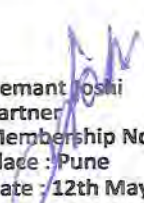


Vascon Pricol Infrastructures Limited
Balance Sheet as at March 31, 2015


Particulars	Notes	(Amount in Rupees)	(Amount in Rupees)
		As at March 31, 2015	As at March 31, 2014
Equity and liabilities			
Shareholders' funds			
Share capital	3	71,000,000	71,000,000
Reserves and surplus	4	(48,004,853)	22,557,132
		<u>22,995,147</u>	<u>93,557,132</u>
Non current liabilities			
Other Long term Liabilities	5	132,852,282	171,076,536
Current liabilities			
Trade payables	6	87,673,030	145,829,289
Other current liabilities	7	35,735,015	106,103,841
Short term provisions	8	-	1,548,690
		<u>123,408,045</u>	<u>253,481,820</u>
Total equity and liabilities		<u>279,255,474</u>	<u>518,115,488</u>
Assets			
Non current assets			
Non Current Investments	9	-	180,000,000
Long term loans and advances	10	6,406,244	27,185,364
		<u>6,406,244</u>	<u>207,185,364</u>
Current assets			
Current investments	11	15,016,349	-
Inventories	12	225,375,770	290,878,414
Trade receivables	13	15,597,447	547,917
Cash and Bank Balances	14	2,469,035	12,588,649
Short term loans and advances	15	2,925,442	6,440,992
Other current assets	16	11,465,187	474,152
		<u>272,849,230</u>	<u>310,930,124</u>
Total assets		<u>279,255,474</u>	<u>518,115,488</u>

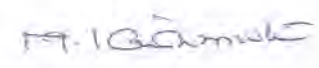
See accompanying notes forming part of the financials statement

In terms of our report attached
For Deloitte Haskins and Sells LLP
Chartered Accountants


Hemant Joshi
Partner
Membership No. 38019
Place : Pune
Date : 12th May 2015

For and on behalf of the Board of Directors.


Dr. Santosh Sundararajan
Director


M. Krishnamurthi
Director

Place : Pune
Date : 12th May 2015

Vascon Pricol Infrastructures Limited
Statement of Profit and Loss for the year ended March 31, 2015

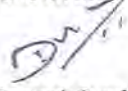
Particulars	Note	(Amount in Rupees)	
		For the year ended March 31, 2015	For the year ended March 31, 2014
Revenue from operations	17	211,662,343	84,261,856
Other income	18	1,690,088	237,364
Total revenue		213,352,431	84,499,220
Construction Expenses	19	138,788,343	101,851,651
Changes in inventories of Development and Construction material	20	65,502,643	(18,641,407)
Finance costs	21	7,456,990	-
Other expenses	22	3,047,748	1,274,974
Total expenses		214,795,724	84,485,218
Profit before exceptional and extraordinary items and tax		(1,443,293)	14,002
Extraordinary items	29	(69,118,692)	-
Profit /(Loss) before tax		(70,561,985)	14,002
Tax expense:			
Current tax		-	3,000
Excess / short provision for tax of ealier periods		-	1,548,690
		-	1,551,690
Profit /(loss) for the Year		(70,561,985)	(1,537,688)
Earnings / (loss) per equity share of (of Rs 10/- each fully paid up)			
Basic & Diluted	23	(9.94)	(0.22)


See accompanying notes forming part of the financials statement

In terms of our report attached
For Deloitte Haskins and Sells LLP
Chartered Accountants

Hemant Joshi
Partner
Membership No. 38019
Place : Pune
Date : 12th May 2015

For and on behalf of the Board of Directors.


Dr. Santosh Sundararajan
Director


M. Krishnamurthi
Director

Place : Pune

Date : 12th May 2015

Vascon Pricol Infrastructures Limited

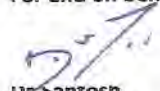
Cash Flow for the year ended March 31, 2015


