Century Real Estate Holdings Private Limited
Balance sheet

	Note	As at 31 March 2014 ₹	As at 31 March 2013 ₹
EQUITY AND LIABILITIES			
Shareholders' funds			
Share capital	2	5,714,334,400	5,349,334,400
Reserves and surplus	3	137,794,279	133,991,904
		5,852,128,679	5,483,326,304
Share application money pending allotment	4	245,262,195	610,262,195
Non-current liabilities			
Long-term borrowings	5	497,877,288	3,327,452,452
Other long-term liabilities	6	5,540,449	8,076,303
Long-term provisions	7	7,397,177	6,787,449
		510,814,914	3,342,316,204
Current liabilities			
Short-term borrowings	8	836,188,163	548,885,814
Trade payables	9	154,025,721	38,506,787
Other current liabilities	10	7,983,245,351	5,256,154,477
Short-term provisions	11	3,737,889	842,734
		8,977,197,124	5,844,389,812
		15,585,402,912	**15,280,294,515**
ASSETS			
Non-current assets			
Fixed assets			
- Tangible assets	12	4,975,590	9,470,094
- Intangible assets	12	584,919	1,233,276
- Capital work-in -progress	12	583,654	-
		6,144,163	10,703,370
Non-current investments	13	14,444,703,028	13,924,236,715
Deferred tax assets (net)	14	33,402,674	40,750,523
Long-term loans and advances	15	321,015,920	320,887,786
Other non current assets	16	520,047	591,247
		14,799,641,669	14,286,466,271
Current assets			
Current investments	17	267,382	2,192,357
Inventories	18	278,372,246	198,481,626
Trade receivables	19	157,070,345	127,603,618
Cash and bank balances	20	57,136,799	101,781,891
Short-term loans and advances	21	284,382,124	549,809,604
Other current assets	22	2,388,184	3,255,778
		779,617,080	983,124,874
		15,585,402,912	**15,280,294,515**

Significant accounting policies 1
Notes on aceounts 2 to 41

The notes referred to above form an integral part of the balance sheet

As per our report of even date attached

for **Haribhakti & Co.LLP**
Chartered Accountants
Firm registration No.: 103523W

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

C S Sathyanarayanan
Partner
Membership No.: 028328

for **Century Real Estate Holdings Private Limited**

Ravindra Pai
Managing Director

Ashwin Pai
Director

Vivekananda Nayak
Company Secretary

Place: Bangalore
Date: 29 September 2014

Century Real Estate Holdings Private Limited
Statement of profit and loss

		For the year ended 31 March 2014 ₹	For the year ended 31 March 2013 ₹
Revenue			
Revenue from operations	23	472,391,851	49,379,586
Interest on capital contributed to Partnership firms		1,017,422,078	968,585,855
Other income	24	6,099,612	14,458,763
		1,495,913,541	**1,032,424,204**
Expenses			
Cost of sales	25	223,142,298	-
Employee benefits, net of reimbursements	26	50,872,165	48,846,733
Finance cost	27	1,122,245,408	1,009,124,213
Other expenses, net of reimbursements	28	83,383,984	50,757,817
Depreciation and amortisation	12	2,690,262	2,271,246
		1,482,334,117	**1,111,000,009**
Profit / (loss) before tax		**13,579,424**	**(78,575,805)**
Tax expense:			
- Current tax		2,429,200	-
- Tax for previous years		-	-
- Deferred tax		7,347,849	(40,750,523)
Profit/(loss) for the year		**3,802,375**	**(37,825,282)**
Earning per share (equity shares, par value of ₹ 10 each)	31		
- Basic			
Class A shares		(0.02)	(0.07)
Class B shares		(1.50)	(2.14)
- Diluted			
Class A shares		(0.02)	(0.07)
Class B shares		(1.50)	(2.14)
Significant accounting policies	1		
Notes on accounts	2 to 41		

The notes referred to above form an integral part of the statement of profit and loss

