

## **INDEPENDENT AUDITORS' REPORT**

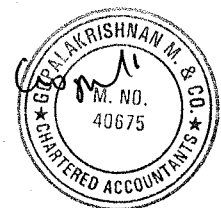
To the Members of  
Nitco Realities Private Limited

Report on the Financial Statements

1. We have audited the accompanying financial statements of **NITCO REALTIES PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31<sup>st</sup> March, 2017, the Statement of Profit and Loss and the Cash Flow Statement for the year then ended and a summary of the significant accounting policies and other explanatory information.

### **Management's Responsibility for the Financial Statements**

2. The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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**

3. Our responsibility is to express an opinion on these financial statements based on our audit.
4. 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 and the order under section 143(11) of the Act.
5. We conducted our audit of the financial statements 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.
6. An audit involves performing procedures to obtain audit evidence about the amounts and the 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 financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.
7. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

### **Opinion**

8. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31<sup>st</sup> March, 2017, and its losses and its cash flows for the year ended on that date.



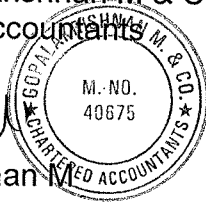
**Report on Other Legal and Regulatory Requirements**

9. As required by Section 143 (3) of the Act, we report that:
- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
  - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
  - (c) The Balance Sheet and the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
  - (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act.
  - (e) On the basis of the written representations received from the directors as on 31<sup>st</sup> March, 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March, 2017 from being appointed as a director in terms of Section 164 (2) of the Act.
  - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A".
  - (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
    - i. The Company does not have any pending litigations which would impact its financial position.
    - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
    - iii. There were no amounts that were required to be transferred to the Investor Education and Protection Fund by the Company.
    - iv. The Company has provided requisite disclosures in its financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8<sup>th</sup> November, 2016 to 30<sup>th</sup> December, 2016 and the same are in accordance with its books of accounts maintained.



10. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

For Gopalakrishnan M & Co  
Chartered Accountants



*Gopalakrishnan M*  
Gopalakrishnan M  
Proprietor  
Membership Number 40675  
Place of Signature : Mumbai  
Date : 20<sup>th</sup> May, 2017.

**ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT**  
**(Referred to in paragraph (f) under 'Report on Other Legal and Regulatory Requirements' of our report of even date)**

**Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")**

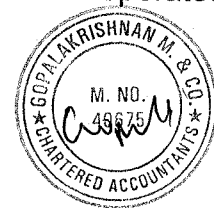
We have audited the internal financial controls over financial reporting of **NITCO REALTIES PRIVATE LIMITED** ("the Company") as of 31<sup>st</sup> March, 2017 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

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

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

**Auditor's Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.



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

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

### **Meaning of Internal Financial Controls Over Financial Reporting**

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

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

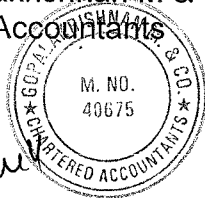
Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal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



**Opinion**

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31<sup>st</sup> March, 2017, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Gopalakrishnan M & Co.  
Chartered Accountants



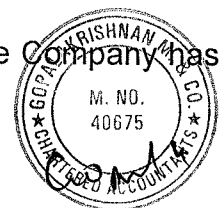
*Gopalakrishnan M*

Gopalakrishnan M  
Proprietor  
Membership Number 40675  
Place of Signature : Mumbai  
Date : 20<sup>th</sup> May, 2017.

**ANNEXURE "B" TO THE INDEPENDENT AUDITOR'S REPORT**  
**(Referred to in paragraph 10 under 'Report on Other Legal and Regulatory Requirements' of our report of even date)**

In our opinion and according to the information and explanations given to us, the nature of the Company's business / activities/results for the year are such that clauses (vi), of the Order are not applicable. In respect of the other clauses, we report as under:

1.
  - (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
  - (b) The fixed assets were physically verified during the year by the Management. According to the information and explanation given to us, no major discrepancies were noticed on such verification.
  - (c) The Company does not have any immovable properties of freehold or leasehold land and building and hence reporting under clause (i)(c) of the CARO 2016 is not applicable.
2.
  - (a) The inventory has been physically verified during the year by the management. In our opinion, the frequency of verification is reasonable.
  - (b) The procedures of physical verification of inventories followed 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 our examination of the records of inventory, we are of the opinion that the company is maintaining proper records of the inventory. No material discrepancies were noticed on physical verification.
3. In our opinion, and according to the information and explanations given to us, the Company has given advances to companies covered in the register maintained under Section 189 of the Companies Act, 2013, the details has been disclosed in Note 1.21 of Notes to Financial Statements;
4. During the year company has not entered any transactions covered under provisions of Section 185 and 186 of the Companies Act, 2013.
5. According to the information and explanations given to us, the Company has not accepted any deposit during the year.



