

NEELKAMAL REALTORS TOWER PRIVATE LIMITED

ANNUAL AUDITED ACCOUNTS

FOR THE YEAR ENDED 31st MARCH, 2012

HARIBHAKTI & CO.

Chartered Accountants
701, Leela Business Park,
Andheri Kurla Road, Andheri (East),
Mumbai – 400 059, India
Tel No.: +91 22 66729999
Fax: +91 22 66729777 *URL : www.bdoindia.co.in

NOTICE

Dear Members,

NOTICE is hereby given that the 6th Annual General Meeting of the members of Neelkamal Realtors Tower Pvt. Ltd. will be held on Monday, 27th day of August, 2012 at 3.30 P.M. at the Registered Office of the Company at DB House, Gen. A.K. Vaidya Marg, Goregaon (East), Mumbai, Maharashtra - 400063, to transact the following business:

ORDINARY BUSINESS:

1. To receive, consider and adopt the audited Balance Sheet of the Company as at 31st March, 2012, Statement of Profit and Loss for the year ended on that date and the Reports of the Board of Directors and Auditors thereon;
2. To appoint Director in place of Mr. Vinod Goenka, who retires by rotation, does not offers himself for re-appointment.
3. To appoint Director in place of Mr. Vinod Thomas, who retires by rotation and being eligible, offers himself for re-appointment.
4. To appoint Auditors and to fix their remuneration and in this regard to consider, and if thought fit, to pass with or without modification(s), the following resolution, which will be proposed as an Ordinary Resolution:

“RESOLVED THAT M/s Haribhakti & Co, Chartered Accountants, Mumbai (Reg No. 103523W) the Auditors of the Company, who are not disqualified to act as Auditors of the Company under section 224(1B) of the Companies Act, 1956 be and are hereby appointed as the Statutory Auditors of the Company, to hold office from the conclusion of this Annual General Meeting until the conclusion of the next Annual General Meeting of the Company on such remuneration plus re-imbursement of out of pocket expenses, if any, to be incurred by them in connection with the said audit exclusive of other fees payable for other services, if any, to be rendered by them as shall be fixed and agreed between the Statutory Auditors and the Board of Directors of the Company.”

SPECIAL BUSINESS:

5. To consider and if thought fit, to pass with or without modification(s), the following resolution as Special Resolution:

“RESOLVED THAT pursuant to the applicable provisions, if any, of the Companies Act, 1956, the members in General Meeting, do hereby approve, confirm and ratify the decision taken by the Board of Directors at its meeting held on 11.02.2012 for appointment/re-designation of Mr. Salim Balwa as a Managing Director of the Company w.e.f. 1st January, 2012 and increment in the monthly consolidated remuneration including retiring benefits payable to Mr. Salim Balwa from Rs. 2,50,000/- to Rs. 3,75,000/- w.e.f. 01.04.2011.

6. To consider, and if thought fit, to pass, with or without modification(s), the following as an Ordinary Resolution:

“RESOLVED THAT Mr. Rajiv Agarwal, who was appointed as an Additional Director of the Company on 26th May, 2012 and who holds office as such upto the date of the ensuing Annual General Meeting and in respect of whom the Company has received a notice from a Member under Section 257 of the Companies Act, 1956, signifying the intention to propose Mr. Rajiv Agarwal for the office of a Director of the Company, be and is hereby appointed as a Director of the Company, liable to retire by rotation.”

NOTES :

- 1. A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE IN HIS/HER STEAD AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY.**
2. Proxies, in order to be effective, must be duly stamped, completed, signed and deposited at the Registered Office of the Company not less than 48 hours before the commencement of the meeting. A blank proxy form is annexed to the notice.
3. An Explanatory Statement pursuant to Section 173(2) of the Companies Act, 1956 in respect of item nos.5 and 6 of the notice is annexed hereto.

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

Sd/-

Director

Place: Mumbai
Date : 26.05.2012

Registered Office:

DB House,
Gen. A.K. Vaidya Marg,
Goregaon (East),
Mumbai – 400063

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

Item No. 5

In view of the involvement of Mr. Salim Balwa in the business activities of the Company and contribution made by him, the Board of Directors of the Company at its meeting held on 11.02.2012 has decided to appoint/re-designate Mr. Salim Balwa as a Managing Director of the Company w.e.f. 1st January, 2012 and also decided to increase monthly consolidated remuneration including retiring benefits payable to Mr. Salim Balwa from Rs. 2,50,000/- to Rs. 3,75,000/- w.e.f. 01.04.2011. His appointment / re-designation was subject to the ratification and approval of the shareholders of in the General Meeting. Therefore, the resolution for ratification of his appointment / re-designation is to be passed by the members of the Company.

Your Directors therefore recommend the aforesaid resolution for your acceptance.

None of the directors except Mr. Salim Balwa shall be deemed to be concerned or interested in the said resolution.

Item No. 6

Mr. Rajiv Agarwal was appointed as an Additional Director of the Company on 26th May, 2012 pursuant to the provisions of Section 260 of the Companies Act, 1956 and in accordance with the Articles of Association of the Company. Pursuant to the provisions of the said section, his term expires at the ensuing Annual General Meeting of the Company. Mr. Rajiv Agarwal, being eligible, has offered himself for re- appointment as a Director at the ensuing Annual General Meeting. Your Board recommends his appointment as Director of the Company.

The resolution vide item no. 6 is therefore proposed for approval of the members.

None of the directors except Mr. Rajiv Agarwal shall be deemed to be concerned or interested in the said resolution.

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

Sd/-

Place: Mumbai
Date : 26.05.2012

Director

Registered Office:
DB House,
Gen. A.K. Vaidya Marg,
Goregaon (East), Mumbai – 400063

DIRECTOR'S REPORT

Dear Members,

Your Directors have pleasure in presenting the 6th Annual Report together with the Audited Accounts of the Company for the year ended on 31st March, 2012:

FINANCIAL RESULTS & OVERALL BUSINESS

The Company is executing the Project 'Orchid Height', Jacob Circle, Mumbai and total 170 nos. of flats have been booked by the customers so far with total area of approx. 6.14 lacs sq. ft. and the Company has received total amounts of approx. Rs. 306 crores against it. During the year under review, the Company has not recognized the revenue, since the threshold limit of 30%, on the basis of Percentage Completion method is not achieved so far. Therefore, the company has shown loss during the year towards administrative and other indirect expenses.

In the Company's Project 'Orchid Heights', the work upto plinth level in Tower A and Column casting for 1st floor podium slab has been completed and for rehab building, RCC is casted till 9th slab. As per recent amendments in DCR, the company is in the process of filing revised project plans for approval of the competent authority.

DIVIDEND

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

FIXED DEPOSITS

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

DIRECTORS' RESPONSIBILITY STATEMENT:

Pursuant to the requirements under Section 217 (2AA) of the Companies Act, 1956, with respect to Director's Responsibility Statement, it is, hereby, confirmed:

- (i) that in the preparation of the annual accounts for the year ended 31st March, 2012, the applicable Accounting Standards had been followed alongwith proper explanation relating to material departures.
- (ii) that the Directors had selected such accounting policies and applied them consistently and the Directors had made judgments and estimates that were reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as it exists for the year ended 31st March, 2012 and of the loss of the company for that year;
- (iii) that the Directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 1956 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- (iv) that the Directors had prepared the annual accounts on a going concern basis.

DIRECTORS:

Mr. Vinod Goenka, Mr. Salim Balwa, Mr. Rajiv Agarwal, Mr. Vinod Thomas and Mr. Saleh Afimiwala are continuing as Directors of the Company.

During the year under review, Mr. Mohammed Balwa was appointed as an ordinary Director w.e.f. 20th September, 2011 in place of Mr. Asif Balwa, Director, who retired by rotation and did not offer himself for re-appointment. Further, in place of Mr. Mohammed Balwa, Mr. Rajiv Agarwal has been appointed as additional director of the Company w.e.f. 26th May, 2012. Further, Mr. Nabil Patel, who was acting as an Alternate Director to Mr. Vinod Goenka, vacated the office of Alternate Director w.e.f. 26.11.2011, upon returning back of original Director viz. Mr. Vinod Goenka. In addition to above, Mr. Salim Balwa, whole time director of the Company was re-designated as Managing Director of the Company w.e.f. 1st January, 2012.

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

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

AUDIT REPORT:

The Statutory Auditors in their Report have drawn attention of the members to certain notes to the Financial Statements in the Auditors' Report as well as Annexure to the Auditors' Report. While the said notes are themselves self explanatory, your Directors offer the following clarifications and further explanations on the same:

1. With regard to point no. 4 in the Auditors' Report drawing attention of the members to the note no. 14(b) in respect of accounting of brokerages paid on sale of premises in certain upcoming projects, your directors would like to state that on account of recent amendments in DCR, the specifications / layouts of the Company's Project "Orchid Heights" may undergo significant changes and in such event the brokerages paid for sale of premises in such Project is to be refunded to the Company and hence it is proper to consider the same under "Prepaid expenses category under the group of "Short term loans & advances".
2. With regard to the observation of the Auditors in Para (iv) relating to the strengthening of the internal controls for tenancy payments/compensation, and also Project contracting including proper documentation, it may be noted that such payments are made in accordance with the decisions taken in the competitive business environment and the payments are continuously monitored and documented. The internal control systems continuously evolve in a rapid business environment and implemented with a view to achieve efficiency and cost effectiveness. As observed by the Auditors, there is no continuing failure to correct major weakness in internal controls.
3. In Para (v) (b) of the Report, with regard to aircraft / helicopter hire charges paid to a party, your directors are of the view that the services as per specifications to be rendered to the Company were of unique and specialized nature at competitive prices and hence, in their best judgment these charges, in relation to the services rendered and availed were reasonable.

