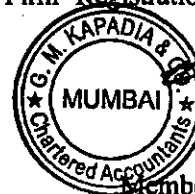
- (i) (a) The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets.
(b) According to the information and explanations given to us, the fixed assets are physically verified as per the programme of verification which, in our opinion, is reasonable having regard to the size of the Company. No material discrepancies were noticed on such verification.
- (ii) (a) Management has conducted physical verification of inventory at reasonable intervals during the year.
(b) The procedures of physical verification of inventory followed by the management are reasonable and adequate in relation to the size of the Company and the nature of its business.
(c) The Company has maintained proper records of inventories and no material discrepancies were noticed on such physical verification.
- (iii) As informed to us, the Company has not granted any loans, secured or unsecured to Companies, firms or other parties covered in the register maintained under section 189 of the Companies Act, 2013 ("the Act").
- (iv) In our opinion and according to the information and explanations given to us, there is an adequate internal control system commensurate with the size of the Company and the nature of its business with regards to purchases of inventory, fixed assets and with regard to sale. Further on the basis of our examination of the books and records of the Company, and according to the information and explanations given to us, we have neither come across nor have we been informed of any continuing failure to correct major weakness in the aforesaid internal control system.
- (v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from the public. Hence clause 4(v) regarding complying with the provisions of sections 73 to 76 or any other provisions of the Companies Act, 2013 and the rules framed thereunder are not applicable to the Company. As informed to us, no order has been passed by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or Court or any other Tribunal.
- (vi) To the best of our knowledge and as explained, the Central Government has not prescribed maintenance of cost records under section 148(1) of the Companies Act, 2013 for the products of the Company.
- (vii) (a) Based on the records produced before us, the Company is generally regular in depositing with appropriate authorities the undisputed statutory dues, such as provident fund, sales tax, income tax, custom duty, wealth tax, service tax,



excise duty, professional tax and cess. No undisputed amounts payable in respect thereof are outstanding at the yearend for a period of six months from the date they became payable.

- (b) According to the information and explanations given to us, there are no dues of sales tax, income tax, customs duty, wealth tax, service tax, excise duty, professional tax or cess, which have not been deposited on account of any dispute.
- (c) According to the information and explanations given to us the amounts which were required to be transferred to the investor education and protection fund in accordance with the relevant provisions of the Companies Act, 1956 (1 of 1956) and rules there under has been transferred to such fund within time.
- (viii) The accumulated loss at the end of the current financial year is more than fifty percent of its net-worth. The Company has incurred cash loss during the current financial year and also in the immediately preceding financial year.
- (ix) The Company has not defaulted in repayment of dues to banks, financial institutions or debenture holders during the year.
- (x) According to the information and explanations given to us, the Company has not given any guarantee for loans taken by others from banks or financial institutions.
- (xi) The Company has not taken any term loans during the year; hence the question of whether term loans were applied for the purpose for which loans were obtained does not arise.
- (xii) According to the information and explanation given to us by the management and which has been relied by us, no material fraud on or by the Company has been noticed or reported during the course of our audit.

For G.M. Kapadia & Co.
Chartered Accountants
Firm' Registration No. 104767 W



Atul H Shah
Atul H Shah
Partner
Membership No. 39569

Place of Signature: Mumbai
Dated: May 07, 2015

Savitrimata Realtors Private Limited
Balance Sheet as at March 31, 2015

(Amount in Rupees)

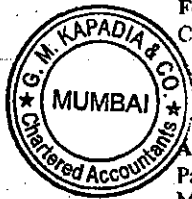
Particulars	Notes	As at March 31,	
		2015	2014
EQUITY AND LIABILITIES			
Shareholders' Funds			
Share capital	2.1	500,000	500,000
Reserves and surplus	2.2	(1,375,126)	(1,243,580)
		(875,126)	(743,580)
Share Application Money Pending Allotment			
Non-Current Liabilities			
Long-term borrowings	2.3	985,120,358	937,687,794
		985,120,358	937,687,794
Current Liabilities			
Trade payables	2.4	582,569	536,889
Other current liabilities	2.5	24,886,922	26,246,725
		25,469,491	26,783,614
TOTAL		1,009,714,723	963,727,828
ASSETS			
Non-Current Assets			
Fixed assets			
Tangible assets	2.6	145,374	254,106
Deferred tax assets	2.7	-	9,257
Long-term loans and advances	2.8	1,355,782	1,316,212
Other non-current assets	2.11	5,478,830	5,478,830
		6,979,986	7,058,405
Current Assets			
Short-term loans and advances	2.8	152,317	152,760
Inventories	2.9	999,137,704	952,134,169
Cash and bank balances	2.10	3,444,716	4,382,494
		1,002,734,737	956,669,423
		1,009,714,723	963,727,828

Summary of significant accounting policies

Refer accompanying notes. These notes are an integral part of the financial statements.