Particulars	(Amount in Rupees)	(Amount in Rupees)
	For the year ended March 31, 2015	For the year ended March 31, 2014
A CASH FLOWS FROM OPERATING ACTIVITIES		
Profit / (Loss) before Taxation	(1,443,293)	14,002
Adjustments for :- (Profit)/loss on sale of investments.	(69,118,692)	-
Operating Profit before working capital changes	(70,561,985)	14,002
Adjustments for (increase)/ decrease in operating assets		
Decrease / (Increase) in Inventories	65,502,644	(18,565,428)
Decrease / (Increase) in Trade Receivables	(15,049,530)	(195,843)
Decrease / (Increase) in Other Current Assets	(10,991,035)	(2,288,119)
Decrease / (Increase) in Loans and advances	24,294,670	27,686,230
Adjustments for (increase)/ decrease in operating liabilities		
Increase / (Decrease) in Current Liabilities and Provisions.	(168,298,029)	(6,413,811)
Cash generated from operations	(175,103,265)	237,031
Direct Taxes Paid (Net)	-	(3,000)
Net Cash flow from operating activities	(175,103,265)	234,031
B CASH FLOWS FROM INVESTING ACTIVITIES		
Long Term Investments in Shares.	180,000,000	-
Current Investments in Debt fund	(15,016,349)	-
Share Application money received /(paid)	-	3,600,000
NET CASH Generated/ (USED) IN INVESTING ACTIVITIES	164,983,651	3,600,000
C CASH FLOWS FROM FINANCING ACTIVITIES		
NET CASH INFLOW (OUTFLOW) (A+B+C)	(10,119,614)	3,834,031
Cash and Cash Equivalents at the end of the Year	12,588,649	8,754,618
Cash and Cash Equivalents at the beginning of the Year	2,469,035	12,588,649
Net (Decrease)/ Increase in Cash and Cash Equivalents During The Period.	(10,119,614)	3,834,031

In terms of our report attached
For Deloitte Haskins and Sells LLP
Chartered Accountants


Hemant Joshi
Partner
Membership No. 38019
Place : Pune
Date : 12th May 2015

For and on behalf of the Board of Director


Dr. Santosh
Sundararajan
Director


M Krishnamurthi
Director

Place : Pune
Date : 12th May 2015

1 The Company overview

Vascon Pricol Infrastructures Limited (Company) was incorporated on 2nd April 2007 and having CIN U45201TZ2007PLC013596. The Company is engaged in the business of Property Developers /Real Estate Developers, Builders.

2 Summary of Significant Accounting policies:

2.1 Basis of Preparation of Financial Statements

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act") / Companies Act, 1956 ("the 1956 Act"), as applicable. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

2.2 Use of Estimates

The preparation of the financial statements, in conformity with the Indian GAAP, requires the management to make estimates and assumptions that affect the reported amounts of assets and liabilities (including contingent liability) at the date of the financial statements and the reported amounts of revenues and expenses during the year. The management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and differences between actual results and estimates are recognized in the periods in

2.3 Recognition of Revenue / Cost

(i) Completed Units

Revenue from sales of units is recognized as and when the underlying significant risk and rewards of ownership are transferred to the purchaser.

(ii) Units Under Development

Revenue from sales of such units is recognized as and when all the following conditions are satisfied:

- (a) The underlying significant risk and rewards of ownership are transferred to the purchaser.
- (b) All critical approvals necessary for commencement of the project are obtained.
- (c) Reasonable level of development is reached when project cost incurred excluding land cost and borrowing cost exceeds 25% of the project cost excluding land cost and borrowing cost.
- (d) At least 25% of the estimated project area are secured by contracts or agreement with the buyers.
- (e) At least 10% of the total revenue as per agreements of sale are realised at the reporting date in respect of each of the contracts and there are no outstanding defaults of the payment terms in such contracts.

(f) Certainty of recoverability of the balance consideration.

Revenue is recognized on proportionate basis as the acts are progressively performed, by applying the percentage of completion method as explained in AS-7 (Revised) Construction Contracts in compliance with the authoritative professional view.

The percentage completion for the purpose of recognition of revenue is determined based on actual costs incurred thereon by the Company to total estimated cost with reference to the saleable area. Cost for this purpose includes cost of land/development rights, construction and development costs of such properties borrowing costs and overheads, as may be applicable.

The estimates of the saleable area and costs are reviewed periodically and effect of any changes in such estimates is recognized in the period in which such changes occur.

However, when the total project cost is estimated to exceed total revenues from the project, loss is recognized immediately.

2.4 Inventories

Development Work

(i) Development - Completed Units

Finished goods comprising of constructed units ready for sale are valued at lower of cost and net realisable value.

(ii) Development - Units under construction

The unit under construction to the extent not recognised as sales under the revenue recognition policy adopted by the Company is carried at lower of cost or net realisable value on the basis of technical estimate certified by the Managing Director / Technical Experts.

2.5 Provisions and Contingent Liabilities

A provision is recognised when the Company has a present obligation as a result of past event, it is probable that outflow of resources will be required to settle the obligation and in respect of which reliable estimates can be made. Provisions (excluding employee benefits) are not discounted to their present value and are determined based on the best estimates required to settle the obligation as at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates. Contingent Liabilities are disclosed in the financial statements unless the probability of outflow of resources is remote. A contingent asset is neither recognised nor disclosed in the financial statements.