4. With regard to observation as stated in para no. (ix)(b) about non-depositing of service tax of Rs. 93,17,883/- on booking of flats / premises, your directors have to state that already communications have been sent to the customers to pay the service tax applicable for the booking of their respective flats to the Company and the Company has started depositing the same with the service tax authority upon receipt of the same from customers.
5. With regard to observation of auditor as stated in Para (viii) of the Report about proper maintenance of cost records under clause (d) of sub-section 1 of Section 209 of the Companies Act, 1956, your directors have to state that the Companies have already appointed a firm of Cost Accountants for the same and the Company is in process of obtaining compliance report from them for maintenance of Cost records.

AUDITORS:

The Statutory Auditors of the Company M/s. Haribhakti & Co, Chartered Accountants, Mumbai (Reg No. 103523W), retire at the ensuing Annual General Meeting of the Company and being eligible, offer themselves, for re-appointment. The Board recommends their re-appointment as the Auditors of the Company.

PARTICULARS OF EMPLOYEES:

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

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

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

During the year under review, Foreign Exchange earning and outgo were NIL.

ACKNOWLEDGEMENT:

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

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

Sd/-

Sd/-

Place: Mumbai
Date : 26.05.2012

Director

Director

Auditors' Report

To

The Members of Neelkamal Realtors Tower Private Limited

1. We have audited the attached Balance Sheet of Neelkamal Realtors Tower Private Limited ('the Company') as at March 31, 2012 and also the Statement of Profit and Loss and the Cash Flow Statement of the Company for the year ended on that date, both annexed thereto. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audit.
2. We conducted our audit in accordance with auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.
3. As required by the Companies (Auditor's Report) Order, 2003, (as amended), issued by the Central Government of India in terms of sub-section (4A) of Section 227 of 'the Companies Act, 1956' (the 'Act') and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, we give in the Annexure a statement on the matters specified in paragraphs 4 and 5 of the said Order.
4. Without qualifying our opinion, attention is invited to Accounting Policy in Note 1 (B) (g) with regard to recognition of expense and income for ongoing projects which are based upon estimated costs, as per the judgment of management and certified by Company's technical personnel and Note no 14 (b) with regard to manner of accounting of brokerages paid on sale of premises in certain upcoming projects, which have been relied upon by us, these being technical matters.
5. Further to our comments in the paragraph 3 and 4 above, we report that:
 - i. we have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - ii. in our opinion, proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
 - iii. the Balance Sheet, Statement of Profit and Loss and Cash Flow Statement dealt with by this report are in agreement with the books of account;
 - iv. in our opinion, the Balance Sheet, Statement of Profit and Loss and Cash Flow statement dealt with by this report are in compliance with the accounting standards referred to in sub-section (3C) of section 211 of the Companies Act, 1956;
 - v. on the basis of written representations received from the directors as of March 31, 2012 and taken on record by the Board of Directors, we report that none of the directors is disqualified as on March 31, 2012 from being appointed as a director in terms of clause (g) of sub-section (1) of section 274 of the Companies Act, 1956.
 - vi. in our opinion and to the best of our information and according to the explanations given to us, the said accounts give the information required by the Companies Act, 1956, in the manner so



required and give a true and fair view in conformity with the accounting principles generally accepted in India;

- a) in the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2012;
 - 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 Cash Flow statement, of the cash flows for the year ended on that date.
6. The financial Statement of the Company for the year ended March 31, 2011, were audited by another auditor who had expressed an unmodified opinion on those statements on May 29, 2011.

For Haribhakti & Co.
Chartered Accountants
Firm's Registration No. 103523W



Shetan Desai
Shetan Desai
Partner
Membership No. 17000

Place: Mumbai
Date: May 26, 2012

ANNEXURE TO AUDITOR'S REPORT

[Referred to in paragraph 3 of the Auditor's Report of even date to the members of Neelkamal Realtors Tower Private Limited on the financial statements for the year ended on 31st March, 2012]

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- (b) As informed to us, some of the fixed assets of the company have been physically verified by the management during the year with its programme and the frequency of verification is reasonable and no material discrepancies between the book records and the physical verification have been noticed.
- (c) In our opinion and according to the information and explanations given to us, no substantial part of fixed assets has been disposed of by the company during the year.
- (ii) (a) Inventories comprise of payments for acquisition of tenancy rights, related compensation, contract payments and other expenditure on construction and development of the project of the Company. As explained to us, site visit was carried out during the year by the management at reasonable intervals.
- (b) In our opinion and according to the information and explanations given to us, keeping in view the nature of inventory, the procedures of physical verification by way of site visits by the management are reasonable and adequate in relation to the size of the Company and the nature of its business.
- (c) On the basis of information and explanations provided to us and based on our audit procedures, the inventory records have been kept properly, except in respect of payments to tenants where the Company needs to improve on its documentation (refer Note no 17). As explained to us, no material discrepancies were noticed on physical verification of inventory / project site by the management.
- (iii) In respect of the loans, secured or unsecured, granted or taken by the Company to or from companies, firm or other parties covered in the register maintained under section 301 of the Companies Act, 1956, according to the information and explanations given to us:
- (a) The Company has granted loan to its Holding Company. The maximum amount outstanding during the year was Rs 96,000,000/- and the yearend balance of the loan granted is Nil.
- (b) In our opinion, the rate of interest and other terms and conditions for such loans are not, prima facie, prejudicial to the interest of the Company.
- (c) The loan to the Holding Company has been repaid during the year and hence, the question of overdue amount does not arise.
- (d) There is no overdue amount in excess of Rs 1 lakh in respect of loans granted to companies, firms and other persons listed in register maintained under sec 301 of the Companies Act, 1956.



- (e) The Company has taken unsecured loan from its Holding Company. The maximum amount outstanding during the year was Rs 52,844,948/- and the year-end balance of loan taken was Rs. 1,429,808/-.
- (f) In our opinion, the rate of interest and other terms and conditions for such loans are not, *prima facie*, prejudicial to the interest of the Company.
- (g) Since the said loan is repayable on demand and there is no repayment schedule, the question of repayment being regular does not arise.
- (iv) In our opinion and according to the information and explanations given to us, there is an internal control system commensurate with the size of the Company and the nature of its business with regard to purchase of fixed assets. As regards inventory, the Company needs to strengthen internal controls for (a) tenancy payments / compensation - Refer note no 17 forming part of financial statements; and (b) project contracting (including proper documentation for machinery / mobilization advances at the time of pre closure) to be commensurate with the size of the Company and the nature of its business. As regards booking of flats as revenue, we are represented that the flats are booked with different specifications (bare shell, fully constructed, etc) at different point of times on terms agreed to on case-case basis with parties and hence pricing is not comparable; we have relied on this explanation. Further, the Company has received payments from parties on the basis of request for allotment for flats and it is in the process of formalizing the documentation in this regard. The system of obtaining independent confirmation of balance requires to be given more emphasis. We have not observed any continuing failure to correct major weaknesses in internal controls.
- (v) (a) According to the information and explanations given to us, we are of the opinion that the particulars of contracts or arrangements referred to in section 301 of the Companies Act, 1956 that need to be entered into the register maintained under section 301 have been so entered.
- (b) Where each of such transactions (excluding loans reported under paragraph (iii) above) is in excess of Rs 5 lakhs in respect of any party, the transactions have been made at prices which are *prima facie* reasonable having regard to the prevailing market prices at the relevant time except in respect of (1) revised pre closure pricing of a construction contract of Rs 771,538,565/- to a Company considering that the said company has sub-contracted the same to another unrelated party at a lower price. (Refer note 12 (a) forming part of financial statements); and (2) aircraft / helicopter hire charges paid to a Company as no quotes in this regard are furnished to us from any other party.
- (vi) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from the public within the meaning of Sections 58A and 58AA of the Act and the rules framed there under.
- (vii) A firm of chartered accountants has been appointed by the management for carrying out the internal audit. In our opinion, internal audit system commensurate with the size of the Company and the nature of its business.



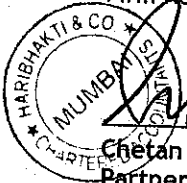
- (viii) We have been informed by the Management regarding proper maintenance of cost records under clause (d) of sub-section 1 of section 209 of the Companies Act, 1956. However, the same records have not been provided to us for our verification.
- (ix) According to the information and explanations given to us, in respect of statutory and other dues:
- (a) The Company is generally regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, wealth tax, cess and any other material statutory dues as applicable to it with the appropriate authorities during the year.
- (b) No undisputed amounts payable in respect of aforesaid were in arrears as at 31st March 2012 for a period of more than six months from the date they became payable except service tax on booking of flats / premises of Rs 9,317,883/- has not been deposited with the Government authorities.
- (c) According to the information and explanations given to us, no dues are outstanding of income tax, service tax, provident fund, employees' state insurance and cess, for more than six months on account of any dispute.
- (x) The accumulated losses of the Company are less than fifty percent of its net worth. Further, the Company has incurred cash losses during the financial year covered by audit and in the immediately preceding financial year.
- (xi) According to the information and explanations given to us, the Company has outstanding of Rs 213,605,417/- towards repayment of dues from banks including interest. As per the existing repayment schedule with the banks, the said amount should have been paid as on the balance sheet date. However, based on management's representation we are given to understand that the Company is under discussion with the bank towards revised repayment schedule and it will be obtained shortly.
- (xii) According to the information and explanations given to us and based on the documents and records produced to us, the Company has not granted loans & advances on the basis of security by way of pledge of shares, debentures and other securities.
- (xiii) In our opinion, the Company is not a chit fund or a nidhi / mutual benefit fund / society. Therefore, the provisions of clause (xiii) of paragraph 4 of the Companies (Auditor's Report) Order, 2003 (as amended) are not applicable to the Company.
- (xiv) In our opinion, the Company is not dealing in or trading in shares, securities, debentures and other investments. Accordingly, the provisions of clause (xiv) of paragraph 4 of the Companies (Auditor's Report) Order, 2003 (as amended) are not applicable to the Company.
- (xv) In our opinion and according to the information and explanations given to us, the terms and conditions of the guarantees given by the Company in earlier years of Rs 1,500,000,000/- and reduced to Rs 443,200,000/- during the year for loans taken by its Holding Company from banks



or financial institutions, are prima facie not prejudicial to the interests of the Company as the Holding Company has also provided corporate guarantees for the business of the Company amounting to Rs 2,000,000,000/-.