As per our report of even date

For G. M. Kapadia & Co.
Chartered Accountants



Atul H Shah
Partner
Membership No. 39569
Mumbai
Date: May 07, 2015

For and on behalf of Board of Directors

Bijay Kumar Agarwal
Director
DIN: 00088987
Bengaluru
Date: May 05, 2015

Deepak Kothari
Director
DIN: 00088973

Savitrimata Realtors Private Limited
Cash Flow Statement for the year ended March 31, 2015

(Amount in Rupees)

Particulars	Year ended March 31,	
	2015	2014
Cash Flows From Operating Activities:		
Profit before tax	(122,289)	(103,402)
Non-cash adjustment to profit before tax	-	-
Operating Profit Before Working Capital Changes	(122,289)	(103,402)
Changes in Working Capital:		
(Increase) / Decrease in Inventory	(46,894,803)	(104,544,697)
Increase/(decrease) in trade payables	45,680	5,090
Increase/(decrease) in other current liabilities	(1,359,803)	865,765
(Increase) / Decrease in loans & advance	(39,127)	(94,757)
Cash Generated from Operations	(48,370,342)	(103,872,001)
Direct Taxes Paid (Net of Refunds)	-	-
Net Cash from Operation Activities	(48,370,342)	(103,872,001)
Cash Flows From Investing Activities:		
Income from investments	-	-
Purchase of fixed assets	-	-
Profit on sale of fixed assets	-	-
Net cash realised from investing activities	-	-
Cash Flows From Financing Activities:		
Share application money received	-	-
Proceeds from borrowing	1,562,938,866	216,934,420
Repayment of borrowing	(1,469,123,618)	(11,444,722)
Interest paid	(46,382,683)	(101,197,210)
Net Cash Realised from Financing Activities	47,432,564	104,292,488
Net Increase / (Decrease) in Cash & Cash Equivalent	(937,778)	420,488
Cash & Cash Equivalent at the Beginning of the Year	4,382,494	3,962,007
	3,444,716	4,382,494
Components of cash and cash equivalents		
Cash on hand	12,840	17,423
With banks		
in current account	106,876	1,040,071
in deposit account	3,325,000	3,325,000
Total cash and cash equivalents (Note No.2.10)	3,444,716	4,382,494

As per our report of even date
For G. M. Kapadia & Co.
Chartered Accountants

For and on behalf of the board of Directors



Atul H Shah
Atul H Shah
Partner
Membership No.39569
Mumbai
Date: May 07, 2015

Bijay Kumar Agarwal
Bijay Kumar Agarwal
Director
DIN:00088987
Bengaluru
Date: May 05, 2015

Deepak Kothari
Deepak Kothari
Director
DIN: 00088973

Savitrimata Realtors Private Limited
Statement of Profit & Loss for the year ended March 31, 2015

(Amount in Rupees)

Particulars	Notes	Year ended March 31,	
		2015	2014
Continuing Operations:			
INCOME			
Other income	3.1	310,220	312,422
Total Revenue		310,220	312,422
EXPENSES			
(Increase) / decrease in inventories of work-in-process	3.2	(47,003,536)	(104,626,822)
Cost of material and construction expenses	3.3	663,122	3,054,930
Employee benefit expenses	3.4	153,603	594,399
Finance cost	3.5	46,384,960	101,207,790
Depreciation and amortization expenses	3.6	108,732	82,125
Other expenses	3.7	125,628	103,401
Total Expenses		432,509	415,824
Profit / (Loss) Before Exceptional Items and Tax		-	-
Prior Period Expenses		-	-
Exceptional Items		-	-
Profit / (Loss) Before Tax		(122,289)	(103,402)
Tax Expenses:			
Current tax		-	-
Deferred tax		9,257	(7,016)
Profit / (Loss) for the Period		(131,546)	(96,386)
Earnings per equity share (face value of share Rs.10 each)	3.8		
Continuing and total operations:			
Basic & Diluted - Class 'A' Share Holders		(3.97)	(2.91)
Basic & Diluted - Class 'B' Share Holders		(1.34)	(0.98)

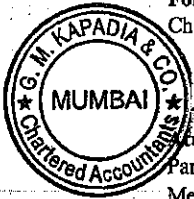
Summary of significant accounting policies

Refer accompanying notes. These notes are an integral part of the financial statements.

As per our report attached

For G. M. Kapadia & Co.
Chartered Accountants

For and on behalf of the Board of Directors



G. M. Kapadia
Gul H Shah
Partner
Membership No. 39569
Mumbai
Date: May 07, 2015

Bijay Kumar Agarwal
Director
DIN: 00088987
Bengaluru
Date: May 05, 2015

Deepak Kothari
Director
DIN: 00088973

Savitrimata Realtors Private Limited
Notes to the Financial Statements

1 SIGNIFICANT ACCOUNTING POLICIES

1.1 System of Accounting:

These financial statements have been prepared in accordance with the Generally Accepted Accounting Principles (GAAP) in India, on the basis of going concern under the historical cost convention and also on accrual basis. These financial statements comply, in all material aspects, with mandatory accounting standards as prescribed under Section 133 of the Companies Act, 2013 ('Act') read with Rule 7 of the Companies (Accounts) Rules, 2014 and the provisions of the Act (to the extent notified).

