

Centurions Housing and Constructions Private Limited

Financial Statements

For the quarter and year ended 31 March 2016

Centurions Housing and Constructions Private Limited

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Independent Auditors' Report

To the Board of Directors of Centurions Housing & Constructions Private Limited

Report on the Financial Statements

We have audited the accompanying financial statements of Centurions Housing & Constructions Private Limited ("the Company"), which comprises the balance sheet as at 31 March 2016, the statement of profit and loss, the cash flow statement for the quarter 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 standards and the 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. 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 31 March 2016 and its profit and its cash flows for the quarter ended on that date.

for V D S R & Co.,
Chartered Accountants
FRN - 001626S


Venkatesh Kamath S V
Partner M No - 202626



Place: Bangalore
Date: 26.05.2016

Independent Auditors' Report

To the Members of Centurions Housing & Constructions Private Limited

Report on the Financial Statements

We have audited the accompanying financial statements of Centurions Housing & Constructions Private Limited ("the Company"), which comprises the balance sheet as at 31 March 2016, 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 standards and the 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. 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 31 March 2016 and its profit and its 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, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure – A, a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that:
 - a) we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c) the balance sheet, the statement of profit and loss, and the cash flow statement dealt with by this Report are in agreement with the books of account.
 - d) in our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e) on the basis of the written representations received from the directors as on 31 March 2016 taken on record by the Board of Directors, none of the directors are disqualified as on 31 March 2016 from being appointed as a director in terms of Section 164 (2) of the Act.
 - f) with respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".



- g) with respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. the Company does not have any pending litigations which would impact its financial position.
 - ii. the Company does not have any long-term contracts including derivate contracts for which there were any material foreseeable loss.
 - iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

for V D S R & Co.,
Chartered Accountants
FRN - 001626S



Venkatesh Kamath S V
Partner M No - 202626



Place: Bangalore
Date: 26.05.2016

Annexure – A to the Independent Auditors' Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the financial statements for the year ended 31 March 2016, we report that:

1. Company is not owned any fixed assets as on the reporting date. Accordingly, paragraph 3(i) of the Order not applicable
2. The Management has conducted physical verification of inventory at reasonable intervals and no material discrepancies were noticed.
3. According to information and explanations given to us, the Company has granted loan to a one body corporate covered in the register maintained under section 189 of the Companies Act, 2013 ("the Act")
 - a. In our opinion, the rate of interest and other terms and conditions on which the loans had been granted to the body corporate listed in the register maintained under Section 189 of the Act were not, prima facie, prejudicial to the interest of the Company.
 - b. Schedule of repayment of principal and payment of interest has not been stipulated and loans are repayable on demand.
 - c. There are no overdue amounts in respect of the loan granted to a body corporate listed in the register maintained under section 189 of the Act.
4. According to information and explanations given to us, the Company has granted loan to its holding Company referred in 186 of the Companies Act, 2013. The Holding Company is engaged in business of providing the infrastructural facilities as defined in schedule VI of Companies Act, 2013. Accordingly, paragraph 3(iv) is not applicable.
5. The Company has not accepted any deposits from the public.
6. The Central Government has not prescribed the maintenance of cost records under Section 148 (1) of the Act for any of the services rendered by the Company.
7.
 - a. According to information and explanations given to us and on the basis of our examinations of the records of the Company, amounts deducted/accrued in the books of account in respect of undisputed statutory dues including, income-tax, sales tax, value added tax, duty of customs, service tax, cess, and other material statutory dues have been generally regularly deposited during the year by the Company with the appropriate authorities. As explained to us, the Company did not have any dues on account of employees' state insurance, duty of excise and provident fund.

According to the information and explanations given to us, no disputed amounts payable in respect of provident fund, income-tax, sales tax, value added tax, duty of customs, service tax, cess, and other material statutory dues were in arrears as at 31 March 2016 for a period of more than six months from the date they became payable.