- (xvi) According to the information and explanations given to us, the term loans have been applied for the purpose for which the loans were raised.
- (xvii) According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, funds raised on short term basis have prima facie not been used during the year for long term investment.
- (xviii) According to the information and explanation given to us, the Company has not made any preferential allotment of shares to parties and companies covered in the Register maintained under Section 301 of the Companies Act, 1956.
- (xix) The Company did not have outstanding debentures during the year and hence this clause is not applicable.
- (xx) The Company has not raised money by way of public issue during the year and hence this clause is not applicable.
- (xxi) During the course of our examination of the books and records of the company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud on or by the company, noticed or reported during the year, nor have we been informed of such case by the management.

For Haribhakti & Co.
Chartered Accountants
Firm Registration No. 103523W



Chetan Desai
Partner

Membership No. 17000

Place: Mumbai

Date: May 26, 2012

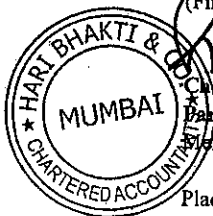
Neelkamal Realtors Tower Private Limited

Balance Sheet as at 31st March 2012

Particulars	Note No	As at 31st March 2012	As at 31st March 2011
		Rs.	Rs.
I. EQUITY AND LIABILITIES			
1 Shareholders' funds			
(a) Share capital	2	32,887,250	32,887,250
(b) Reserves and surplus	3	883,260,362	922,583,550
2 Non-current liabilities			
(a) Long-term borrowings	4	21,225,814	22,394,603
(b) Long-term provisions	5	6,196,588	4,568,202
3 Current liabilities			
(a) Short-term borrowings	6	211,615,974	413,283,484
(b) Trade payables	7	7,773,609	63,984,138
(c) Other current liabilities	8	3,177,499,311	2,411,142,881
(d) Short-term provisions	9	671,148	-
TOTAL		4,341,130,056	3,870,844,108
II. ASSETS			
1 Non-current assets			
(a) Fixed assets	10		
(i) Tangible assets		81,825,774	5,353,884
(iii) Capital work-in-progress		136,626,611	77,269,070
(b) Long-term loans and advances	11	13,066,685	17,668,334
2 Current assets			
(a) Inventories	12	3,014,040,094	2,410,265,719
(b) Cash and Bank balances	13	6,372,527	17,395,799
(c) Short-term loans and advances	14	1,089,192,305	1,342,886,470
(d) Other current assets	15	6,060	4,832
TOTAL		4,341,130,056	3,870,844,108
Summary of significant accounting policies	1		

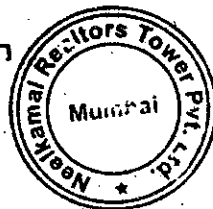
As per our report of even date annexed

For Haribhakti & Co.,
Chartered Accountants
(Firm Reg no 103523W)



Chetan Desai
Partner
Membership no 017000

Place: Mumbai
Date: 26th May, 2012



For and on behalf of the Board of Directors of
Neelkamal Realtors Tower Private Limited,

Vinod Goenka
Director

Safim Balwa
Director

Place: Mumbai
Date: 26th May, 2012

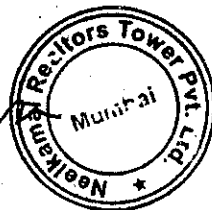
Neelkamal Realtors Tower Private Limited

Statement of Profit and loss for the year ended on 31st March 2012

Particulars	Note No	For the year ended 31st March 2012	For the year ended 31st March 2011
		Rs.	Rs.
I. Revenue from operations		-	-
II. Other income	16	-	5,950,058
III. Total Revenue (I + II)		-	5,950,058
IV. Expenses:			
Project Expenses	17	601,842,658	929,162,276
Changes in Inventories	18	(603,774,375)	(930,374,711)
Employee benefits expense	19	9,695,294	8,853,884
Finance costs	20	300,375	7,666,710
Depreciation and amortization expense		2,286,375	1,397,535
Other expenses	21	28,972,861	69,780,803
Total expenses		39,323,188	86,486,497
Profit before exceptional and extraordinary items and tax (III-IV)		(39,323,188)	(80,536,439)
VI. Exceptional items		-	-
VII. Profit before extraordinary items and tax (V - VI)		(39,323,188)	(80,536,439)
VIII. Extraordinary Items		-	-
IX. Profit before tax (VII- VIII)		(39,323,188)	(80,536,439)
X Tax expense:			
(1) Current tax		-	711
(2) Deferred tax		-	-
Profit (Loss) for the period from continuing operations (VII-VIII)		(39,323,188)	(80,535,728)
XII Profit/(loss) from discontinuing operations		-	-
XIII Tax expense of discontinuing operations		-	-
Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)		-	-
XV Profit (Loss) for the period (XI + XIV)		(39,323,188)	(80,535,728)
XVI Earnings per equity share of face value of Rs 10 each:			
(1) Basic		(19.73)	(40.41)
(2) Diluted		(19.73)	(40.41)
Summary of significant accounting policies	1		

As per our report of even date annexed

For Haribhakti & Co.,
Chartered Accountants
(Firm Reg no 103523W)
Pranesh Desai
Partner
Membership no 017000



For and on behalf of the Board of Directors of
Neelkamal Realtors Tower Private Limited,

Vinod Goenka
Director

Salim Balwa
Director

Place: Mumbai
Date: 26th May, 2012

Place: Mumbai
Date: 26th May, 2012

Neelkamal Realtors Tower Private Limited

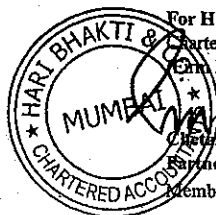
Cash Flow Statement for the Year Ended 31st March, 2012

PARTICULARS	FOR THE YEAR ENDED 31ST MARCH, 2012	FOR THE YEAR ENDED 31ST MARCH, 2011
	Rs.	Rs.
Cash Flow From Operating Activities:		
Profit / (Loss) Before Tax	(39,323,188)	(80,536,440)
Adjustment for:		
Depreciation	2,286,375	1,397,535
Interest expense	86,483	7,684,118
Interest income	-	(5,950,058)
Exchange gain/loss	12,173	(20,630)
Working Capital Adjustments		
(Increase) in Inventories	(603,786,548)	(917,946,563)
Decrease / (Increase) in Loans and advances	258,294,585	(746,293,628)
Increase in Current liabilities	710,145,901	1,970,065,097
Increase in Provisions	2,299,534	2,861,923
Decrease / (Increase) in Deposits under Lien	65,777	(1,125,268)
Cash form/(used in) operations	330,081,093	230,136,086
Less: Taxes paid	-	(323,912)
Net cash from/(used in) operating activities	A 330,081,093	229,812,174
Cash Flow From Investing Activities:		
Fixed asset purchased	(138,115,806)	(55,248,698)
Interest received	-	5,950,058
Net Cash Used In Investing Activities	B (138,115,806)	(49,298,640)
Cash Flow From Financing Activities:		
Repayment of Long Term Borrowing	(1,168,788)	62,644,948
Interest paid on Loan borrowed	(86,483)	(7,684,118)
Repayment of secured Loan	(201,667,510)	(352,566,942)
Net Cash (used in)/from financing activities	C (202,922,781)	(297,606,112)
Net Increase/ (Decrease) in Cash & Cash Equivalents (A+B+C)	(10,957,495)	(117,092,578)
Add: Cash and Cash Equivalents at the beginning of the year	16,270,531	133,363,110
Cash and Cash Equivalents at the end of the year	5,313,036	16,270,531

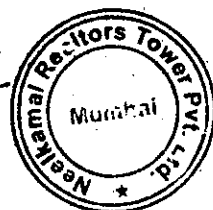
Reconciliation of Cash and Cash Equivalents

Cash and Bank Balance (as per schedule 7)	6,372,527	17,395,799
Less: Fixed Deposit under Lien	1,059,491	1,125,268
Cash and Cash Equivalent at the end of the year	5,313,036	16,270,531

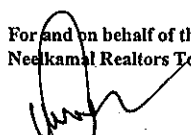
As per our report of even date annexed


 For Hari Bhakti & Co.,
 Chartered Accountants
 (Firm Reg no 103523W)
 Vinod Desai
 Partner
 Membership no 017000

Place: Mumbai
Date: 26th May, 2012



For and on behalf of the Board of Directors of
Neelkamal Realtors Tower Private Limited,


 Vinod Goenka
 Director


 Salim Balwa
 Director

Place: Mumbai
Date: 26th May, 2012

1. Company Background and significant accounting policies:

A. Company Background:

Neelkamal Realtors Tower Private Limited (the "Company") was incorporated on December 26, 2005 as a private limited company with its registered office in Mumbai. The Company has been set up to carry on the business of a real estate including residential, commercial and public utilities. The company is a subsidiary of DB Realty Limited.