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013. Based on the nature of products and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 12 months for the purpose of current – non current classification of assets and liabilities.

The accounting policies adopted in the preparation of financial statements are consistent with those of previous year.

1.2 Use of Estimates:

The preparation of the financial statements in conformity with Indian GAAP requires the management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent liabilities as at the date of financial statements and reported amounts of revenue and expenses during the reported period. Such estimates are on a reasonable and prudent basis taking into account all available information. Actual results could differ from estimates. Differences are recognized in the year in which the results are ascertained. Differences on account of revision of estimates, actual outcome and existing estimates are recognized prospectively once such results are known / materialized in accordance with the requirements of the respective accounting standard as may be applicable.

1.3 Fixed Assets:

Tangible Assets

Fixed assets are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, non refundable taxes, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its present location and condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

Subsequent expenditure related to an item of fixed asset is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance. All other expenses on existing fixed assets, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

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1.4 Depreciation \ Amortisation:

Pursuant to the provisions of the sub section 2 of Section 123 of the Companies Act, 2013 and requirements of notification G.S.R. 627 (E) dated August 29, 2014, with effect from April 1, 2014 depreciation has to be provided in accordance with provisions of Schedule II of the said Act. Accordingly, during the year ended March 31, 2015, the company has reassessed the useful lives of all its assets and provided depreciation under written down value method in order to depreciate the carrying amounts of the assets as on April 1, 2014 over the remaining useful life. The revised useful lives, as assessed are in agreement with the useful life specified in Part C of Schedule II to the companies Act, 2013, for all classes of assets other than Computer Hardware. Management believes that the revised useful lives of the assets reflect the period over which these assets are expected to be used. In case of impairment of assets, depreciation is provided on the revised carrying amounts of assets over its remaining useful life. At present since all the assets are exclusively used for the activity of development of the property at Vepagunta, the entire depreciation on such fixed assets are debited to the cost of project and disclosed under construction work in process.

<u>Class of Assets</u>	<u>Useful Life of Asset</u>
Computers	72 months
Office equipment	60 months
Vehicle	120 months
Furniture & fixtures	120 months

Depreciation methods, useful lives and residual values are reviewed at each reporting date.

1.5 Inventories:

- (i) Inventories comprise of building material, components, stores and spares. Inventories are valued as lower of cost and net realisable value. However, materials and other items held for use in the production of inventories are not written down below cost if the finished products in which they will be incorporated are expected to be sold at or above cost. Cost is determined on historical basis.
- (ii) Direct expenditures relating to construction activity are carried to construction work-in-process account. Indirect expenditure (including borrowing cost) during construction period is inventorised to the extent the expenditure is related to construction or is incidental thereto. Other indirect expenditure (including borrowing costs) incurred during the construction period which is neither related to the construction activity nor is incidental thereto is charged to the statement of profit and loss.
- (iii) Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and cost to necessary make the sale. Further, inventory of work in progress is not written down below cost if the finished goods in which they will be incorporated are expected to be sold at or above cost.

1.6 Revenue recognition:

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

Interest income is recognized on a time proportion basis taking into account the amount outstanding and the applicable interest rate. Interest income is included under the head "other income" in the statement of profit and loss.

1.7 Employee Benefits

(i) Defined Contribution Plans:

Contributions paid / payable to defined contribution plan comprising of Provident Funds and Gratuity to employees are recognised in the statement of profit and loss each year.

(ii) Short Term Employee Benefits:

Short-term employee benefits are recognized as an expense at the undiscounted amount in the statement of profit and loss of the year in which the related service is rendered.

1.8 Taxes on Income:

(i) Provision for Current Tax is made on the basis of taxable profits computed for the current accounting period (reporting period) in accordance with the Income Tax Act, 1961.

(ii) Deferred Tax is calculated at the tax rates and laws that have been enacted or substantively enacted as of the Balance Sheet date and is recognized on timing difference that originate in one period and are capable of reversal in one or more subsequent periods. Deferred Tax assets are recognised on carry forward of unabsorbed depreciation and tax losses only if there is virtual certainty that such deferred tax assets can be realized against future taxable income. Other deferred tax assets are recognised only to the extent that there is a reasonable certainty of realisation in future.

1.9 Borrowing Costs:

(i) Borrowing costs that are attributable to the acquisition, construction or production of qualifying assets are treated as direct cost and are considered as part of cost of such assets. A qualifying asset is an asset that necessarily requires a substantial period of time to get ready for its intended use or sale. All other borrowing costs are recognised as an expense in the period in which they are incurred.

