

# **Purva Star Properties Private Limited**

Financial Statements

For the year ended 31 March 2015

# Purva Star Properties Private Limited

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**INDEPENDENT AUDITOR'S REPORT**

To the Board of Directors of  
Purva Star Properties Private Limited

**Report on the Financial Statements**

We have audited the accompanying financial statements of Purva Star Properties 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 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 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 of 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 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 thereunder.

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 systems 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 financial statements.



**Opinion**

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the information required by the Act in the manner so required 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 profit and its cash flows for the year ended on that date.

for V D S R & Co.,  
Chartered Accountants  
FRN No.: 001626S



**Patil Narahari Laxmanrao**  
Partner M No: 222219



Place: Bengaluru  
Date: 13 May 2015



**Purva Star Properties Private Limited**  
**Balance Sheet as at 31 March 2015**

	Note	31 Mar 2015	31 Mar 2014
<b>Equity and Liabilities</b>			
<b>Shareholders' Funds</b>			
Share capital	2	1,00,000	1,00,000
Reserves and surplus	3	49,27,29,026	17,63,89,069
		<u>49,28,29,026</u>	<u>17,64,89,069</u>
<b>Non-Current Liabilities</b>			
Deferred tax liability, (net)	4	2,451	-
		<u>2,451</u>	<u>-</u>
<b>Current Liabilities</b>			
Short-term borrowings	6	13,02,50,890	9,19,621
Trade payables	7	1,86,39,504	1,63,57,584
Other current liabilities	7	1,01,44,84,186	1,05,27,57,965
Short-term provisions	5	35,10,978	4,59,58,090
		<u>1,16,68,85,557</u>	<u>1,11,59,93,260</u>
<b>Total</b>		<u><u>1,65,97,17,035</u></u>	<u><u>1,29,24,82,330</u></u>
<b>Assets</b>			
<b>Non-Current Assets</b>			
Fixed assets			
Tangible assets			
	8	37,35,690	-
		<u>37,35,690</u>	<u>-</u>
Long-term loans and advances	9	9,30,59,200	9,30,15,000
Other non-current assets	11	-	-
		<u>9,67,94,890</u>	<u>9,30,15,000</u>
<b>Current Assets</b>			
Inventories			
Properties under development			
	12	75,94,23,958	73,96,64,190
		<u>75,94,23,958</u>	<u>73,96,64,190</u>
Trade receivables	10	50,21,39,589	37,94,85,029
Cash and bank balances	13	3,87,99,952	7,83,81,841
Short-term loans and advances	9	25,25,06,188	19,36,270
Other current assets	11	1,00,52,459	-
		<u>1,56,29,22,145</u>	<u>1,19,94,67,330</u>
<b>Total</b>		<u><u>1,65,97,17,035</u></u>	<u><u>1,29,24,82,330</u></u>

**Significant accounting policies and other explanatory information** 1  
The notes referred to above form an integral part of the financial statements

This is the Balance Sheet referred to in our report of even date

For V D S R & Co  
Chartered Accountants  
FRN No.: 001626S

*Patil*

Patil Narahari Laxmanrao  
Partner  
M No: 222219



For and on behalf of the Board of Directors

*Ashish*

Ashish Puravankara  
Director  
DIN 504524

*Jacobir*

Jacobir Ashish Puravankara  
Director  
DIN 1918184

Bengaluru  
13 May 2015

# Purva Star Properties Private Limited

## Statement of Profit and Loss for the quarter ended 31 March 2015

	Note	31 Mar 2015	31 Mar 2014
<b>Income</b>			
Revenue from operations			
Revenue from projects	14	8,14,03,175	53,26,42,347
Other operating revenues	14	4,61,276	-
<b>Total</b>		<b>8,18,64,451</b>	<b>53,26,42,347</b>
<b>Expenses</b>			
Material and contract cost	15	9,14,68,410	2,10,24,568.53
Land cost		-	-
Decrease/(increase) in inventory of properties under development	16	(7,27,24,782)	14,52,52,273
Finance expense, net	17	9,56,120	49,86,166
Depreciation and amortization	18	1,85,137	-
Other expenses	19	95,83,694	9,14,79,761
<b>Total</b>		<b>2,94,68,579</b>	<b>26,27,42,768</b>
<b>Profit before tax</b>		<b>5,23,95,872</b>	<b>26,98,99,579</b>
<b>Tax expense</b>			
Current tax		1,81,98,652	9,33,75,953
Deferred tax		29,498	-
<b>Net profit for the period</b>		<b>3,41,67,721</b>	<b>17,65,23,626</b>
<b>Earnings per share ( Nominal value ₹ 10 per share)</b>			
Basic (₹)	20	3,416.77	17,652.36
Diluted (₹)	20	3,416.77	17,652.36