B. Significant Accounting Policies

a. Basis of preparation of financial statements

The Financial Statements of the Company have been prepared in accordance with generally accepted accounting principles in India (Indian GAAP). The Company has prepared these financial statements to comply in all material respects with the accounting standards notified under the *Companies (Accounting Standard) Rules, 2006, (as amended)* and the relevant provisions of the Companies Act, 1956. The financial statements have been prepared on an accrual basis and under the historical cost convention.

b. Use of estimates

The preparation of the financial statements is in conformity with the generally accepted accounting principles which requires the management to make judgments, estimates and assumptions that affect the reported amounts of assets, liabilities and the disclosure of contingent liabilities on the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Although these estimates are based on the management's best knowledge of events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets and liabilities in future periods.

c. Fixed assets

Plant and equipment is stated at cost, net of accumulated depreciation and/or accumulated impairment, if any. The cost of fixed assets comprises purchase price and any attributable cost of bringing the asset to its working condition for its intended use.

d. Depreciation

Depreciation on fixed assets is provided on written down value basis using the rates and in the manner prescribed in Schedule XIV to the Companies Act, 1956.



e. Impairment of assets

The Company assesses on each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's net selling price and its value in use. An asset is treated as impaired when the carrying cost of assets exceeds its recoverable value. An impairment loss is charged to the statement of Profit & Loss when an asset is identified as impaired. The impairment loss recognised in prior accounting period is reversed if there has been a change in the estimate of recoverable amount.

After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

f. Inventories

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

g. 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. The following specific recognition criteria must also be met before revenue is recognized:

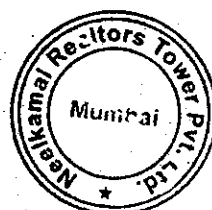
Revenue from sale of properties under construction is recognized on the basis of percentage of completion method, subject to transfer of significant risk and rewards to the buyer. The percentage of completion is determined on the basis of physical proportion of the work completed, as certified by the Company's technical personnel, in relation to a contract or a group of contracts within a project, only after the work has progressed to the extent of 30% of the total work involved and at least 20% of construction cost (excluding cost incurred in acquisition of land and its development rights) is incurred. The estimates of saleable area and costs as revised periodically by the management are considered as change in estimate and accordingly, the effect of such changes to estimates is recognized in the period such changes are determined.

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

h. Employee benefits

a) Defined Contribution Plan:

Company's Contribution paid / payable for the period to Defined Contribution Retirement Benefit plan viz. Provident fund is charged to the statement of Profit and Loss.



b) Defined Benefit Plan and other long term benefit:

Company's liabilities towards Defined Benefit Schemes viz. Gratuity benefits and other long term benefit viz. compensated absences are determined using the Projected Unit Credit Method. Actuarial valuations under the Projected Unit Credit Method are carried out at the Balance Sheet date. Actuarial gains and losses are recognised in the statement of Profit and Loss in the period of occurrence of such gains and losses. Past service cost is recognised immediately to the extent benefits are vested.

c) Short term employee benefits:

Short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognized undiscounted during the period employee renders services.

i. Operating lease

Asset acquired on lease where significant portions of the risks and rewards incidental to ownership are retained by the lessor is classified as operating lease. Lease rentals are charged to the statement of profit and loss on straight line basis.

j. Foreign currency translations

Transactions in foreign currencies are recognized at the prevailing exchange rates on the transaction date. The exchange difference between the rate prevailing on the date of transaction and on the date of settlement as also on translation of monetary items at the end of the year is recognized as income or expense, as the case may be.

In case of monetary items which are covered by forward contracts, the difference between the period end rate and the rate on the date of the contract is recognized as an exchange difference and the premium paid on forward contracts has been recognized over the life of the contract.

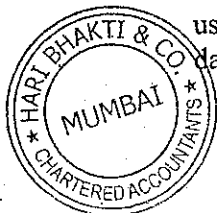
k. Borrowing costs

Borrowing costs include interest, amortization of ancillary costs incurred in connection with the arrangement of borrowings and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost.

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

l. Taxes on income

Tax expense comprises both current and deferred tax. Current tax is measured at the amount expected to be paid to / recovered from the tax authorities, using the applicable effective tax rates. Deferred tax assets and liabilities are recognized for future tax consequences attributable to timing differences between taxable income and accounting income that are capable of reversal in one or more subsequent periods and are measured using relevant enacted or substantively enacted effective tax rates as on the balance sheet date.



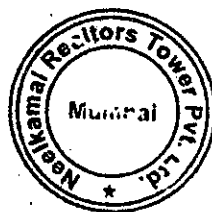
Neelkamal Realtors Tower Private Limited
Notes to the Financial Statements for the year ended March 31, 2012

At each balance sheet date the company reassesses recognized deferred tax assets and liabilities and recognizes unrecognized deferred tax assets, to the extent they become reasonably certain or virtually certain of realization, as the case may be.

m. Provisions and contingent liability

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. Provisions are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the reporting date.

A contingent liability is a possible obligation that may arise from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. Contingent Liabilities are not recognized but are disclosed in the notes. Contingent Assets are neither recognized in the financial statements nor disclosed in the financial statements.



Neelkamal Realtors Tower Private Limited

Notes to the financial statements for the year ended on 31st March 2012

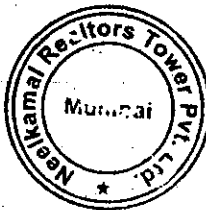
Note 2 : Share Capital

Particulars	As at 31st March 2012		As at 31st March 2011	
	No.	Rs.	No.	Rs.
Authorised				
Equity Shares of Rs.10/- each	2,250,000	22,500,000	2,250,000	22,500,000
0.001/0.002% Cumulative Redeemable Optionally Convertible Preference Shares of Rs.10/- each	1,750,000	17,500,000	1,750,000	17,500,000
		40,000,000		40,000,000
Issued, Subscribed & Paid up				
Equity Shares of Rs.10/- each	1,992,807	19,928,070	1,992,807	19,928,070
0.002% Cumulative Redeemable Optionally Convertible Preference Shares of Rs.10/- each	660,918	6,609,180	660,918	6,609,180
0.001% Cumulative Redeemable Optionally Convertible Preference Shares of Rs.10/- each	635,000	6,350,000	635,000	6,350,000
Total		32,887,250		32,887,250

(a) Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Particulars	As at 31st March 2012		As at 31st March 2011	
	Equity Shares		Equity Shares	
	No.	Rs.	No.	Rs.
Shares outstanding at the beginning of the year	1,992,807	19,928,070	1,992,807	19,928,070
Shares Issued/(bought back) during the year	-	-	-	-
Shares outstanding at the end of the year	1,992,807	19,928,070	1,992,807	19,928,070

Particulars	As at 31st March 2012		As at 31st March 2011	
	Preference Shares		Preference Shares	
	No.	Rs.	No.	Rs.
0.002% Cumulative Redeemable Optionally Convertible Preference Shares of Rs.10/- each				
Shares outstanding at the beginning of the year	660,918	6,609,180	660,918	6,609,180
Shares Issued/(bought back) during the year	-	-	-	-
Shares outstanding at the end of the year	660,918	6,609,180	660,918	6,609,180
0.001% Cumulative Redeemable Optionally Convertible Preference Shares of Rs.10/- each				
Shares outstanding at the beginning of the year	635,000	6,350,000	635,000	6,350,000
Shares Issued/(bought back) during the year	-	-	-	-
Shares outstanding at the end of the year	635,000	6,350,000	635,000	6,350,000



(b) Terms / Rights attached to equity shares

The company has only one class of equity shares having a par value of Rs.10 per share. Each holder of equity shares is entitled to one vote per share.

The Preference Shares are convertible in equity shares in the ratio of 1:1 at any time at the option of shareholder, till the redemption date of shares i.e 6 years from the date of issue which is indicated below. The premium payable on redemption shall be decided with the mutual consent of the preference share holders and Board of Directors.

Particulars	No of shares	Date of issue	Date of redemption
0.002% Cumulative Redeemable Optionally Convertible Preference Shares	484,673	1/22/2007	1/21/2013
	88,123	2/16/2007	2/15/2013
	88,122	2/28/2007	2/27/2013
Total	660,918		
0.001% Cumulative Redeemable Optionally Convertible Preference Shares	465,667	1/22/2007	1/21/2013
	169,333	2/16/2007	2/15/2013
Total	635,000		

Arrears of preference dividend:

Particulars	As at 31st March 2012	As at 31st March 2011
On 0.001% Cumulative Redeemable Optionally Convertible Preference Shares	331	267
(+) Dividend Distribution Tax	54	44
Total	385	311
On 0.002% Cumulative Redeemable Optionally Convertible Preference	682	550
(+) Dividend Distribution Tax	109	88
Total	791	638

The Company has not made provision for above arrears of cumulative dividend on preference shares as the company has incurred cash losses.

