

Abhishek Raja & Associates

Charlered Accountants

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ZANSKAR REALTY PRIVATE LIMITED

Report on the Standalone Financial Statements

We have audited the accompanying standalone financial statements of **ZANSKAR REALTY PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March, 2015, the Statement of Profit and Loss, 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 Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these standalone financial statements based on our audit. We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under. We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and 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, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of

such controls. 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.

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

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2015, and its loss and its cash flows for the year ended on that date.

Report on Other Legal and Regulatory Requirements

As required by the Companies (Auditor's Report) Order, 2015 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- (c) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- (e) On the basis of the written representations received from the directors as on 31st March, 2015 taken on record by the Board of Directors, none of the directors are disqualified as on 31st March, 2015 from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:



- The Company does not have any pending litigations which would impact its financial position.
- The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For Abhishek Raja & Associates. Chartered Accountants

Firm's Registration No.: 021630N

Partner

Membership No. M. No. 425844

Place of Signature: Gurgaon

Date:07.05.2015

Annexure to the Independent Auditors' Report to the members of ZANSKAR REALTY PRIVATE LIMITED on the financial statements for the year ended 31st March 2015 referred to in Paragraph 1 of 'Report on Other Legal and Regulatory Requirements' of our report

- (i) The provisions relating to fixed assets are not applicable to the company.
- (ii)

 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) The company is maintaining proper records of Inventory. No discrepancy has been noticed on verification between the physical stocks and the book records.
- (iii) As per information and explanation provided to us, the company has not granted any loans, secured or unsecured to companies, firms or other parties covered in the register maintained under section 189 of the Companies Act.
- (iv) In our opinion and according to the information and explanations given to us, there is an adequate internal control system commensurate with the size of the Company and the nature of its business, for the purchase of inventory and sale of goods and services. During the course of our audit, no major weakness has been noticed in the internal control system in respect of these areas. During the course of our audit, we have not observed any continuing failure to correct major weakness in internal control system of the company. The provisions relating to the purchase of fixed assets are not applicable to the company.
- (v) * The company has not accepted any deposits from the public within the meaning of section 73 to 76 or any other relevant provisions of the Act and the rules framed there under.
- (vi) As per the information and explanations given to us, the Central Government has not prescribed the maintenance of cost record for any of the Company's products under Section 148(1) of the Companies Act.
- (vii)

 a) According to the information and explanations given to us and the records of the company examined by us, in our opinion, the company is regular in depositing with appropriate authorities undisputed statutory dues including income-tax and other material statutory dues applicable to it The provisions relating to provident fund, employees' state



insurance, sales-tax, wealth-tax, service tax, duty of customs, duty of excise, value added tax and cess are not applicable to the company. No undisputed amounts were outstanding in respect of statutory dues as at March 31st, 2015 for period of more than six months from the date they became payable.

- b) According to the information and explanation given to us, there are no dues pending on account of any dispute.
- c) According to the information and explanations given to us, there is no amount which is required to be transferred to investor education and protection fund in accordance with the relevant provisions of the Companies Act, 1956 (1 of 1956) and rules made there under and has not been transferred to such fund within time.
- (viii) The Company has no accumulated losses as at the end of the financial year. It has incurred cash loss of Rs. 36,094 during the financial year covered by our audit. The company incurred cash loss of Rs.33,445 in the immediately preceding financial year.
- (ix) According to the information and explanations given to us, the company has not raised any loan from Financial Institutions, banks or debenture holders.
- (x) According to the information and explanation given to us, the company has not given any guarantee for loans taken by others from banks or financial institutions.
- (xi) According to the information and explanations given to us, the company has not raised any term loan.
- (xii) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per the information and explanations given by the management, we report that no fraud on or by the Company has been noticed or reported during the course of our audit.

For Abhishek Raja & Associates

Chartered Accountants

Firm's Registration No.: 021630N

Partner

Membership No.

