

DOOGAR & ASSOCIATES

Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

To the Members of **Omaxe Buildhome Private Limited**

Report on the Financial Statements

We have audited the accompanying financial statements of **Omaxe Buildhome Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2013, and the Statement of Profit and Loss and Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

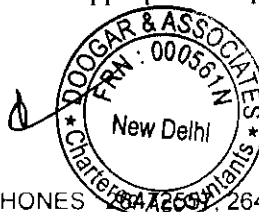
Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the Accounting Standards referred to in sub-section (3C) of section 211 of the Companies Act, 1956 ("the Act"). This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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



Opinion

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

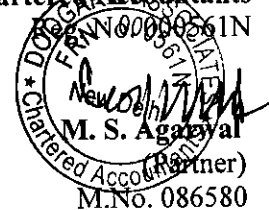
- (a) in the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2013;
- (b) in the case of the Statement of Profit and Loss, of the profit for the year ended on that date; and
- (c) in the case of the Cash Flow Statement, of the cash flows for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2003 ("the Order") issued by the Central Government of India in terms of sub-section (4A) of section 227 of the Act, we give in the Annexure a statement on the matters specified in paragraphs 4 and 5 of the Order.
2. As required by section 227(3) of the Act, we report that:
 - a. we have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - b. in our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
 - c. the Balance Sheet, Statement of Profit and Loss, and Cash Flow Statement dealt with by this Report are in agreement with the books of account;
 - d. in our opinion, the Balance Sheet, Statement of Profit and Loss, and Cash Flow Statement comply with the Accounting Standards referred to in sub-section (3C) of section 211 of the Companies Act, 1956;
 - e. on the basis of written representations received from the directors as on March 31, 2013, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2013, from being appointed as a director in terms of clause (g) of sub-section (1) of section 274 of the Companies Act, 1956.
 - f. Since the Central Government has not issued any notification as to the rate at which the cess is to be paid under section 441A of the Companies Act, 1956 nor has it issued any Rules under the said section, prescribing the manner in which such cess is to be paid, no cess is due and payable by the Company.

Place: New Delhi
Date : 17 MAY 2013

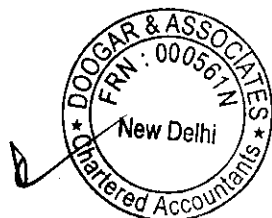
For Doogar & Associates
Chartered Accountants



Annexure to the Auditors' Report

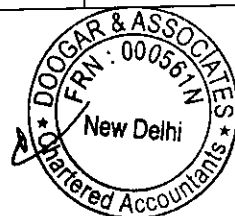
(Referred to paragraph 1 under Report on Other Legal and Regulatory Requirements of our report of even date to the members of Omaxe Buildhome Private Limited on the Financial Statements for the year ended 31st March, 2013)

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- (b) The fixed assets have been physically verified by the management at the reasonable intervals, which in our opinion, is considered reasonable having regard to the size of the company and the nature of its assets. No material discrepancies were noticed on such verification.
- (c) The Company has not disposed off a substantial part of fixed assets during the year, and accordingly, going concern is not affected.
- (ii) (a) According to the information and explanation given to us, the inventory consists of completed real estate projects, projects in progress, construction material, development and other rights in identified land. Physically verification of inventory has been conducted at reasonable intervals by the management.
- (b) In our opinion the procedure of physical verification of inventory followed by the management are reasonable and adequate in relation to the size of the company and nature of its business.
- (c) In our opinion the Company is maintaining proper records of inventory. No material discrepancies were noticed on physical verification of inventory as compared to book records.
- (iii) The Company has neither granted nor taken any loans, secured or unsecured to or from companies, firms or other parties covered in the register maintained under section 301 of the companies Act, 1956. Accordingly, the provisions of clause 4(iii)(a) to (g) of the Order are not applicable to the Company.
- (iv) In our opinion and according to the information and explanation given to us, there is adequate internal control system commensurate with the size of the Company and the nature of its business with regard to purchase of inventory and with regards to the sale of goods and services. During the course of our audit, we have not observed any continuing failure to correct major weakness in internal controls.
- (v) (a) In our opinion and according to the information and explanations given to us, the transactions that need to be entered into the register required to be maintained in pursuance of section 301 of The Companies Act, 1956 have been so entered.
- (b) In our opinion and according to the information and explanations given to us, transactions made in pursuance of contracts or arrangements entered into the register required to be maintained in pursuance of section 301 of the Act have been made, other than the transactions for which comparable prices are not available, at prices which are reasonable having regard to the prevailing market prices at the relevant time.
- (vi) In our opinion, the Company has not accepted any deposits from public, hence, the provisions of sections 58A, 58AA or any other relevant provisions of the Companies Act, 1956 and the Companies (Acceptance of Deposits) Rules, 1975 are not applicable to the Company .
- (vii) The Company has in-house internal audit system which, in our opinion, is commensurate with the size of the Company and the nature of its business.



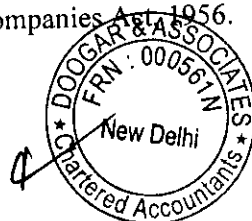
- (viii) We have broadly reviewed the cost records maintained by the Company pursuant to Companies (Cost Accounting Records) Rules, 2011 as prescribed by the Central Government under clause (d) of sub-section (1) of section 209 of the Companies Act, 1956 and are of the opinion that prima-facie, the prescribed records have been maintained, however we have not made a detailed examination of such records to ascertain whether they are accurate or not.
- (ix) (a) According to the records of the Company, provident fund, employees' state insurance, income tax, sales tax, work contract tax, wealth tax, service tax, cess and other applicable material undisputed statutory dues have generally been deposited regularly during the year with the appropriate authorities except for delays in certain cases and there are no arrears of outstanding statutory dues as at the last day of the financial year concerned, for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us, there are no dues of provident fund, employees' state insurance, income tax, sales tax, work contract tax, wealth tax, service tax, cess and other applicable material statutory dues which have not been deposited as on March 31, 2013 on account of any dispute except the following :-

| Name of Statutes | Nature of Dues | Financial Year to which the matter pertains | Forum where dispute is pending | Outstanding Amount (in Rs.) |
|----------------------|----------------|---|---|-----------------------------|
| Income Tax Act, 1961 | Income Tax | 2006-07 | Commissioner of Income Tax (A) - III, New Delhi | 402,884,730 |
| Income Tax Act, 1961 | Income Tax | 2007-08 | Commissioner of Income Tax (A) - III, New Delhi | 191,023,454 |
| Income Tax Act, 1961 | Income Tax | 2008-09 | Commissioner of Income Tax (A) - III, New Delhi | 34,426,166 |
| U.P. VAT Act, 2008 | Sales Tax | Jan-March 2008 | Joint Commissioner (A) Trade Tax Range Noida (U.P.) | 483,553 |
| U.P. VAT Act, 2008 | Sales Tax | March 31, 2009 | Joint Commissioner (A) Trade Tax Range Noida (U.P.) | 1,957,717 |
| U.P. VAT Act, 2008 | Sales Tax | March 31, 2010 | Joint Commissioner (A) Trade Tax Range Noida (U.P.) | 1,335,051 |



| | | | | |
|--------------------|-----------|----------------|---|-----------|
| U.P. VAT Act, 2008 | Sales Tax | March 31, 2011 | Joint Commissioner (A) Trade Tax Range Noida (U.P.) | 1,642,901 |
| U.P. VAT Act, 2008 | Sales Tax | March 31, 2011 | Assessment for Entry Tax D.C. Vanijaya Kar Khand-IV Noida | 376,579 |
| U.P. VAT Act, 2008 | Sales Tax | March 31, 2012 | Joint Commissioner (A) Trade Tax Range Noida (U.P.) | 964,908 |
| U.P. VAT Act, 2008 | Sales Tax | March 31, 2012 | Joint Commissioner (A) Trade Tax Range Noida (U.P.) | 340,000 |

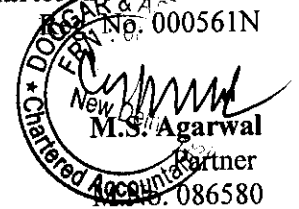
- (x) The Company does not have any accumulated losses as at March 31, 2013 and has not incurred cash losses during the financial year covered by our audit and in the immediately preceding financial year.
- (xi) Based on our audit procedures and as per the information and explanations given by the management, we are of the opinion that the Company has not defaulted in repayment of dues to banks or financial institution .
- (xii) In our opinion and according to the information and explanations given to us, no loans and advances have been granted by the Company on the basis of security by way of pledge of shares, debentures and other securities.
- (xiii) The Company is not a chit fund or nidhi / mutual benefit fund / society, accordingly, the provisions of clause 4(xiii) of the Companies (Auditors Report) Order, 2003 are not applicable to the Company.
- (xiv) The Company is not a dealer or trader in securities. The Company has invested some funds in securities. According to the information and explanations given to us, proper records have been maintained of the transactions and contracts and timely entries have been made there in. The investments have been held by the Company in its own name.
- (xv) According to the information and explanations given to us, the Company has given guarantees on behalf of holding company. The terms and conditions are not prima-facie prejudicial to the interest of the Company.
- (xvi) According to the information and explanation given to us and records examined by us, no term loans have been raised during the year.
- (xvii) On the basis of an overall examination of the balance sheet of the Company, in our opinion and according to the information and explanations given to us, there are no funds raised on a short-term basis, which have been used for long-term investment.
- (xviii) The Company has not made preferential allotment of shares to the parties covered in register maintained under section 301 of the Companies Act, 1956.