As per our report of even date attached

for **Haribhakti & Co.LLP**
Chartered Accountants
Firm registration No.: 103523W

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

C S Sathyanarayanan
Partner
Membership No.: 028328

Place: Bangalore
Date: 29 September 2014

for **Century Real Estate Holdings Private Limited**

Ravindra Pai
Managing Director

Ashwin Pai
Director

Vivekananda Nayak
Company Secretary

Century Real Estate Holdings Private Limited Bangalore

Century Real Estate Holdings Private Limited
Cash flow statement

	For the year ended 31 March 2014 ₹	For the year ended 31 March 2013 ₹
Cash flows from operating activities		
Profit/ (loss) before tax	13,579,424	(78,575,805)
Adjustments:		
Depreciation	2,690,262	2,271,246
Finance cost	1,122,245,408	1,009,124,213
Dividend income	(204,183)	(148,329)
Profit on sale of fixed assets	-	(550,000)
Interest income	(1,022,094,988)	(982,001,972)
Operating cash flows before working capital changes	**116,215,923**	**(49,880,647)**
(Increase)/ decrease in trade receivables	(29,466,727)	(8,253,404)
(Increase)/ decrease in loans and advances	268,299,982	98,275,819
Decrease/ (increase) in inventories	(79,890,620)	(142,704,240)
(Decrease)/ increase in Trade payables	115,518,934	26,077,080
(Decrease)/ increase in liabilities and provisions	508,817,136	459,565,288
Cash generated from /(used in) operations	**899,494,628**	**383,079,896**
Income taxes refund/ (paid)	(2,382,334)	(2,388,693)
Net cash generated from/ (used in) operating activities	**897,112,294**	**380,691,203**
Cash flows from investing activities		
Purchase of fixed assets	(1,178,557)	(8,396,672)
Proceeds from sale of fixed assets	-	550,000
Dividend received	204,183	148,329
Interest received	5,540,504	11,823,411
(Decrease)/increase in deposit accounts	58,421,591	(63,715,468)
Increase in investments	498,880,740	232,007,691
Net cash generated from /(used in) investing activities	**561,868,461**	**172,417,291**
Cash flows from financing activities		
Proceeds from issue of shares	365,000,000	-
Share application money received	(365,000,000)	-
Borrowings from bank and financial institution, net	222,098,040	(265,096,432)
Proceeds from issue of debentures	105,000,000	294,500,000
Repayment of debentures	(939,578,719)	(190,477,145)
(Decrease)/increase in escrow accounts	9,851,637	154,372,414
Interest paid	(832,794,777)	(663,693,941)
Net cash generated by financing activities	**(1,435,423,819)**	**(670,395,104)**
Net increase in cash and cash equivalents	**23,556,936**	**(117,286,610)**
Cash and cash equivalents at the beginning of the year	11,764,149	129,050,759
	35,321,085	11,764,149
Less : Bank Balances not considered as Cash and Cash equivalents as per Accounting Standard AS 3	23,130,414	271,089
Cash and cash equivalents at the end of the year *	**12,190,671**	**11,493,060**

***Cash and cash equivalents comprise of:**

	31 March 2014	31 March 2013
Cash and bank balance (refer note 20)	12,190,671	11,493,060
	12,190,671	**11,493,060**

As per our report of even date attached

for **Haribhakti & Co.LLP**
Chartered Accountants
Firm registration No.: 103523W

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

C S Sathyanarayanan
Partner
Membership No.: 028328

Place: Bangalore
Date: 29 September 2014

for **Century Real Estate Holdings Private Limited**

Ravindra Pai
Managing Director

Ashwin Pai
Director

Vivekanand Nayak
Company Secretary

Century Real Estate Holdings Pvt. Ltd. Bangalore

Century Real Estate Holdings Private Limited

Notes to accounts

Note 1: Significant accounting policies

1.1 Background

Century Real Estate Holdings Private Limited ("CREH" or "the Company") was incorporated on 13 March 2007 and is primarily engaged in the business of real estate development.

1.2 Basis of preparation of financial statements

The financial statements have been prepared and presented under the historical cost convention on the accrual basis of accounting and comply with Accounting Standards ("AS") prescribed in the Companies (Accounting Standard) Rules 2006, other pronouncements of the Institute of Chartered Accountants of India ("ICAI") and the relevant provisions of the Companies Act, 1956, to the extent applicable.

1.3 Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles in India 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 recognised prospectively in current and future periods.

1.4 Going Concern

These financial statements have been prepared on a going concern basis notwithstanding a negative net current asset position as at the balance sheet date. This assertion of management is based on the expected cashflows from various funding arrangements agreed by the Company with potential investors.

1.5 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

a) Revenue from construction contracts

Revenue from sale of real estate is recognized when all significant risks and rewards of ownership is transferred to the buyer and the Company does not retain effective control of the real estate to a degree usually associated with ownership. All significant risks and rewards of ownership are also considered to be transferred, when the Company has entered into a legally enforceable agreement for sale with the buyer and all the following conditions are satisfied even though the legal title is not passed or the possession of the real estate is not given to the buyer:

- The price risk related to real estate have been transferred to the buyer; and
- The buyer has a legal right to sell or transfer interest in the property, without any condition or subject to only such conditions which do not materially affect their right to benefits in the property.