Place of Signature: Gurgaon

Date:07.05.2015

Zanskar Realty Private Limited Balance Sheet as at 31st March, 2015

(Amount in ₹)

	Note No.	31.03.2015	31.03.2014
EQUITY AND LIABILITIES Shareholders' funds			
Share capital	2	517,500	517,500
Reserves and surplus	3 _	9,666,708	9,702,802
		10,184,208	10,220,302
Current liabilities			
Short-term borrowings	4	199,868,750	199,868,750
Other current liabilities	5	38,203	29,214
		199,906,953	199,897,964
Total		210,091,161	210,118,266
ASSETS			
Current assets			
Inventories	6	210,000,000	210,000,000
Cash and bank balances	7	75,816	102,921
Short-term loans and advances	8	15,345	15,345
Total		210,091,161	210,118,266

Significant accounting policies

1

The accompanying notes are integral part of the financial statements.

As per our report of even date

For Abhishek Raja & Associates

Chartered Accountants

FRN: 021630N

Partner

Membership No:

LAVNISH KUMAR

M. No. 425844

Place: Gurgaon Dated: 07.05.2015

For and on behalf of the Board of Directors

Director

Sandip Kumar Roy

Condis Kenn ble

DIN - 02527815

Debashis Chatterjee

DIN - 06405289

Zanskar Realty Private Limited Statement of Profit & Loss for the year ended 31st March, 2015

(Amount in ₹)

	Note No.	31.03.2015	31.03.2014
INCOME			
Other income	9		1,842
Total income		85	1,842
EXPENSES			
Change in inventory of land	10		₩\
Other expenses	11	36,094	35,287
Total expenses		36,094	35,287
Profit (loss) before tax		(36,094)	(33,445)
Tax expense Current tax		4 2	
Current tax			
Profit (loss) for the year	_	(36,094)	(33,445)
Earnings per equity share of face value of ₹ 10 each			
Basic	19	(0.70)	(0.65)
Diluted	19	(0.70)	(0.65)

Significant accounting policies

1

The accompanying notes are integral part of the financial statements.

As per our report of even date

For Abhishek Raja & Associates

Chartered Accountants 48

FRN: 021630N

Partner

Membership No:

M. No. 425844

Place: Gurgaon Dated: 07.05.2015

For and on behalf of the Board of Directors

Director

Sandip Kumar Roy

Sandis Krom

DIN - 02527815

Director

Debashis Chatterjee DIN - 06405289

(No

Zanskar Realty Private Limited Cash flow statement for the year ended 31st March, 2015

(Amount in ₹)

	31.03.2015	31.03.2014
Cash flow from operating activities		
Profit/(loss) before tax	(36,094)	(33,445)
Adjustments For:		
Revaluation reserve	-	*
	(36,094)	(33,445)
Adjustment for:		
(Increase)/decrease in current asset	2	· ·
Increase/(decrease) in current liabilities	8,989	8,989
Cash generated from operations	(27,105)	(24,456)
Tax paid	-	*
Net cash from operating activities (A)	(27,105)	(24,456)
Cash flow from investing activities		
Net cash flow from investing activities (B)	•	/ ■1
Cash flow from financing activities		
Net cash flow from financing activities (C)	•	(700,000)
Net change in cash & cash equivalents (A+B+C)	(27,105)	(724,456)
Cash & cash equivalent at the beginning of the year	102,921	827,377
Cash & cash equivalent at the end of the year	75,816	102,921
Components of cash and cash equivalents		
Balances with banks	64,589	95,150
Cash on hand	11,227	7,771
Total cash and cash equivalents	75,816	102,921

Significant accounting policies

Note 1

The accompanying notes are integral part of the financial statements.

As per our report of even date

For Abhishek Raja & Associates **Chartered Accountants**

FRN: 021630N

Partner Membership No:

Place : Gurgaon Dated: 07.05.2015 For and on behalf of the Board of Directors

Director

Sandip Kumar Roy

Sundix Kum

DIN - 02527815

Director

Debashis Chatterjee

DIN - 06405289

Notes to the Financial Statement for the Year Ended 31st March, 2015

1. SIGNIFICANT ACCOUNTING POLICIES

I. NATURE OF OPERATIONS

Zanskar Realty Private Limited (The Company) was incorporated in 2006. The company's main line of business is real estate development and related activities.