(ii) Capitalisation of borrowing costs is suspended during the extended period in which active development is interrupted. Capitalisation of borrowing costs is ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

1.10 Interest on non convertible unsecured debentures:

Interest is provided on accrual basis at the coupon rate of debentures on time proportionate basis.

1.11 Segment Reporting:

As the Company's business activity primarily falls within a single business and geographical segment, no additional disclosure is required other than those provided in the financial statement.

1.12 Earning / (Loss) per Share :

(i) Basic Earning / (losses) per share are calculated by dividing the net profit or loss for the period attributable to each class of equity shareholders by the weighted average number of each class of equity shares outstanding during the period.

(ii) To calculate diluted earning / (losses) per share, the net profit or loss for the period attributable to each class of equity shareholders and the weighted average number of each class of shares outstanding during the period are adjusted for the effects of all dilutive potential equity share.



1.13 Impairment:

The Company assesses at each balance sheet date whether there is any indication that assets may be impaired. If any such indications exist, the Company estimates the recoverable amount of the assets or the cash-generating unit and if the same is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the profit and loss account. If at the balance sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the assets are reflected at the recoverable amount.

1.14 Provisions, Contingent Liabilities and Contingent Assets:

- (i) A Provision is recognized when the Company has a present obligation as a result of past event and it is probable that an outflow of resources would be required to settle the obligation, and in respect of which a reliable estimate can be made. Provisions are reviewed on each balance sheet date and are adjusted to effect the current best estimation.
- (ii) Contingent liabilities are disclosed separately by way of note to financial statements after careful evaluation by the management of the facts and legal aspects of the matter involved in case of
 - a) a present obligation arising from the past event, when it is not probable that an outflow of resources will be required to settle the obligation.
 - b) a possible obligation, unless the probability of outflow of resources is remote.
- (iii) Contingent Assets are neither recognised, nor disclosed.

1.15 Till the previous year, separate line item was disclosed for the earning before interest, depreciation and tax in the statement of profit and loss of the Company. However, from the current year onwards, the same practice has been discontinued.

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Savitrinata Realtors Private Limited
Notes to the Financial Statements

2.1 Share Capital:

Particulars	<i>(Amount in Rupees)</i>	
	As at March 31,	
	2015	2014
Authorised Equity Share Capital		
50,000 (March 31, 2014: 50,000) shares of Rs 10 each	500,000	500,000
Issued, Subscribed and Paid up Capital		
24,500 (March 31, 2014: 24,500) Class 'A' equity shares of face value of Rs.10/- each fully paid up	245,000	245,000
25,500 (March 31, 2014: 25,500) Class 'B' equity shares of face value of Rs.10/- each fully paid up	255,000	255,000
Total issued, subscribed and paid up capital	500,000	500,000

- a. (i) The Company has two classes of equity shares. Holders of Class 'A' equity shares were entitled to 74% of the total voting rights and 74% of the total amount of dividend if declared. Holder of Class 'B' equity shares were entitled to 26% of the voting rights and 26% of the total amount of dividend if declared.
- (ii) No shares have been issued for consideration other than cash during the immediately preceding five years from the end of the reporting period.
- (iii) In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts in proportion to the number of equity shares held by the share holders.

b. No. of shares held by holding/ultimate holding Company and/or their subsidiaries/associates

Particulars	As at March 31,	
	2015	2014
	Its holding Company	
Class 'A' Equity Share of Rs. 10 each		
Salarpuria Properties Pvt. Ltd	17,150	17,150
Sattva Developers Pvt. Ltd	7,350	7,350
Class 'B' Equity Share of Rs. 10 each		
Kothari Products Limited	25,500	25,500



Savitrimata Realtors Private Limited
Notes to the Financial Statements

c. Details of shareholder/s holding more than 5% of Class 'A' shares:

Name of the Share Holder	As at March 31,			
	2015		2014	
	No. of Shares	% of holding	No. of Shares	% of holding
Salarpuria Properties Pvt. Ltd.	17,150	34.30%	17,150	34.30%
Sattva Developers Pvt. Ltd.	7,350	14.70%	7,350	14.70%

Details of shareholder/s holding more than 5% of Class 'B' shares:

Name of the Share Holder	As at March 31,			
	2015		2014	
	No. of Shares	% of holding	No. of Shares	% of holding
Kothari Products Limited	25,500	51.00%	25,500	51.00%

d. Reconciliation of Class 'A' equity shares outstanding as at the beginning and at the end of the reporting period:

Particulars	As at March 31,			
	2015		2014	
	No. of Shares	Amount	No. of Shares	Amount
Shares at the Beginning of the Year	24,500	245,000	24,500	245,000
Shares outstanding as at end of the period	24,500	245,000	24,500	245,000

Reconciliation of Class 'B' equity shares outstanding as at the beginning and at the end of the reporting period:

Particulars	As at March 31,			
	2015		2014	
	No. of Shares	Amount	No. of Shares	Amount
Shares at the Beginning of the Year	25,500	255,000	25,500	255,000
Shares outstanding as at end of the period	25,500	255,000	25,500	255,000

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Savitrimata Realtors Private Limited
Notes to the Financial Statements

2.2 Reserves & Surplus:

Particulars	(Amount in Rupees)	
	As at March 31,	
	2015	2014
Surplus/(deficit) in the statement of profit and loss:		
Balance as at the beginning of the year	(1,243,580)	(1,147,194)
Add: Profit / (loss) for the year	(131,546)	(96,386)
Balance as at the end of the year	(1,375,126)	(1,243,580)

2.3 Long Term Borrowings:

Particulars	(Amount in Rupees)	
	Non-current	
	As at March 31,	
	2015	2014
Debtentures		
Unsecured		
2,41,800 (March 31, 2014: Nil) 1% Redeemable Non Convertible debentures from Kothari Products Ltd.	241,800,000	
6,87,500 (March 31, 2014: Nil) 1% Redeemable Non Convertible debentures from Well Growth Griha Nirman Pvt .Ltd.	687,500,000	
Term Loans from		
Unsecured:		
Loans and advances from related parties		
From Salarpuria Properties Pvt. Ltd.	17,197,911	574,565
From Kothari Products Ltd.	17,377,118	248,959,753
From SPPL Property Management Pvt. Ltd.	21,245,329	688,153,476
	985,120,358	937,687,794

Terms of Repayment for Unsecured borrowings:

Nature of Borrowing

Loans from related parties

1% Redeemable Non convertible debentures from Related parties

Terms of Repayment

Both principal and interest at the rate of 10% to 12% on annual cumulative basis are repayable after March 31, 2016 subject to receipt of sale proceeds by the Company from its customers.

The company has issued unsecured redeemable non-convertible debentures with the following terms and conditions:

- i. 9,29,300 debentures of face value Rs. 1000/- were allotted on October 01, 2014 aggregating to Rs. 92,93,00,000/-, which carry interest rate of 1% p.a payable yearly.
- ii. The debentures have been issued with call option on expiry of 3 years either by the subscriber or the company.
- iii. These debentures are redeemable at 50% premium at the end of five years from the date of allotment.
- iv. No premium is payable if the debentures are redeemed before completion of five years.



Savitrinata Realtors Private Limited
Notes to the Financial Statements

2.4 Trade Payables:

Particulars	<i>(Amount in Rupees)</i>	
	Current	
	As at March 31,	
	2015	2014
Retention money	-	-
Other trade payable	582,569	536,889
	582,569	536,889

2.5 Other Current Liabilities:

Particulars	<i>(Amount in Rupees)</i>	
	As at March 31,	
	2015	2014
Interest accrued and due	20,177,680	15,995,830
Statutory payables	4,673,966	10,151,102
Other liabilities	35,276	99,793
	24,886,922	26,246,725

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Savitrimata Realtors Private Limited
Notes to the Financial Statements

(Amount in Rupees)

Particulars	Gross Block			Depreciation			Net Block			
	As at April 1, 2014	Additions	Disposal	As at March 31, 2015	As at April 1, 2014	For the Year	Reversal on Disposal	As at March 31, 2015	As at April 1, 2014	As at March 31, 2015
2.6 Fixed Assets:										
Tangible Assets:										
Own Assets:										
Vehicles	60,040	-	-	60,040	48,274	3,130	-	51,404	11,766	8,636
Computer	262,858	-	-	262,858	202,133	23,893	-	226,026	60,725	36,832
Furniture and Fixtures	322,939	-	-	322,939	185,161	42,941	-	228,102	137,778	94,837
Office Equipments	84,300	-	-	84,300	40,462	38,768	-	79,231	43,838	5,069
Total	730,137	-	-	730,137	476,031	108,732	-	584,763	254,106	145,374
Previous Year	730,137	-	-	730,137	393,905	82,125	-	476,031	336,232	254,106
Intangible Assets:										
Computer Software	2,410	-	-	2,410	2,410	-	-	2,410	-	-
Total	2,410	-	-	2,410	2,410	-	-	2,410	-	-
Previous Year	2,410	-	-	2,410	2,410	-	-	2,410	-	-
Grand Total	732,547	-	-	732,547	478,441	108,732	-	587,173	254,106	145,374
Previous year	732,547	-	-	732,547	396,315	82,125	-	478,441	336,232	254,106

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Savitrimata Realtors Private Limited
Notes to the Financial Statements

2.7 Deferred Tax Assets / (Liabilities) (Net):

Particulars	<i>(Amount in Rupees)</i>	
	As at March 31,	
	2015	2014
Deferred Tax Assets		
Fixed assets	-	9,257
	-	9,257
Deferred Tax Liabilities		
Fixed assets	-	-
	-	-
Net Deferred Tax Asset / (Liabilities)	-	9,257

Pursuant to Accounting Standard 22 "Accounting for Taxes on Income" the Company has calculated deferred tax assets as at March 31, 2015. However, based on the conservative approach the Company has not recognised any deferred tax asset in the books of account. Amount of deferred tax assets recognised in the previous year has been reversed during the current financial year.