However, in case the Company is obliged to perform any substantial acts after the transfer of all significant risks and rewards of ownership, revenue is recognized on proportionate basis as the acts are performed, i.e., by applying the percentage of completion method in the manner explained in Accounting Standard (AS) 7, Construction Contracts.

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Under the percentage of completion method, revenue is recognised in proportion that the contract costs incurred for work performed up to the reporting date bear to the estimated total contract costs and proportionate land cost. The amount recognised is net of sales tax, service tax and other amounts collected from the customer in the capacity of an agent. Contract costs include the estimated cost of construction, development and other directly attributable costs of the projects under construction. In cases where the total project cost is estimated to exceed the total estimated revenue from a project, the loss is recognised immediately.

The estimates for saleable area and contract costs are reviewed by the management periodically and the cumulative effect of changes in these estimates are recognised in the period in which these changes may be reliably measured. Revenue is recognised only when all critical approvals have been obtained.

b) Interest income

Interest income is recognised on a time proportion basis taking into account the amount outstanding and the rate applicable.

c) Dividend income

Dividend income is recognized where the Company's right to receive the dividend is established.

d) Share of profit/(loss) in partnership firms

Share of profit/(loss) in partnership firms are recognized when the same is debited / credited to the capital or current account in the books of the partnership firm and the company's entitlement to withdraw or receive the profit is established. Where the agreement between the partners restrict withdrawal of profits or restricts distribution of profit or loss upto occurrence of a certain event or elapse of time or where the profit or loss is retained without allocation / distribution, such profit / losses are not recognized in the books of the Company.

1.6 Fixed assets and depreciation

Fixed assets are carried at cost of acquisition less accumulated depreciation. The cost of fixed assets includes freight, duties, taxes and other incidental expenses related to the acquisition of the respective assets.

Depreciation on fixed assets is provided on the straight-line method as per the rates and in the manner prescribed in Schedule XIV to the Companies Act, 1956. The rates of depreciation prescribed in Schedule XIV to the Companies Act, 1956 are considered as the minimum rates. However, where the management's estimate of the useful life of a fixed asset at the time of acquisition of the asset or of the remaining useful life on a subsequent review is shorter than that envisaged in the aforesaid Schedule, depreciation is provided at a higher rate based on the management's estimate of the useful life/ remaining useful life.

Pursuant to this policy, Management's estimates of useful life of the following assets are as follows:

- Computer equipment: 3 years
- Office equipment: 5 years
- Furniture and fixtures: 5 years
- Vehicles: 3 years

Pro-rata depreciation is provided on all fixed assets purchased or sold during the year. Assets costing individually ₹ 5,000 or less are depreciated fully in the year of acquisition.

Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

Notes to accounts

Note 1: Significant accounting policies

1.7 Intangible assets and amortization

Intangible assets are recognised only if it is probable that future economic benefits that are attributable to the asset will flow to the enterprise and the cost of the asset can be measured reliably.

Computer software licenses are capitalised on the basis of costs incurred to acquire and bring to use the specific software. Operating software is capitalised and amortised along with the related fixed asset. Other software is amortised, on a straight line method, over a period of three years based on management's assessment of useful life.

1.8 Impairment of assets

The Company periodically assesses whether there is any indication that an asset or a group of assets comprising a cash generating unit may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. For an asset or group of assets that does not generate largely independent cash inflows, the recoverable amount is determined for the cash-generating unit to which the asset belongs. 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 recognised in the statement of profit and loss. If at the balance sheet date there is an indication that if 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 depreciable historical cost. An impairment loss is reversed only to the extent that the carrying amount of asset does not exceed the net book value that would have been determined if no impairment loss had been recognized.

1.9 Investments

Investments that are readily realizable and intended to be held for not more than a year are classified as current investments. All other investments are classified as long term investments. Current investments are carried at lower of cost and fair value determined on an individual investment basis. Long term investments are carried at cost. However, provision for diminution in value, if any, is made to recognize a decline other than temporary in the value of the investments.

1.10 Inventories

Inventories are carried at the lower of cost and net realisable value. Cost includes all applicable costs incurred in bringing the properties to their present location and condition.