II. BASIS OF PREPARATION

The financial statements have been prepared under historical cost convention on an accrual basis in accordance with the requirements of schedule III and accounting standards prescribed in section 133 of the Companies Act, 2013 (The Act) read with the Rule 7 of the Companies (Accounts) Rules, 2014 as amended from time to time and the provisions of "The Act" to the extent notified.

All assets and liabilities have been classified as current or non-current, wherever applicable as per the operating cycle of the company as per the guidance as set out in the schedule III to the Companies Act, 2013.

III. TAXES ON INCOME

Tax expense comprises both current and deferred tax.

Current tax is measured at the amount expected to be paid to the tax authorities, using the applicable tax rates and tax laws that are enacted or substantially enacted.

Deferred tax is recognized on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax assets, subject to consideration of prudence, are recognized and carried forward only to the extent that there is a reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. The tax effect is calculated on the accumulated timing difference at the year-end based on the tax rates and laws enacted or substantially enacted on the balance sheet date. In situations where the company has unabsorbed depreciation or carry forward tax losses, all deferred tax assets are recognized only if there is virtual certainty supported by convincing evidence that they can be realized against future taxable profits. At each balance sheet date the Company re-assesses unrecognized deferred tax assets. It recognizes unrecognized deferred tax assets to the extent that it has become reasonably certain or virtually certain, as the case may be, that sufficient future taxable income will be available against which such deferred tax assets can be realized.

IV. PROVISIONS, CONTINGENT LIABILITIES AND CONTINGENT ASSETS

Provisions are recognized in respect of liabilities which can be measured only by using a substantial degree of estimates when:

a) the company has a present obligation as a result of a past event;

b) a probable outflow of resources embodying economic benefits will be required to settle the obligation; and

(A) William

c) the amount of the obligation can be reliably estimated.

Notes to the Financial Statement for the Year Ended 31st March, 2015

Reimbursement expected in respect of expenditure required to settle a provision is recognized only when it is virtually certain that the reimbursement will be received.

Contingent liability is disclosed in the case of:

- a) a present obligation arising from a past event, when it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation;
- b) a possible obligation, that arises out of past events and the existence of which will be confirmed only by one or more uncertain future events unless the probability of outflow of resources is remote.

Contingent assets are neither recognized nor disclosed. However, when realization of income is virtually certain, related asset is recognized.

V. CASH & CASH EQUIVALENTS

Cash and cash equivalents for the purposes of cash flow statement comprise cash at bank and in hand and short-term investments with an original maturity of three months or less. Cash flow statement is prepared using the indirect method.

VI. **EARNING PER SHARE**

Basic earning per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average numbers of equity shares outstanding during the period are adjusted for events of bonus issue, a share split and share warrants conversion.

Diluted earnings per share is calculated by adjusting net profit or loss for the period attributable to equity shareholders and the weighted number of shares outstanding during the period for the effect of all dilutive potential equity shares.

VII. INVENTORY

The cost of inventories should comprise all cost of purchase, cost of conversion and other costs incurred in bringing the inventories to their present location and condition. Inventories are valued at cost or net realizable value, whichever is lower.

Finished stock of completed real estate projects, land and land development rights are valued at lower of cost or net realizable value on the basis of actual identified units.



Run



2 Share capital

31.03.2015	(Amount in ₹) 31.03.2014
600,000	600,000
0,000	000,000
517,500	517,500
517,500	517,500
31.03.2	014
Number	Amount
	₹
51,750	517,500
51,750	517,500
32,730	327,500
31.03.2015	31.03.2014
No of Shares	No of Shares
51,750	51,750
51,750	51,750
31.03.2	014
Number of shares	% of shares
rediffice of shores	70 07 31101 03
51,750	100
51,750	100
9,913,750	9,913,750
9,913,750	9,913,750
3,320,700	3,523,733
(210,948)	(177,503)
(36,094)	(33,445)
(247,042)	(210,948)
9,666,708	9,702,802
2,000,00	
199,868,750	199,868,750
400 050 750	100.000.750
199,868,750	199,868,750
38,203	29,214
38,203	29,214
240,000,000	310.000.000
210,000,000	210,000,000
210,000,000	210,000,000
210,000,000	220,000,000
	160
64.589	95.150