2.6 Taxes on Income

a) Tax expense comprises of current tax and deferred tax.

b) Current tax is measured at the amount expected to be paid to/recovered from the tax authorities, using the applicable tax rates and tax laws.

c) Deferred tax is recognised on timing differences between taxable income and accounting income which originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured using the tax rates and tax laws enacted or substantively enacted as at the reporting date. Deferred tax assets are recognised for timing differences other than unabsorbed depreciation and carry forward losses only to the extent that reasonable certainty exists that sufficient future income will be available against which these can be realised. Deferred tax assets in respect of unabsorbed depreciation and carried forward losses are recognised only if there is virtual certainty that sufficient future taxable income will be available to realise the assets. Deferred tax assets are reviewed at each

d) Minimum Alternate Tax (MAT) credit entitlement available under the provisions of Section 115JAA of the Income Tax Act, 1961 is recognised if there is convincing evidence that the Company will pay normal tax during the specified future period. The Company reviews the carrying amount of MAT credit entitlement at each balance sheet date and writes-down the carrying amount to the extent there is no longer convincing evidence that the Company will pay normal tax during the specified future period.

2.7 Joint Venture Projects

a) **Jointly Controlled Operations:-** In respect of joint venture contracts in the nature of jointly controlled operations, the assets controlled, liabilities incurred, the share of income and expenses incurred are recognised in the agreed proportions, as may be belonging to the Company, under respective heads in the financial statements.

b) **Jointly Controlled Entities :-**

i) **Integrated Joint Ventures :-** Company's share in profits or losses of Integrated Joint Ventures is accounted on determination of the profits or losses by the joint venture.

Investments in Integrated Joint Ventures are carried at cost net of company's share in recognised profits or losses.

ii) **Incorporated Jointly Controlled Entities :-**

• Income on investments in incorporated Jointly Controlled Entities is recognised when the right to receive the same is established.

• Investment in such Joint Ventures are carried at cost after providing for diminution in value considered other than temporary in nature in the opinion of the management, if any.

2.8 Earning Per Share

The Company reports basic and diluted earnings per share (EPS) in accordance with Accounting Standard 20 "Earnings per Share". Basic EPS is computed by dividing the net profit or loss for the year attributable to equity shareholder by the weighted average number of equity shares outstanding during the year.

Diluted EPS is computed by dividing the net profit or loss attributable to equity shareholders by weighted average number of equity shares outstanding during the year as adjusted for the effects of all dilutive potential equity shares, except where the results are anti-dilutive.

2.9 Cash Flow Statement

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

Cash and cash equivalents presented in cash flow statement consists of cash in hand and unencumbered, highly liquid bank and other balances that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

Particulars	(Amount in Rupees)		(Amount in Rupees)	
	As at March 31, 2015		As at March 31, 2014	
3 Share capital				
Authorised Capital				
10,000,000 (10,000,000) equity shares of Rs. 10/- each		<u>100,000,000</u>		<u>100,000,000</u>
		<u>100,000,000</u>		<u>100,000,000</u>
Issued subscribed and paid up				
7,100,000 (7,100,000) equity shares of Rs. 10/- each fully paid up		71,000,000		71,000,000
Reconciliation of the Number of shares outstanding at the beginning and at the end of the reporting year				
Description	Number of shares	Amount	Number of shares	Amount
No. of Equity shares outstanding at the beginning of the year.	7,100,000	71,000,000	7,100,000	71,000,000
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
No of Equity shares outstanding at the end of the year.	<u>7,100,000</u>	<u>71,000,000</u>	<u>7,100,000</u>	<u>71,000,000</u>
Shareholders holding more than 5 percent shares in the Company				
Name of the shareholder	Number of shares	% of Holding	Number of shares	% of Holding
Vascon Engineers Limited	7,100,000	100%	4,970,000	70%
Pricol Properties Limited	-	-	2,130,000	30%
Total	<u>7,100,000</u>	<u>100%</u>	<u>7,100,000</u>	<u>100%</u>
The company has only one class of equity shares having a par value of Rs 10 each holder of equity share is entitled for one vote per share held in the event of liquidation of the company the holder of the equity share will be entitled to receive remaining asset after deducting all its liabilities in proportion to the number of equity shares held.				
4 Reserves and surplus				
Surplus/(Deficit) in the statement of Profit and Loss				
Opening Balance		22,557,132		24,094,820
Add /(Less) :-Profit/(Loss) for the year		(70,561,985)		(1,537,688)
Closing balance		<u>(48,004,853)</u>		<u>22,557,132</u>
5 Long term borrowings				
Loan and advances from related parties (Unsecured) :				
Vascon Engineers Limited		132,770,122		119,794,376
Pricol Properties Limited		<u>82,160</u>		<u>51,282,160</u>
		<u>132,852,282</u>		<u>171,076,536</u>
6 Trade payables				
Trade Payables (Refer Note No.28)		<u>87,673,030</u>		<u>145,829,289</u>
		<u>87,673,030</u>		<u>145,829,289</u>
7 Other current liabilities				
Income received in advance (Unearned Revenue)		22,434,065		103,154,554
Less: related debtors		<u>(5,236,887)</u>		<u>(24,941,161)</u>
		17,197,178		78,213,393
Statutory Remittances (TDS)		199,459		4,134,760
Advance from customers		14,877,468		20,409,895
Less: related unbilled revenue		<u>(1,550,666)</u>		<u>(1,392,686)</u>
		13,326,802		19,017,209
Others		5,011,576		4,738,479
		<u>35,735,015</u>		<u>106,103,841</u>