The net realisable value of work in progress is determined with reference to the selling prices of related constructed property. Raw materials and other supplies held for use in construction of property are not written below cost except in cases where material prices have declined and it is estimated that the cost of constructed property will exceed their net realisable value.

1.11 Joint development with land owner

In case of joint development with the land owner on space sharing arrangement, expenditure is recognized in proportion to the cost of construction of the portion of the building to be transferred to the land owner on completion of construction on the percentage of completion method.

In case of joint development with the land owner on revenue sharing arrangement, the entire cost incurred for the project is recorded as inventory and the Company recognizes its share of revenues from the sale / lease of such projects.

1.12 Foreign exchange transactions

Foreign exchange transactions are recorded at the rates of exchange prevailing on the dates of the respective transactions. Exchange differences arising on foreign exchange transactions settled during the year are recognised in the statement of profit and loss for the year.

Monetary assets and liabilities denominated in foreign currencies as at the balance sheet date are translated at the closing exchange rate on that date; the resultant exchange differences are recognised in the statement of profit and loss.

Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

Notes to accounts

Note 1: Significant accounting policies

1.13 Taxation

Income-tax expense comprises current tax (i.e. amount of tax for the year determined in accordance with the income-tax law) and deferred tax charge or credit (reflecting the tax effects of timing differences between accounting income and taxable income for the year). Deferred tax assets are recognised only to the extent there is reasonable certainty that the assets can be realised in future; however, where there is unabsorbed depreciation or carried forward business loss under taxation laws, deferred tax assets are recognised only if there is a virtual certainty of realisation of such assets. Deferred tax assets/ liabilities are reviewed as at each balance sheet date and written down or written-up to reflect the amount that is reasonably/ virtually certain (as the case may be) to be realised.

The Company offsets, the current tax assets and liabilities (on a year on year basis), where it has a legally enforceable right and where it intends to settle such assets and liabilities on a net basis.

1.14 Provisions and contingencies

The Company recognises a provision when there is a present obligation as a result of a past obligating 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 that the likelihood of outflow of resources is remote, no provision or disclosure is made.

1.15 Earnings/(loss) per share

The basic earnings per share is computed by dividing the net profit attributable to equity shareholders for the year by the weighted average number of equity shares outstanding during the year. The number of shares used in computing diluted earnings per share comprises the weighted average shares considered for deriving basic earnings per share, and also the weighted average number of equity shares which would have been issued on the conversion of all dilutive potential equity share. Dilutive potential equity shares are deemed converted as of the beginning of the year, unless they have been issued at a later date. In computing diluted earnings per share, only potential equity shares that are dilutive and that either reduces earning per share or increase loss per share are included.

1.16 Employee benefits

Short term employee benefits

All employee benefits falling due wholly within twelve months of rendering the service are classified as short term employee benefits, which include benefits like salaries, short term compensated absences, performance incentives, etc. and are recognised as expense in the period in which the employee renders the related service.

Defined Contribution plan

The Company has defined contribution plans (where Company pays pre-defined amounts and does not have any legal or informal obligation to pay additional sums) for post employment benefits (viz., Provident Fund), and the Company's contributions thereto are charged to statement of profit and loss every year.

Defined benefit plan

The Company has a defined benefit plan (viz., Gratuity) for employees, the liability for which is determined on the basis of valuation carried out by an independent actuary (under projected unit credit method) at the balance sheet date.

Other long term employee benefits

Other long term employee benefits including compensated absences that are not expected to occur within twelve months after the end of the period in which the employee renders related services are recognised as a liability at the present value of the defined benefit obligation based on actuarial valuation (under projected unit credit method) carried out at the balance sheet date.

Actuarial gains and losses comprise experience adjustments and the effect of changes in the actuarial assumptions, and are recognised immediately in the statement of profit and loss as income or expense.

Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

Notes to accounts

Note 1: Significant accounting policies

1.17 Leases

Assets acquired under lease where the Company has substantially all the risks and rewards of ownership are classified as finance lease. Such lease is capitalised at the inception of the lease at lower of the fair value or the present value of minimum lease payments and a liability is created for an equivalent amount. Each lease rental paid is allocated between the liability and the interest cost so as to obtain a constant periodic rate of interest on the outstanding liability for each period.

Assets acquired on lease where a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating lease. Lease rentals on assets taken on operating lease are recognised as an expense in the statement of profit and loss on a straight line basis over the lease term.