- (xix) According to the information and explanation given to us , the Company has not issued any debentures during the period.
- (xx) The Company has not raised money by way of public issues during the period.
- (xxi) During the course of audit carried out and according to the information and explanations given to us, no material fraud on or by the company has been noticed or reported during the year.

Place: New Delhi
Date: 17 MAY 2013

**For Doogar & Associates
Chartered Accountants**



OMAXE BUILDHOME PRIVATE LIMITED

Regd. Office: 10 Local Shopping Centre, Kalkaji, New Delhi-110019

Balance Sheet as at March 31, 2013

(Amount in Rupees)

| Particulars | | Note No. | As at March 31, 2013 | As at March 31, 2012 |
|-------------|---------------------------------|----------|-------------------------|-------------------------|
| I. | EQUITY AND LIABILITIES | | | |
| | Shareholders' funds | | | |
| | Share capital | 1 | 250,000,000.00 | 250,000,000.00 |
| | Reserves and surplus | 2 | 1,716,774,866.62 | 1,843,197,804.05 |
| | | | 1,966,774,866.62 | 2,093,197,804.05 |
| | Non-current liabilities | | | |
| | Long term borrowings | 3 | - | - |
| | Other Long term liabilities | 7 | 1,039,816,206.06 | 1,411,387,359.10 |
| | Long-term provisions | 4 | 8,522,632.00 | 7,032,509.00 |
| | | | 1,048,338,838.06 | 1,418,419,868.10 |
| | Current liabilities | | | |
| | Trade payables | 5 | 970,003,010.93 | 476,007,278.25 |
| | Other current liabilities | 6 | 1,154,558,031.42 | 2,928,798,668.15 |
| | Short-term provisions | 4 | 132,052,129.00 | 1,994,046.00 |
| | | | 2,256,613,171.35 | 3,406,799,992.40 |
| | TOTAL | | 5,271,726,876.03 | 6,918,417,664.55 |
| II | ASSETS | | | |
| | Non-current assets | | | |
| | Fixed assets | | | |
| | Tangible assets | 8 | 9,774,964.46 | 12,595,356.40 |
| | Non-current investments | 9 | 2,669,000.00 | 3,535,000.00 |
| | Deferred tax asset | 10 | 3,829,473.00 | 2,959,920.66 |
| | Long-term loans and advances | 11 | 466,166,785.32 | 457,499,340.34 |
| | Other non current assets | 15 | 218,244.00 | 71,748.00 |
| | | | 482,658,466.78 | 476,661,365.40 |
| | Current assets | | | |
| | Inventories | 12 | 1,969,815,960.16 | 3,845,795,875.67 |
| | Trade receivables | 13 | 791,907,292.09 | 554,086,274.41 |
| | Cash and bank balances | 14 | 37,901,667.17 | 41,218,882.21 |
| | Short-term loans and advances | 11 | 1,725,151,546.69 | 1,700,501,187.91 |
| | Other current assets | 15 | 264,291,943.14 | 300,154,078.95 |
| | | | 4,789,068,409.25 | 6,441,756,299.14 |
| | TOTAL | | 5,271,726,876.03 | 6,918,417,664.55 |
| | Significant accounting policies | A | | |
| | Notes on financial statements | 1-34 | | |

The notes referred to above form an integral part of financial statements.

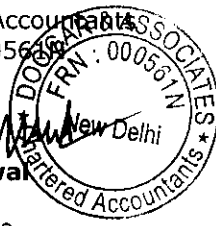
As per our report of even date attached

For and on behalf of

Doogar & Associates

Chartered Accountants

Reg No. 000568



M.S. Agarwal
M.S. Agarwal
 Partner
 M.No. 86580

For and on behalf of the Board of Directors

Jai Bhagwan Goel

Jai Bhagwan Goel
 DIN: 00075886
 (Director)

Sunil Goel

Sunil Goel
 DIN: 00003743
 (Director)

Place : New Delhi

Date : 17 MAY 2013

OMAXE BUILDHOME PRIVATE LIMITED

Regd. Office:10 Local Shopping Centre, Kalkaji, New Delhi-110019

Statement of Profit and loss for the year ended March 31,2013

(Amount in Rupees)


| Particulars | Note No. | Year ended March 31,2013 | Year ended March 31,2012 |
|--|----------|-----------------------------|-----------------------------|
| Revenue | | | |
| Revenue from operations | 16 | 3,822,938,241.08 | 753,572,403.53 |
| Other Income | 17 | 6,865,866.26 | 179,586.83 |
| Total Revenue | | 3,829,804,107.34 | 753,751,990.36 |
| Expenses | | | |
| Cost of material consumed, construction & other related project cost | 18 | 2,604,250,080.48 | 1,318,954,971.96 |
| Changes in inventories of finished stock & project in progress | 19 | 1,081,067,314.29 | (661,074,103.34) |
| Employee benefit expenses | 20 | 26,050,833.00 | 21,631,007.00 |
| Finance costs | 21 | 353,013.97 | 774,887.38 |
| Depreciation and amortization expense | 8 | 1,516,202.10 | 1,767,367.33 |
| Other expenses | 22 | 111,932,050.27 | 64,863,181.55 |
| Total Expenses | | 3,825,169,494.11 | 746,917,311.88 |
| Profit before tax | | 4,634,613.23 | 6,834,678.48 |
| Tax expense: | | | |
| Current tax | | 2,150,315.00 | 1,912,733.00 |
| Tax / MAT adjustments for earlier years | | (1,842,587.00) | 19,590.00 |
| Deferred tax charge/(credit) | | (869,552.34) | 429,364.34 |
| | | (561,824.34) | 2,361,687.34 |
| Profit for the year | | 5,196,437.57 | 4,472,991.14 |
| Earnings per equity share-Basic & diluted (in Rupees) (Face value of Rs 10 each) | 33 | 0.21 | 0.18 |
| Significant accounting policies | A | | |
| Notes on financial statements | 1-34 | | |

The notes referred to above form an integral part of financial statements.

As per our report of even date attached
For and on behalf of

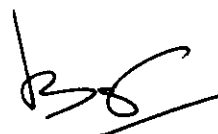
Doogar & Associates


Chartered Accountants
Reg No.0005610


M.S. Agarwal
Partner
M.No. 86580



For and on behalf of the Board of Directors


Jai Bhagwan Goel
DIN: 00075886
(Director)


Sunil Goel
DIN:00003743
(Director)

Place : New Delhi
Date : 17 MAY 2013

Cash Flow Statement for the year ended March 31, 2013

(Amount in Rupees)

| | Year Ended March 31, 2013 | Year Ended March 31, 2012 |
|---|--------------------------------------|--------------------------------------|
| A) Cash flow from operating activities | | |
| Profit for the year before tax | 4,634,613.23 | 6,834,678.48 |
| Adjustments for : | | |
| Interest and finance charges | 268,685,415.27 | 389,206,745.53 |
| Interest income | (6,278,797.00) | (96,704.00) |
| Depreciation | 2,071,673.14 | 2,440,974.56 |
| Leave encashment | 659,864.00 | (688,060.00) |
| Gratuity | 1,087,202.00 | (540,449.00) |
| Baddebts and advances w/off | - | 2,579,913.00 |
| Loss on sale of Investment | 366,000.00 | - |
| Loss on sale of Fixed assets | 171,049.96 | 30,788.98 |
| Operating profit before working capital changes | 271,397,020.60 | 399,767,887.55 |
| Adjustments for Working capital | | |
| Inventories | 1,875,979,915.51 | (628,635,106.66) |
| Loans and advances | (27,719,234.76) | 119,913,555.30 |
| Current liabilities | (711,719,581.09) | (103,873,018.76) |
| Other assets | 36,886,793.81 | 633,373,773.04 |
| Trade Receivables | (237,821,017.68) | 809,167,442.93 |
| | 935,606,875.79 | 829,946,645.85 |
| Cash from (used in) operating activities | 1,207,003,896.39 | 1,229,714,533.40 |
| Direct tax paid | (7,724,532.00) | (20,094,498.00) |
| Net cash (used in)/generated from operating activities | 1,199,279,364.39 | 1,209,620,035.40 |
| B) Cash flow from investing activities | | |
| Purchase of Fixed Assets | (90,675.00) | (203,542.63) |
| Sale of Fixed Assets | 668,343.84 | 39,000.00 |
| Sale of Investments | 500,000.00 | - |
| Interest Received | 5,254,139.00 | 96,704.00 |
| Movement in fixed deposits (net) | (184,634.00) | (1,378,725.00) |
| Net cash (used in)/generated from investing activities | 6,147,173.84 | (1,446,563.63) |
| C) Cash flow from financing activities | | |
| Interest paid | (468,191,458.27) | (196,918,585.53) |
| Proceeds from borrowings | - | - |
| Repayment of borrowings | (740,590,433.00) | (1,018,608,667.00) |
| Net cash (used in)/generated from financing activities | (1,208,781,891.27) | (1,215,527,252.53) |
| Net (decrease) / increase in cash and cash equivalents | (3,355,353.04) | (7,353,780.76) |
| Opening balance of cash and cash equivalents | 39,722,713.21 | 47,076,493.97 |
| Closing balance of cash and cash equivalents | 36,367,360.17 | 39,722,713.21 |

Note: 1 The above cash flow statement has been prepared under the 'Indirect Method' as set out in the Accounting Standard 3 'Cash Flow Statement'.