### Significant accounting policies and other explanatory information 1

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

This is the Statement of Profit and Loss referred to in our report of even date

For V D S R & Co  
Chartered Accountants  
FRN No.: 001626S

*Hatil*

Patil Narahari Laxmanrao  
Partner  
M No: 222219



For and on behalf of the Board of Directors

*Ashish Puravankara*

Ashish Puravankara  
Director  
DIN 504524

*Jasbir Ashish Puravankara*

Jasbir Ashish Puravankara  
Director  
DIN 1918184

Bengaluru  
13 May 2015

# Purva Star Properties Private Limited

## Statement of Profit and Loss for the year ended 31 March 2015

	Note	31 Mar 2015	31 Mar 2014
<b>Income</b>			
Revenue from operations			
Revenue from projects	14	86,88,06,528	53,26,42,347
Other operating revenues	14	10,22,443	-
Other income		1,33,763	-
<b>Total</b>		<b>86,99,62,734</b>	<b>53,26,42,347</b>
<b>Expenses</b>			
Material and contract cost	15	35,90,10,774	2,10,24,569
Land cost		-	87,94,01,462
Decrease/(increase) in inventory of properties under development	16	(1,97,59,768)	(73,96,64,190)
Finance expense, net	17	(5,13,698)	50,29,702
Depreciation and amortization	18	4,01,003	-
Other expenses	19	5,00,10,496	9,69,98,131
<b>Total</b>		<b>38,91,48,806</b>	<b>26,27,89,674</b>
<b>Profit before tax</b>		<b>48,08,13,928</b>	<b>26,98,52,673</b>
<b>Tax expense</b>			
Current tax		16,44,71,519	9,33,75,953
Deferred tax		2,452	-
<b>Net profit for the period</b>		<b>31,63,39,957</b>	<b>17,64,76,720</b>
<b>Earnings per share ( Nominal value ₹ 10 per share)</b>			
Basic (₹)	20	31,634.00	17,647.67
Diluted (₹)	20	31,634.00	17,647.67

Significant accounting policies and other explanatory information 1

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

This is the Statement of Profit and Loss referred to in our report of even date

For V D S R & Co  
Chartered Accountants  
FRN No.: 001626S



Patil Narahari Laxmanrao  
Partner  
M No: 222219



For and on behalf of the Board of Directors



Ashish Puravankara  
Director  
DIN 504524



Jasbir Ashish Puravankara  
Director  
DIN 1918184

Bengaluru  
13 May 2015



**1 Significant accounting policies**

**a. Basis of preparation**

The financial statements have been prepared on accrual basis under the historical cost convention and in accordance with the applicable accounting standards prescribed by Companies (Accounting Standards), Rules 2005, the provisions of the Companies Act, 1956 (to the extent applicable) and the Companies Act, 2013 (to the extent applicable). The accounting policies have been consistently applied unless otherwise stated.

**b. Use of estimates**

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management of the Company to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting periods. Although these estimates are based upon the management's best knowledge of current events and actions, actual results could differ from those estimates. Significant estimates used by management in the preparation of these financial statements include the percentage completion for projects in progress, estimates of the economic useful lives of the fixed assets, provisions for bad and doubtful debts and accruals for employee benefits.

**c. Revenue recognition**

**Revenue from projects**

Revenue from the sale of properties is recognized when significant risks and rewards of ownership have been transferred to the customer, which coincides with entering into a legally binding agreement.

Revenue from sale of undivided share of land (UDS) in qualifying projects where the risks and rewards on the sale of the UDS are separable from the risks and rewards on the construction contract is recognized upon the transfer of all significant risks and rewards of ownership of such real estate, as per the terms of the contracts entered into with the buyers, which coincides with the firming of the sales contracts/agreements and a minimum level of collection of dues from the customer.

Revenue from the sale of UDS on other projects where the risk and rewards on the sale of the UDS are not separable from the construction contracts and therefore do not qualify above are recognized on the percentage of completion method.