_	Authorised				
	60,000 (60,000) equity shares of ₹10/- each		_	600,000	600,000
					2
	Issued, subscribed and paid up with voting rights				547 500
	51,750 (51,750) equity shares of ₹10/- each		2-	517,500 517,500	517,500 517,500
	Total		: : : : : : : : : : : : : : : : :	317,300	317,300
		31.03.201	5	31.03.2	014
	Reconciliation of the shares outstanding at the	Number	Amount	Number	Amount
	beginning and end of the reporting year		₹		₹
	At the beginning of the year	51,750	517,500	51,750	517,500
	Addition during the period	. %			
	Outstanding at the end of the year	51,750	517,500	51,750	517,500
				24 02 2045	24 02 2014
				31.03.2015 No of Shares	31.03.2014 No of Shares
	Shares (in aggregate) of each class held by:-			51,750	51,750
	Unitech Limited - Holding company		\(\frac{1}{2}\)	51,750	51,750
			:\ -	52,730	32,730
		31.03.201	5	31.03.2	2014
	Name of the shareholder holding more than 5%	Number of shares		Number of shares	% of shares
	Equity Shares				
	Unitech Limited	51,750	100	51,750	100
		51,750	100	51,750	100
3	Reserves and surplus				
	Securities premium			10/0000000	***
	As per last financial statements			9,913,750	9,913,750
	Closing balance		i -	9,913,750	9,913,750
	Surplus in the statement of profit & loss			(210,948)	(177,503)
	As per last financial statements			(36,094)	(33,445)
	Profit (loss) for the year Closing balance		7.=	(247,042)	(210,948)
	Closing barance		-	10-11/2-11-2	Mindenines.
	Total	7.	-	9,666,708	9,702,802
4	Short-term borrowings				
4	Loans and advances from related parties-unsecured				
	Unitech Limited - Holding Company			199,868,750	199,868,750
	Sincer Elimica Trotolly company				
	Total			199,868,750	199,868,750
5	Other current liabilities				
	Expenses payable			38,203	29,214
			-	38,203	29,214
	Total		_	30,203	25,214
6	Inventories				
0	(as taken, valued and certified by the management)				
	Land development rights			210,000,000	210,000,000
	Land development rights				
	Total			210,000,000	210,000,000
_	a to the later				
7	Cash and Bank balances				14"
	Cash and cash equivalents Balances with banks			64,589	95,150
	Cash on hand			11,227	7,771
	Cash of Hara			32,227	
	Total			75,816	102,921
8	Short-term loans and advances				
	Other loans and advances Il Insecured considered good	1			

15,345

15,345

15,345

Total

Other loans and advances-(Unsecured considered good)

Advance income tax (net of provision)

Zanskar Realty Private Limited Notes to the financial statements for the year ended 31st March, 2015

			(Amount in ₹)
		For the year ended	For the year ended
		31.03.2015	31.03.2014
9 0	ther income		
In	nterest Income on current investments		
0	ther Income		1,842
To	otal		1,842
10 Cl	hange in inventory of land development rights		
0	pening Stock - Land development rights	210,000,000	210,000,000
Cl	losing Stock - Land development rights	(210,000,000)	(210,000,000)
Тс	otal		•
11 0	ther Expenses	N	
Pr	rinting stationery	V. Kee	50
	egal & professional charges	18,314	22,472
	uditors remuneration - audit fee	11,236	11,236
Re	egistration & filing fees	6,544	1,500
	ank charges	~	29
To	etal	36,094	35,287





Notes to the Financial Statement for the Year Ended 31st March, 2015

- 12. In the opinion of the Board of Directors and to the best of their knowledge and belief, the aggregate value of current assets and loan & advances on realization in the ordinary course of business will not be less than the amount at which these are stated in the balance sheet.
- 13. The company is primarily in the business of real estate development. Further majority of the business conducted is within the geographical boundaries of India.