2.8 Loans & Advances:

Particulars	<i>(Amount in Rupees)</i>			
	Non Current		Current	
	As at March 31,		As at March 31,	
	2015	2014	2015	2014
Security Deposit				
Unsecured, considered good	493	493	-	-
Advance for Income Tax	49,758	80,183	-	-
Service Tax Input Credit Available	1,305,531	1,235,536	-	-
Interest Accrued on Fixed Deposits	-	-	59,517	55,210
Other Advances (unsecured, considered good)	-	-	92,800	97,550
	1,355,782	1,316,212	152,317	152,760

2.9 Inventories:

Particulars	<i>(Amount in Rupees)</i>	
	As at March 31,	
	2015	2014
Construction work-in-progress:		
Land and land related expenses	347,550,450	347,550,450
Construction cost	115,462,355	114,536,899
Borrowing cost capitalised	537,735,085	491,350,125
Scrap sales	(8,647)	(8,647)
Interest income on deposits with bank	(1,582,897)	(1,276,016)
Interest on income tax refund	(3,642)	(3,642)
Liabilities no longer required	(15,000)	(15,000)
	999,137,704	952,134,169

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Savitrimata Realtors Private Limited
Notes to the Financial Statements

2.10 Cash and Bank Balances:

Particulars	<i>(Amount in Rupees)</i>	
	Current	
	As at March 31,	
	2015	2014
Cash & Cash Equivalents		
Balances With Banks in current accounts	106,876	1,040,071
Cash on Hand	12,840	17,423
Other Bank Balances		
Deposits with original maturity for more than 3 months but less than 12 months	3,325,000	3,325,000
	3,444,716	4,382,494

2.11 Other assets:

Particulars	<i>(Amount in Rupees)</i>			
	Non-current		Current	
	As at March 31,		As at March 31,	
	2015	2014	2015	2014
Advance paid to APHB	5,478,830	5,478,830	-	-
	5,478,830	5,478,830	-	-

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Savitrimata Realtors Private Limited
Notes to the Financial Statements

3.1 Other Income:

Particulars	<i>(Amount in Rupees)</i>	
	Year ended March 31,	
	2015	2014
Interest income on bank fixed deposits	306,881	291,394
Scrap sales	-	3,847
Interest on income tax refund	3,339	2,181
Liability no longer required written back (Net of expenses directly attributable to such income)	-	15,000
	310,220	312,422

3.2 (Increase) / decrease in inventories of work-in-progress:

Particulars	<i>(Amount in Rupees)</i>		
	Year ended March 31,		(Increase)/ decrease in rupees
	2015	2014	
Work-in-progress at the beginning of the year	952,134,169	847,507,346	(104,626,823)
Change in work-in-progress during the year	47,003,536	104,626,822	57,623,286
Development and Construction Expenses (Refer note no. 3.3)	663,122	3,054,930	2,391,808
Employee Benefit Expenses (Refer note no. 3.4)	153,603	594,399	440,796
Depreciation/Amortisation (Refer note no. 3.6)	108,732	82,125	(26,607)
Finance Cost (Refer note no. 3.5)	46,384,960	101,207,790	54,822,830
	47,310,417	104,939,244	57,628,827
Less: Other income earned (Refer note no. 3.1)	(306,881)	(312,422)	(5,541)
Work-in-process at the end of the year	999,137,705	952,134,169	(47,003,536)

3.3 Cost of Materials and Construction Expenses:

Particulars	<i>(Amount in Rupees)</i>	
	Year ended March 31,	
	2015	2014
Direct expenses	232,736	1,136,688
Architecture and brokerage expenses	56,180	591,000
Civil and interior works	2,067	496,480
Materials consumed	-	21,800
Other indirect expenses	372,139	808,962
	663,122	3,054,930

3.4 Employee Benefit Expenses:

Particulars	<i>(Amount in Rupees)</i>	
	Year ended March 31,	
	2,015	2,014
Salary and other allowances	123,500	177,000
Bonus	9,500	31,152
Leave encashment	-	19,982
Gratuity	-	20,535
Staff welfare expenses	15,353	345,730
	153,603	594,399

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Savitrimata Realtors Private Limited
Notes to the Financial Statements

3.5 Finance Cost:

Particulars	<i>(Amount in Rupees)</i>	
	Year ended March 31,	
	2,015	2,014
Interest Expense		
Interest on unsecured loan	41,736,183	101,197,210
Interest on 1% NC Debentures	4,646,500	-
Other Borrowing Cost		
Bank Charges & Bank guarantee commission	2,277	10,580
	46,384,960	101,207,790