Effective 1 April 2012, in accordance with the "Guidance Note on Accounting for Real Estate Transactions (Revised 2012)" (Guidance note) all projects commencing on or after the said date or projects where revenue is recognized for the first time on or after the above date, construction revenue on such projects have been recognized on percentage of completion method provided the following thresholds have been met:

- (a) all critical approvals necessary for the commencement have been obtained;
- (b) the expenditure incurred on construction and development costs is not less than 25 percent of the total estimated construction and development costs;
- (c) at least 25 percent of the saleable project area is secured by agreements with buyers; and
- (d) at least 10 percent of the agreements are realized at the reporting date in respect of such contracts.

Contract revenues represent the aggregate amounts of sale price for agreements entered into and are accrued based on the percentage that the actual construction costs incurred until the reporting date bears to the total estimated construction costs to completion. Land costs are not included for the purpose of computing the percentage of completion.

Contract costs include the estimated construction, development, proportionate land cost and other directly attributable costs of the projects under construction. Losses expected to be incurred on projects in progress, are charged to the Statement of Profit and Loss in the period in which these losses are known.

For projects executed through joint development arrangements, which represent barter transactions, whereby the company gives up a defined percentage of constructed area in lieu of payment for its share in the land, the company accounts for such transactions in accordance with the Guidance Note whereby developmental rights acquired through joint development arrangement are recorded on a gross basis on the estimated amount to be spent on development or construction of built-up area to be surrendered in lieu of the above rights.

The estimates for saleable area and contract costs are reviewed by the management periodically and the cumulative effect of the changes in these estimates, if any, are recognized in the period in which these changes may be reliably measured.

Unbilled revenue disclosed under other assets represents revenue recognized over and above the amount due as per payment plans agreed with the customers. Progress billings which exceed the costs and recognized profits to date on projects under construction are disclosed as advance received from customers under other current liabilities. Any billed amount that has not been collected is disclosed under trade receivables and is net of any provisions for amounts doubtful of recovery.

Revenue from the sale of land is recognized in the period in which the agreement to sell is entered into. Where there is a remaining substantial obligation under the agreement, revenue is recognized on the fulfilment of such obligation.

**d. Properties under development**

Properties under development represents construction work in progress which are stated at the lower of cost and net realizable value. This comprises of cost of land, construction related overhead expenditure, borrowing costs and other net costs incurred during the period of development.





**e. Properties held for sale**

Completed properties held for sale are stated at the lower of cost and net realizable value. Cost includes cost of land, construction related overhead expenditure, borrowing costs and other costs incurred during the period of development.

**f. Properties held for development**

Properties held for development represents land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, borrowing cost, where applicable and other costs incurred to get the properties ready for their intended use.

**g. Fixed assets**

Fixed assets are stated at cost less accumulated depreciation/amortization and impairment losses. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use. Fixed assets purchased in foreign currency are recorded at the actual rupee cost incurred.

Expenditure directly relating to expansion is capitalized only if it increases the life or functionality of an asset beyond its original standard of performance.

**h. Depreciation/amortization**

Depreciation/amortization on fixed assets is provided on the straight-line method, based on the useful life of asset specified in Schedule II to the Companies Act, 2013. The Management estimates the useful lives of the assets as per the indicative useful life prescribed in Schedule II to the Companies Act, 2013. Assets individually costing less than ₹ 5,000 are fully depreciated in the period of purchase.

**i. Borrowing cost**

Borrowing costs that are attributable to the acquisition and/or construction of qualifying assets are capitalized as part of the cost of such assets, in accordance with Accounting Standard 16 – "Borrowing Costs". A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. All other borrowing costs are charged to the Statement of Profit and Loss as incurred.

**j. Advertisement and promotional expense**

Advertisement and promotional expense in respect of projects currently being developed and for general corporate purposes are expensed to the Statement of Profit and Loss as incurred.

**k. 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. If at the Balance Sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated

**l. Cash and cash equivalents**

Cash and cash equivalents include cash in hand, demand deposits with banks, other short term highly liquid investments with original maturity of three months or less.

**m. Inventory**

Inventory includes raw materials used for the construction activity of the Company. Raw materials are valued at the lower of cost and net realizable value with the cost being determined on a 'First in First Out' basis.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and costs required to make the sale.

**n. Tax expense**

Tax expense comprises both current and deferred taxes. The current charge for income taxes is calculated in accordance with the relevant tax regulations. Deferred income taxes reflect the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted as at the Balance Sheet date.

Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are recognized on carry forward of unabsorbed depreciation and tax losses only if there is virtual certainty that such deferred tax assets can be realized against future

Unrecognized deferred tax assets of earlier years are re-assessed and recognized to the extent that it has become reasonably certain that future taxable income will be available against which such deferred tax assets can be realized.

**o. Earnings per share**

Basic earnings per share are 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.

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

**p. Provisions and contingent liabilities**

The Company creates a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and 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 in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.





	31 Mar 2015	31 Mar 2014
<b>2 Share capital</b>		
<b>Authorized shares</b>		
100,000 (31 March 2014- 100,000) equity shares of ₹ 10 each	10,00,000	1,00,000
<b>Issued, subscribed and fully paid up shares</b>		
10,000 (31 March 2014- 10,000) equity shares of ₹ 10 each	1,00,000	1,00,000
	<u>1,00,000</u>	<u>1,00,000</u>

**a. Reconciliation of the shares outstanding at the beginning and at the end of the reporting period**

**Equity shares**

	31 Mar 2015		31 Mar 2014	
	Number	₹	Number	₹
Balance at the beginning of the year	10,000	1,00,000	10,000	1,00,000
Issued during the year	-	-	-	-
<b>Outstanding at the end of the year</b>	<u>10,000</u>	<u>1,00,000</u>	<u>10,000</u>	<u>1,00,000</u>

**b. Terms/rights attached to equity shares**

The Company has only one class of equity shares having a par value of ₹ 10 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian Rupees. The dividend proposed by the 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, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

**c. Details of shares held by the holding Company as at reporting date**

	31 Mar 2015	31 Mar 2014
No. of shares	10,000	10,000
Par value of share	10	10
Amount in ₹	1,00,000	1,00,000

**d. Details of shareholders holding more than 5% shares in the company**

	31 Mar 2015		31 Mar 2014	
	Number	% holding in the class	Number	% holding in the class
<b>Equity shares of ₹ 10 each fully paid up</b>				
Puravankara Projects Limited	10,000	100.00%	10,000	100.00%

As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

**e. Aggregate number of bonus shares issued and shares issued for consideration other than cash during the period of five years immediately preceding the reporting date :**

The Company has not issued any bonus shares nor there has been any buy back of shares during five years immediately preceding 31 March 2015.

**f. Shares reserved for issue under options**

As on reporting date, Shares reserved for issue under options and contracts/ commitments for the sale of shares/ disinvestment, including terms and amount: Nil

(Company has not reserved any shares for issue under options or otherwise and contracts/ commitments for sale / disinvestment as on reporting date.)



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	31 Mar 2015		31 Mar 2014	
<b>3 Reserves and surplus</b>				
Surplus in the Statement of Profit and Loss				
Balance at the beginning of the year		17,63,89,089		(87,651)
Add: Net profit for the year		31,63,39,957		17,64,76,720
Balance at the end of the year		<u>49,27,29,026</u>		<u>17,63,89,069</u>
	Non-current		Current	
<b>4 Deferred tax liability/(asset), net</b>				
Deferred tax liability arising on account of depreciation		2,451		-
		<u>2,451</u>		<u>-</u>
<b>5 Provisions</b>	<u>31 Mar 2015</u>	<u>31 Mar 2014</u>	<u>31 Mar 2015</u>	<u>31 Mar 2014</u>
Provision for tax (net of advance tax)	-	-	35,10,978	4,59,58,090
	<u>-</u>	<u>-</u>	<u>35,10,978</u>	<u>4,59,58,090</u>
<b>6 Short-term borrowings</b>				
Unsecured				
Interest free loan from Puravankara Projects Limited repayable on demand*			13,00,65,154	9,19,621
Interest free loan from Fellow subsidiary company			1,85,736	-
			<u>13,02,50,890</u>	<u>9,19,621</u>
* Unsecured loan from Holding Company classified as short term as the same is repayable on demand.				
<b>7 Trade payables</b>				
Trade payables			54,34,559	1,63,57,584
Due to related parties			1,32,04,945	-
			<u>1,86,39,504</u>	<u>1,63,57,584</u>
Other current liabilities				
Advances received from customers			16,01,80,112	18,88,53,249
Duties and taxes payable			5,87,059	79,71,054
Other payables			85,37,17,015	85,59,33,662
			<u>1,01,44,84,186</u>	<u>1,05,27,57,965</u>
<b>8 Tangible assets</b>				
	Office equipments	Furniture and fixtures	Total	
Cost				
At 01 April 2013	-	-	-	
Additions	-	-	-	
Disposals	-	-	-	
At 31 Mar 2014	-	-	-	
Additions	37,73,842	3,62,850	41,36,692	
Disposals	-	-	-	
At 31 Mar 2015	<u>37,73,842</u>	<u>3,62,850</u>	<u>41,36,692</u>	
Depreciation				
At 01 April 2013	-	-	-	
Charge for the year	-	-	-	
Disposals	-	-	-	
At 31 Mar 2014	-	-	-	
Charged to statement of profit and loss	2,92,086	1,08,917	4,01,003	
Disposals	-	-	-	
At 31 Mar 2015	<u>2,92,086</u>	<u>1,08,917</u>	<u>4,01,003</u>	
Net block				
At 31 Mar 2014	-	-	-	
At 31 Mar 2015	<u>34,81,756</u>	<u>2,53,933</u>	<u>37,35,689</u>	