1.18 Recognition and measurement of advances paid and received

a) Advances paid towards jointly developable properties

These advances represent monies paid to land owners and intermediaries, where the company proposes to jointly develop the property. Subsequent to a definitive agreement and on actual commencement of development activity, the Company acquires a right in the underlying land at which point, such advances are transferred to inventory. Advances towards joint development rights are valued at cost.

b) Advance received for sale of properties

Advances received for property acquisition and construction services represent monies received, wherein the Company has agreed to purchase parcels of land on behalf of the party, construct as per the agreement and sell the same to them at a later date.

1.19 Cash flow statement

Cash flow statement is reported using indirect method, whereby net profits before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows arising from operating, investing and financing activities of the Company are segregated.

Century Real Estate Holdings Pvt. Ltd. Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

Century Real Estate Holdings Private Limited
Notes on accounts

2 Share capital

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Authorised		
330,000,000 (previous year : 350,000,000) Equity shares of ₹ 10 each	3,300,000,000	3,500,000,000
300,000,000 (previous year : 280,000,000) Preference shares of ₹ 10 each	3,000,000,000	2,800,000,000
	6,300,000,000	6,300,000,000
Issued, subscribed and fully paid up		
Class A Shares		
277,773,105 (previous year : 277,773,105) Equity shares of ₹ 10 each	2,777,731,050	2,777,731,050
Class B Shares		
13,333,333 (previous year : 13,333,333) Equity shares of ₹ 10 each	133,333,330	133,333,330
	2,911,064,380	2,911,064,380
Preference shares		
17,500,000 (previous year : 17,500,000) 15% Participatory Cumulative Fully Convertible Preference shares of ₹ 10 each (PCCPS)	175,000,000	175,000,000
Nil (previous year : 226,327,002) 0.0001% Participatory Cumulative Fully Convertible Preference shares of ₹ 10 each (PCCPS)	-	2,263,270,020
262,827,002 (previous year : nil) 0.0001% Non-Participatory Non-Cumulative Fully Convertible Preference shares of ₹ 10 each (NPNCCPS)	2,628,270,020	-
	2,803,270,020	2,438,270,020
	5,714,334,400	**5,349,334,400**

(a) List of persons holding more than 5 percent shares in the Company

Class A Equity Shares

Name of the share holder	As at 31 March 2014 No of shares	% holding	As at 31 March 2013 No of shares	% holding
Mr. P Ravindra Pai	100,000,000	36.00%	100,000,000	36.00%
Mr. P Ashwin Pai	100,000,000	36.00%	100,000,000	36.00%
Mr. Dev S Patel	50,000,000	18.00%	50,000,000	18.00%
M/s Drawbridge Century Holdings Limited	27,773,105	10.00%	27,773,105	10.00%

Class B Equity Shares

Name of the share holder	As at 31 March 2014 No of shares	% holding	As at 31 March 2013 No of shares	% holding
M/s Drawbridge Century Holdings Limited	13,333,333	100.00%	13,333,333	100.00%

Preference Shares (15% Participatory Cumulative Fully Convertible Preference shares)

Name of the share holder	As at 31 March 2014 No of shares	% holding	As at 31 March 2013 No of shares	% holding
Mr. P Ravindra Pai	8,750,000	50.00%	8,750,000	50.00%
Mr. P Ashwin Pai	8,750,000	50.00%	8,750,000	50.00%

Preference Shares (0.0001 % Participatory Cumulative Fully Convertible Preference shares)

Name of the share holder	As at 31 March 2014 No of shares	% holding	As at 31 March 2013 No of shares	% holding
M/s Drawbridge Century Holdings Limited	-	-	226,327,002	100.00%

Century Real Estate Holdings (P) Ltd. Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

Century Real Estate Holdings Private Limited
Notes on accounts

Preference Shares (0.0001 % Non-Participatory Non-Cumulative Fully Convertible Preference shares)

Name of the share holder	As at 31 March 2014		As at 31 March 2013	
	No of shares	% holding	No of shares	% holding
M/s Drawbridge Century Holdings Limited	226,327,002	86.11%	-	-
M/s Manipal Education & Medical Group India Pvt Ltd	36,500,000	13.89%	-	-

(b) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period

Class A Equity Shares

Particulars	As at 31 March 2014		As at 31 March 2013	
	No of shares	Value of shares	No of shares	Value of shares
Number of equity shares at the beginning of the year	277,773,105	2,777,731,050	250,000,000	2,500,000,000
Add: Number of equity shares issued during the year	-	-	27,773,105	277,731,050
Number of equity shares outstanding at the end of the year	277,773,105	2,777,731,050	277,773,105	2,777,731,050