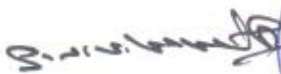
- b. According to the information and explanations given to us and based on the examination of the records of the Company, there are no dues in respect of income tax or sales tax or service tax or duty



of customs or duty of excise or value added tax, which have not been deposited with the appropriate authorities on account of any dispute.

8. The Company does not have any loans or borrowings from financial institution, bank, government or debenture holders during the year. Accordingly, paragraph 3(viii) of the Order not applicable.
9. The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3 (ix) of the Order is not applicable.
10. According to the information and explanations given to us, no material fraud by the Company or on the Company by its officer or employees has been noticed or reported during the course of our audit.
11. According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not paid/provided any remuneration during the reporting period. Accordingly paragraph 3(xi) of the Order not applicable.
12. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.
13. According to the information and explanations given to us and on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where ever applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
14. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.
15. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into any non-cash transactions with directors or persons connected to him. Accordingly, paragraph 3(xv) of the Order is not applicable.
16. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

for V D S R & Co.,
Chartered Accountants
FRN – 001626S



Venkatesh Kamath S V
Partner M No – 202626



Place: Bangalore
Date: 26.05.2016

Annexure – B – to the Auditors' Report

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

We have audited the internal financial controls over financial reporting of Centurions Housing & Constructions Private Limited ("the Company") as of 31 March 2016 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditor's Responsibility

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

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

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

Meaning of Internal Financial Controls over Financial Reporting

A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (2) provide reasonable assurance that transactions are recorded as necessary to permit



preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorisations of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2016, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

for V D S R & Co.,
Chartered Accountants
Firm Registration No – 001626S



Venkatesh Kamath S V
Partner M No – 202626



Place: Bangalore
Date: 26.05.2016

Centurions Housing and Constructions Private Limited

Balance Sheet as at 31 March 2016

(All amounts in ₹, unless otherwise stated)

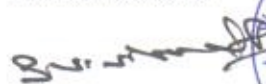
	Note	31 Mar 2016	31 Mar 2015
Equity and Liabilities			
Shareholders' Funds			
Share capital	2	1,00,000	1,00,000
Reserves and surplus	3	64,30,770	41,47,89,627
		<u>65,30,770</u>	<u>41,48,89,627</u>
Current Liabilities			
Short-term borrowings	5	14,00,53,740	5,00,00,180
Trade payables	6		
- Total outstanding dues of micro enterprises and small enterprises		-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises		1,16,418	1,35,086
Other current liabilities	6	5,550	5,000
Short-term provisions	4	2,99,69,054	-
		<u>17,01,44,762</u>	<u>5,01,40,266</u>
Total		<u><u>17,66,75,532</u></u>	<u><u>46,50,29,893</u></u>
Assets			
Non-Current Assets			
Long-term loans and advances	7	37,06,893	32,08,392
		<u>37,06,893</u>	<u>32,08,392</u>
Current Assets			
Inventories			
Properties held for sale	9	4,42,47,084	4,97,95,966
		<u>4,42,47,084</u>	<u>4,97,95,966</u>
Trade receivables	8	95,68,604	3,53,17,463
Cash and cash equivalents	10	36,87,143	7,05,602
Short-term loans and advances	7	11,54,65,810	37,60,02,471
		<u>17,29,68,640</u>	<u>46,18,21,501</u>
Total		<u><u>17,66,75,532</u></u>	<u><u>46,50,29,893</u></u>

Significant accounting policies and other explanatory information

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



Venkatesh Kamath S V
Partner
M No: 202626

Bengaluru
26 May 2016



For and on behalf of the Board of Directors



Nani R Choksey
Director
DIN 504555

Bengaluru
26 May 2016



Hari Ramakrishnan
Director
DIN 06978443

Statement of Profit and Loss for the quarter ended 31 March 2016

(All amounts in ₹, unless otherwise stated)