(c) Details of shareholding more than 5% shares in the company

Name of Shareholder	As at 31st March 2012		As at 31st March 2011	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
In respect of Equity Shares				
D B Realty Limited (Holding Co.)	1,010,807	50.72%	1,010,807	50.72%
IIRF Holdings VII Limited	852,895	42.80%	852,895	42.80%
IL&FS Trust Company Limited	129,105	6.48%	129,105	6.48%
In respect of 0.002% Cumulative Redeemable Optionally Convertible Preference Shares				
D B Realty Limited (Holding Co.)	660,918	100%	660,918	100%
In respect of 0.001% Cumulative Redeemable Optionally Convertible Preference Shares				
IIRF Holdings VII Limited	551,515	42.56%	551,515	42.56%
IL&FS Trust Company Limited	83,485	6.44%	83,485	6.44%



Neelkamal Realtors Tower Private Limited

Notes to the financial statements for the year ended on 31st March 2012

Note 3 : Reserves & Surplus

Particulars	As at 31st March 2012	As at 31st March 2011
	Rs.	Rs.
a. Securities Premium Account	1,066,012,033	1,066,012,033
	1,066,012,033	1,066,012,033
b. Surplus		
Opening balance	(143,428,483)	(62,892,755)
Add: (Net Loss) for current year	(39,323,188)	(80,535,728)
Closing Balance	(182,751,671)	(143,428,483)
Total	883,260,362	922,583,550

Note 4 : Long-Term Borrowings

Particulars	As at 31st March 2012	As at 31st March 2011
	Rs.	Rs.
<u>Secured</u>		
<u>Term loans (Vehicle Loan)</u>		
From banks		
HDFC Bank (a)	620,575	1,582,719
ICICI Bank (b)	605,239	811,884
(Secured by hypothecation on Vehicles)		
<u>Unsecured</u>		
Interest free deposit against project 'Orchid West View'(from Holding Company)	20,000,000	20,000,000
Total	21,225,814	22,394,603

(a) It is vehicle loan taken at fixed rate of 12.82% p.a. against hypothecation of the vehicle. It is repayable in 60 equal monthly installments (including interest) of Rs 92,481/- from the date of the loan i.e. 07-11-2008. As on March 31, 2012, 19 installments remain to be due and payable.

(b) It is vehicle loan taken at rate of 9.62% p.a. against hypothecation of the vehicle. It is repayable in 59 equal monthly installments (including interest) of Rs 22,980/- from the date of the loan i.e. 01-11-2010. As on March 31, 2012, 42 installments remain to be due and payable.

Note 5 : Long Term Provisions

Particulars	As at 31st March 2012	As at 31st March 2011*
	Rs.	Rs.
<u>Provision for employee benefits</u>		
Gratuity (unfunded)	2,566,305	1,696,050
Leave Encashment (unfunded)	3,630,283	2,872,152
Total	6,196,588	4,568,202

*In the absence of break up of current and non current portion of provision for the previous year from the actuary, short term provision, if any, has also been shown here.



Neelkamal Realtors Tower Private Limited

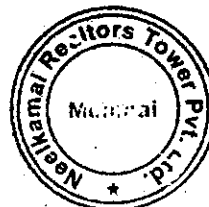
Notes to the financial statements for the year ended on 31st March 2012

Note 6 : Short-Term Borrowings

Particulars	As at 31st March 2012	As at 31st March 2011
	Rs.	Rs.
Secured*:		
Bank of India	96,593,068	205,000,000
Punjab National bank	113,593,098	145,638,536
Secured By:		
(i) First pari passu charge by way of Equitable Mortgage of leasehold rights in respect of all that pieces and parcels of land of Byculla Division CS no.1906 admeasuring 19434.10 Square Meters and structure constructed or to be constructed thereon.		
(ii) First pari passu charge on project current assets i.e Raw Materials like construction material, work-in-progress etc		
(iii) First pari passu charge on all Bank accounts like Project Implementation account and Escrow account		
(iii) Exclusive Charge by way of 50.72% shareholding of the company held by D B Realty Limited		
(iv) Personal Guarantee of Mr Shahid Balwa and Mr Vinod Goenka		
(v) Corporate Guarantee of D.B Realty Limited		
Terms of Repayment:		
The above loans are repayable as per monthly instalments.		
Floating Interest Rate:		
Bank of India -1.5% above BPLR (Min 13.5%p.a.)		
Punjab National bank - 2.5% above BPLR + 0.5% term premia against applicable ROI of 15.5% or Rate charged by Bank of India, whichever is higher		
	210,186,166	350,638,536
Unsecured		
Loans repayable on demand from other parties	-	55,500,000
Loans and advances from related parties - from Holding Company (repayable on demand)	1,429,808	7,144,948
	1,429,808	62,644,948
Total	211,615,974	413,283,484

*The Company is executing a project of development of commercial/residential premises at Byculla, Mumbai. For this, the Company has acquired a plot of land which is for a period of lease of 999 years beginning from 17-12-1900. The amount paid for the acquisition of the plot of land, compensation paid to existing tenants for vacating the area occupied by them or surrendering/ assigning the tenancy rights in favour of the company, and project related expenses have been disclosed as "Project Work In Progress-Orchid Heights."

The above Plot of land is mortgaged in favour of PNB and BOI for term loan granted of Rs. 1,000,000,000 each from PNB and BOI banks aggregating to Rs. 2,000,000,000 (outstanding amount in books as on March 31,2012 is Rs.213,605,417(incl interest)) to meet the companies funding requirement for ongoing Orchid Height Project. Also, a first pari passu charge by way of Pledge has been created on April 18, 2009 on 50.72% shareholding held by DB Realty Limited in favors of BOI and PNB for the said loan.



Neelkamal Realtors Tower Private Limited

Notes to the financial statements for the year ended on 31st March 2012

Note 7 : Trade Payble

Particulars	As at 31st March 2012	As at 31st March 2011
	Rs.	Rs.
Trade Payable	7,773,609	63,984,138
Total	7,773,609	63,984,138

Note 8 : Other Current Liabilities

Particulars	As at 31st March 2012	As at 31st March 2011
	Rs.	Rs.
Current maturities of long-term debt	1,168,789	1,034,756
Interest accrued but not due on borrowings	1,596,856	28,100
Interest accrued and due on borrowings	1,841,987	4,509,122
Advance Received from customers*	3,063,906,909	2,254,387,095
Amount refundable against Cancellation of Flat Booking	66,963,600	45,488,346
Salary & Other Reimbursements	1,855,799	4,530,174
Contribution to PF & ESIC & Ex-Gratia	655,819	78,580
Other Liabilities	39,509,552	101,086,708
Total	3,177,499,311	2,411,142,881

*The company has received amounts aggregating Rs. 3,063,906,909/- (Previous year Rs. 2,254,387,095/-) from various parties towards purchase of flats for its project Orchid Heights as on March 31, 2012. In respect of payments received of Rs. 208,673,662/- (previous year Rs. 177,938,880/-), the Company is in the process of entering into the request for allotment/term sheets and the said amount as at the year-end is part of "Advance Received from customers" under 'Other Current Liabilities'.

Note 9 : Short Term Provisions

Particulars	As at 31st March 2012	As at 31st March 2011*
	Rs.	Rs.
<u>Provision for employee benefits</u>		
Gratuity (unfunded)	238,626	-
Leave Encashment (unfunded)	432,522	-
Total	671,148	-

*In the absence of break up of current and non current portion of provision for the previous year from the actuary, short term provision, if any, has also been shown under long term provisions.

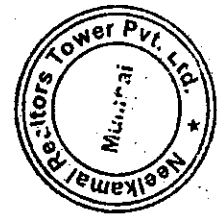


Neelkamal Realtors Tower Private Limited

Notes to the financial statements for the year ended on 31st March 2012

Note 10 : Fixed Assets

Particular	Gross Block		Accumulated Depreciation			Net Block	
	Balance as at 1st April 2011	Additions/ (Disposals)	Balance as at 31st March 2012	Balance as at 1st April 2011	Depreciation charge for the year	Balance as at 31st March 2012	Balance as at 31st March 2011
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
a Tangible Assets							
Plant and Equipment	171,950	78,662,625	78,834,575	40,913	930,058	77,863,604	131,037
Furniture and Fixtures	80,223	-	80,223	52,748	4,973	22,502	27,475
Vehicles	7,243,994	-	7,243,994	3,140,789	1,062,320	3,040,885	4,103,205
Office equipment	712,955	75,900	788,855	79,151	97,783	611,921	633,804
Computers & Related Equipments	753,750	19,740	773,490	295,387	191,241	286,862	458,363
Total	8,962,872	78,758,265	87,721,137	3,608,988	2,286,375	81,825,774	5,353,884
Previous Year	6,485,191	2,477,681	8,962,872	2,211,453	1,397,555	5,353,884	4,273,737
b Capital Work In Progress	77,269,070	59,357,541	136,626,611	-	-	136,626,611	77,269,070
Total	77,269,070	59,357,541	136,626,611	-	-	136,626,611	77,269,070
Previous Year	30,000,000	47,269,070	77,269,070	-	-	77,269,070	30,000,000



Neelkamal Realtors Tower Private Limited

Notes to the financial statements for the year ended on 31st March 2012

Note 11 : Long-Term Loans & Advances

Particulars	As at 31st March 2012		As at 31st March 2011	
	Rs.	Rs.	Rs.	Rs.
(a) Capital Advance				
Capital Advance for Sample Flat	12,188,706	12,188,706	16,814,871	16,814,871
(b) Security Deposits				
Unsecured, considered good		252,290		235,540
Advance Tax & Tax Deducted at source		625,689		617,923
		13,066,685		17,668,334

Note 12 : Inventories

Particulars	As at 31st March 2012		As at 31st March 2011	
	Rs.	Rs.	Rs.	Rs.
Work-in-progress (Valued at Cost)				
(a) Project: Orchid Height*	2,880,817,804		2,277,762,710	
Add: Depreciation during the year	1,931,717	2,882,749,521	1,212,436	2,278,975,146
(b) Project: Orchid West View#	131,290,573		147,015,407	
Less: Project 'Orchid West View' expenses recovered	-	131,290,573	(15,724,834)	131,290,573
Total		3,014,040,094		2,410,265,719

*The Company is executing a project of development of commercial/residential premises at Byculla, Mumbai. For this, the Company has acquired a plot of land which is for a period of lease of 999 years beginning from 17-12-1900. The amount paid for the acquisition of the plot of land, compensation paid to existing tenants for vacating the area occupied by them or surrendering/ assigning the tenancy rights in favour of the company, and project related expenses have been disclosed as "Project Work In Progress-Orchid Heights."