3.6 Depreciation/Amortisation:

Particulars	Year ended March 31,	
	2,015	2,014
	Depreciation of tangible assets	108,732
Amortisation of intangible assets	-	-
	108,732	82,125

3.7 Other Expenses:

Particulars	<i>(Amount in Rupees)</i>	
	Year ended March 31,	
	2,015	2,014
Rates & Taxes excluding taxes on income	17,440	62,465
Professional and consultancy charges	72,000	800
Audit fees	35,000	35,000
Miscellaneous expenses	1,188	5,136
	125,628	103,401

3.8 Earning per Share:

Particulars	<i>(Amount in Rupees)</i>	
	Year ended March 31,	
	2015	2014
<u>Continuing and Total Operations:</u>		
<u>Basic & Diluted Earning per share</u>		
Profit / (Loss) for the period	(131,546)	(96,386)
Profit / (Loss) for the period attributable to Class 'A' share holders	(97,344)	(71,326)
Profit / (Loss) for the period attributable to Class 'B' share holders	(34,202)	(25,060)
Weighted average no. of Class 'A' equity shares outstanding	24,500	24,500
Weighted average no. of Class 'B' equity shares outstanding	25,500	25,500
Nominal value per share	10	10
Basic & diluted earning per class 'A' share	(3.97)	(2.91)
Basic & diluted earning per class 'B' share	(1.34)	(0.98)

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Savitrimata Realtors Private Limited
Notes to the Financial Statements

- 4.1 (i) Inventories of Rs. 99,91,37,704/- (March 31, 2014: Rs. 95,21,34,169/-) represent the sole activity undertaken by the Company relating to development of plot of land located at Vepagunta near Vishakhapatnam, Andhra Pradesh. In respect of this project, the Company had entered into a development agreement with Andhra Pradesh Housing Board ('APHB') on December 23, 2006. As part consideration, the Company has paid land development fees of Rs. 33,77,73,170/- to APHB and has incurred various initial expenses viz. architecture fees, land development expenses, construction expenses for boundary wall, construction of mockup villa etc.

As per the Company's initial business plan, the project will have commercial and residential buildings which will be classified under fixed assets, investment properties and inventories, as the case may be, based on ultimate end use pattern as per final business plan of the Company. Pending such finalization, all expenses have been continued to be classified under Inventories.

- (ii) The development agreement as entered with APHB stipulates revenue share payments at predetermined percentage rates and also sale of 4.75% of the permissible FSI at a pre-agreed price to APHB or its allottees. Pending receipt of plan approvals, the additional cost to the Company on account of revenue share and sale of a portion of constructed area at a pre-agreed price to APHB or its allottees is currently not ascertainable and has not been provided for.
- (iii) The Company received a letter dated December 16, 2013 from APHB abruptly terminating the development agreement on the ground of inordinate delay in commencing the project. As stated above, the Company had commenced the activities. However, the delay in launching the project was due to failure on part of APHB to fulfill certain representations / warranties under the development agreement and lack of availability of access road to the proposed site. In addition, there have been delays in obtaining necessary statutory approvals for the projects due to reasons beyond the control of the Company.

The Company has filed a writ petition in the Honorable High Court of Andhra Pradesh and has obtained a stay order on the termination letter till the writ petition is disposed off. As legally advised, the Company is entitled to commence the work.

4.2 Borrowing Cost:

- (i) Since all the expenditure including borrowing costs amounting to Rs. 47,003,536/- (March 31, 2014: Rs.104,626,822/-) incurred is towards developmental activity only, the same have been added to work in process and considered as part of cost of such inventories. The continuation of capitalization of borrowing cost is based on legal opinion obtained by the Company as well as intention of the Company to continue development work.
- (ii) Net realizable value is determined by the management by considering various factors such as market value, preparatory work done for intended development, development work carried out etc. and relied upon by the auditors. In view of the management, no provision with respect to carrying value of the project is required.



Savitrimata Realtors Private Limited
Notes to the Financial Statements

4.3 Related Party Disclosure:

Names of related parties and related party relationship-where control exists

Holding Company:

Kothari Products Limited

Entities under the significant control \ influence of Directors \ Shareholders:

SPPL Property Management Pvt. Ltd

Salarpuria Properties Pvt. Ltd.

Sattva Developers Pvt. Ltd.

Wellgrowth Griha Nirman Pvt. Ltd.