Particulars	(Amount in Rupees) As at March 31, 2015	(Amount in Rupees) As at March 31, 2014
8 Short term provisions		
Taxation(Net of advance Tax & TDS)	-	1,548,690
	<u>-</u>	<u>1,548,690</u>
9 Non Current Investments		
Investment in equity instruments		
Wholly owned subsidiary		
Caspia Hotels Private Limited	-	180,000,000
18,000,000 (18,000,000) equity shares of Rs. 10/- each fully paid up	<u>-</u>	<u>180,000,000</u>
	<u>-</u>	<u>180,000,000</u>
10 Long term loans and advances		
(Unsecured considered good unless otherwise stated)		
Security deposits	6,326,000	6,326,000
Advances / loans to subsidiaries	-	20,800,000
Advance Income Tax	80,244	59,364
	<u>6,406,244</u>	<u>27,185,364</u>
11 Current investments		
Investment in mutual funds	15,016,349	-
	<u>15,016,349</u>	<u>-</u>
12 Inventories (At cost)		
Developments	177,794,785	243,297,429
Plot of Land	47,580,985	47,580,985
	<u>225,375,770</u>	<u>290,878,414</u>
13 Trade receivables		
(Unsecured Considered Good, Unless Otherwise Stated)		
Outstanding for period exceeding six months	13,217,659	21,803,675
Others	7,616,675	3,685,403
	<u>20,834,334</u>	<u>25,489,078</u>
(Less) : related unearned receivables	(5,236,887)	(24,941,161)
	<u>15,597,447</u>	<u>547,917</u>
14 Cash and Bank Balances		
a) Cash and Cash Equivalents		
Balances with banks in current accounts	2,444,326	5,342,618
Cash on hand	24,709	36,531
b) Other Bank Balances		
Balances with banks in short term deposit accounts.	-	7,209,500
	<u>2,469,035</u>	<u>12,588,649</u>
15 Short term loans and advances		
Balance with Service Tax Authority	2,645,939	5,322,892
Advances recoverables in cash or kind for value to be received	279,503	1,118,100
	<u>2,925,442</u>	<u>6,440,992</u>
16 Other current assets		
Unbilled revenue	13,015,853	1,824,412
(Less) : related advance payment received	(1,550,666)	(1,392,686)
	<u>11,465,187</u>	<u>431,726</u>
Others	-	42,426
	<u>11,465,187</u>	<u>474,152</u>

Vascon Pricol Infrastructures Limited

Notes to the Financial Statements for the year ended March 31, 2015

Particulars	(Amount in Rupees)	(Amount in Rupees)
	For the year ended March 31, 2015	For the year ended March 31, 2014
17 Revenue from operations		
Contract revenue recognised / sales (gross)		
- Sale of unit	211,662,343	84,261,856
	<u>211,662,343</u>	<u>84,261,856</u>
18 Other income		
Interest income	162,874	62,364
Miscellaneous income	1,510,864	175,000
	<u>1,690,088</u>	<u>237,364</u>
19 Construction Expenses		
Cost of material consumed	138,788,343	101,851,651
	<u>138,788,343</u>	<u>101,851,651</u>
20 Changes in inventories of Development and Construction material		
Opening Stock of Developments	290,878,414	272,237,007
Closing Stock of Developments	225,375,771	290,878,414
	<u>65,502,643</u>	<u>(18,641,407)</u>
21 Finance costs		
Interest expense	7,456,990	-
	<u>7,456,990</u>	<u>-</u>
22 Other expenses		
Auditors Remunerations	500,000	89,888
Advertisement	-	4,725
Bank charges	5,225	3,703
Brokerage / commission	1,228,313	301,660
Electricity charges	502,935	242,987
Insurance	-	14,725
Other expenses	367,215	70,590
Postage and telephone	89,639	86,347
Printing and stationery	34,864	71,886
Rates and taxes	46,400	136
Travelling expenses	39,319	-
Service charges/professional fees/retainers	233,838	388,327
	<u>3,047,748</u>	<u>1,274,974</u>
23 Earning per share (EPS)		
Net (Loss) available for equity share holder	(70,561,985)	(1,537,688)
Weighted average number of shares outstanding	7,100,000	7,100,000
Face Value per share	10	10
Basic EPS	(9.94)	(0.22)
Diluted EPS	(9.94)	(0.22)