The Company had entered into a contract with Dynamix Balwas Infrastructure Limited of Rs 6,655,070,026 (now known as Pony Infrastructure and Contractors Limited) - a company in which a director is interested. Subsequently, the said contract was revised to Rs. 6,824,042,681 on January 10, 2011.

During the year, the said contract had again been revised to Rs 6,836,180,293 on November 25, 2011. Further, the said agreement had been pre closed and final agreement value was Rs 771,538,565 on February 27, 2012.

Further, the pre-closure value also included demobilization / settlement charges of Rs 171,391,809. In terms of the contract, the Company paid Rs. 605,000,000 for mobilization advance and Rs. 685,000,000 as machinery advance, out of which Rs 336,809,291 for mobilization advance and Rs. 610,000,000 as machinery advance was outstanding as on March 31, 2012 which are repayable on demand from the contractor. However, the company had repaid all retention money of the said contractor.

The project is being re-planned to comply with the condition of the new DCR. The revised plan shall be submitted for approval in due course. The Management has informed us that the new plan is already finalized internally. In view of the management, the existing contract awarded as per the old DCR plan is terminated and a new tender shall be floated as per the revised plan.

#The Company (owner) has acquired a plot of land at Chincholi, Malad (West), Mumbai by paying for the acquisition of the plot of land. The said expenditure has been disclosed as Project expenditure under Inventory as the Company has entered into joint development agreement dated October 22, 2009 with its holding company viz. DB Realty Limited (developer) on revenue sharing basis whereby the net revenue derived from the re-development / construction of the said property shall be shared and distributed between the Owner and the Developer in the proportion of 10% and 90% respectively provided the Owner's share of the net revenue shall be minimum Rs. 20,00,00,000 and not more than Rs. 25,00,00,000. The developer has deposited with the Company a sum of Rs. 2,00,00,000 by way of security deposit. The project is still at start-up stage and expenditure incurred of Rs 1,57,24,834/- during previous financial year has been recovered from developer. All the expenditure incurred during the year related to aforesaid project has been borne by the developer.

Note 13 : Cash and Bank balances

Particulars	As at 31st March 2012		As at 31st March 2011	
	Rs.	Rs.	Rs.	Rs.
a. Cash & Cash Equivalent				
Cash on hand	47,118		40,928	
Balances with banks	5,265,918	5,313,036	16,229,603	16,270,531
b. Other Bank Balances				
Margin money deposit (maturing within 3 months - under lien with bank)		1,059,491		1,125,268
		6,372,527		17,395,799



Neelkamal Realtors Tower Private Limited

Notes to the financial statements for the year ended on 31st March 2012

Note 14 : Short-Term Loans and Advances

Particulars	As at 31st March 2012		As at 31st March 2011	
	Rs.	Rs.	Rs.	Rs.
a. Loans and advances to related parties				
Unsecured, considered good Mobilisation and Other Advance	946,809,291		1,260,813,268	
		946,809,291		1,260,813,268
b. Others				
Unsecured, considered good				
Trade Advance	4,112,330		8,189,280	
Advance paid for Purchase of Tenancy Rights	40,500,000		-	
Mobilisation Advance	2,190,267			
Advance Recoverable in cash or in Kind or for value to be received	15,135,195		1,052,150	
Staff Loan	55,225		36,125	
<u>Prepaid Expenses</u>				
Commission, Brokerage on Sale of Flat*	80,251,981		72,682,099	
Others	138,016		113,548	
		142,383,014		82,073,202
Total		1,089,192,305		1,342,886,470

*Certain upcoming projects are at a stage where their specifications / layout may require significant changes. In such an event, as the brokerages paid for sale of premises in such projects are to be refunded to the Company, they are considered as "Prepaid expenses" grouped under "Short term loans & advances" a part of "Current Assets" till the project crosses such stage. Further to account for brokerage paid as "Short term loans & advances" is an accounting / management judgement on the basis of matching concept, and the same have been relied upon by the auditors.

Note 15 : Other Current Assets

Particulars	As at 31st March 2012	As at 31st March 2011
	Rs.	Rs.
Interest Accrued but not due	6,060	4,832
	6,060	4,832

Note 16 : Other Income

Particulars	For the year ended 31st March 2012	For the year ended 31st March 2011
	Rs.	Rs.
Interest Income	-	5,950,058
Total	-	5,950,058



Neelkamal Realtors Tower Private Limited

Notes to the financial statements for the year ended on 31st March 2012

Note 17 : Project Expenses

Particulars	For the year ended 31st March 2012	For the year ended 31st March 2011
	Rs.	Rs.
<u>Project: Orchid Height</u>		
Purchase of Tenancy Rights* and other related compensation	23,264,540	125,616,718
Project Salaries, Wages and Bonus	24,366,203	29,517,175
Contribution to Provident Fund and Other Fund	446,805	421,011
Legal, Professional and Consultancy Fees	15,319,439	20,298,299
Civil Work Cost	434,004,945	641,814,072
Interest and Finance Charges	57,875,816	90,181,307
Security Charges	3,425,315	5,102,310
Rent, Rates & Taxes	41,340,190	13,858,976
Other Construction Expenses	1,799,405	2,352,408
Total	601,842,658	929,162,276

*The plot on which the Company's project Orchid Height is coming up was earlier occupied by some tenants. These tenants are either compensated for forgoing / surrendering tenancy rights or relocated to rehabilitation building. Meantime the tenants who are to be relocated are provided with temporary accommodation by way of transit camp. The Company has paid during the year ended on March 31, 2012 amounts aggregating Rs. 23,264,540/- (Previous year Rs.125,616,718) towards acquisition/ settlement of tenancy rights. Further, the Company is also in the process of obtaining/ completing the required additional documentation such as compensation receipts, PAN card copy, rent receipts, electricity bills, etc.

Note 18 : Changes in Inventories

Particulars	For the year ended 31st March 2012	For the year ended 31st March 2011
	Rs.	Rs.
<u>(a) Project: Orchid Height</u>		
Opening Inventory	2,278,975,146	1,348,600,435
Closing Inventory	(2,882,749,521)	(2,278,975,146)
(Increase)/Decrease in Inventories	(603,774,375)	(930,374,711)
<u>(b) Project: Orchid West View</u>		
Opening Inventory	131,290,573	147,015,407
Less: Expenses Recovered (adjustment to the opening balance)	-	(15,724,834)
Closing Inventory	(131,290,573)	(131,290,573)
(Increase)/Decrease in Inventories	-	-
Total (a+b)	(603,774,375)	(930,374,711)



Neelkamal Realtors Tower Private Limited

Notes to the financial statements for the year ended on 31st March 2012

Note 19 : Employee Benefits Expense

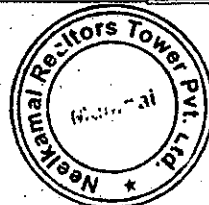
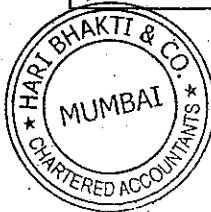
Particulars	For the year ended 31st March 2012	For the year ended 31st March 2011
	Rs.	Rs.
Salaries and incentives	8,750,151	7,949,506
Contributions to Provident fund	159,345	78,054
Gratuity expenses	297,073	162,514
Leave Encashment	423,626	646,611
Staff welfare expenses	65,099	17,199
Total	9,695,294	8,853,884

Note 20 : Finance Cost

Particulars	For the year ended 31st March 2012	For the year ended 31st March 2011
	Rs.	Rs.
Interest on Car Loan	86,483	19,290
Interest on TDS	30,120	3,222
Other Finance Cost	171,599	7,664,828
Net gain/(loss) on foreign currency transactions / translation	12,173	(20,630)
Total	300,375	7,666,710

Note 21: Other Expenses

Particulars	For the year ended 31st March 2012	For the year ended 31st March 2011
	Rs.	Rs.
Advertisement & Publicity	13,034,716	40,061,510
Office Rent	4,310,073	3,946,178
Printing & Stationery	94,867	81,583
Travelling & Conveyance Expenses	7,295,649	22,806,089
Legal & Professional Charges	231,673	474,891
Donation	353,200	253,001
Housekeeping Expenses	1,600,405	246,341
Electricity Expenses	390,176	489,658
Insurance Expenses	111,374	96,764
Miscellaneous Office Expenses	224,395	104,730
Repair & Maintenance	41,403	117,059
Payment to auditor		
a. audit fees	1,284,930	1,102,999
b. for taxation matters	-	-
Total	28,972,861	69,780,803



22. Contingent Liabilities not provided for

Particulars	As at 31.03.12	As at 31.03.11
Claim made against the Company not acknowledged as debt relating to service tax on lease rentals in respect of an office premises.	-	616,856
Claim against Company not acknowledged as debt (for twenty nine (previous year thirteen) numbers of cases) relating to petition filed against Company, (under the Maharashtra Rent Control Act), in relation to the projects.	Amount not ascertainable	Amount not ascertainable
The Company is a member of Maharashtra Chambers of Housing Industry (MCHI). MCHI, on behest of its Members, had filed a writ petition in the High Court of Bombay challenging the levy of service tax by them on Sale of Residential Flats, which has not reached its finality. Meanwhile, the High Court of Bombay had passed a Notice of Motion dated 18th February, 2011, whereby the Members were permitted to deposit the service tax with the Prothonotary & Senior Master / Registrar (O.S.) of the Court, with a direction that the same will be refunded with interest in the event Members succeed in the said writ petition. In view of the same, the Company has demanded the amount of service tax from each of the purchasers after 31st March 2011 and Rs 57,362,756 has been collected upto 31st March 2012 out of which Rs 48,044,873 has been received and deposited to Government authorities and balance of Rs 9,317,883 has been provided in financial statement (which is grouped with "Other Liabilities" under "Other Current Liabilities" within "Current Liabilities"). The Company is of the view that the same is required to be deposited as and when collected from the purchaser. The Management of the Company has taken adequate steps for recovering of such service tax and are of the opinion that the same shall be collected and deposited in due course of time and does not believe unreasonable of ultimate collection.	-	Amount not ascertainable