Note:2 Depreciation includes amount charged to cost material consumed, construction and other related project cost.

As per our report of even date attached

For and on behalf of
Doogar & Associates
Chartered Accountants
Reg. No. 0005814
New Delhi
Chartered Accountants

M.S. Agarwal
Partner
M.No. 86580

For and on behalf of the Board of Directors


Jai Bhagwan Goel
DIN: 00075886
(Director)


Sunil Goel
DIN: 00003743
(Director)

Place : New Delhi
Date : 17 MAY 2013

Notes to the financial statement for the year ended March 31, 2013.

A. Significant accounting policies

a. Basis of preparation of financial statements

The financial statements are prepared under historical cost convention in accordance with the Accounting Principles Generally Accepted in India ('Indian GAAP') and the provisions of Companies Act 1956.

b. Use of estimates

The preparation of financial statements in conformity with the Generally Accepted Accounting Principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities on the date of the financial statements. Actual results could differ from those estimates. Any revision to accounting estimates is recognized prospectively in current and future periods.

c. Borrowing costs

Borrowing cost that are directly attributable to the acquisition or construction of a qualifying asset (including real estate projects) are considered as part of the cost of the asset/project. All other borrowing costs are treated as period cost and charged to the statement of profit and loss in the year in which incurred.

d. Impairment of assets

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss.

e. Investments

Non-current investments are stated at cost. Provision for diminution if any in the value of each non-current investment is made to recognize a decline other than of a temporary nature. Current investments are stated at lower of cost or market value.

f. Revenue recognition

i. Real estate projects

Revenue from real estate projects is recognized on the 'Percentage of Completion method' (POC) of accounting.

Revenue under the POC method is recognized on the basis of percentage of actual costs incurred, including land, construction and development cost of projects under execution subject, to such actual cost being 30 percent or more of the total estimated cost of projects.

The stage of completion under the POC method is measured on the basis of percentage that actual costs incurred on real estate projects including land, construction and development cost bears to the total estimated cost of the project.

Effective from 1st April 2012, in accordance with the "Guidance Note on Accounting for Real Estate Transactions (Revised) 2012" (referred to as "Guidance Note"), all projects commencing on or after the said date or projects where revenue is recognised for the first time on or after the said date, Revenue from real estate projects has been recognised on Percentage of Completion (POC) method provided the following conditions are met:-

1. All critical approvals necessary for commencement of the project have been obtained.
2. The expenditure incurred on construction and development is not less than 25% of the total estimated construction and development cost.
3. At least 25% of the salable project area is secured by way of contracts or agreements with buyers.
4. At least 10% of the total revenue as per the agreement of sale or any other legally enforceable document are realised at the reporting date in respect of each of the contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the respective contracts.

The estimates of the projected revenues, projected profits, projected costs, cost to completion and the foreseeable loss are reviewed periodically by the management and any effect of changes in estimates is recognized in the period in which such changes are determined.

Unbilled revenue disclosed under other assets represents revenue recognized based on percentage of completion method over and above amount due as per payment plan agreed with the customers. Amount received from customers which exceeds the cost and recognized profits to date on projects in progress, is disclosed as advance received from customers under other current liabilities. Any billed amount against which revenue is recognised but amount not collected is disclosed under trade receivable.

ii. Revenue from trading activities is accounted for on accrual basis.

iii. Interest due on delayed payments by customers is accounted on receipts basis due to uncertainty of recovery of the same and is treated as part of operating income.

g. Inventories

- i. Building material and consumable stores are valued at cost which is determined on the basis of the 'First in First out' method.
- ii. Land is valued at cost which is determined on average method. Cost includes cost of acquisition and all other related costs incurred.
- iii. Completed real estate project for sale and trading stock are valued at lower of cost or net realizable value. Cost includes cost of materials services and other related overheads.

h. Projects in progress

Projects in progress are valued at cost. Cost includes cost of land, materials, construction, services, borrowing costs and other overheads relating to projects. Due to applicability of Guidance note on Accounting for Real Estate Transactions (Revised) 2012 selling costs have been charged to statement of profit and loss. Selling costs incurred upto 31st March, 2012 and included in the project in progress have continued to be carried forward as such.

i. Accounting for taxes on income

- i.) Provision for current tax is made based on the tax payable under the Income Tax Act 1961.
- ii.) Deferred tax on timing differences between taxable and accounting income is accounted for using the tax rates and the tax laws enacted or substantially enacted as on the balance sheet date. Deferred tax Assets are recognized only when there is a reasonable certainty of their realization. Wherever there are unabsorbed depreciation or carried forward losses under Tax laws, Deferred Tax assets are recognized only to the extent that there is virtual certainty of their realization.

j. Provisions contingent liabilities and contingent assets

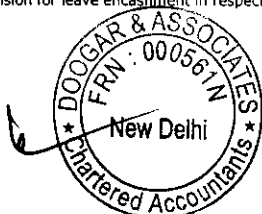
A provision is recognized when:

- i.) the Company has a present obligation as a result of a past event;
- ii.) it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and
- iii.) a reliable estimate can be made of the amount of the obligation.

A disclosure for a contingent liability is 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 that the likelihood of outflow of resources is remote, no provision or disclosure is made.

k. Retirement Benefits

- i. Contributions payable by the Company to the concerned government authorities in respect of provident fund family pension fund and employee state insurance are charged to the statement of profit and loss.
- ii. Provision for gratuity is made based on actuarial valuation in accordance with Revised AS-15.
- iii. Provision for leave encashment in respect of unavailed leave standing to the credit of employees is made on actuarial basis in accordance with revised AS-15.



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I. Fixed assets

Fixed assets are stated at historical cost less accumulated depreciation. Cost includes purchase price and all other attributable cost to bring the assets to its working condition for the intended use.

m. Depreciation

Depreciation on fixed assets is provided on written down value method in the manner and rates prescribed in Schedule XIV to the Companies Act, 1956 except in the case of steel shuttering and scaffolding material, which is treated as part of plant and machinery where the estimated useful life based on technical evaluation has been determined as five years.

n. Foreign currency transactions

- i. Foreign currency transactions are recorded at exchange rates prevailing on the date of respective transactions.
- ii. Current assets and current liabilities in foreign currencies existing at balance sheet date are translated at year-end rates.
- iii. Foreign currency translation differences related to acquisition of imported fixed assets are adjusted in the carrying amount of the related fixed assets. All other foreign currency gains and losses are recognized in the statement of profit and loss.

iv. Foreign Exchange difference arising as a monetary item that, in substance, form part of company's net investment in a non-integral foreign operation and is accumulated in a Foreign Currency Translation Reserve in the financial statement until the disposal of net investment at which time it is recognized as income or expenses.

o. Operating lease

Lease arrangements where the risk and rewards incident to ownership of an assets substantially vest with the lessor are recognized as operating lease. Lease rent under operating lease are charged to the statement of profit and loss on straight line basis over the lease term.

p. Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

1. SHARE CAPITAL

| Particulars | (Amount in Rupees) | |
|--|-----------------------|-----------------------|
| | As at March 31, 2013 | As at March 31, 2012 |
| Authorised | | |
| 25,000,000 (25,000,000) Equity Shares of Rs.10 each | 250,000,000.00 | 250,000,000.00 |
| | 250,000,000.00 | 250,000,000.00 |
| Issued Subscribed & Paid up | | |
| 25,000,000 (25,000,000) Equity Shares of Rs.10 each fully paid up. | 250,000,000.00 | 250,000,000.00 |
| Total | 250,000,000.00 | 250,000,000.00 |

1.1 Reconciliation of number of shares outstanding at the beginning and at the end of the year

| Particulars | (Amount in Rupees) | | | |
|---|----------------------|------------------|----------------------|------------------|
| | As at March 31, 2013 | | As at March 31, 2012 | |
| | Number | Amount in Rupees | Number | Amount in Rupees |
| Equity Shares of Rs 10 each fully paid | | | | |
| Shares outstanding at the beginning of the year | 25,000,000 | 250,000,000 | 25,000,000 | 250,000,000 |
| Shares Issued during the year | - | - | - | - |
| Shares bought back during the year | - | - | - | - |
| Shares outstanding at the end of the year | 25,000,000 | 250,000,000 | 25,000,000 | 250,000,000 |

1.2 Terms / rights attached to equity shares

The company has only one class of equity shares having a par value of Rs 10/- per share. Each holder of equity shares is entitled to one vote per share. The company declares and pays dividend in Indian rupees. The dividend proposed by board of directors is subject to the approval of the shareholders in the ensuing Annual general meeting. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the share holders. During the year ended March 31, 2013 the amount of proposed dividend recognised as distribution to equity share holders is Rs. 4.50 per share (P.Y. Rs. Nil per share).