Individuals having significant influence:

Mr. Bijay Kumar Agarwal

Transactions with Related Party:

Particulars	<i>(Amount in Rupees)</i>	
	For the year ended on March 31,	
	2015	2014
Expenses:		
Interest Expense		
Kothari Products Limited	12,561,628	26,963,150
Salarpuria Properties Pvt. Ltd.	6,803,718	59,520
SPPL Property Management Pvt. Ltd	23,579,837	74,174,540
Wellgrowth Griha Nirman Pvt. Ltd.	3,437,500	-
Other Transactions:		
Unsecured loan received:		
Kothari Products Limited	11,352,628	26,963,150
Salarpuria Properties Pvt. Ltd.	279,303,718	274,520
SPPL Property Management Pvt. Ltd	296,599,837	88,499,540
1% Redeemable Non Convertible Debentures received		
Kothari Products Limited	241,800,000	-
SPPL Property Management Pvt. Ltd	687,500,000	-
	<u>1,516,556,183</u>	<u>115,737,210</u>
Unsecured loan repaid:		
Kothari Products Limited	242,935,263	2,696,315
Salarpuria Properties Pvt. Ltd.	262,680,372	5,953
SPPL Property Management Pvt. Ltd	963,507,984	8,742,454
	<u>1,469,123,618</u>	<u>11,444,722</u>

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Savitrimata Realtors Private Limited
Notes to the Financial Statements

Particulars	As at March 31,	
	2015	2014
Closing Balances:		
Unsecured 1% Redeemable Non Convertible Debentures		
Kothari Products Limited	241,800,000	-
Wellgrowth Griha Nirman Pvt. Ltd.	687,500,000	-
Unsecured Loan		
Kothari Products Limited	17,377,118	248,959,753
Salarpuria Properties Pvt. Ltd.	17,197,912	574,564
SPPL Property Management Pvt. Ltd	21,245,329	688,153,476
Interest payable on Debentures		
Kothari Products Limited	1,088,100	-
Wellgrowth Griha Nirman Pvt. Ltd.	3,093,750	-

Details of Debits \ Credits in the nature of reimbursement are not included in the above statement.

4.4 Employee Benefits:

The Company has contributed Rs. Nil (March 31, 2014: Rs. 20,535) towards its gratuity liability under a Group Gratuity Scheme with Life Insurance Corporation as per a defined contribution plan covered by term insurance.

4.5 Disclosure Under MSME Development Act 2006:

The Company has not received intimation from any 'enterprise' regarding its status under Micro, Small and Medium Enterprise Development Act, 2006 and therefore no disclosure under the said Act is considered necessary.

4.6 Capital and other commitments:

Particulars	(Amount in Rupees)	
	As at March 31,	
	2015	2014
Estimated amount of contract to be executed and not provided for	Nil	Nil
Other commitments	Nil	Nil

4.7 Value of Import on CIF Basis, Earnings and Expenditure in Foreign Currency:

Particulars	(Amount in Rupees)	
	Year ended March 31,	
	2015	2014
a) CIF Value of Imports calculated on CIF basis	Nil	Nil
b) Expenditure in foreign currency (accrual basis)	Nil	Nil
c) Earnings in foreign currency (accrual basis)	Nil	Nil



Savitrimata Realtors Private Limited
Notes to the Financial Statements

4.8 As the Company's business activity primarily falls within a single business and geographical segment. So no additional disclosure is required other than those provided in the financial statement.

4.9 **Payment to Auditors:**

Out of the following amounts paid / payable to the Auditors, Rs.35,000 (March 31, 2014: Rs. 35,000) has been debited to statement of profit and loss for the period and balance Rs. 285,226 (March 31, 2014: Rs. 285,226) has been accounted under construction work in progress account:

Particulars	(Amount in Rupees)	
	For the year ended on March 31,	
	2015	2014
Audit Fees	320,226	320,226
Other Services	-	-
Out of Pocket Expenses	-	-
	<u>320,226</u>	<u>320,226</u>

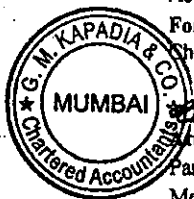
4.10 In view of non-availability of sufficient reserves in the books of accounts, no debenture redemption reserve (DRR) has been created during the year.

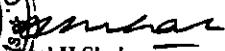
4.11 The disclosure under section 186(4) under Companies Act 2013, is not required as the company is engaged in the business of providing infrastructural facilities as specified in Schedule VI to the Companies Act, 2013.

4.12 As per the terms and conditions of the unsecured debentures issued, the debentures are redeemable at a premium of 50% of the face value only if the debentures are redeemed after completion of five years. Hence, if the debentures are redeemed before completion of five years, no premium is payable on such redemption. As per the management, since the liability to pay premium on redemption of debenture is of contingent in nature, amortisation of premium for the financial year 2014-15 on redemption of such debentures have not been recognised in the books as provision.

4.13 Previous year's figures have been regrouped or reclassified to confirm to current year's classification and groupings wherever necessary.

As per our report attached
For G. M. Kapadia & Co.
Chartered Accountants




Atul H Shah
Partner
Membership No. 39569
Mumbai
Date: May 07, 2015

For and on behalf of the Board of Directors



Bijay Kumar Agarwal
Director
DIN: 00088987
Bengaluru
Date: May 05, 2015



Deepak Kothari
Director
DIN: 00088973