23. Capital Commitment

Estimated amount of contracts remaining to be executed on capital account and not provided for (Net of Advances) amounting to Rs. Nil (Previous Year Rs. 17,357,106)

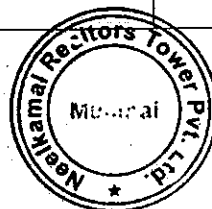
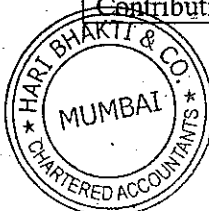
24. Employee Benefits

The Company has classified various employee benefits as under:

A. Defined Contribution Plan

Contribution to defined Contribution Plan recognized as an expense for the year is as under:

Particulars	2011-12	2010-11
Contribution to Provident Fund	159,345	78,054



B. Defined Benefit Plans

The following table sets out the status of the gratuity plan (non-funded) and the amounts recognized in the Company's financial statements as at March 31, 2012:

a) Reconciliation of opening and closing balances of Defined Benefit Obligation:

Particulars	For the Year Ended 31st March 2012 (Rs.)	For the Year Ended 31st March 2011 (Rs.)
Present Value of Obligation as at 1 st April 2011	16,96,050	656,959
Interest Cost	135,684	98,742
Current Service Cost	1,126,530	577,318
Actuarial (Gain)/Loss	(153,333)	363,031
Present Value of Obligation as at 31 st March 2012	28,04,931	16,96,050
Benefits Paid	NIL	NIL

Amounts Recognized in the Balance Sheet:

Particulars	As at 31st March, 2012 (Rs.)	As at 31st March, 2011 (Rs.)
Present Value of Obligation as at 31 st March 2012	28,04,931	16,96,050
Fair value of Plan Assets as at 31 st March, 2012	NIL	NIL
(Asset)/Liability recognised in the Balance Sheet	28,04,931	16,96,050

Expenses Recognized in the Profit and Loss Account

Particulars	For the Year Ended 31st March 2012 (Rs.)	For the Year Ended 31st March 2011 (Rs.)
Current Service Cost	1,126,530	577,318
Past Service Cost	NIL	NIL
Interest Cost	135,684	98,742
Net Actuarial (Gain)/Loss	(153,333)	363,031
Total Expenses recognised in the Profit and Loss Account	11,08,881	10,39,091

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

Particulars	For the Year Ended 31st March 2012	For the Year Ended 31st March 2011
(i) Mortality Table	LIC (1994-96)	LIC (1994-96)
(ii) Discount Rate (Per Annum)	8.50%	8.25%
(iii) Rate of Increase in Compensation levels	15.00%	10.00%

The estimates of rate of escalation in salary considered in actuarial valuation, takes into account inflation, seniority, promotion and other relevant factors including supply and demand in the employment market. The above information is extracted from the report obtained from Actuary.



Neelkamal Realtors Tower Private Limited
Notes to the Financial Statements for the year ended March 31, 2012

Particulars	For the Year Ended 31st March 2012 (Rs.)	For the Year Ended 31st March 2011 (Rs.)
Experience adjustments on actuarial (Gain)/ loss:-		
Plan liabilities (gain)/loss	919,318	455,186
Plan assets (gain)/loss	Nil	Nil

Other Long Term Employee Benefit:

The compensated absences charge for the year ended 31st March, 2012, based on actuarial valuation carried out using the Projected Unit Credit Method, amounting Rs.1,581,264 (for Previous Year Rs. 2,417,506). Out of which Rs 423,626 (Previous year Rs 646,611) has been recognized in the Profit and Loss Account and balance Rs 1,157,638 (Previous year Rs 1,770,895) has been charged to project cost.

25. Details of Remuneration to Auditors:

Particulars	2011-12	2010-11
For Audit Fees (including limited review)	1,150,000	1,000,000
For Certification, IPO Related work and Other Services	NIL	NIL
For out of Pocket Expense	5,680	15,581
Service Tax	134,930	103,000
Total	1,290,610	1,118,581

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

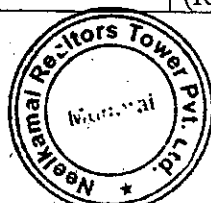
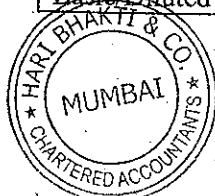
Particulars	2011-12	2010-11
Salim Balwa – (Whole Time Director)		
- Salary (including all allowances)*	45,00,000	30,00,000

* excluding gratuity & long term compensated absences.

Out of the above managerial remuneration, Rs 3,375,000 (i.e.75% of total salary) has been apportioned to the project cost.

27. Computation of Earning per Equity Share :

Particulars		2011-12	2010-11
Profit / (Loss) After Tax	(Rs.)	(39,323,188)	(80,535,728)
Less: Arrears of dividend on Cumulative Redeemable Optionally Convertible Preference Shares	(Rs.)	(196)	(196)
Less: Dividend Distribution Tax	(Rs.)	(31)	(33)
(Loss) for Basic EPS	(Rs.)	(39,323,415)	(80,535,957)
Nominal Value of Shares	(Rs.)	10	10
Weighted Average Number of Equity Shares	(Nos)	1,992,807	1,992,807
Basic/Diluted EPS	(Rs.)	(19.73)	(40.41)



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

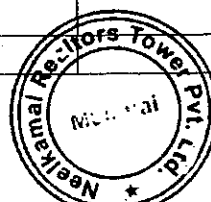
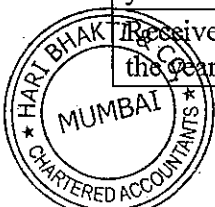
28. Related Party Disclosure

(i) Disclosures as required by the Accounting Standard 18 - "Related Party Disclosures" are given below

Sr. No.	Name and Relationship of the Related Party
Related Party where control exists:	
Holding Company: D B Realty Ltd.	
Related parties with whom transactions have taken place during the year:	
Fellow Subsidiaries with which:	
1	Real Gem Buildtech Private Limited
2	DB Man Realty Limited
Entities Jointly Controlled by Holding Company:	
1	Dynamix Realty – Partnership Firm
Key Management Personnel (KMP):	
1	Mr. Salim Balwa, Whole time Director
2	Mr. Vinod K. Goenka, Director
3	Mr. Mohammed Y. Balwa, Director (w.e.f. 20/09/2011)
4	Mr. Asif Balwa, Director (up to 20.09.2011)
Enterprise where individuals i.e. KMP and their relatives have significant influence:	
1	Conwood Construction & Developers Private Limited
2	K G Enterprises
3	Nihar Construction Private Limited
4	Pony Infrastructure and Contractors Limited (formerly known as Dynamix Balwas Infrastructure Limited)
5	EON Aviation Private Limited
6	Eversmile Construction Company Private Limited

ii) Details of transactions with related parties and balances as on balance sheet date:

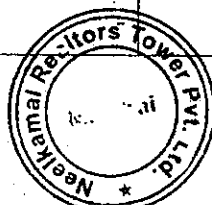
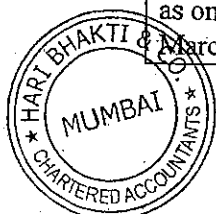
Description	With Holding Company	With Fellow Subsidiary	Entities Jointly Controlled by Holding Company	Key Management Personnel (KMP)	Enterprise where individuals i.e. KMP and their relatives have significant influence
Loans Given					
Opening balance as on 1st April 2011	-				
Given during the year	(270,000,000)				
Received during the year	(270,000,000)				



Neelkamal Realtors Tower Private Limited

Notes to the Financial Statements for the year ended March 31, 2012

Closing Balance as on 31 st March, 2012	-			
Loans Taken				
Opening balance as on 1st April 2011	7,144,948			
Taken during the year	145,029,808 (60,000,000)			
Repaid during the year	150,744,948 (52,855,052)			
Closing Balance as on 31 st March, 2012	1,429,808 (7,144,948)			
Gurantee Given to D B Realty Limited	443,200,000 (1,500,000,000)			
Gurantee Given by D B Realty Limited	2,000,000,000 (2,000,000,000)			
Deposit Received				
Opening balance as on 1st April 2011	20,000,000 (20,000,000)			
Taken during the year	- (15,724,834)			
Repaid during the year	- (15,724,834)			
Closing Balance as on 31 st March, 2012	20,000,000 (20,000,000)			
Advance Given				
Opening balance as on 1st April 2011	-	-	-	1,260,813,268
Given during the year	(140,000,000)	(329,500,000)		(1,290,000,000)
Returned during the year	-	-		314,003,977
Closing Balance as on 31 st March, 2012	(170,000,000)	(680,940,000)		(29,186,732)
				946,809,291
				(1,260,813,268)



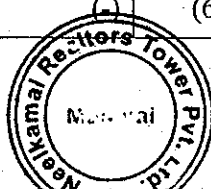
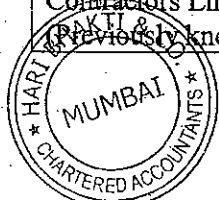
Neelkamal Realtors Tower Private Limited
Notes to the Financial Statements for the year ended March 31, 2012

<u>Sundry Creditors</u>					
Opening balance as on 1st April 2011					49,221,148
					(675,297)
Expenses incurred during the period					458,242,324
					(325,140,427)
Expenses repaid during the period					507,463,472
					(276,594,576)
Closing Balance as on 31 st March, 2012					-
					(49,221,148)
<u>Reimbursement of Expenses</u>					
Expenses incurred during the period	10,511	38,401	14,113,218		4,327,041
	(21,525,308)	(48,330)	(32,695,483)		-
<u>Managerial Remuneration</u>				4,500,000	
				(3,000,000)	
<u>Interest Payable</u>					
Expenses incurred during the period	1,588,676				
	-				
<u>Interest Received</u>					
Income Earned during the period	-				
	(5,355,052)				

(Figures in bracket denote previous year's balances/transactions).