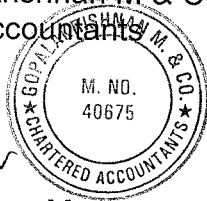


6. According to the information and explanations given to us, in respect of statutory dues:
- (a) The Company has been regular in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-tax, Sales Tax, Service Tax, Customs Duty, Excise Duty, Value Added Tax, cess and other material statutory dues applicable to it to the appropriate authorities. There were no undisputed amounts payable in respect of the aforesaid dues in arrears as at 31<sup>st</sup> March, 2017 for a period of more than six months from the date of becoming payable.
  - (b) There are no dues of Income-tax, Sales Tax, Service Tax, Customs Duty, Excise Duty and Value Added Tax which have been not deposited on account of dispute.
7. The Company has not taken any loans or borrowings from financial institutions, banks and government or has not issued any debentures. Hence reporting under clause (viii) of CARO 2016 is not applicable to the Company.
8. The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) or term loans and hence reporting under clause (ix) of the CARO 2016 is not applicable.
9. To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no fraud on the Company by its officers or employees has been noticed or reported during the year.
10. The Company is not having any Manager and hence reporting under clause (xi) of CARO 2016 is not applicable.
11. The Company is not a Nidhi Company and hence reporting under clause (xii) of the CARO 2016 is not applicable.
12. In our opinion and according to the information and explanations given to us the Company is in compliance with 188 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards. Provisions of Section 177 does not apply to the company.



13. During the year the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence reporting under clause (xiv) of CARO 2016 is not applicable to the Company.
14. In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its directors or persons connected with him and hence provisions of section 192 of the Companies Act, 2013 are not applicable.
15. The Company is not required to be registered under section 45-I of the Reserve Bank of India Act, 1934.

For Gopalakrishnan M & Co.  
Chartered Accountants



*Gopalakrishnan M*  
Gopalakrishnan M  
Proprietor  
Membership Number 40675  
Place of Signature : Mumbai  
Date : 20<sup>th</sup> May, 2017.

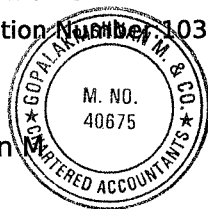
## NITCO REALTIES PRIVATE LIMITED

in ₹

Balance Sheet as at March 31	Note	2017	2016
<b>I EQUITY AND LIABILITY</b>			
<b>1 Shareholders' Fund</b>			
Share Capital	2.1	200,000	200,000
Reserves & Surplus	2.2	69,963,201	69,994,845
		<u>70,163,201</u>	<u>70,194,845</u>
<b>2 Non-current Liabilities</b>			
Long-Term borrowings	2.3	<u>1,528,409,541</u>	<u>1,528,409,541</u>
<b>3 Current Liabilities</b>			
Trade Payables	2.4	1,332,604	1,321,104
Other Current Liabilities	2.5	6,943	6,943
Short-Term Provisions	2.6	187,119	187,119
		<u>1,526,666</u>	<u>1,515,166</u>
<b>TOTAL</b>		<u><u>1,600,099,408</u></u>	<u><u>1,600,119,553</u></u>
<b>II ASSETS</b>			
<b>1 Non-current assets</b>			
Fixed Assets	2.7		
Tangible assets		26,930	45,519
Non-current investments	2.8	52,849,300	52,849,300
Long-term loans and advances	2.9	581,610,618	581,610,618
		<u>634,486,848</u>	<u>634,505,437</u>
<b>2 Current assets</b>			
Inventories	2.10	962,728,086	962,728,086
Cash and cash equivalents	2.11	1,898,955	1,900,511
Other current assets	2.12	985,519	985,519
		<u>965,612,560</u>	<u>965,614,116</u>
<b>TOTAL</b>		<u><u>1,600,099,408</u></u>	<u><u>1,600,119,553</u></u>
Significant Accounting Policies & Notes on Accounts	1 & 2		

As per our report on even date attached  
for GOPALAKRISHNAN M & CO  
Chartered Accountants  
Firm's Registration Number 103303W

*Gopalakrishnan*  
Gopalakrishnan  
Proprietor  
Membership Number 40675.  
Place : Mumbai  
Date : 20th May 2017