	Note	31 Mar 2016	31 Mar 2015
Income			
Revenue from operations			
Revenue from projects	11	61,87,320	8,84,91,446
Other income	12	23,27,974	76,62,199
Total		85,15,294	9,61,53,645
Expenses			
Decrease/(increase) in inventory of properties held for sale	13	14,07,166	83,10,026
Finance expense, net	14	12,60,149	-
Other expenses	15	63,086	51,629
Total		27,30,401	83,61,655
Profit before tax		57,84,893	8,77,91,990
Tax expense			
Current tax	16	14,47,528	2,98,40,498
Net profit for the period		43,37,365	5,79,51,492
Earnings per share (Nominal value ₹ 10 per share)			
Basic (₹)	17	433.74	5,795.15
Diluted (₹)	17	433.74	5,795.15

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

For and on behalf of the Board of Directors

Venkatesh Kamath S V
Partner
M No: 202626



Nani R Choksey
Director
DIN 504555

Hari Ramakrishnan
Director
DIN 06978443

Bengaluru
26 May 2016

Bengaluru
26 May 2016

Statement of Profit and Loss for the year ended 31 March 2016

(All amounts in ₹, unless otherwise stated)

	Note	31 Mar 2016	31 Mar 2015
Income			
Revenue from operations			
Revenue from projects	11	4,54,63,958	17,37,63,806
Other income	12	2,42,76,568	2,54,78,780
Total		6,97,40,526	19,92,42,586
Expenses			
Decrease/(increase) in inventory of properties held for sale	13	55,48,882	1,64,88,002
Finance expense, net	14	12,60,149	1,92,677
Other expenses	15	73,822	69,218
Total		68,82,853	1,67,49,897
Profit before tax		6,28,57,673	18,24,92,689
Tax expense			
Current tax	16	2,11,99,276	6,20,94,756
Net profit for the period		4,16,58,397	12,03,97,933
Earnings per share (Nominal value ₹ 10 per share)			
Basic (₹)	17	4,165.84	12,039.79
Diluted (₹)	17	4,165.84	12,039.79

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



Venkatesh Kamath S V
Partner
M No: 202626

Bengaluru
26 May 2016

For and on behalf of the Board of Directors

Nani R Choksey
Director
DIN 504555

Bengaluru
26 May 2016

Hari Ramakrishnan
Director
DIN 06978443

Notes to the Financial Statements

1 Significant accounting policies

a. Basis of preparation

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards notified under Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013. The financial statements have been prepared on accrual basis under the historical cost convention method. The financial statements are presented in Indian rupees.

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

The Company is in the business of development of property. The Company's project in Cochin is being developed by the Holding Company Puravankara Projects Ltd. The land is developed as an integrated residential complex comprising of 97 residential units. Company sells the undivided interest in the land and the Holding Company enters into a separate construction agreement.

Revenue from sale of undivided share of land (UDS) 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.

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, except shuttering materials whose life is estimated as 7 years. 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. 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 historical cost.

k. Cash and cash equivalents

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



i. 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.

m. 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 taxable profits.

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.

n. 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.

o. 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.



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	31 Mar 2016	31 Mar 2015
2 Share capital		
Authorized shares		
100,000 (31 March 2015- 100,000) equity shares of ₹ 10 each	10,00,000	10,00,000
Issued, subscribed and fully paid up shares		
10,000 (31 March 2015- 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 2016		31 Mar 2015	
	Number	₹	Number	₹
Balance at the beginning of the period/year	10,000	1,00,000	10,000	1,00,000
Issued during the period/year	-	-	-	-
Outstanding at the end of the period/year	<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.

During the quarter, The Board has declared interim dividend amounting to ₹ 34,900 (31 March 2015 - nil) as distribution to shareholders.

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

	31 Mar 2016	31 Mar 2015
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 2016		31 Mar 2015	
	Number	% holding in the class	Number	% holding in the class
Equity shares of ₹ 10 each fully paid up				
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 2016.