	Non-current		Current	
	31 Mar 2015	31 Mar 2014	31 Mar 2015	31 Mar 2014
<b>9 Loans and advances</b>				
<b>Security deposits</b>				
Unsecured, considered good	9,30,15,000	9,30,15,000	-	-
	<u>9,30,15,000</u>	<u>9,30,15,000</u>	<u>-</u>	<u>-</u>
<b>Loans and advances to related parties</b> (Unsecured, considered good)				
Loans to associates	-	-	5,07,55,757	-
	<u>-</u>	<u>-</u>	<u>5,07,55,757</u>	<u>-</u>
<b>Other loans and advances</b> (Unsecured, considered good)				
Advances to suppliers *	-	-	15,86,81,795	9,95,465
Taxes and duties recoverable	-	-	4,20,11,027	9,22,335
Prepaid expense	-	-	7,30,708	-
Capital Advance	44,200	-	-	-
Other advances *	-	-	3,26,901	18,470
	<u>44,200</u>	<u>-</u>	<u>20,17,50,431</u>	<u>19,36,270</u>
<b>Total loans and advances</b>	<u>9,30,59,200</u>	<u>9,30,15,000</u>	<u>25,25,06,188</u>	<u>19,36,270</u>
* Advances recoverable in cash or kind or for value to be received.				
<b>10 Trade receivables</b> (Unsecured, considered good)				
Outstanding for a period exceeding six months	-	-	41,36,71,551	-
Other receivables	-	-	8,84,68,038	37,94,85,029
	<u>-</u>	<u>-</u>	<u>50,21,39,589</u>	<u>37,94,85,029</u>
<b>11 Other assets</b>				
Other receivables	-	-	1,00,52,459	-
	<u>-</u>	<u>-</u>	<u>1,00,52,459</u>	<u>-</u>
<b>12 Inventories</b>				
<b>Properties under development</b>				
Land cost			27,62,00,866	63,79,37,699
Material and construction cost			48,32,23,092	10,17,26,491
			<u>75,94,23,958</u>	<u>73,96,64,190</u>
<b>13 Cash and bank balances</b>				
<b>Cash and cash equivalents</b>				
Cash on hand			-	-
Balances with banks:				
On current accounts			3,87,99,952	7,83,81,841
			<u>3,87,99,952</u>	<u>7,83,81,841</u>