For NITCO REALTIES PRIVATE LIMITED

*[Signature]*  
DIRECTOR

*[Signature]*  
DIRECTOR

**NITCO REALTIES PRIVATE LIMITED**

in ₹

Profit and Loss Account for the period ended March 31	Note	2017	2016
I Revenue from Operations		0	0
II Other Income		0	0
III Total Revenue ( I + II )		<u>0</u>	<u>0</u>
IV Expenses			
Finance costs	2.13	1,555	57
Depreciation and amortization expense	2.7	18,589	18,589
Other expenses	2.14	11,500	46,026
Total Expenses		<u>31,644</u>	<u>64,672</u>
V Profit before exceptional and extraordinary items and tax ( III -IV )		-31,644	-64,672
VI Exceptional items			
VII Profit before extraordinary items and tax (V - VI)		<u>-31,644</u>	<u>-64,672</u>
VIII Extraordinary Items			
IX Profit before tax (VII- VIII)		<u>-31,644</u>	<u>-64,672</u>
X Tax expense:			
(1) Current tax		0	0
(2) Deferred tax			
XI Profit (Loss) for the period from continuing operations (IX-X)		<u>-31,644</u>	<u>-64,672</u>
XII Profit/(loss) from discontinuing operations			
XIII Tax expense of discontinuing operations			
XIV Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)		<u>0</u>	<u>0</u>
XV Profit (Loss) for the period (XI + XIV)		<u>-31,644</u>	<u>-64,672</u>
XVI Earnings per equity share:			
(1) Basic		-0.16	-0.32
(2) Diluted		-0.16	-0.32

**Significant Accounting Policies & Notes on Accounts**

1 & 2

As per our report on even date attached

**GOPALAKRISHNAN M & CO**

Chartered Accountants

Firm's Registration Number:103303W

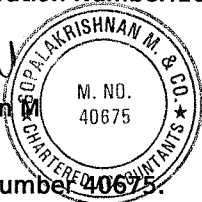
Gopalakrishnan M

Proprietor

Membership Number: 40675

Place : Mumbai

Date : 20th May 2017



For NITCO REALTIES PRIVATE LIMITED

DIRECTOR

DIRECTOR

Cash Flow Statement for the year ended March 31	Note	2017	2016
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>			
Profit Before Tax		(31,644)	(64,672)
<b>Adjustments</b>			
Depreciation		18,589	18,589
Profit on Sale of Unquoted Long term Investment		-	-
Finance Cost		1,555	57
Income Tax Debit Balance Write off			
<b>Changes in Assets and Liabilities</b>			
Inventories - (Increase) / Decrease		-	-
Loans and advances - (Increase) / Decrease		-	6,500,000
Liabilities & Provisions		11,500	214
		-	6,454,188
Income Tax Paid		-	(193,619)
<b>NET CASH GENERATED BY OPERATING ACTIVITY</b>		<b>-</b>	<b>6,260,569</b>
<b>CASH FLOWS FROM INVESTING ACTIVITY</b>			
Payment to Capital expenditure		-	-
Additional Depreciation due to useful life method		-	-
Profit on Sale of Unquoted Long term Investment		-	-
Sale / (Purchase) of Investment		-	-
<b>NET CASH PROVIDED BY / (USED BY) INVESTING ACTIVITIES</b>		<b>-</b>	<b>-</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Advance from Related Parties		-	(5,183,541)
Advance from Others		-	-
Finance Cost		(1,555)	(57)
Advance to Subsidiary/Associate companies		-	(1,137,420)
<b>NET CASH USED IN FINANCING ACTIVITY</b>		<b>(1,555)</b>	<b>(6,321,018)</b>
<b>NET INCREASE / (DECREASE) IN CASH &amp; CASH EQUIVALENTS</b>		<b>(1,555)</b>	<b>(60,449)</b>
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING</b>	2.11	<b>1,900,511</b>	<b>1,960,960</b>
<b>CASH AND CASH EQUIVALENTS AT THE END</b>	2.11	<b>1,898,955</b>	<b>1,900,511</b>

Significant Accounting Policies &amp; Notes on Accounts

1 &amp; 2

As per our report on even date attached  
for GOPALAKRISHNAN M & CO

Chartered Accountants

Firm's Registration Number: 103303W

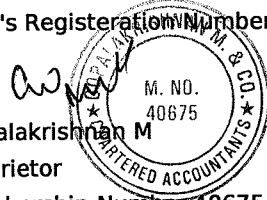
Gopalakrishnan M

Proprietor

Membership Number 40675.

Place : Mumbai

Date : 20th May 2017



For NITCO REALTIES PRIVATE LIMITED

DIRECTOR

DIRECTOR

# NITCO REALTIES PRIVATE LIMITED

## Significant accounting policies and notes on accounts

### 1 SIGNIFICANT ACCOUNTING POLICIES

#### 1.1 Basis of Preparation of Financial Statements

These financial statements are prepared in accordance with Indian Generally Accepted Accounting Principles in India (Indian GAAP), including the Accounting Standard notified under the relevant provision of the Companies Act, 2013. The financial statements are prepared on accrual basis under the historical cost convention.