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).

g Shares information related to immediately preceding five years from reporting date:

- Share allotted as fully paid up pursuant to contract(s) without payment being received in cash- Nil(31 March 2015- Nil)
- Share allotted as fully paid up bonus shares -Nil(31 March 2015- Nil)

h Shares bought back - Aggregate number and amount- Nil (31 March 2015- Nil)**i Calls unpaid by directors and officers as at reporting date Nil (31 March 2015- Nil)**

	Quarter ended 31 Mar 2016	Year ended 31 Mar 2016	Year ended 31 Mar 2015	
3 Reserves and surplus				
Surplus in the Statement of Profit and Loss				
Balance at the beginning of the period/year	3,20,62,460	41,47,89,627	29,43,91,694	
Add: Net profit/(loss) for the period/year	43,37,365	4,16,58,396	12,03,97,933	
Profit available for appropriation	3,63,99,825	45,64,48,023	41,47,89,627	
Appropriations				
Less: Interim Dividend	-	34,90,00,000	-	
Less: Tax on Interim Dividend	-	7,10,48,199	-	
Less: Proposed Dividend	2,49,00,000	2,49,00,000	-	
Less: Interim Dividend	50,69,054	50,69,054	-	
Balance at the end of the period/year	64,30,771	64,30,770	41,47,89,627	
	Non-current		Current	
4 Provisions	31 Mar 2016	31 Mar 2015	31 Mar 2016	31 Mar 2015
Provision for income tax	-	-	-	-
Proposed dividend	-	-	2,49,00,000	-
Tax on proposed dividend	-	-	50,69,054	-
	-	-	2,99,69,054	-
5 Short-term borrowings				
Unsecured				
Interest free demand loan from Fellow Subsidiary Company*	-	-	14,00,53,740	5,00,00,180
	-	-	14,00,53,740	5,00,00,180
* Unsecured loan from Purva Star Properties Private Limited (Fellow Subsidiary Company) classified as short term as the same is repayable on demand.				
6 Trade payables				
Trade payables			1,16,418	1,35,086
			1,16,418	1,35,086
Other current liabilities				
Duties and taxes payable			5,550	5,000
Tax payable on interim dividend			-	-
			5,550	5,000
	Non-current		Current	
7 Loans and advances	31 Mar 2016	31 Mar 2015	31 Mar 2016	31 Mar 2015
Other loans and advances (Unsecured, considered good)				
Advance income tax (net of provision for taxation)	-	-	-	-
Loan to Holding Company	-	-	11,52,23,709	37,57,67,622
Other advances	-	-	2,34,849	2,34,849
Taxes and duties recoverable	37,06,893	32,08,392	7,252	-
Total loans and advances	37,06,893	32,08,392	11,54,65,810	37,60,02,471
* Advances recoverable in cash or kind or for value to be received.				
8 Trade receivables (Unsecured, considered good)				
Outstanding for a period exceeding six months	-	-	33,81,123	-
Other receivables	-	-	61,87,481	3,53,17,463
	-	-	95,68,604	3,53,17,463
9 Inventories				
Properties held for sale				
At the beginning of the year	-	-	4,97,95,966	6,62,83,968
Less: Transferred to cost of revenue	-	-	55,48,882	1,64,88,002
	-	-	4,42,47,084	4,97,95,966
10 Cash and cash equivalents				
Cash on hand	-	-	50,000	50,000
Balances with banks:				
On current accounts	-	-	36,37,143	6,55,602
	-	-	36,87,143	7,05,602