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	Quarter ended		Year ended	
	31 Mar 2015	31 Mar 2014	31 Mar 2015	31 Mar 2014
<b>14 Revenue from operations</b>				
Revenue from projects				
Sale of properties	8,14,03,175	53,26,42,347	86,88,06,528	53,26,42,347
	<u>8,14,03,175</u>	<u>53,26,42,347.00</u>	<u>86,88,06,528</u>	<u>53,26,42,347.00</u>
Other operating revenue				
Others	4,61,276	-	10,22,443	-
	<u>4,61,276</u>	<u>-</u>	<u>10,22,443</u>	<u>-</u>
<b>15 Material and contract cost</b>				
Inventory of building material at the beginning of the quarter/year	-	-	-	-
Add : Incurred during the quarter/year				
Material and contract cost	9,14,68,410	2,10,24,569	35,90,10,774	2,10,24,569
	<u>9,14,68,410</u>	<u>2,10,24,569</u>	<u>35,90,10,774</u>	<u>2,10,24,569</u>
Less : Inventory of building material at the end of the quarter/year	-	-	-	-
	<u>9,14,68,410</u>	<u>2,10,24,568.53</u>	<u>35,90,10,774</u>	<u>2,10,24,568.53</u>
<b>16 Decrease/(Increase) in inventory of properties under development</b>				
Inventory at the beginning of the quarter/year	68,66,99,176	68,49,16,462	73,96,64,190	-
Inventory at the end of the quarter/year	75,94,23,958	73,96,64,190	75,94,23,958	73,96,64,190
	<u>(7,27,24,782)</u>	<u>14,52,52,273</u>	<u>(1,97,59,768)</u>	<u>(73,96,64,190)</u>
<b>17 Finance expense, net</b>				
Finance expense:				
Bank charges	12,631	67,861	60,397	1,11,397
Others	10,58,655	49,18,305	30,61,069	49,18,305
	<u>10,71,296</u>	<u>49,86,166</u>	<u>31,21,466</u>	<u>50,29,702</u>
Finance income:				
Bank deposits	-	-	33,07,227	-
Interest on loan to associates	-	-	-	-
Interest received from customers	1,15,176	-	3,27,937	-
Income from units of mutual funds	-	-	-	-
	<u>1,15,176</u>	<u>-</u>	<u>36,35,164</u>	<u>-</u>
Finance expense, net	<u>9,56,120</u>	<u>49,86,166</u>	<u>(5,13,698)</u>	<u>50,29,702</u>
<b>18 Depreciation and amortization</b>				
Depreciation of tangible assets (refer note 8)	1,85,137	-	4,01,003	-
	<u>1,85,137</u>	<u>-</u>	<u>4,01,003</u>	<u>-</u>
<b>19 Other expenses</b>				
Travel and conveyance	92	11,346	15,135	11,346
Repairs and maintenance				
- others	5,811	2,12,150	10,60,831	2,12,150
Legal and professional expense	44,38,015	1,12,86,290	1,34,98,028	1,67,81,860
Rates and taxes	44,25,236	6,37,24,935	46,21,991	6,37,39,835
Security charges	14,03,975	4,61,547	31,68,709	4,61,547
Printing and stationery	5,580	18,396	2,32,344	18,396
Advertising and sales promotion	1,54,143	17,57,651	70,92,174	17,57,651
Brokerage and referral charges	-11,21,577	1,39,73,536	1,99,07,806	1,39,73,536
Miscellaneous expenses	2,72,419	31,910	4,13,479	31,910
	<u>95,83,694</u>	<u>9,14,79,761</u>	<u>5,00,10,496</u>	<u>9,69,88,131</u>
Payment to auditor (on accrual basis, excluding service tax)				
As auditor:				
Audit fee	25,000	1,00,000	1,00,000	1,00,000
	<u>25,000</u>	<u>1,00,000</u>	<u>1,00,000</u>	<u>1,00,000</u>
<b>20 Earnings per share (EPS)</b>				
Weighted average number of shares outstanding during the quarter/year	10,000	10,000	10,000	10,000
Add: Dilutive effect of stock options	-	-	-	-
Weighted average number of shares used to compute diluted EPS	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>
Net profit after tax attributable to equity shareholders	3,41,67,721	17,65,23,626	31,63,39,957	17,64,76,720
Earnings per share (₹) :				
Basic	3,416.77	17,652.36	31,634.00	17,647.67
Diluted *	3,416.77	17,652.36	31,634.00	17,647.67
Nominal value - Rupees per equity share	10.00	10.00	10.00	10.00

\* The Company does not have any outstanding dilutive potential equity shares as at March 31, 2015. Consequently, the basic and dilutive earnings per share of the Company remain the same.



# Purva Star Properties Private Limited

## 21 Related party transactions

- (i) Holding Company  
Puravankara Projects Limited
- (ii) Key management personnel  
Mr. Ashish Puravankara  
Mrs. Jasbir Ashish Puravankara
- (iii) Entities controlled by key management personnel (other related parties)  
Handiman Services Limited  
Stanworth Infrastructure and Constructions Limited  
Melmont Construction Private Limited  
Centurion Housing & Constructions Private Limited  
Prudential Housing & Infrastructure Development Limited  
Purva Ruby Properties Private Limited  
Nile Developers Private Limited  
Vaigai Developers Private Limited  
Purva Land Limited  
Pune Projects LLP