#### 1.2 Use of Estimate

The preparation of the financial statements in the conformity with Indian GAAP requires the management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimate used in preparation of the financial statement are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the period in which the results are known / materialise.

#### 1.3 Revenue Recognition

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

#### 1.4 Fixed Assets, intangible assets and capital work-in-progress

Fixed Assets are stated at cost, less accumulated depreciation and impairment, if any. Direct cost are capitalised until fixed assets are ready for use. Capital work-in-progress comprises of the cost of fixed assets that are not yet ready for their intended use at the reporting date. Capital work-in-progress also includes Capital advances. Intangible assets are recorded at the consideration paid for acquisition and are carried at cost less accumulated amortization and impairment.

#### 1.5 Depreciation and amortization

Depreciation on fixed assets is provided on straight-line method. Depreciation is provided based on useful life of the assets as prescribed in the Schedule II of Companies Act, 2013. Depreciation for the assets purchased / sold during the period is proportionately charged. Individual low cost assets (acquired for ₹5,000/- or less) are depreciated during the year of acquisition. Intangible assets are amortized over respective individual estimated useful lives on straight-line basis.

#### 1.6 Impairment of Assets

The carrying amounts of the assets are reviewed for impairment annually. There is no indication of such impairment exists, hence no provision has been made in the books of accounts.

#### 1.7 Provisions and Contingent Liabilities

A provision is recognized if, as a result of a past event, the Company has a present legal obligation that can be estimated reliably, and it is probable that an outflow will be required to settle the obligation. Provisions are determined by the best estimate of the outflow required to settle the obligation at the reporting date. Where no reliable estimate can be made, a disclosure is made as contingent liability. A disclosure for a contingent liability is also made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

#### 1.8 Employee Retirement Benefits

##### Gratuity

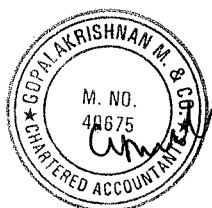
The company has taken a group gratuity-cum-life insurance policy with the Life Insurance Corporation of India for eligible employees. The liability is actuarially assessed by LIC and accounted for on accrual basis.

##### Provident, Superannuation and Other Fund

The company's contribution to the provident fund, superannuation fund and other funds for the year is accounted for on accrual basis.

##### Leave Compensation

Leave encashment benefits has been provided on accrual basis.



## 1.9 Taxation

### Current Tax

Current tax is provided on the basis of tax payable on estimated taxable income computed in accordance with the applicable provisions of Income Tax Act, 1961 after considering the benefits available under the said Act.

### Deferred Taxes

In accordance with Accounting Standard 22 - Accounting for Taxes on Income, issued by the Institute of Chartered Accountants of India, the deferred tax for timing difference between the book and tax profits for the year is accounted for using the tax rates and laws that have been enacted or substantially enacted as of the balance sheet date.

Deferred Tax Assets arising from temporary timing difference are not recognised on grounds of Prudence.

## 1.10 Investments

Long-term investments are stated at cost less provisions recorded to recognize any decline, other than temporary, in carrying value of each investment. Current investments are stated at the lower of cost or fair value of each investment individually. Cost is determined on a weighted average basis.

## 1.11 Inventory

Inventory consists of land acquired by the company and has been valued at the cost of acquisition.

## 1.12 Pre-operative Expenditure

Expenditure incurred prior to commencement of business has been charged to Inventory Land.

## 1.13 Auditors remuneration

Particulars	2017	2016
Audit Fees	5,750	5,725
Other Fees	5,750	16,961
	<u>11,500</u>	<u>22,686</u>

## 1.14 Borrowing Cost

Interest and other borrowing cost on specific borrowings attributable to qualifying assets are capitalised. Income earned on temporary investment of those borrowing has been reduced from the total borrowing cost. During the year company has earned interest income of ₹Nil/- (Previous Year ₹Nil/-) Less TDS of ₹Nil/- (Previous Year ₹Nil/-).

## 1.15 Segment Reporting

There are no separate reportable segments based on business segment or geographical segment.

## 1.16 Sundry Creditors

The Company does not owe any amount to Small Scale Industrial undertaking or to any supplier covered under Micro, Small and Medium Enterprises Development Act, 2006

## 1.17 Foreign Currency Transaction

The company has not entered into any foreign currency transaction during the reported period. There is no income / expenses generated in foreign currency.