Class B Equity Shares

Particulars	As at 31 March 2014		As at 31 March 2013	
	No of shares	Value of shares	No of shares	Value of shares
Number of equity shares at the beginning of the year	13,333,333	133,333,330	24,000,000	240,000,000
Add: Number of equity shares issued against conversion of PCCPS during the year	-	-	17,106,438	171,064,380
Less: Number of Shares Converted to Class A Shares	-	-	27,773,105	277,731,050
Number of equity shares outstanding at the end of the year	13,333,333	133,333,330	13,333,333	133,333,330

Preference shares (15% Participatory Cumulative Fully Convertible Preference shares of ₹ 10 each)

Particulars	As at 31 March 2014		As at 31 March 2013	
	No of shares	Value of shares	No of shares	Value of shares
Number of shares at the beginning of the year	17,500,000	175,000,000	278,039,878	2,780,398,780
Less: Number of shares Converted to Class B Shares	-	-	34,212,876	342,128,760
Less: Number of Shares Converted to 0.0001% PCCPS	-	-	226,327,002	2,263,270,020
Number of preference shares outstanding at the end of the year	17,500,000	175,000,000	17,500,000	175,000,000

Preference shares (0.0001% Participatory Cumulative Fully Convertible Preference shares of ₹ 10 each)

Particulars	As at 31 March 2014		As at 31 March 2013	
	No of shares	Value of shares	No of shares	Value of shares
Number of shares at the beginning of the year	226,327,002	2,263,270,020	-	-
Add: Conversion from 15% PCCPS to 0.0001% PCCPS	-	-	226,327,002	2,263,270,020
Less: Number of shares converted to 0.0001% NPNCCPS	226,327,002	2,263,270,020	-	-
Number of preference shares outstanding at the end of the year	-	-	226,327,002	2,263,270,020

Preference shares (0.0001% Non-Participatory Non-Cumulative Fully Convertible Preference shares of ₹ 10 each)

Particulars	As at 31 March 2014		As at 31 March 2013	
	No of shares	Value of shares	No of shares	Value of shares
Number of shares at the beginning of the year	-	-	-	-
Add: Number of shares converted from 0.0001% PCCPS to 0.0001% NPNCCPS	226,327,002	2,263,270,020	-	-
Add: Number of shares issued during the year	36,500,000	365,000,000		
Number of preference shares outstanding at the end of the year	262,827,002	2,628,270,020	-	-

HARIBHAKTI & CO. LLP COIMBATORE Chartered Accountants

Century Real Estate Holdings Private Limited
Notes on accounts

(c) Rights and terms of issued Share capital :

Class of Shares	Rights/Terms	As at 31 March 2014	As at 31 March 2013
Class A Equity	The share holders are entitled to one vote for each share held by them.	2,777,731,050	2,777,731,050
Class B Equity	There are no voting rights. Share holders are entitled to differential rights as to dividend in the ratio of 3:1 compared to Class A equity shares.	133,333,330	133,333,330
15% participatory cumulative fully convertible preference shares	Convertible into Class B shares on mutual agreement between the company and shareholders at a conversion ratio not exceeding 2:1	175,000,000	175,000,000
0.0001% participatory cumulative fully convertible preference shares	Convertible into Class B shares on mutual agreement between the company and shareholders at a conversion ratio not exceeding 2:1	-	2,263,270,020
0.0001% non- participatory non-cumulative fully convertible preference shares	Convertible into Class B shares on mutual agreement between the company and shareholders at a conversion ratio not exceeding 2:1	2,263,270,020	-
0.0001% non- participatory non-cumulative fully convertible preference shares	Convertible into Equity Shares based on milestones performance as per Share Subscription Agreement between the company and shareholders	365,000,000	-
		5,714,334,400	**5,349,334,400**

* These rights and terms represents voting and dividend rights prior to execution of Termination agreement dated 11 January 2012.

The Class A and Class B shareholders have entered into Amendment Agreement - Buyback agreement and Amendment Agreement - Investment agreement dated 21 February 2013. The following are the salient features of the agreements:

Tranche 1 (closing date - 15th Feb, 2013)

1) Amendment Agreement - Investment agreement - As per the agreement, the Company has to convert 34,212,876 15% PCCPS of Drawbridge to 17,106,438 Class B Equity Shares, Conversion of 27,773,105 Class B Equity Shares of Drawbridge into Class A Equity Shares, Conversion of 226,327,002 15% PCCPS of Drawbridge into 226,327,002 0.0001% NPNCCPS

2) Amendment Agreement - Buyback agreement - As per the agreement, the Company shall Buyback 13,333,333 Class B Equity Shares of Drawbridge for a consideration of ₹ 150,000,000

Tranche 2 (closing date - 15th May, 2013)

1) Amendment Agreement - Investment agreement - As per the agreement the Company has to convert 135,873,100 PCCPS of Drawbridge to Class A Equity Shares so as to facilitate the buyback of 82,556,432 Class A equity and the investor to hold 5% of the post buyback Class A equity shares.