1.3 Shares held by holding / Ultimate holding company and / or their subsidiaries and associates

| Particulars | (Amount in Rupees) | | | |
|------------------------|----------------------|-----------------------|----------------------|-----------------------|
| | As at March 31, 2013 | | As at March 31, 2012 | |
| | Number | Amount in rupees | Number | Amount in rupees |
| Holding Company | | | | |
| Omaxe Limited | 25,000,000 | 250,000,000.00 | 25,000,000 | 250,000,000.00 |
| | 25,000,000 | 250,000,000.00 | 25,000,000 | 250,000,000.00 |

1.4 Detail of shareholders holding more than 5% shares in equity capital of the company

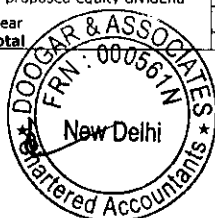
| Particulars | As at March 31, 2013 | | As at March 31, 2012 | |
|------------------------|----------------------|-----------|----------------------|-----------|
| | No of Shares held | % Holding | No of Shares held | % Holding |
| Holding Company | | | | |
| Omaxe Limited | 25,000,000 | 100% | 25,000,000 | 100% |

1.5 The company has not reserved any shares for issue under options and contracts / commitments for the sale of shares / disinvestment.

1.6 The company has not allotted any fully paid up shares pursuant to contract(s) without payment being received in cash. The Company has neither allotted any fully paid up shares by way of bonus shares nor has bought back any class of shares during the period of five years immediately preceding the balance sheet date.

2. RESERVES & SURPLUS

| Particulars | (Amount in Rupees) | | | |
|---|----------------------|-------------------------|----------------------|-------------------------|
| | As at March 31, 2013 | | As at March 31, 2012 | |
| General reserves | | | | |
| Balance at the beginning of the year | | 103,080,000.00 | | 103,080,000.00 |
| Add: Transfer during the current year | | 1,000,000.00 | | - |
| Balance at the end of the year | | 104,080,000.00 | | 103,080,000.00 |
| Surplus as per Statement of Profit & Loss | | | | |
| Balance at the beginning of the year | | 1,740,117,804.05 | | 1,735,644,812.91 |
| Add: Net profit for the current year | | 5,196,437.57 | | 4,472,991.14 |
| Profit available for appropriation | | 1,745,314,241.62 | | 1,740,117,804.05 |
| Less: Transfer to general reserve | | 1,000,000.00 | | - |
| Less: Proposed equity dividend | | 112,500,000.00 | | - |
| Less: Tax on distribution of proposed equity dividend | | 19,119,375.00 | | - |
| Balance at the end of the year | | 1,612,694,866.62 | | 1,740,117,804.05 |
| Total | | 1,716,774,866.62 | | 1,843,197,804.05 |



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3. LONG TERM BORROWINGS

(Amount in Rupees)

| Particulars | As at March 31, 2013 | | As at March 31, 2012 | |
|---|----------------------|--------------------|----------------------|--------------------|
| | Non current | Current maturities | Non current | Current maturities |
| Secured | | | | |
| Term loans from banks | - | - | - | 373,090,433.00 |
| Term loan from holding company namely Omaxe Ltd. | - | - | - | 367,500,000.00 |
| | - | - | - | 740,590,433.00 |
| Amount disclosed under the head "other current liabilities" (note no.6) | - | - | - | 740,590,433.00 |
| | - | - | - | - |

3.1 Nature of security of Long Term Borrowings are as under:

(Amount in Rupees)

| Particulars | Amount outstanding | | Current maturities | |
|--|----------------------|-----------------------|----------------------|-----------------------|
| | As at March 31, 2013 | As at March 31, 2012 | As at March 31, 2013 | As at March 31, 2012 |
| Term loans from banks are secured by equitable mortgage of project properties and all present and future construction and development work thereon as applicable. Further secured by personal guarantee of two directors of the Company. | - | 373,090,433.00 | - | 373,090,433.00 |
| Term loans from banks taken by Omaxe Ltd and back to back received by the company are secured against the project properties of the company. Further secured by personal guarantee of two directors of the Company and corporate guarantee of the holding company. | - | 367,500,000.00 | - | 367,500,000.00 |
| Total | - | 740,590,433.00 | - | 740,590,433.00 |

4. PROVISIONS

(Amount in Rupees)

| Particulars | As at March 31, 2013 | | As at March 31, 2012 | |
|---|----------------------|-----------------------|----------------------|---------------------|
| | Long term | Short term | Long term | Short term |
| Provision for employees benefits | | | | |
| Leave Encashment | 4,145,588.00 | 209,360.00 | 3,585,955.00 | 109,129.00 |
| Gratuity | 4,377,044.00 | 223,394.00 | 3,446,554.00 | 66,682.00 |
| | 8,522,632.00 | 432,754.00 | 7,032,509.00 | 175,811.00 |
| Others Provisions | | | | |
| Provision for income tax (net of advances) | - | - | - | 1,818,235.00 |
| Proposed equity dividend | - | 112,500,000.00 | - | - |
| Tax on distribution of proposed equity dividend | - | 19,119,375.00 | - | - |
| | - | 131,619,375.00 | - | 1,818,235.00 |
| | 8,522,632.00 | 132,052,129.00 | 7,032,509.00 | 1,994,046.00 |

5. TRADE PAYABLE

(Amount in Rupees)

| Particulars | As at March 31, 2013 | | As at March 31, 2012 | |
|--|-----------------------|-----------------------|-------------------------|-----------------------|
| | Non current | Current | Non current | Current |
| Deferred Payment Liabilities | | | | |
| - In respect of land purchased on deferred credit terms from authority | 981,999,193.00 | 392,799,678.00 | 1,374,798,871.00 | - |
| - in respect of development charges to be paid on deferred credit terms to authority | - | - | - | 7,930,244.00 |
| Other trade payables | | | | |
| - due to micro small & medium enterprises* | - | - | - | - |
| - due to fellow subsidiary companies | - | 222,485,767.32 | - | 36,018,905.00 |
| - others | - | 354,717,565.61 | - | 432,058,129.25 |
| | 981,999,193.00 | 970,003,010.93 | 1,374,798,871.00 | 476,007,278.25 |
| Less: Amount disclosed under the head "other long term liabilities" (refer note no. 7) | 981,999,193.00 | - | 1,374,798,871.00 | - |
| | - | 970,003,010.93 | - | 476,007,278.25 |

*The Company has not received information from vendors regarding their status under the Micro, Small and Medium Enterprises Development Act, 2006 and hence disclosure relating to amounts unpaid as at the year end together with interest paid / payable under this Act has not been given.

6. OTHER LIABILITIES

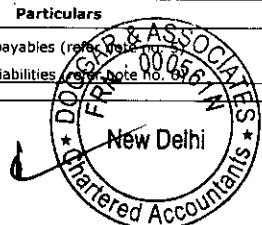
(Amount in Rupees)

| Particulars | As at March 31, 2013 | | As at March 31, 2012 | |
|--|----------------------|-------------------------|----------------------|-------------------------|
| | Non Current | Current | Non Current | Current |
| Current maturities of long term borrowings (refer note.3) | - | - | - | 740,590,433.00 |
| Book overdraft | - | 1,926,015.00 | - | 33,362,167.76 |
| Security deposit received | 57,817,013.06 | - | 36,588,488.10 | - |
| Advances from holding company | - | 307,429,489.65 | - | 831,703,753.09 |
| Advances from related party | - | - | - | 30,000.00 |
| Advances from customers & others | - | 774,711,059.83 | - | 1,057,325,517.23 |
| Other Payables | | | | |
| Employee related liabilities | - | 2,375,199.00 | - | 2,605,917.00 |
| Statutory dues payable | - | 12,207,199.94 | - | 7,766,902.07 |
| Interest on trade payables | - | 55,793,281.00 | - | 255,299,324.00 |
| Others | - | 115,787.00 | - | 114,654.00 |
| | 57,817,013.06 | 1,154,558,031.42 | 36,588,488.10 | 2,928,798,668.15 |
| Less: Amount disclosed under the head "other long term liabilities" (refer note no. 7) | 57,817,013.06 | - | 36,588,488.10 | - |
| | - | 1,154,558,031.42 | - | 2,928,798,668.15 |

7. OTHER LONG TERM LIABILITIES

(Amount in Rupees)

| Particulars | As at March 31, 2013 | As at March 31, 2012 |
|--|-------------------------|-------------------------|
| Non current trade payables (refer note no. 6) | 981,999,193.00 | 1,374,798,871.00 |
| Other non current liabilities (refer note no. 6) | 57,817,013.06 | 36,588,488.10 |
| | 1,039,816,206.06 | 1,411,387,359.10 |