## 1.18 Assets on Lease

The Company has not taken / given any assets on lease.

Profit and Loss Account has been prepared during the current year due to the other income received, though the company has not done any Commercial Activity. There was no profit and Loss account was prepared during the previous year hence there are no previous year corresponding figures.

Previous year's figures have been regrouped / restated / reclassified / rearranged wherever necessary to make them comparable with those of the current year.



## 1.21 Related Party Transactions as per Accounting Standard 18 (AS-18).

Relationship	Name of The Related Party
Holding Company	Nitco Limited
Subsidiaries	Feel Better Housing Private Limited
	Maxwealth Properties Private Limited
	Glamorous Properties Private Limited
	Ferocity Properties Private Limited
	Quick Solution Properties Private Limited
	Nitco IT Park Private Limited
	Opera Properties Private Limited
	Roaring-Lion Properties Private Limited
	Silver-Sky Real Estates Private Limited
	Nitco Aviation Private Limited
	Meghdoot Properties Private Limited
	Aileen Properties Private Limited
	J M Township & Real Estate Pvt Ltd

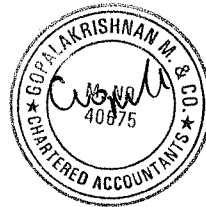
### Associate Companies

#### Key Managerial Personnel

- Director - Mr. Vivek Talwar
- Director - Mr. Deepak Thengal
- Director - Mr. Manish G Saraf

#### Enterprises over which Key Managerial Personnel are able to exercise significant influence.

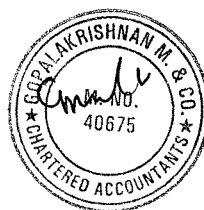
Alpine Agro And Dairy Farms Private Limited.	Nitco Tiles Sales Corporation
Anandshree Bombay (Holding) Private Limited.	Norita Investments Private Limited
Aqua-Marine Properties Private Limited.	Northern India Tiles (Sales) Corporation
Aurella Estates and Investments Private Limited	Orchid Realtors Private Limited
Brunelle Properties Private Limited	Prakalp Propties Private Limited
Blue-Whale Properties Private Limited	Rangmandir Builders Private Limited
Brighton Properties Private Limited	Rejoice Realty Private Limited
Cosmos Realtors Private Limited	Rhythm Real Estates Private Limited
Eden Garden Builders Private Limited	Reliant Properties And Realty LLP
Enjoy Builders Private Limited	Saisha Trading LLP
Firstlife Properties LLP	Saumya Buildcon Private Limited
Greenarth Properties and Realty LLP	Strongbase Properties Private Limited
Hunar Cultivators and Developers Private Limited	Tanvish Properties LLP
Kavivarya Properties LLP	The Northern India Tiles Corporation (Delhi)
Kshamta Properties Private Limited	Ushakiran Builders Private Limited
Lavender Properties Pvt.Ltd.	Vilasini Properties Private Limited
Mellisma Finance and Trading Private Limited	Vihaan Properties Private Limited
Merino Realtors Private Limited	Vivek Talwar (HUF)
Nitco Consultants And Exports Private Limited	Winword Properties Private Limited
Nitco Exports	Mritul Trading Private Limited
Nitco Paints Private Limited	Jinendra Infocity Private Limited
Nitco Sales Corporation (Delhi)	Dedicated Properties Private Limited
Nitco Tiles	





**Related party disclosure**

	31.03.2017	31.03.2016
	₹ in Lacs	₹ in Lacs
<b>Holding Company : Nitco Limited (100% Holding)</b>		
Nature of Transactions		
Transaction during the year		
Short Term Borrowing	-	(51.84)
Balances		
Short Term Borrowing	15,234.10	15,234.10
Maximum Balance	15,234.10	15,285.93
<b>Subsidiary : Opera Properties Private Limited (100% Holding by Nitco Realities Private Limited)</b>		
Nature of Transactions		
Transaction during the year		
Loans and Advances given	-	-
Balances		
Loans and Advances	363.04	363.04
Maximum Balance	363.04	363.04
<b>Subsidiary : Glamorous Properties Private Limited (75% Holding by Nitco Realities Private Limited)</b>		
Nature of Transactions		
Transaction during the year		
Loans and Advances given/Repaid	-	-
Balances		
Loans and Advances	(270.52)	(270.52)
Maximum Balance	(270.52)	(270.52)
<b>Subsidiary : Nitco IT Park Private Limited (100% Holding by Nitco Realities Private Limited)</b>		
Nature of Transactions		
Transaction during the year		
Loans and Advances given	-	0.07
Balances		
Loans and Advances	50.07	50.07
Maximum Balance	50.07	50.07
<b>Subsidiary : Feel Better Housing Private Limited (100% Holding by Nitco Realities Private Limited)</b>		
Nature of Transactions		
Transaction during the year		
Loans and Advances given/(Returned)	-	0.07
Balances		
Loans and Advances	450.36	450.36
Maximum Balance	450.36	450.36