	Quarter ended	
	31 Mar 2016	31 Mar 2015
11 Revenue from operations		
Revenue from projects		
Sale of properties	61,87,320	8,84,91,446
	<u>61,87,320</u>	<u>8,84,91,446</u>
12 Other income		
Interest from holding company	23,27,974	76,62,199
	<u>23,27,974</u>	<u>76,62,199</u>
13 Decrease/(increase) in inventory of properties under development and properties held for sale		
Inventory at the beginning of the quarter		
Properties held for sale	4,56,54,250	5,81,05,992
Inventory at the end of the quarter		
Properties held for sale	4,42,47,084	4,97,95,966
	<u>14,07,166</u>	<u>83,10,026</u>
14 Finance expense, net		
Finance expense:		
Others	12,60,149	-
Finance expense, net	<u>12,60,149</u>	<u>-</u>
15 Other expenses		
Legal and professional expense	11,481	1,011
Audit fees	50,000	50,000
Rates and taxes	1,605	-
Miscellaneous expenses	-	618
	<u>63,086</u>	<u>51,629</u>
16 Current tax		
Domestic tax	14,47,528	2,98,40,498
	<u>14,47,528</u>	<u>2,98,40,498</u>
17 Earnings per share (EPS)		
Weighted average number of shares outstanding during the period	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>
Net profit after tax attributable to equity shareholders	43,37,365	5,79,51,492
Earnings per share (₹) :		
Basic	433.74	5,795.15
Diluted	433.74	5,795.15
Nominal value - Rupees per equity share	10.00	10.00

* The Company does not have any outstanding dilutive potential equity shares as at 31 March 2016. Consequently, the basic and dilutive earnings per share of the Company remain the same.



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	Year ended	
	31 Mar 2016	31 Mar 2015
11 Revenue from operations		
Revenue from projects		
Sale of properties	4,54,63,958	17,37,63,806
	<u>4,54,63,958</u>	<u>17,37,63,806</u>
12 Other income		
Interest from holding company	2,42,76,568	2,54,78,780
	<u>2,42,76,568</u>	<u>2,54,78,780</u>
13 Decrease/(increase) in inventory of properties under development and properties held for sale		
Inventory at the beginning of the quarter		
Properties held for sale	4,97,95,966	6,62,83,968
Inventory at the end of the quarter		
Properties held for sale	4,42,47,084	4,97,95,966
	<u>55,48,882</u>	<u>1,64,88,002</u>
14 Finance expense, net		
Finance expense:		
Others	12,60,149	1,92,677
Finance expense, net	<u>12,60,149</u>	<u>1,92,677</u>
15 Other expenses		
Legal and professional expense	14,418	7,044
Audit fees	50,000	50,000
Rates and taxes	9,005	10,800
Miscellaneous expenses	399	1,374
	<u>73,822</u>	<u>69,218</u>
16 Current tax		
Domestic tax	2,11,99,276	6,20,94,756
	<u>2,11,99,276</u>	<u>6,20,94,756</u>
17 Earnings per share (EPS)		
Weighted average number of shares outstanding during the period	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>
Net profit after tax attributable to equity shareholders	4,16,58,397	12,03,97,933
Earnings per share (₹) :		
Basic	4,165.84	12,039.79
Diluted	4,165.84	12,039.79
Nominal value - Rupees per equity share	10.00	10.00

* The Company does not have any outstanding dilutive potential equity shares as at 31 March 2016. Consequently, the basic and dilutive earnings per share of the Company remain the same.



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Centurions Housing and Constructio...s Private Limited

18 Related party transactions

- (i) Holding Company
Puravankara Projects Limited
- (ii) Key management personnel
Mr. Ashish Puravankara
Mr. Nani R Choksey

(iii) Entities controlled by key management personnel (other related parties):
Handiman Services Limited

(iii) Entities controlled by key management personnel (Other related parties):
Purva Star Properties Projects Limited

(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 2016	31 Mar 2015		31 Mar 2016	31 Mar 2015
Interest income from					
Puravankara Projects Limited	23,27,974	65,21,206	-	-	-
Loan given to					
Puravankara Projects Limited	2,42,76,568	6,30,47,245	-	-	-
Loans repaid by					
Puravankara Projects Limited	24,27,657	15,22,971	-	-	-
Loans taken from					
Purva Star Properties Projects Limited	-	-	-	-	3,00,00,090