2) Amendment Agreement - Buyback agreement - As per the agreement, the Company shall Buyback 82,556,432 Class A Equity Shares of Drawbridge, for a consideration of ₹ 928,759,865

The company is yet to buyback the shares (both tranches) as stated above. Pursuant to this, as per the investment agreement the company requires the prior written consent of the investor in matters relating to transactions of share capital, declaration of dividend, restructuring and other matters as specified in the agreement.

The company is in the process of obtaining the necessary approvals from the investor for matters relating to issue of share capital during the year.

(d) There have been no buy back of shares or issue of shares pursuant to contract without payment being received in cash for the period of five years immediately preceding the balance sheet.

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Century Real Estate Holdings Private Limited
Notes on accounts

3 Reserves and surplus

₹

Particulars	As at 31 March 2014	As at 31 March 2013
A Debenture redemption reserve		
Opening balance	752,806	752,806
Add: transfer during the year	-	-
Closing balance	752,806	752,806
B Statement of profit and loss		
Opening balance	(37,825,282)	-
Add: profit/(loss) for the year	3,802,375	(37,825,282)
Balance available for appropriation	(34,022,907)	(37,825,282)
Less: Appropriations		
Transfer to debenture redemption reserve	-	-
Closing balance	(34,022,907)	(37,825,282)
C Securities premium account		
Opening balance	171,064,380	-
Add : Premium on shares issued during the year	-	171,064,380
Closing balance	171,064,380	171,064,380
	137,794,279	**133,991,904**

4 Share Application Money pending allotment

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Share Application Money pending allotment	245,262,195	610,262,195
	245,262,195	610,262,195

The Share application money represents share capital yet to be allotted to the share holders.

5 Long-term borrowings

₹

Particulars	As at 31 March 2014		As at 31 March 2013	
	Non Current	Current	Non Current	Current
Debentures				
Secured:				
Non Convertible Debentures	88,888,890	2,630,555,246	2,396,333,337	1,157,689,518
Term loans				
Secured:				
- from banks	167,000,000	1,337,248,623	928,136,529	907,349,911
- from financial institutions and others	241,988,398	28,488,947	2,982,586	1,461,251
Amount disclosed under the head other current liabilities (refer note no 10)		(3,996,292,816)		(2,066,500,680)
	497,877,288	-	**3,327,452,452**	-

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Century Real Estate Holdings Private Limited
Notes on accounts

a) **Security given against non convertible debentures:**

(i) **16.50% p.a. non convertible debentures [balance as at 31 March 2014, including current maturities of long term debt: ₹ 179,431,778 (previous year: ₹ 575,306,252)]**

Secured by :

1 Land owned by M/s Township Promoters at Jakkur, Bangalore.
2 Undivided share of land belonging to company measuring 9 acres Mantri Century Grand project, situated at Jakkur, North Bangalore. The land is owned by M/s Township Promoters.
3 Personal guarantees of directors and relatives of directors.
4 Personal guarantee of A.Ramakrishna & M.S. Mahadevaiah
5 Corporate guarantee of M/s Green Orchard Farm Houses & M/s Township Promoters.

(ii) **4.67% quarterly compounded non convertible debentures [balance as at 31 March 2014, including current maturities of long term debt: ₹ 1,700,000,000 (previous year: ₹ 1,700,000,000)]**

Secured by :

1 Land owned by Century Sheltors situated at Amruthalli village, Yelahanka Hobli.
2 Joint development rights of the Company on the above land owned by Century Sheltors.
3 Company's share in the property owned by Mr. Muralikrishna i.e., area of residentially converted immovable property at Amruthalli village, given for joint development.
4 Company's share in the property owned by Mr. Byregowda, residentially converted immovable property situated at Amruthalli & Byatarayanapura village,given for joint development.
5 Land owned by Suruchi Properties Private Limited situated at Kodihalli village.
6 Land owned by M/s Green Orchards Farm Houses situated at Vasudevapura village, Yelahanka Hobli.
7 Personal guarantees of directors and relative of director.
8 Receivables from the Project 'Century Ethos' and Project 'Century Artizan'.
9 Corporate guarantee of M/s Green Orchard Farm Houses, M/s Century Sheltors and M/s Suruchi Properties Pvt Ltd.