**Subsidiary : Silver Sky Real Estate Private Limited (100% Holding by Nitco Realities Private Limited)**

**Nature of Transactions**

**Transaction during the year**

Loans and Advances given - 0.07

**Balances**

Loans and Advances 435.48 435.48  
Maximum Balance 435.48 435.48

**Subsidiary : Ferocity Properties Private Limited (100% Holding by Nitco Realities Private Limited)**

**Nature of Transactions**

**Transaction during the year**

Loans and Advances given - 0.07

**Balances**

Loans and Advances 393.49 393.49  
Maximum Balance 393.49 393.49

**Subsidiary : Aileen Properties Private Limited (100% Holding by Nitco Realities Private Limited)**

**Nature of Transactions**

**Transaction during the year**

Loans and Advances given - 0.07

**Balances**

Loans and Advances 2.32 2.32  
Maximum Balance 2.32 2.32

**1.22 Cash Flow Statement**

The Cash Flow Statement has been prepared under the indirect method as set out in Accounting Standard - 3 (AS-3) on Cash Flow Statement issued by The Chartered Accountants of India.

**1.23 Earning Per Share - (EPS)**

in ₹

Earning Per Share as at March 31		2017	2016
i	Profit/(Loss) Attributable to Equity Shareholders	(31,644)	(64,672)
ii	Weighted average number of equity share for Earning Per Share	200,000	200,000
iii	Nominal Value of Equity Per Share	1	1
iv	Basic & Diluted Earning Per Share	(0.16)	(0.32)

**1.24 Disclosure of transactions of Specified Bank Notes (SBNs) and Other Denomination Notes during the period from November 08, 2016 to December 30, 2016:**

in ₹

	SBNs	Other Denomination Notes	Total
Closing Cash in Hand as on 08.11.2016	-	225,000	225,000
(+) Permitted Receipts	-	-	-
(-) Permitted Payments	-	-	-
(-) Exchange in bank Branch	-	-	-
(-) Amount deposited in Banks	-	-	-
Closing Cash in Hand as on 30.12.2016	-	225,000	225,000

For Gopalakrishnan M & Co.

Chartered Accountants

Firm's Registration Number:103303W

Gopalakrishnan M.  
(Proprietor)

Membership Number 40675.

Place : Mumbai

Date : 20th May 2017

For Nitco Realities Private Limited.

Director

Director

2 Notes on accounts for the year ended March 31, 2017

2.1 Share Capital

in ₹

Particulars	As at March 31			
	Number	2017	Number	2016
<b>Authorised Capital:</b>				
Preference shares of ₹10/- each	50,000	500,000	50,000	500,000
Equity Shares of ₹1/- each	9,500,000	9,500,000	9,500,000	9,500,000
		10,000,000		10,000,000
<b>Issued</b>				
Equity Shares of ₹1/- each	200,000	200,000	200,000	200,000
		200,000		200,000
<b>Subscribed &amp; Paid up</b>				
Equity Shares of ₹1/- each fully paid	200,000	200,000	200,000	200,000
		200,000		200,000
<b>Subscribed but not fully Paid up</b>				
Equity Shares of ₹1/- each, not fully paid up	0	0	0	0
		0		0
		200,000		200,000

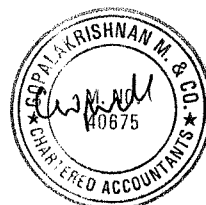
Particulars	Equity Shares	
	Number	₹
Shares outstanding at the beginning of the year	200,000	200,000
Shares issued during the year	0	0
Shares bought back during the year	0	0
Shares outstanding at the end of the year	200,000	200,000

2,00,000 Equity Shares (Previous year 2,00,000 Equity Shares) are held by Nitco Limited, the holding company.