(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 2016	31 Mar 2015		31 Mar 2016	31 Mar 2015
Interest income from					
Puravankara Projects Limited	2,42,76,568	1,78,16,581	-	-	-
Loan given to					
Puravankara Projects Limited	9,30,14,779	9,04,67,683	-	-	-
Loans repaid by					
Puravankara Projects Limited	35,35,58,692	1,77,96,986	-	-	-
Loans taken from					
Purva Star Properties Projects Limited	-	-	-	-	5,00,00,180

(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 2016	31 Mar 2015		31 Mar 2016	31 Mar 2015
Loans given to					
Puravankara Projects Limited	11,52,23,709	37,57,67,622	-	-	-
Loans taken from					
Purva Star Properties Projects Limited	-	-	-	-	5,00,00,180



19 Supplementary statutory information

	31 Mar 2016	31 Mar 2015
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

20 The following details relating to Micro, Small and Medium Enterprises

The principal amount and the interest due there on remaining unpaid to any supplier as at 31 March 2016- Nil (31 March 2015- Nil)

The amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day as at 31 March 2016- Nil (31 March 2015- Nil)

The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006 as at 31 March 2016- Nil (31 March 2015- Nil)

The amount of interest accrued and remaining unpaid as at 31 March 2016- Nil (31 March 2015- Nil)

The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006 as at 31 March 2016- Nil (31 March 2015- Nil)

21 Prior period comparatives

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


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


Venkatesh Kamath S V
Partner
M No: 202626


Bengaluru
26 May 2016



For and on behalf of the Board of Directors


Nani R Choksey
Director
DIN 504555

Bengaluru
26 May 2016


Hari Ramakrishnan
Director
DIN 06978443

Cash Flow Statement

	31 Mar 2016	31 Mar 2015
A. Cash flow from operating activities		
Profit before tax and prior period items	6,28,57,673	18,24,92,689
Adjustments for:		
Interest income	(2,42,76,568)	(2,54,78,780)
Finance expenses, net	0	1,94,051
Operating profit before working capital changes	3,85,81,105	15,72,07,960
Movements in working capital :		
(Increase) / Decrease in inventories	55,48,882	1,64,88,002
(Increase)/Decrease in trade receivables	2,57,48,859	(2,82,40,537)
(Increase)/Decrease in loans and advances and other current assets	26,17,96,810	(15,73,23,731)
Increase/(Decrease) in current liabilities and provisions	9,00,35,442	4,99,93,770
Cash (used in)/received from operations	42,17,11,098	3,81,25,464
Direct taxes paid	(2,29,57,926)	(7,12,24,578)
Net cash from/(used in) operating activities	39,87,53,172	(3,30,99,114)
B. Cash flows from investing activities		
Interest received	2,42,76,568	2,54,78,780
Net cash from/(used in) investing activities	2,42,76,568	2,54,78,780
C. Cash flows from financing activities		
Dividends paid including taxes	(42,00,48,199)	-
Interest paid	-	(1,374)
Net cash generated from/(used in) financing activities	(42,00,48,199)	(1,374)
Net increase/(decrease) in cash and cash equivalents (A + B + C)	29,81,541	(76,21,708)
Cash and cash equivalents at the beginning of the period/year	7,05,602	83,27,310
Cash and cash equivalents at the end of the period/year	36,87,143	7,05,601
Components of cash and cash equivalents		
Cash and bank balances (as per Note 9 to the financial statements)	36,87,143	7,05,602
	36,87,143	7,05,602

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

Venkatish Kamath S V

Venkatish Kamath S V
Partner
M No: 202626

Bengaluru
26 May 2016



For and on behalf of the Board of Directors

Nani R Choksey

Nani R Choksey
Director
DIN 504555

Bengaluru
26 May 2016

Hari Ramakrishnan

Hari Ramakrishnan
Director
DIN 06978443