### (iv) The transactions with related parties for the quarter are as follows

Nature of transaction	Holding Company		Key management personnel		Other related parties	
	31 Mar 2015	31 Mar 2014	31 Mar 2015	31 Mar 2014	31 Mar 2015	31 Mar 2014
<b>Loans taken from</b>						
Puravankara Projects Limited	4,04,96,823	6,40,32,885	-	-	-	-
<b>Loans repaid to</b>						
Puravankara Projects Limited	1,08,16,123	16,78,60,507	-	-	-	-
<b>Loans given to</b>						
Melmont Construction Private Limited	-	-	-	-	52,748	-
Centurion Housing & Constructions Private Limited	-	-	-	-	3,00,00,090	-
Prudential Housing & Infrastructure Development Limited	-	-	-	-	90	-
Purva Ruby Properties Private Limited	-	-	-	-	29,74,202	-
Nile Developers Private Limited	-	-	-	-	3,557	-
Vaigai Developers Private Limited	-	-	-	-	90	-
Purva Land Limited	-	-	-	-	29,700	-
Pune Projects LLP	-	-	-	-	51,31,665	-
<b>Loans repaid by</b>						
Purva Ruby Properties Private Limited	-	-	-	-	23,76,146	-
Pune Projects LLP	-	-	-	-	53,17,401	-
<b>Security and maintenance expenses</b>						
Handiman Services Limited	-	-	-	-	14,03,975	4,61,547



## Purva Star Properties Private Limited



(v) The transactions with related parties for the year are as follows

Nature of transaction	Holding Company		Key management personnel		Other related parties	
	31 Mar 2015	31 Mar 2014	31 Mar 2015	31 Mar 2014	31 Mar 2015	31 Mar 2014
<b>Loans taken from</b>						
Puravankara Projects Limited	33,46,54,663	16,87,22,477	-	-	-	-
<b>Loans repaid to</b>						
Puravankara Projects Limited	20,20,09,393	16,78,60,507	-	-	-	-
<b>Loans given to</b>						
Starworth Infrastructure and Constructions Limited	-	-	-	-	30,00,000	-
Melmont Construction Private Limited	-	-	-	-	60,800	-
Centurion Housing & Constructions Private Limited	-	-	-	-	5,00,00,180	-
Prudential Housing & Infrastructure Development Limited	-	-	-	-	180	-
Purva Ruby Properties Private Limited	-	-	-	-	29,80,253	-
Nile Developers Private Limited	-	-	-	-	36,175	-
Vaigai Developers Private Limited	-	-	-	-	24,705	-
Purva Land Limited	-	-	-	-	29,700	-
Pune Projects LLP	-	-	-	-	54,56,665	-
<b>Loans repaid by</b>						
Starworth Infrastructure and Constructions Limited	-	-	-	-	30,00,000	-
Purva Ruby Properties Private Limited	-	-	-	-	23,76,236	-
Pune Projects LLP	-	-	-	-	56,42,401	-
<b>Brokerage expenses</b>						
Propmart Technologies Limited	-	-	-	-	15,47,529	-
<b>Security and maintenance expenses</b>						
Handiman Services Limited	-	-	-	-	31,68,709	4,61,547

(vi) Balances with related parties at the year end are as follows

Nature of transaction	Holding Company		Key management personnel		Other related parties	
	31 Mar 2015	31 Mar 2014	31 Mar 2015	31 Mar 2014	31 Mar 2015	31 Mar 2014
<b>Loans taken from</b>						
Puravankara Projects Limited	13,00,65,154	9,19,621	-	-	-	-
<b>Loans given to</b>						
Melmont Construction Private Limited	-	-	-	-	60,800	-
Centurion Housing & Constructions Private Limited	-	-	-	-	5,00,00,180	-
Prudential Housing & Infrastructure Development Limited	-	-	-	-	180	-
Purva Ruby Properties Private Limited	-	-	-	-	6,04,017	-
Nile Developers Private Limited	-	-	-	-	36,175	-
Vaigai Developers Private Limited	-	-	-	-	24,705	-
Purva Land Limited	-	-	-	-	29,700	-
<b>Loans given by</b>						
Pune Projects LLP	-	-	-	-	1,85,736	-

22 Supplementary statutory information

	31 Mar 2015	31 Mar 2014
i. Earnings in foreign currency (on receipt basis)	Nil	Nil
ii. Expenditure in foreign currency (on accrual basis)	Nil	Nil
iii. Value of imports at CIF basis	Nil	Nil
iv. Contingent liabilities	Nil	Nil
v. Capital commitment	Nil	Nil
vi. Donation to political party	Nil	Nil

23 Corporate social responsibility (CSR)

As per Section 135 of the Companies Act, 2013, a CSR committee has been formed by the company. The areas for CSR activities are promoting education, art and culture, healthcare, ensuring environmental sustainability, destitute care and rehabilitation and rural development projects. The Company spent nil (₹ 17,99,891 to be spent) in F.Y 14-15.