Name of The Shareholder	As at March 31			
	2017		2016	
	No. of Shares Held	% of Holding	No. of Shares Held	% of Holding
Nitco Limited	200,000	100.00%	200,000	100.00%

Particulars	Year (Aggregate No. of Shares)				
	2016-17	2015-16	2014-15	2013-14	2012-13
<b>Equity Shares :</b>					
Fully paid up pursuant to contract(s) without payment being received in cash	-	-	-	-	-
Fully paid up by way of bonus shares	-	-	-	-	-
Shares bought back	-	-	-	-	-

Unpaid Calls	₹
By Directors	-
By Officers	-



## 2.2 Reserves & Surplus

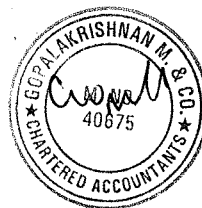
in ₹

Particulars	As at March 31	
	2017	2016
<b>General Reserves</b>		
Opening Balance	-	-
Less : Additional Depreciation due to useful life method	-	-
Add : Transfer during the Year	-	-
Closing Balance	-	-
<b>Capital Redemption Reserve</b>		
Opening Balance	100,000	100,000
Add : Transfer during the Year	-	-
Closing Balance	100,000	100,000
<b>Securities Premium Account</b>		
Opening Balance	69,135,184	69,135,184
Add : Securities premium credited on Share issue	-	-
<u>Less : Premium Utilised for various reasons</u>		
Premium on Redemption of Debentures		
For Issuing Bonus Shares		
Closing Balance	69,135,184	69,135,184
<b>Surplus</b>		
Opening balance	759,661	824,333
Less : Additional Depreciation due to useful life method	-	-
	759,661	824,333
Add : Net Profit/(Net Loss) For the current year	(31,644)	(64,672)
Add : Transfer from Reserves	-	-
Less : Transfer to Reserves	-	-
Closing Balance	<b>728,017</b>	<b>759,661</b>
Total	<b>69,963,201</b>	<b>69,994,845</b>

## 2.3 Long Term Borrowing

in ₹

Particulars	As at March 31	
	2017	2016
<b>Unsecured</b>		
<b>a Loans and advances from related parties (Refer Note 1.21)</b>		
Nitco Ltd	1,523,409,541	1,523,409,541
(of the above, ₹ Nil is guaranteed by Directors and / or others)		
<b>b Other loans and advances</b>		
(of the above, ₹ Nil is guaranteed by Directors and / or others)	5,000,000	5,000,000
Total	<b>1,528,409,541</b>	<b>1,528,409,541</b>



**2.4 Trade Payables**

in ₹

Particulars	As at March 31	
	2017	2016
Micro, Small & Medium Enterprises Trade Payables	0 1,332,604	0 1,321,104
Total	1,332,604	1,321,104

**2.5 Other Current Liability**

in ₹

Particulars	As at March 31	
	2017	2016
Other payables		
Salary & Reimbursements	6,943	6,943
TDS Payable	0	0
Employee Bank Loan Payable	0	0
Maharashtra Professional Tax	0	0
Expense Payable	0	0
Total	6,943	6,943

**2.6 Short Term Provision**

in ₹

Particulars	As at March 31	
	2017	2016
Provision for employee benefits		
Salary & Reimbursements	0	0
Contribution to PF	0	0
Leave Encashment (funded)	0	0
Provision for Income Tax	187,119	187,119
Total	187,119	187,119

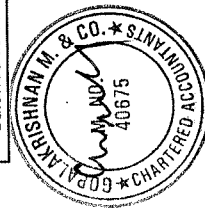


in ₹

## 2.7 Fixed Assets

Particulars	Gross Block				Accumulated Depreciation					Net Block			
	01.04.2016	Additions/ (Disposals)	Acquired through business combinations	Revaluations/ (Impairments)	31.03.2017	01.04.2016	Depreciation charge for the year	additional Depreciation due to useful life method adjusted against General Reserve & Inventory Land	Adjustment due to revaluations	On disposals	31.03.2017	31.03.2017	31.03.2016
<b>a Tangible Assets</b>													
Furniture and Fixtures	1,567,928	0	0		1,567,928	1,531,134	14,309	0		0	1,545,443	22,485	36,794
Vehicles	39,862	0	0		39,862	31,137	4,280	0		0	35,417	4,445	8,725
Office equipment	840,135	0	0		840,135	840,135	0	0		0	840,135	0	0
<b>Total</b>	<b>2,447,925</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,447,925</b>	<b>2,402,406</b>	<b>18,589</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,420,995</b>	<b>26,930</b>	<b>45,519</b>

Particulars	Year				
	2016-17	2015-16	2014-15	2013-14	2012-13
<b>Asset details:</b>					
Balance as at 1 April	-	-	-	-	-
Impairment/ Revaluation	-	-	-	-	-
Balance as at 31 March	-	-	-	-	-

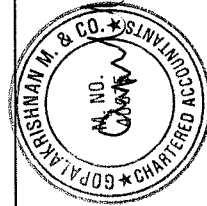


**2.8 Non-Current Investment**

in ₹

Particulars	As at March 31	
	2017	2016
<b>Other Investments (Refer A below)</b>		
Investment in Equity instruments	52,849,300	52,849,300
<b>Total</b>	52,849,300	52,849,300
Less : Provision for diminution in the value of Investments	0	0
<b>Total</b>	52,849,300	52,849,300
Aggregate amount of unquoted investments ₹5,28,49,300/- (Previous Year ₹5,28,49,300/-)		