In view of the above, in the opinion of the management and based on the organizational and internal reporting structure, the company's business activities as described above are subject to similar risks and returns. Further, since the business activities undertaken by the company are within India, in the opinion of the management, the environment in India is considered to have similar risks and returns. Consequently, the company's business activities primarily represent a single business segment. Similarly this company's operations in India represent a single geographical segment.

- 14. In pursuance of real estate activities undertaken by the Unitech group companies, this company has purchased land rights for which money have been advanced by the holding company. The land is being developed by said holding company as per memorandum of understanding entered in to by the parties.
- 15. As per information available with the company, the trade payables do not include any amount due to Micro, Small and Medium Enterprises registered under "The Micro, Small and Medium Enterprises Development Act 2006" as at 31.03.2015.
- 16. There is no contingent liability (previous year NIL) as at 31st March, 2015.
- 17. In the opinion of management there is no item which is required to be considered for ascertaining the amount of Deferred tax assets/ liability, therefore, the same is taken at nil.

18. RELATED PARTY TRANSACTIONS

In accordance with the accounting standard on 'Related Party Disclosures' AS(18), the disclosure in respect of related parties and the transactions with them as identified and certified by the management are as follows:

(A) Nature of related parties and description of relationship:

Holding company

Unitech Limited

(B) Summary of significant related parties transactions carried out in ordinary course of business are as under:

SI.No	Description	Holding company
1	Advances paid	(700,000)

Previous year figures have been given in (parentheses)

(C) Balances as at 31.03.2015:

				Amo	unt in S)
S.No	Name of the company	Description	Maximum balance during the year ended 31.03.2015	Amount outstanding as on 31.03.2015	Dr/Cr
4	11 21 1 12 1	Short-term	199,868,750	199,868,750	Cr.
1.	Unitech Limited	borrowings	(200,568,750)	(199,868,750)	(Cr.)

Unsecured loans and advances taken from Unitech Limited of ₹199,868,750/- (previous year ₹

199,868,750/-) is repayable on demand and carrying interest rate nil.

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/Amount in 3

Notes to the Financial Statement for the Year Ended 31st March, 2015

19. EARNING PER SHARE

S.No.	Particulars	As at 31.03.2015	As at 31.03.2014
(i)	Weighted average no. of equity shares at the beginning and end of the year	51,750	51,750
(ii)	Net profit / (loss) after tax(₹)	(36,094)	(33,445)
(iii)	Earning per share (basic) (₹)	(0.70)	(0.65)
(iv)	Face value of each equity share (₹)	10	10

S.No.	Particulars	As at 31.03.2015	As at 31.03.2014
(i)	Weighted average no. of equity shares at the beginning and end of the year	51,750	51,750
(ii)	Net profit / (loss) after tax(₹)	(36,094)	(33,445)
(iii)	Earning per share (diluted) (₹)	(0.70)	(0.65)
(iv)	Face value of each equity share (₹)	10	10

20. ADDITIONAL INFORMATION

(Amount in ₹)

Particulars	Current year	Previous year	
(a) Value of imports on CIF basis	NIL	NIL	
(b) Expenditure in foreign currency	NIL	NIL	
- Consultancy fees			
- Travelling & boarding			
(c) Consumption of imported raw material, components and spare parts	NIL	NIL	
(d) Earnings in foreign currency	NIL	NIL	
(e) Amount remitted in foreign currency towards dividend.	NIL	NIL	

21. Prior year figures have been regrouped, rearranged and reclassified wherever considered necessary.

As per our report of even date For Abhishek Raja & Associates

Chartered Accountants

FRN: 021630N

For and on behalf of the Board of Directors

Partner

M. No. 425844

Membership No.: Place: Gurgaon Dated: 07.05.2015 Director Sandip Kumar Roy DIN – 02527815 Director Debashis Chatterjee

DIN - 06405289

Mo An