Disclosure in Respect of Material Related Party Transactions During the Year

<u>Loans and Advances Given</u>	Opening Balance as on 01.04.2011	Given During the Year	Returned During the Year	Closing Balance as on 31.3.2012
D B Realty Limited	-	-	-	-
	-	(270,000,000)	(270,000,000)	-
Vanita Infrastructure Pvt. Ltd.	-	-	-	-
	(30,000,000)	(140,000,000)	(170,000,000)	(-)
Pony Infrastructure and Contractors Limited -	685,000,000	-	75,000,000	610,000,000
(Previously known as Dynamix)	(-)	(685,000,000)	(-)	(685,000,000)



Neelkamal Realtors Tower Private Limited
Notes to the Financial Statements for the year ended March 31, 2012.

Balwas Infrastucutre Ltd) (Machinery Advance) (Interest free)				
Pony Infrastructure and Contractors Limited - (Previously know as Dynamix Balwas Infrastucutre Ltd) (Mobilisation Advance) (Interest free)	575,813,268	-	239,003,977	336,809,291
	-	(605,000,000)	(29,186,732)	(575,813,268)
Dynamix Realty	-	-	-	-
	(351,440,000)	(329,500,000)	(680,940,000)	-

(Figures in bracket denote previous year's balances/transactions).

Inter corporate Deposit Received/Repaid During the Year	Opening Balance as on 01.04.2011	Taken During the Year	Repaid During the Year	Closing Balance as on 31.3.2012
D B Realty Limited	7,144,948	145,029,808	150,744,948	1,429,808
	-	(60,000,000)	(52,855,052)	(7,144,948)

(Figures in bracket denote previous year's balances/transactions).

Deposit Received	Opening Balance as on 01.04.2011	Debit	Credit	Closing Balance as on 31.3.2012
D B Realty Limited	20,000,000	-	-	20,000,000
	(20,000,000)	(15,724,834)	(15,724,834)	(20,000,000)

(Figures in bracket denote previous year's balances/transactions).

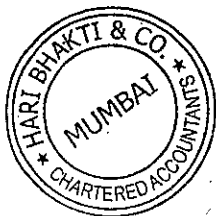
Guarantee Given* To D B Realty Ltd	443,200,000
	(1,500,000,000)

(Figures in bracket denote previous year's balances/transactions)

*In terms of the Indenture of Mortgage dated 11th September, 2009, the Company's immovable property situated at village Chincholi, Malad with area approx. 21814.80 sq. mts. is mortgaged as a collateral security for the total bank guarantee of Rs. 443,200,000 (Previous year 1,500,000,000) including Financial guarantee Rs 75,000,000 (Previous year Rs 1,000,000,000) and Performance guarantee Rs 368,200,000 (Previous year Rs 500,000,000) sanctioned by Punjab National Bank, Mumbai branch to the borrower - its holding company viz. DB Realty Limited.

Guarantee Given By D B Realty Ltd for loan taken by the company from Bank of India and Punjab National Bank	2,000,000,000
	(2,000,000,000)

(Figures in bracket denote previous year's balances/transactions).



Neelkamal Realtors Tower Private Limited
Notes to the Financial Statements for the year ended March 31, 2012

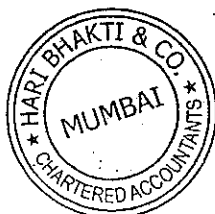
Re-imbusement of expenses incurred	Opening Balance as on 01.04.2011	Payment made	Obligation incurred	Closing Balance as on 31.3.2012
Dynamix Realty	-	14,113,218	14,113,218	-
	-	(32,673,408)	(32,673,408)	-
Nihar Constructions Private Limited	-	4,327,041	4,327,041	-
	(737,100)	(737,100)	-	-
D B Realty Limited – Expenses	-	10,511	10,511	-
	(2,300,278)	(23,825,586)	(21,525,308)	-
Neelkamal Realtors Suburban Private Limited	-	-	-	-
	-	(12,243)	(12,243)	-
Real Gem Buildtech Private Limited	-	37,569	37,569	-
	-	(36,087)	(36,087)	-
Turf Estate JV	-	-	-	-
	-	(22,075)	(22,075)	-
DB Man Realty Limited	-	832	832	-
	-	-	-	-

(Figures in bracket denote previous year's balances/transactions)

Hiring Charges paid	Amount
Eon Aviation Pvt Ltd	6,993,020
	(22,672,165)

Creditors for Expenses	Opening Balance as on 01.04.2011	Debit	Credit	Closing Balance as on 31.3.2012
K.G. Enterprises	662,682	5,280,412	4,617,730	-
	(675,297)	(4,413,972)	(4,401,357)	(662,682)
Pony Infrastructure and Contractors Limited (Creditors)	45,102,526	486,457,926	441,355,400	-
	-	(272,180,604)	(317,283,130)	(45,102,526)
Pony Infrastructure and Contractors Limited (Creditors for materials)	3,316,690	3,316,690	-	-
	-	-	3,316,690	3,316,690
Conwood Construction & Developers Private Limited	56,000	156,939	100,939	-
	-	(6,222)	(62,222)	(56,000)
Eon Aviation Pvt Ltd	-	12,168,255	12,168,255	-
	-	-	-	-

(Figures in bracket denote previous year's balances/transactions).



Neelkamal Realtors Tower Private Limited

Notes to the Financial Statements for the year ended March 31, 2012

Creditor for Fixed Assets	Opening Balance as on 01.04.2011	Debit	Credit	Closing Balance as on 31.3.2012
Eversmile Construction Company Private Limited	83,250	83,250	-	-
	-	(83,250)	-	(83,250)

(Figures in bracket denote previous year's balances/transactions).

Managerial remuneration includes remuneration to Mr. Salim Balwa, the whole time director, of Rs. 45,00,000 (Previous year Rs.30,00,000)

29. Obligation on Long-term, Non Cancellable Operating Lease assets taken on Lease

The Company has taken commercial premises on non cancellable operating lease and the lease rentals debited to profit and loss account as per the schedule given below.

Particulars	For the Year Ended 31st March 2012 (Rs.)	For the Year Ended 31st March 2011 (Rs.)
Lease rentals recognized in the Profit and Loss Account	43,10,073	39,46,178

Future minimum lease payments are as per the schedule provided below:

Particulars	As at 31st March 2012 (Rs.)	As at 31st March 2011 (Rs.)
Within one year of balance sheet date	561,798	33,40,776
Due in a period between 1-5 year	45,738	516,060
Due after five years	NIL	NIL

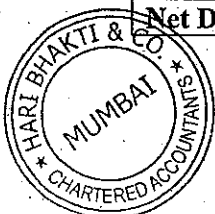
Additional amount of service tax will be collected on these rentals as per the applicable rates existing at the time of payment.

30. Deferred Tax Liabilities/ (Assets)

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

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

Particulars	As at 31st March 2012 (Rs.)	As at 31st March 2011 (Rs.)
Deferred Tax Assets		
Amount Disallowed u/s 43B of Income Tax Act, 1961	1,192,435	969,739
Carried forward business loss	56,186,546	-
Related to Fixed assets	-	285,386
	57,378,981	1,255,125
Deferred Tax Liability		
Related to Fixed Assets	1,166,892	-
	1,166,892	-
Net Deferred Tax Assets	56,212,089	1,255,122



Neelkamal Realtors Tower Private Limited
Notes to the Financial Statements for the year ended March 31, 2012

Note:- As per the requirement of accounting standard in absence of virtual certainty/ reasonable certainty regarding future taxable income, no deferred tax asset have been recognized.

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

32. Foreign Currency Transactions :

The foreign currency exposures that have not been hedged by any derivative instrument or otherwise as on March 31, 2012 are Rs NIL (previous year Rs Nil).

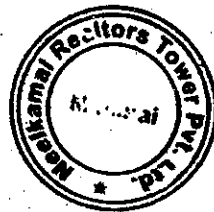
33. Additional information pursuant to paragraphs 3, 4C and 4D of part II of schedule VI of the Companies Act, 1956

Expenditure in foreign currency

Particulars	2011-2012	2010-2011
Purchase of Materials	801,603	6,261,993
Professional fees	167,000	3,485,990
Travelling expenses	968,603	636,790

34. The Company has forwarded letters to creditors for confirming of their status under the Micro, Small and Medium Enterprises Development Act, 2006, but no party has confirmed their status under MSME as on date.

35. The Financial statements of previous year have been audited by another firm of chartered accountants. As notified by Ministry of Corporate affairs, revised schedule VI under the Companies act 1956 is applicable to the financial statement for the financial year commencing on or after 1st April 2011. Accordingly, the financial statements for the year ended March 31, 2012 are prepared in accordance with the revised schedule VI. The amounts and disclosures included in the financial statements of the previous year have been reclassified to conform to the requirements of revised schedule VI.



Place: Mumbai
Dated: May 26, 2012

For and on behalf of Board


Vinod Goenka
Director


Salim Balwa
Director