8.Fixed Assets

(Amount in Rupees)

| Nature of Asset | Gross Block(At Cost) | | | | Depreciation / Amortisation | | | | Net Block | |
|------------------------|----------------------|------------------|------------------------|----------------------|-----------------------------|---------------------|------------------------|----------------------|---------------------|----------------------|
| | As at April 1, 2012 | Additons | Deletion / Adjustments | As at Mar 31, 2013 | As at April 1, 2012 | For the year | Deletion / Adjustments | As at Mar 31, 2013 | As at Mar 31, 2013 | As at March 31, 2012 |
| Tangible assets | | | | | | | | | | |
| Plant and Machinery | 6,878,736.28 | 90,675.00 | 1,168,161.38 | 5,801,249.90 | 2,733,361.55 | 555,471.04 | 449,059.99 | 2,839,772.60 | 2,961,477.30 | 4,145,374.73 |
| Office Equipments | 4,782,210.05 | - | 144,758.20 | 4,637,451.85 | 2,064,407.34 | 387,466.81 | 73,824.71 | 2,378,049.44 | 2,259,402.41 | 2,717,802.71 |
| Furniture & Fixture | 11,998,019.60 | - | 130,271.25 | 11,867,748.35 | 6,598,507.82 | 1,033,685.44 | 80,912.33 | 7,551,280.93 | 4,316,467.42 | 5,399,511.78 |
| Computer and Printers | 177,521.60 | - | - | 177,521.60 | 114,287.26 | 25,293.71 | - | 139,580.97 | 37,940.63 | 63,234.34 |
| Vehicles | 939,210.00 | - | - | 939,210.00 | 669,777.16 | 69,756.14 | - | 739,533.30 | 199,676.70 | 269,432.64 |
| Total | 24,775,697.53 | 90,675.00 | 1,443,190.83 | 23,423,181.70 | 12,180,341.13 | 2,071,673.14 | 603,797.03 | 13,648,217.24 | 9,774,964.46 | 12,595,356.40 |
| Previous year | 24,708,517.71 | 203,542.83 | 136,362.81 | 24,775,697.53 | 9,805,940.40 | 2,440,974.56 | 66,573.83 | 12,180,341.13 | 12,595,356.40 | 14,902,577.31 |

Notes:

(Amount in Rupees)

| Particulars | Year Ended March 31, 2013 | Year Ended March 31, 2012 |
|--|---------------------------|---------------------------|
| Depreciation has been charged to: | | |
| -Cost of material consumed, construction & other related project cost. | 555,471.04 | 673,607.23 |
| -Statement of profit & loss | 1,516,202.10 | 1,767,367.33 |
| | 2,071,673.14 | 2,440,974.56 |



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9. INVESTMENTS

(Amount in Rupees)

| Particulars | As at March 31,2013 | As at March 31,2012 |
|---|---------------------|---------------------|
| Long term, trade, unquoted, at cost Investment in equity instruments In subsidiary companies | | |
| 50,000 (50,000) Equity shares of Oasis Suncity Realtors Private Limited of Rs 10 each | 1,315,000.00 | 1,315,000.00 |
| 50,000 (50,000) Equity shares of RPS Suncity Promoters & Developers Private Limited of Rs 10 each | 1,354,000.00 | 1,354,000.00 |
| Nil (50,000) Equity shares of Sri Balaji Green Heights Private Limited Rs 10 each | - | 866,000.00 |
| Note:All the above shares are fully paid up | 2,669,000.00 | 3,535,000.00 |

Figures in bracket represents those of previous year

10. DEFERRED TAX ASSETS

(Amount in Rupees)

| Particulars | As at March 31,2013 | As at March 31,2012 |
|--|---------------------|---------------------|
| Deferred tax assets | | |
| Expenses allowed on payment basis | 29,096.00 | 29,139.94 |
| Difference between book and tax base of fixed assets | 894,802.00 | 703,409.84 |
| Retirement benefits | 2,905,575.00 | 2,227,370.88 |
| | 3,829,473.00 | 2,959,920.66 |

11. LOANS & ADVANCES

(Amount in Rupees)

| Particulars | As at March 31,2013 | | As at March 31,2012 | |
|--|-----------------------|-------------------------|-----------------------|-------------------------|
| | Non Current | Current | Non Current | Current |
| (Unsecured, considered good unless otherwise stated) | | | | |
| Security Deposits | 898,500.00 | - | 4,796,196.00 | - |
| Advances against goods, services and others | | | | |
| Related parties | 321,779,328.00 | 1,568,350,433.00 | 314,812,978.00 | 1,594,289,819.00 |
| Others | 915,230.00 | 138,558,481.59 | 915,230.00 | 104,372,408.53 |
| Balance with Government / statutory authorities | - | 18,037,486.26 | - | 1,320,120.00 |
| Mat credit entitlement | 66,180.45 | - | - | - |
| Direct tax refundable(net of provisions) | 142,506,866.55 | - | 136,974,478.00 | - |
| Prepaid expenses | 680.32 | 205,145.84 | 458.34 | 518,840.38 |
| | 466,166,785.32 | 1,725,151,546.69 | 457,499,340.34 | 1,700,501,187.91 |

11.1. Particulars in respect of advances against goods, services and others to related parties are as follow:

(Amount in Rupees)

| Name of companies | Nature of Relation | As at March 31, 2013 | As at March 31, 2012 |
|---|---|-------------------------|-------------------------|
| Finishing Touch Properties & Developers Private Limited | Fellow subsidiary company | 43,771,141.00 | 1,093,771,141.00 |
| Jagdamba Contractors And Builders Limited | Fellow subsidiary company | 7,775,594.00 | 61,698,945.00 |
| S.N.Realtors Private Limited | Subsidiary company of fellow subsidiary company | 1,499,539,625.00 | 347,998,686.00 |
| Volvo Properties Private Limited | Fellow subsidiary company | 17,264,073.00 | 90,821,047.00 |
| Navratan Tech Build Private Limited | Fellow subsidiary company | - | - |
| Omaxe Buildwell Private Limited | Fellow subsidiary company | - | - |
| Bhargav Builders Private Limited | Group company | 321,706,408.00 | 314,740,058.00 |
| Jayant Buildhome Private Limited | Group company | 72,920.00 | 72,920.00 |
| Total | | 1,890,129,761.00 | 1,909,102,797.00 |

11.2 Advances include advances against collaboration amounting to Rs. 32,17,79,328/- (P.Y. Rs. 31,48,12,978/-) paid to certain parties (including subsidiaries/associates/related parties) for acquiring land for development of real estate projects, either on collaboration basis or self development basis.

12. INVENTORIES

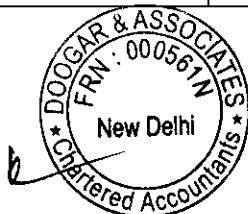
(Amount in Rupees)

| Particulars | As at March 31,2013 | As at March 31,2012 |
|-----------------------------------|-------------------------|-------------------------|
| Building Material and Consumables | 4,517,984.16 | 10,378,426.38 |
| Land | 50,293,041.00 | 839,345,200.00 |
| Completed real estate projects | 134,203,571.13 | 20,028,640.73 |
| Project in progress | 1,780,801,363.87 | 2,976,043,608.56 |
| | 1,969,815,960.16 | 3,845,795,875.67 |

13. TRADE RECEIVABLES

(Amount in Rupees)

| Particulars | As at March 31,2013 | As at March 31,2012 |
|--|-----------------------|-----------------------|
| (Unsecured, considered good unless otherwise stated) | | |
| Outstanding for a period exceeding six months from the date they are due for payment | | |
| Considered good | 29,910,521.02 | - |
| Others | 761,996,771.07 | 554,086,274.41 |
| | 791,907,292.09 | 554,086,274.41 |



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14. CASH & BANK BALANCES

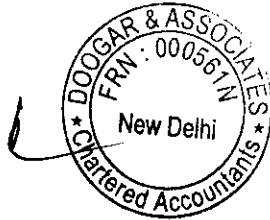
(Amount in Rupees)

| Particulars | As at March 31, 2013 | | As at March 31, 2012 | |
|--|----------------------|----------------------|----------------------|----------------------|
| | Non current | Current | Non current | Current |
| Cash and cash equivalents | | | | |
| Balances with banks in current accounts | | 23,095,538.62 | | 21,776,882.51 |
| Cash on hand | | 4,229,346.42 | | 8,449,311.76 |
| Cheques drafts on hand | | 9,042,475.13 | | 9,496,518.94 |
| | - | 36,367,360.17 | - | 39,722,713.21 |
| Other Bank Balances | | | | |
| Held as Margin money | 218,244.00 | 1,534,307.00 | 71,748.00 | 1,496,169.00 |
| Less: Amount disclosed under the head "Other Assets" (Refer note. No 15) | 218,244.00 | - | 71,748.00 | - |
| | - | 37,901,667.17 | - | 41,218,882.21 |

15. OTHER ASSETS

(Amount in Rupees)

| Particulars | As at March 31, 2013 | | As at March 31, 2012 | |
|---|----------------------|-----------------------|----------------------|-----------------------|
| | Non current | Current | Non current | Current |
| Other bank balances (Refer note no. 14) | 218,244.00 | - | 71,748.00 | - |
| Unbilled receivables | - | 263,267,285.14 | - | 300,154,078.95 |
| Interest accrued on deposits | - | 1,024,658.00 | - | - |
| | 218,244.00 | 264,291,943.14 | 71,748.00 | 300,154,078.95 |