24 Disclosures of dues to micro, small and medium enterprises

a. Dues to Micro Small and Medium

The Principal amount and the interest due thereon remaining unpaid to any supplier as at March 31, 2015- Nil (March 31, 2014- Nil)

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the company. The above information has been relied upon by the auditors.

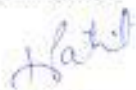
b. Small Scale Industries:

As per the information available with the Company, there are no dues to small scale industries as at March 31, 2015- Nil (March 31, 2014- Nil)

25 Prior period comparatives

Prior period comparatives have been regrouped/reclassified wherever necessary to conform to the presentation in the current period.

For V D S R & Co  
Chartered Accountants  
FRN No.: 001626S



Patil Narahari Laxmanrao  
Partner  
M No: 222219



For and on behalf of the Board of Directors



Ashish Puravankara  
Director  
DIN 504524



Jasbir Ashish Puravankaray  
Director  
DIN 1918184

Bangalore  
13 May 2015

## Cash Flow Statement

	31 Mar 2015	31 Mar 2014
<b>A. Cash flow from operating activities</b>		
Profit before tax and prior period items	48,08,13,928	26,98,52,673
Adjustments		
Depreciation and amortization	4,01,003	-
Finance expense, net	(5,13,698)	-
<b>Operating profit before working capital changes</b>	<b>48,07,01,232</b>	<b>26,98,52,673</b>
Movements in working capital :		
(Increase)/Decrease in trade receivables	(12,26,54,559)	(37,94,85,029)
(Increase)/Decrease in loans and advances and other current assets	(20,98,86,620)	(19,36,270)
(Increase)/Decrease in properties under development	(1,97,59,768)	(73,96,64,190)
Increase/(Decrease) in current liabilities and provisions	(3,59,91,861)	1,06,90,85,779
<b>Cash (used in)/received from operations</b>	<b>9,24,28,424</b>	<b>21,78,52,964</b>
Direct taxes paid	(20,69,18,632)	(4,74,17,863)
<b>Net cash from/(used in) operating activities</b>	<b>(11,44,90,207)</b>	<b>17,04,35,101</b>
<b>B. Cash flows from investing activities</b>		
Purchase of fixed assets, including capital advances	(41,80,892)	-
Loan to associate company	(5,07,55,757)	-
Deposits and advances	-	(9,30,15,000)
Interest received	36,35,164	-
<b>Net cash from/(used in) investing activities</b>	<b>(5,13,01,485)</b>	<b>(9,30,15,000)</b>
<b>C. Cash flows from financing activities</b>		
Proceeds from/(repayments of) Short term borrowings	12,93,31,269	8,61,970
Interest paid	(31,21,466)	-
<b>Net cash generated from/(used in) financing activities</b>	<b>12,62,09,803</b>	<b>8,61,970</b>
<b>Net increase/(decrease) in cash and cash equivalents (A + B + C)</b>	<b>(3,95,81,889)</b>	<b>7,82,82,071</b>
<b>Cash and cash equivalents at the beginning of the period/year</b>	<b>7,83,81,841</b>	<b>99,770</b>
<b>Cash and cash equivalents at the end of the period/year</b>	<b>3,87,99,952</b>	<b>7,83,81,841</b>
<b>Components of cash and cash equivalents</b>		
Cash and bank balances (as per Note 13 to the financial statements)	3,87,99,952	7,83,81,841
	<b>3,87,99,952</b>	<b>7,83,81,841</b>

This is the Cash Flow Statement referred to in our report of even date

For V D S R & Co  
Chartered Accountants  
FRN No.: 001626S

*Hatil*

Patil Narahari Laxmanrao  
Partner  
M No: 222219



For and on behalf of the Board of Directors

*Ashish Puravankara*

Ashish Puravankara  
Director  
DIN 504524

*Jasbir Ashish Puravankara*

Jasbir Ashish Puravankara  
Director  
DIN 1918184

Bengaluru  
13 May 2015