A	Sr. No.	Name of the Body Corporate	Subsidiary / Associate / JV/ Controlled Entity / Others	No. of Shares / Units		Quoted / Unquoted	Partly Paid / Fully paid	Extent of Holding (%)		₹		Whether stated at Cost Yes / No	If Answer to Column (12) is 'No' - Basis of Valuation
				2017 (4)	2016 (5)			2017 (8)	2016 (9)	2017 (10)	2016 (11)		
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
<b>a</b>		<b>Investment in Equity Instruments</b>											
		Opera Properties Pvt Ltd	Subsidiary	5,000	5,000	Unquoted	Fully Paid	100%	100%	32,569,300	32,569,300	Yes	
		Nitco IT Park Pvt Ltd	Subsidiary	10,000	10,000	Unquoted	Fully Paid	100%	100%	100,000	100,000	Yes	
		Glamourus Properties Pvt Ltd	Subsidiary	937,500	937,500	Unquoted	Fully Paid	75%	75%	9,375,000	9,375,000	Yes	
		Aillean Properties Pvt Ltd	Subsidiary	10,000	10,000	Unquoted	Fully Paid	100%	100%	105,000	105,000	Yes	
		Feel Better Housing Pvt Ltd	Subsidiary	10,000	10,000	Unquoted	Fully Paid	100%	100%	100,000	100,000	Yes	
		Maxwealth Properties Pvt Ltd	Subsidiary	10,000	10,000	Unquoted	Fully Paid	100%	100%	100,000	100,000	Yes	
		Nitco Aviation Pvt Ltd	Subsidiary	100,000	100,000	Unquoted	Fully Paid	100%	100%	10,000,000	10,000,000	Yes	
		Quick Solution Properties Pvt Ltd	Subsidiary	10,000	10,000	Unquoted	Fully Paid	100%	100%	100,000	100,000	Yes	
		Roaring-Lion Properties Pvt Ltd	Subsidiary	10,000	10,000	Unquoted	Fully Paid	100%	100%	100,000	100,000	Yes	
		Meghdoot Properties Pvt Ltd	Subsidiary	10,000	10,000	Unquoted	Fully Paid	100%	100%	100,000	100,000	Yes	
		Silver Sky Real Estate Pvt Ltd	Subsidiary	10,000	10,000	Unquoted	Fully Paid	100%	100%	100,000	100,000	Yes	
		Ferrocoty Properties Pvt Ltd	Subsidiary	10,000	10,000	Unquoted	Fully Paid	100%	100%	100,000	100,000	Yes	
		<b>Total</b>		1,132,500	1,132,500					52,849,300	52,849,300		



**2.9 Long Term Loans & Advances**

in ₹

Particulars	As at March 31	
	2017	2016
<b>Security Deposits</b>		
Unsecured, considered good	37,450	37,450
<b>Loans and advances to related parties* (Refer Note 1.21)</b>		
Unsecured, considered good	346,904,369	346,904,369
<b>Others - Acquisition of Land/Rights in Land/Development Rights</b>		
Unsecured, considered good	234,668,799	234,668,799
	<b>581,610,618</b>	<b>581,610,618</b>
<b>* Particulars</b>		
Directors *		
Other officers of the Company *		
Firm in which director is a partner *		
Private Company in which director is a member	346,904,369	346,904,369
	<b>346,904,369</b>	<b>346,904,369</b>
*Either severally or jointly		

**2.10 Inventories**

in ₹

Particulars	As at March 31	
	2017	2016
Land (Valued at Cost)	962,728,086	962,728,086
<b>Total</b>	<b>962,728,086</b>	<b>962,728,086</b>

**2.11 Cash and Cash Equivalents**

in ₹

Particulars	As at March 31	
	2017	2016
a. Cash on hand * (refer Note No 1.24)	225,000	225,000
b. Balances with banks in Current Account		
ICICI Bank Backbay Br - 000405069754	1,657,723	1,658,697
PNB a/c 40740 - NPT Br	16,232	16,814
	<b>1,673,955</b>	<b>1,675,511</b>
	<b>1,898,955</b>	<b>1,900,511</b>

**2.12 Other Current Assets**

in ₹

Particulars	As at March 31	
	2017	2016
<b>Others</b>		
Income Tax Payments	985,519	985,519
	<b>985,519</b>	<b>985,519</b>