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16. REVENUE FROM OPERATIONS

(Amount in Rupees)

| Particulars | Year ended March 31, 2013 | Year ended March 31, 2012 |
|----------------------------------|------------------------------|------------------------------|
| Income from real estate projects | 3,778,857,908.64 | 723,838,677.80 |
| Income from trading goods | 2,542,583.33 | 2,303,540.89 |
| Other operating income | 41,537,749.11 | 27,430,184.84 |
| | 3,822,938,241.08 | 753,572,403.53 |

17. OTHER INCOME

(Amount in Rupees)

| Particulars | Year ended March 31, 2013 | Year ended March 31, 2012 |
|----------------------|------------------------------|------------------------------|
| Interest on | | |
| bank deposits | 149,617.00 | 96,704.00 |
| others | 6,129,180.00 | - |
| Miscellaneous income | 587,069.26 | 82,882.83 |
| | 6,865,866.26 | 179,586.83 |



18. COST OF MATERIAL CONSUMED, CONSTRUCTION & OTHER RELATED PROJECT COST

(Amount in Rupees)

| Particulars | Year ended March 31, 2013 | Year ended March 31, 2012 |
|---|------------------------------|------------------------------|
| Inventory at the beginning of the year | | |
| Building materials and consumables | 10,378,426.38 | 42,817,423.06 |
| Land | 839,345,200.00 | 839,345,200.00 |
| | 849,723,626.38 | 882,162,623.06 |
| Add: Incurred during the year | | |
| Land development and other rights | 112,844,115.82 | (161,108.00) |
| Building materials purchases | 5,728,035.86 | 34,609,636.36 |
| Construction cost | 1,299,639,403.30 | 732,413,064.70 |
| Depreciation | 555,471.04 | 673,607.23 |
| Power, fuel and other electrical costs | 10,709,601.00 | 7,488,120.96 |
| Repairs and maintenance-plant and machinery | 2,055.00 | 34,623.00 |
| Rates and taxes | 56,901,281.00 | 31,491,050.00 |
| Employees benefit expense | 20,255,102.00 | 23,862,121.00 |
| Administrative expenses | 34,370,012.94 | 17,235,359.10 |
| Selling expenses | - | 50,437,642.78 |
| Finance costs | 268,332,401.30 | 388,431,858.15 |
| | 1,809,337,479.26 | 1,286,515,975.28 |
| Less: Inventory at the close of the year | | |
| Building materials and consumables | 4,517,984.16 | 10,378,426.38 |
| Land | 50,293,041.00 | 839,345,200.00 |
| | 54,811,025.16 | 849,723,626.38 |
| | 2,604,250,080.48 | 1,318,954,971.96 |

19. CHANGES IN INVENTORIES OF PROJECT IN PROGRESS AND FINISHED STOCK

(Amount in Rupees)

| Particulars | Year ended March 31, 2013 | Year ended March 31, 2012 |
|---|------------------------------|------------------------------|
| Inventory at the beginning of the year | | |
| Completed real estate projects | 20,028,640.73 | - |
| Projects in progress | 2,976,043,608.56 | 2,334,998,145.95 |
| | 2,996,072,249.29 | 2,334,998,145.95 |
| Inventory at the close of the year | | |
| Completed real estate projects | 134,203,571.13 | 20,028,640.73 |
| Projects in progress | 1,780,801,363.87 | 2,976,043,608.56 |
| | 1,915,004,935.00 | 2,996,072,249.29 |
| Changes in inventory of project in progress and finished stock | 1,081,067,314.29 | (661,074,103.34) |

20. EMPLOYEES BENEFIT EXPENSE

(Amount in Rupees)

| Particulars | Year ended March 31, 2013 | Year ended March 31, 2012 |
|---|------------------------------|------------------------------|
| Salaries wages allowances and bonus | 45,024,249.00 | 43,000,855.00 |
| Contribution to provident and other funds | 303,836.00 | 988,127.00 |
| Staff welfare expenses | 977,850.00 | 1,504,146.00 |
| | 46,305,935.00 | 45,493,128.00 |
| Less: Allocated to projects | 20,255,102.00 | 23,862,121.00 |
| | 26,050,833.00 | 21,631,007.00 |

21. FINANCE COSTS

(Amount in Rupees)

| Particulars | Year ended March 31, 2013 | Year ended March 31, 2012 |
|-----------------------------|------------------------------|------------------------------|
| Interest expense | | |
| -Term loans | 55,345,454.00 | 188,960,979.00 |
| -Others | 212,499,481.49 | 198,087,345.00 |
| Other borrowing cost | 2,810.00 | 487,526.00 |
| Bank charges | 837,669.78 | 1,670,895.53 |
| | 268,685,415.27 | 389,206,745.53 |
| Less: Allocated to projects | 268,332,401.30 | 388,431,858.15 |
| | 353,013.97 | 774,887.38 |



22. OTHER EXPENSES

| (Amount in Rupees) | | |
|----------------------------------|------------------------------|------------------------------|
| Particulars | Year ended March 31, 2013 | Year ended March 31, 2012 |
| Administrative expenses | | |
| Rent | 434,350.00 | 298,000.00 |
| Rates and taxes | 1,103,426.00 | 787,885.00 |
| Insurance | 2,256.81 | 2,260.97 |
| Repairs and Maintenance-building | 1,228,423.00 | - |
| Repairs and Maintenance-others | 12,248,282.00 | 2,012,689.00 |
| Vehicle running and maintenance | 2,154,992.00 | 2,527,217.00 |
| Travelling and conveyance | 1,938,958.00 | 2,046,477.00 |
| Legal and professional charges | 26,356,157.61 | 18,275,066.00 |
| Printing and stationery | 70,370.86 | 148,242.00 |
| Postage telephone & courier | 386,285.00 | 373,226.00 |
| Auditors' remuneration | 55,500.00 | 57,393.00 |
| Bad Debts & advances written off | - | 2,579,913.00 |
| Loss on sale of investment | 366,000.00 | - |
| Loss on sale of fixed assets | 171,049.96 | 30,788.98 |
| Miscellaneous expenses | 1,021,076.93 | 2,147,706.34 |
| | 47,537,128.17 | 31,286,864.29 |
| Less: Allocated to projects | 34,370,012.94 | 17,235,359.10 |
| Total (a) | 13,167,115.23 | 14,051,505.19 |
| Selling Expenses | | |
| Business promotion | 1,326,228.09 | 342,597.20 |
| Rebate & discount to customers | 66,912,149.76 | 54,812,308.36 |
| Commission | 28,296,559.00 | 42,952,925.00 |
| Advertisement and publicity | 2,229,998.19 | 3,141,488.58 |
| | 98,764,935.04 | 101,249,319.14 |
| Less: Allocated to projects | - | 50,437,642.78 |
| Total (b) | 98,764,935.04 | 50,811,676.36 |
| Total (a+b) | 111,932,050.27 | 64,863,181.55 |

23. Contingent Liabilities not provided for in respect of:

| (Amount in Rupees) | | |
|--|-------------------------|-------------------------|
| Particulars | As at March 31, 2013 | As at March 31, 2012 |
| Bank Guarantees | 100,000.00 | 100,000.00 |
| Bank guarantees given by holding company namely Omaxe limited on behalf of the company. | 35,977,573.00 | 35,977,573.00 |
| Corporate guarantee given on behalf of holding company namely Omaxe limited | 1,762,900,000.00 | 1,582,900,000.00 |
| Disputed tax amounts: | | |
| -Sales tax | 1,23,12,850.00 | 37,76,321.00 |
| -Income Tax (net of excess provisions made earlier) | 628334350.00 | 22,54,49,622.00 |
| Claims against the company not acknowledged as debts | 235,063,815.64 | 66,277,520.00 |
| Certain civil cases preferred against the Company in respect of labour laws, specific performance of certain land agreements, etc. and disputed by the Company | Not quantifiable | Not quantifiable |

24. Balances of trade receivables, trade payables, current / non-current advances given/ received are subject to reconciliation and confirmation from respective parties. The balance of said trade receivables, trade payables, current / non-current advances given/ received are taken as shown by the books of accounts. The ultimate outcome of such reconciliation and confirmation cannot presently be determined, therefore, no provision for any liability that may result out of such reconciliation and confirmation has been made in the financial statement, the financial impact of which is unascertainable due to the reasons as above stated.

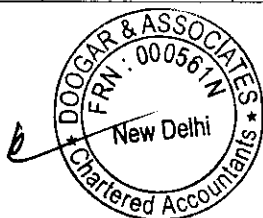
25. Inventories, loans & advances, trade receivables and other current / non-current assets are in the opinion of the management do not have a value on realization in the ordinary course of business, less than the amount at which they are stated in the balance sheet. The classification of assets and liabilities between current and non-current have been made based on management perception as to its recoverability / settlement and other criteria as set out in the revised schedule VI to the Companies Act, 1956.

26. Determination of revenues under 'Percentage of Completion method' necessarily involves making estimates by management for percentage of completion, cost to completion, revenues expected from projects, projected profits and losses. These estimates being of a technical nature have been relied upon by the auditors.