24 Contingent Liabilities :

Particulars	As at March 31, 2015	As at March 31, 2014
Corporate Guarantee given for Caspia Hotels Private Limited	-	346,200,000

25 Related Party Disclosure

The related parties as defined by accounting standard 18 'Related party disclosure' issued by the institute of Chartered Accountants of India, in respect of which the disclosures have been made, have been identified on the basis of disclosures made by the key managerial persons taken on record by the Board.

Names of related parties

1. Holding Company

-Vascon Engineers Limited

2. Joint Venturer

Pricol Properties Limited (Upto 20th August 2014)

3. Subsidiary Company

- Caspia Hotels Private Limited (Upto May 28, 2014)

4. Key Management Personnel

- D.Santhanam

- M.Krishnamurthi

Transactions with related parties:

Name of related party	Nature of relations	Type of transaction	Transaction Amount (Rs.)
Vascon Engineers Limited	Holding Co.	Project Loans and Advances Taken	5,518,756 (0)
Vascon Engineers Limited	Holding Co.	Purchase (Contract for Construction)	132,615,866 (94,615,403)
Vascon Engineers Limited	Holding Co.	Expenses Reimbursement.	5,704,854 (449,629)
Vascon Engineers Limited	Holding Co.	Interest on Loan taken	7,456,990 (0)
Pricol Properties Limited (Upto 20th August 2014)	Investing co.	Project Loans and Advances Taken	0 (2,571,430)
Pricol Properties Limited (Upto 20th August 2014)	Investing co.	Project Loans and Advances Repaid	51,200,000 (0)
Caspia Hotels Private Limited	Subsidiary co.	Share appln.money received back	0 (3,600,000)
Caspia Hotels Private Limited	Subsidiary co.	Unsecured Loans Given	0 (2,08,00,000)
Caspia Hotels Private Limited	Subsidiary co.	Unsecured Loans Received back	2,08,00,000 (0)
Caspia Hotels Private Limited	Subsidiary co.	Expenses Reimbursement.	86,101 (352,720)
Caspia Hotels Private Limited	Subsidiary co.	Corporate Gurantee Given on behalf of Subsidiary	0 (346,00,000)

Particulars	Type of transaction	Due to Company	Due by Company
Vascon Engineers Limited	Creditors	Nil	84,449,908
Vascon Engineers Limited	Project Advance	Nil	132,770,122
Pricol Properties Limited (Upto 20th August 2014)	Project Advance	Nil	82,160

26 Segment Reporting

Business Segments :- The Company is solely engaged in Real Estate business as of the Balance sheet date. The entire operation are governed by the same set of risk and returns, hence the same has been considered as representing a single primarily segment. The said treatment is in accordance with the guiding principles enunciated in the Accounting Standard-17 on Segment reporting.

Geographical Segments :- The Company sells its products and services within India with nil income from overseas markets and do not have any operations in economic environments with different set of risk and retruns. Hence it is considered operating in a single geographical segment.


- 27 In absence of virtual certainty of taxable income in subsequent periods no provision for deferred tax assets in respect of carried forward business losses has been made.

Particulars	As at March 31, 2015	As at March 31, 2014
Components of deferred tax assets are as follows:		
On account of carried forward losses	(23,504,358)	(1,700,705)
Net deferred tax asset	(23,504,358)	(1,700,705)

- 28 Based on information available with the Company, no supplier of the Company is registered under "The Micro, Small and Medium Enterprises Development Act 2006". The same has been relied upon by auditor.
- 29 During the year, company had sold one of its subsidiary Caspia Hotels Private Limited for Rs 11.08 Cr resulting into loss of Rs 6.91 Cr.
- 30 The previous period figures were audited by a firm of Chartered Accountants other than Deloitte Haskins & Sells LLP. Previous period's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosure.

For and on behalf of the Board of Directors.


Dr. Santosh
Director


M Krishnamurthi
Director