27. During the year, the Income tax department has raised a demand of Rs. 40,28,84,730/- on account of disallowances u/s 80(IB) of the Income Tax Act, 1961, for the assessment year 2007-08 against which company has filed appeal before CIT(A) and the same is pending for hearing / order. In respect of cumulative demand raised in earlier years on same ground for Rs. 22,54,49,620/-, full relief has been given to the company on appeal made with CIT(A), however, appeal effect order is still awaited. Based on CIT (A) decision in company's own case and the decision of various appellate authorities and the interpretations of relevant provisions of Income Tax Act, 1961 the company has been advised by the experts that the claim under section 80(IB) is sustainable, accordingly the company is hopeful that the demand so raised is likely to be deleted, hence, no provision on account of such income tax demand has been made in the accounts.

28. Earning and Expenditure in foreign currency

| (Amount in Rupees) | | |
|---------------------------------|------------------------------|------------------------------|
| Particulars | Year ended March 31, 2013 | Year ended March 31, 2012 |
| Earning in foreign currency | 1,675,261.52 | - |
| Expenditure in foreign currency | 4,401,854.56 | - |



29. Auditors' Remuneration

(Amount in Rupees)

| Particulars | Year ended March 31, 2013 * | Year ended March 31, 2012 |
|-----------------------|--------------------------------|------------------------------|
| Audit Fees | 50,000.00 | 56,180.00 |
| Certification charges | 5,500.00 | 1,213.00 |
| Total | 55,500.00 | 57,393.00 |

*excluding service tax of Rs. 6,860/-

30. Segment Reporting

The Company is principally engaged in a single business segment viz. Real Estate and operates in one geographical segment as per accounting standard AS-17 on 'Segment Reporting'.

31. Employee Benefit

A. Gratuity

The company does not maintain any fund to pay for Gratuity.

i) Amount recognized in statement of Profit & Loss is as under:

(Amount in rupees)

| Description | Year ended March 31, 2013 | Year ended March 31, 2012 |
|--|------------------------------|------------------------------|
| Current service cost | 733,546.00 | 637,724.00 |
| Interest cost | 281,059.00 | 344,563.00 |
| Past service cost | - | - |
| Net actuarial (gain)/loss recognized during the year | 72,597.00 | (1,522,736.00) |
| Total | 1,087,202.00 | (540,449.00) |

ii) Movement in the liability recognized in Balance Sheet is as under:

(Amount in rupees)

| Description | Year ended March 31, 2013 | Year ended March 31, 2012 |
|--|------------------------------|------------------------------|
| Present value of obligation at the beginning of the year | 3,513,236.00 | 4,053,685.00 |
| Current service cost | 733,546.00 | 637,724.00 |
| Past service cost | - | - |
| Interest cost | 281,059.00 | 344,563.00 |
| Benefit paid | - | - |
| Actuarial (gain) / loss on obligation | 72,597.00 | (1,522,736.00) |
| Present value of obligation as at the end of year | 4,600,438.00 | 3,513,236.00 |

iii) Net assets / liability recognized in Balance Sheet as at 31st March, 2013

(Amount in rupees)

| Description | As at March 31, 2013 | As at March 31, 2012 |
|--|-------------------------|-------------------------|
| Current liability (Amount due within one year) | 223,394.00 | 66,682.00 |
| Non-Current liability (Amount due over one year) | 4,377,044.00 | 3,446,554.00 |
| Present value of obligation at the end of the year | 4,600,438.00 | 3,513,236.00 |

iv.) For determination of gratuity liability of the Company the following actuarial assumption were used.

(Amount in rupees)

| Description | Year ended March 31, 2013 | Year ended March 31, 2012 |
|------------------------|--|--|
| Discount rate | 8.00% | 8.50% |
| Future salary increase | 5.50% | 6.00% |
| Method used | Projected unit credit actuarial method | Projected unit credit actuarial method |

B. Leave Encashment

The company does not maintain any fund to pay for Leave encashment.

i) Amount recognized in statement of Profit & Loss is as under:-

(Amount in rupees)

| Description | Year ended March 31, 2013 | Year ended March 31, 2012 |
|--|------------------------------|------------------------------|
| Current service cost | 852,096.00 | 816,720.00 |
| Interest cost | 295,607.00 | 372,567.00 |
| Net actuarial (gain)/loss recognized during the year | (399,747.00) | (1,505,525.00) |
| Recognised in statement of profit & loss | 747,956.00 | (316,238.00) |

ii) Movement in the liability recognized in Balance Sheet is as under:

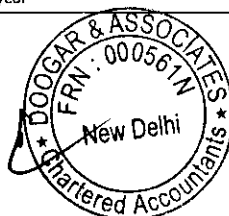
(Amount in rupees)

| Description | Year ended March 31, 2013 | Year ended March 31, 2012 |
|--|------------------------------|------------------------------|
| Present value of obligation at the beginning of the year | 3,695,084.00 | 4,383,144.00 |
| Interest cost | 295,607.00 | 372,567.00 |
| Current service cost | 852,096.00 | 816,720.00 |
| Benefits paid | (88,092.00) | (371,822.00) |
| Actuarial (gain)/loss on obligation | (399,747.00) | (1,505,525.00) |
| Present value of obligation at the end of the year | 4,354,948.00 | 3,695,084.00 |

iii) Bifurcation of PBO at the end of year as per revised Schedule VI to the companies Act.

(Amount in rupees)

| Description | Year ended March 31, 2013 | Year ended March 31, 2012 |
|--|------------------------------|------------------------------|
| Current liability (Amount due within one year) | 209,360.00 | 109,129.00 |
| Non-Current liability (Amount due over one year) | 4,145,588.00 | 3,585,955.00 |
| Total PBO at the end of year | 4,354,948.00 | 3,695,084.00 |



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iv) For determination of liability in respect of leave encashment, the Company has used the following actuarial assumption. (Amount in rupees)

| Description | Year ended March 31, 2013 | Year ended March 31, 2012 |
|------------------------|--|--|
| Discount rate | 8.00% | 8.50% |
| Future salary increase | 5.50% | 6.00% |
| Actuarial method used | Projected unit credit actuarial method | Projected unit credit actuarial method |

C. Provident Fund

The Company makes contribution to statutory provident fund in accordance with Employees Provident Fund and Misc. Provision Act, 1952. This is post employment benefit and is in the nature of defined contribution plan.

32. Earnings per share

| Particulars | (Amount in Rupees) | |
|--|------------------------------|------------------------------|
| | Year ended March 31, 2013 | Year ended March 31, 2012 |
| Profit after tax | 5,196,437.57 | 4,472,991.14 |
| Numerator used for calculating basic and diluted earnings per share | 5,196,437.57 | 4,472,991.14 |
| Equity shares outstanding as at the year end | 25,000,000 | 25,000,000 |
| Weighted average number of shares used as denominator for calculating basic & diluted earnings per share | 25,000,000 | 25,000,000 |
| Nominal value per share | 10/- | 10/- |
| Basic & diluted earning per share | 0.21 | 0.18 |

33. Related parties disclosures

A. Related parties are classified as:-

(i) Holding Company

Omaxe Limited

(ii) Fellow Subsidiary companies & their subsidiary companies

1. Jagdamba Contractors and Builders Limited
2. Omaxe Chandigarh Extension Developers Private Limited
3. S.N Realtors Private Limited (subsidiary company of fellow subsidiary company namely Navratan Techbuild Private Limited)
4. Omaxe Buildwell Private Limited
5. Navratan Techbuild Private Limited
6. Finishing Touch Properties & Developers Private Limited
7. Green Planet Colonisers Private Limited
8. Volvo Properties Private Limited

(iii) Subsidiary companies

1. Oasis Suncity Realtors Private Limited.
2. RPS Suncity Promoters & Developers Private Limited
3. Sri Balaji Green Heights Private Limited (up to 23.4.2013)

(iv) Entities over which key management personnel and/or their relatives exercises significant influence

1. Jayant Buildhome Private Limited
2. Bhargav Builders Private Limited
3. Buildwell Builders Private Limited

(v) Relatives of Key Managerial personeel

1. Mrs. Sushma Goel



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B. Summary of related parties transactions are as under:

(Amount in Rupees)

| S.No. | Name of Transaction | Holding Company | Subsidiary companies | Fellow Subsidiary companies & their subsidiary companies | Entities over which key managerial personnel and/or their relatives exercise significant influence | Relatives of key managerial personnel | Total |
|---|--|------------------|----------------------|--|--|---------------------------------------|------------------|
| A. Transactions made during the year | | | | | | | |
| 1 | Land, development & other rights purchased | - | - | 111,761,523.82 | - | - | 111,761,523.82 |
| | | - | - | - | - | - | - |
| 2 | Building material purchased | - | - | - | - | - | - |
| | | (140,551.52) | - | (43,400.00) | - | - | (183,951.52) |
| 3 | Income from trading goods | 88,550.00 | - | 2,454,033.33 | - | - | 2,542,583.33 |
| | | (97,930.00) | - | (2,205,610.89) | - | - | (2,303,540.89) |
| 4 | Construction cost | - | - | 1,151,653,093.00 | - | - | 1,151,653,093.00 |
| | | - | - | (574,108,620.00) | - | - | (574,108,620.00) |
| 5 | Lease rent paid | - | - | - | 120,000.00 | - | 120,000.00 |
| | | - | - | - | (120,000.00) | - | (120,000.00) |
| 6 | Interest cost | 34,345,218.00 | - | - | - | - | 34,345,218.00 |
| | | (89,260,117.00) | - | - | - | - | (89,260,117.00) |
| 7 | Remuneration | - | - | - | - | 6,300,000.00 | 6,300,000.00 |
| | | - | - | - | - | (6,300,000.00) | (6,300,000.00) |
| 8 | Sale of fixed asset | - | - | 668,343.84 | - | - | 668,343.84 |
| | | - | - | - | - | - | - |
| 9 | Investment sold | 866,000.00 | - | - | - | - | 866,000.00 |
| | | - | - | - | - | - | - |
| 10 | Loan repaid | 367,500,000.00 | - | - | - | - | 367,500,000.00 |
| | | (554,498,241.00) | - | - | - | - | (554,498,241.00) |
| 11 | Bank guarantees given | - | - | - | - | - | - |
| | | (3,776,323.00) | - | - | - | - | (3,776,323.00) |
| 12 | Bank guarantees matured | 75,789,600.00 | - | - | - | - | 75,789,600.00 |
| | | - | - | - | - | - | - |

Closing Balances

| | | | | | | | |
|---|--------------------------------|--------------------|----------------|--------------------|------------------|--------------|--------------------|
| 1 | Bank guarantees | 35,977,573.00 | - | - | - | - | 35,977,573.00 |
| | | (111,767,173.00) | - | - | - | (-) | (111,767,173.00) |
| 2 | Corporate guarantees | 1,762,900,000.00 | - | - | - | - | 1,762,900,000.00 |
| | | (1,582,900,000.00) | - | (-) | (-) | (-) | (1,582,900,000.00) |
| 3 | Trade receivables | - | - | 232,042,970.32 | - | - | 232,042,970.32 |
| | | (-) | (-) | (-) | (-) | (-) | (-) |
| 4 | Loans and advances receivables | - | - | 1,568,350,433.00 | 321,779,328.00 | - | 1,890,129,761.00 |
| | | (-) | (-) | (1,594,289,819.00) | (314,812,978.00) | (-) | (1,909,102,797.00) |
| 5 | Balance payable | 307,429,489.65 | - | - | - | 52,000.00 | 307,481,489.65 |
| | | (831,703,753.09) | (-) | (-) | (30,000.00) | (250,000.00) | (831,983,753.09) |
| 6 | Inter corporate loans | - | - | - | - | - | - |
| | | (367,500,000.00) | (-) | (-) | (-) | (-) | (367,500,000.00) |
| 7 | Investments | - | 2,669,000.00 | - | - | - | 2,669,000.00 |
| | | (-) | (3,535,000.00) | (-) | (-) | (-) | (3,535,000.00) |
| 8 | Trade payables | - | - | 222,485,767.32 | - | - | 222,485,767.32 |
| | | (-) | (-) | (36,018,905.00) | (-) | (-) | (36,018,905.00) |



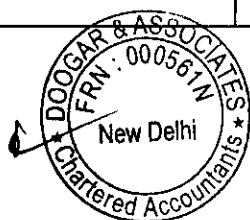
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Of the above items, transactions in excess of 10% of the total related party transactions are as under:

(Amount in Rupees)

| S.No. | Nature of transactions | Holding Company | Subsidiary Companies | Fellow Subsidiary companies & their subsidiary companies | Entities over which key managerial personnel or their relatives exercise significant influence | Relatives of key managerial persons |
|---|---|------------------|----------------------|--|--|-------------------------------------|
| A. Transactions made during the year | | | | | | |
| 1 | Land, development & other rights purchased | | | | | |
| | Green Planet Colonisers Private Limited | - | - | 70,268,183.00 | - | - |
| | | (-) | (-) | (-) | (-) | (-) |
| | Omaxe Buildwell Private Limited | - | - | 41,493,340.82 | - | - |
| | | (-) | (-) | (-) | (-) | (-) |
| 2 | Income from trading goods | | | | | |
| | Jagdamba Contractors and Builders Ltd. | - | - | 2,069,118.25 | - | - |
| | | (-) | (-) | (678,582.17) | (-) | (-) |
| | Volvo Properties Private Limited | - | - | 384,915.08 | - | - |
| | | (-) | (-) | (-) | (-) | (-) |
| | Omaxe Limited | 88,550.00 | - | - | - | - |
| | | (97,930.00) | (-) | (-) | (-) | (-) |
| 3 | Construction cost | | | | | |
| | Jagdamba Contractors and Builders Ltd. | - | - | 874,298,587.00 | - | - |
| | | (-) | (-) | (572,783,548.00) | (-) | (-) |
| | Volvo Properties Private Limited | - | - | 277,354,506.00 | - | - |
| | | (-) | (-) | (-) | (-) | (-) |
| 4 | Lease rent paid | | | | | |
| | Buildwell Builders Private Limited | - | - | - | 120,000.00 | - |
| | | (-) | (-) | (-) | (120,000.00) | (-) |
| 5 | Interest cost | | | | | |
| | Omaxe Limited | 34,345,218.00 | - | - | - | - |
| | | (89,260,117.00) | (-) | (-) | (-) | (-) |
| 6 | Remuneration | | | | | |
| | Sushma Goel | - | - | - | - | 6,300,000.00 |
| | | (-) | (-) | (-) | (-) | (6,300,000.00) |
| 7 | Sale of fixed assets | | | | | |
| | Jagdamba Contractors and Builders Limited | - | - | 668,343.84 | - | - |
| | | (-) | (-) | (-) | (-) | (-) |
| 8 | Investment sold | | | | | |
| | Omaxe Limited | 866,000.00 | - | - | - | - |
| | | (-) | (-) | (-) | (-) | (-) |
| 9 | Loan repaid | | | | | |
| | Omaxe Limited | 367,500,000.00 | - | - | - | - |
| | | (554,498,241.00) | (-) | (-) | (-) | (-) |
| 10 | Bank Guarantee matured | | | | | |
| | Omaxe Limited | 75,789,600.00 | - | - | - | - |
| | | (-) | (-) | (-) | (-) | (-) |



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| S.No. | Nature of transactions | Holding Company | Subsidiary Companies | Fellow Subsidiary companies & their subsidiary companies | Entities over which key managerial personnel or their relatives exercise significant influence | Relatives of key managerial persons |
|----------------------------|--|--------------------|----------------------|--|--|-------------------------------------|
| B. Closing balances | | | | | | |
| 1 | Bank guarantees | | | | | |
| | Omaxe Limited | 35,977,573.00 | - | - | - | - |
| | | (111,767,173.00) | (-) | (-) | (-) | (-) |
| 2 | Corporate guarantee | | | | | |
| | Omaxe Limited | 1,762,900,000.00 | - | - | - | - |
| | | (1,582,900,000.00) | (-) | (-) | (-) | (-) |
| 3 | Trade receivables | | | | | |
| | S.N Realtors Private Limited | (-) | - | 232,042,970.32 | - | - |
| | | - | (-) | (-) | (-) | (-) |
| 4 | Loans and advances receivables | | | | | |
| | S.N Realtors Private Limited | - | - | 1,499,539,625.00 | - | - |
| | | (-) | (-) | (347,998,686.00) | (-) | (-) |
| | Bhargav Builders Private Limited | - | - | - | 321,706,408.00 | - |
| | | (-) | (-) | (-) | (314,740,058.00) | (-) |
| 5 | Balance payable | | | | | |
| | Omaxe Limited | 307,429,489.65 | - | - | - | - |
| | | (831,703,753.09) | (-) | (-) | (-) | (-) |
| | Sushma Goel | - | - | - | - | 52,000.00 |
| | | (-) | (-) | (-) | (-) | (250,000.00) |
| 6 | Investment | | | | | |
| | Oasis Suncity Realtors Private Limited | - | 1,315,000.00 | - | - | - |
| | | (-) | (1,315,000.00) | (-) | (-) | (-) |
| | RPS Suncity Promoters & Developers Private Limited | - | 1,354,000.00 | - | - | - |
| | | (-) | (1,354,000.00) | (-) | (-) | (-) |
| 7 | Trade payable | | | | | |
| | Volvo Properties Private Limited | - | - | 38,327,997.35 | - | - |
| | | (-) | (-) | (-) | (-) | (-) |
| | Jagdamba Contractors and Builders Ltd. | - | - | 184,157,769.97 | - | - |
| | | (-) | (-) | (35,779,851.00) | (-) | (-) |

Figures in brackets represent those of the previous year.

34. The company has regrouped / reclassified previous year figures wherever necessary to conform to with current year's classification.

The notes referred to above form integral part of financial statements.

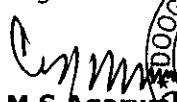
As per our report of even date attached

For and on behalf of

Doogar & Associates

Chartered Accountants

Reg No.000561N

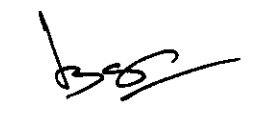

M.S. Agarwal
 Partner
 M.No. 86580

Place : New Delhi

Date : 17 MAY 2013

For and on behalf of the Board of Directors

Omaxe Buildhome Private Limited


Jai Bhagwan Goel
 DIN: 00075886
 (Director)


Sunil Goel
 DIN:00003743
 (Director)