(iii) **19.00% p.a non convertible debentures [balance as at 31 March 2014, including current maturities of long term debt: ₹ 372,674,698 (previous year: ₹ 639,740,792)] and**

18.75% p. a non convertible debentures [balance as at 31 March 2014, including current maturities of long term debt: ₹ 200,670,992 (previous year: ₹ 344,475,811)]

Secured by :

1 A *pari-passu* first charge by way of a mortgage of land and building situated at Ammanikere Village, Yelahanka and Konanakunte Village by deposit of title deeds.
2 A *pari-passu* first charge by way of hypothecation over all the movable properties of Akruthi Enterprises including the receivables for Yelahanka Project.
3 A *pari-passu* first charge by way of hypothecation over all the movable property of Century Central including the receivables for the Century Central Project and an escrow account.
4 Escrow arrangement over all the receivables of Century Central for Century Central Project in accordance with the designated account agreement.
5 Personal guarantees of directors and relative of directors.

Century Real Estate Holdings Pvt Ltd. Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

(iv) **17.75% p.a. non convertible debentures series 1 [balance as at 31 March 2014, including current maturities of long term debt: ₹ 166,666,668 (previous year: ₹ 250,000,000)]**

17.75% p.a. non convertible debentures series 2 [balance as at 31 March 2014, including current maturities of long term debt: ₹ 100,000,000 (previous year: ₹ 44,500,000)]

Secured by :

1 Immovable property owned by M/s Vinayaka builders & developers for the development of the project 'Century Indus', bearing Sy Nos. 244/1, 244/2 & 279/2 of Halagevaderahalli Village, Bangalore and Sy no. 62 (old no. 8) of Pattangere village, Kengeri Hobli, Bangalore.

2 Personal guarantees of directors.

3 Corporate guarantee of M/s Century Joint Developments Pvt Ltd.

Interest and redemption terms of debentures

Particulars	Interest rate	Redemption Date	Redemption amount
100 (previous year : 100) debentures of ₹ 10,000,000 each *	16.50%	13/08/2013	1,000,000,000
		Redemption term: Repayable in 8 quarterly installments of Rs 125,000,000 starting from 13 Nov 2011.	
1,700 (previous year : 1700) debentures of ₹ 1,000,000 each	4.67% quarterly compounded coupon rate	13/3/2015	1,700,000,000
		Redemption term: The term of the non-convertible debentures (NCD) shall be 48 months from the closing date, or such extended term as may be determined by the Board with the prior written consent of the NCD nominees. Upon redemption of 98% of the face value of NCD's, the Company shall be liable to redeem the remaining 2% of the face value of the NCD's along with a redemption premium for such an amount that would result in each holder of NCD receiving their respective portion of the minimum guaranteed return on the subscription amount. Minimum guaranteed return shall mean an amount equivalent to the higher of (i) an IRR of 20% on the subscription amount calculated from the closing date till the date of redemption of NCD's in terms of the agreement or (ii) 150% of face value of NCD's.	
650 (previous year : 650) debentures of ₹ 10,000,000 each	19.00%	27/11/2014	650,000,000
		Redemption term: The non-convertible debentures are redeemable from the end of 7th quarter from the date of issue in 6 quarterly payments of ₹ 108,333,333 each commencing from 27 August 2013.	
350 (previous year : 350) debentures of ₹ 10,000,000 each	18.75%	27/11/2014	350,000,000
		Redemption term: The non-convertible debentures are redeemable from the end of 7th quarter from the date of issue in 6 quarterly payments of ₹ 58,333,333 each commencing from 27 August 2013.	
2,500,000 (previous year : Nil) debentures of ₹ 100 each	17.75%	31/08/2015	250,000,000
		Redemption term : The debentures are redeemable from 30 September 2013 in 9 quarterly instalments of ₹ 27,777,777	
1500 (previous year : 445) debentures of ₹ 100,000 each	17.75%	31/08/2015	150,000,000
		Redemption term : The non-convertible debentures are redeemable from 30 September 2013 in 9 quarterly installments of ₹ 16,666,667 each	

*Debentures amounting to ₹ 252,777,467 and interest payable on the debentures amounting to ₹ 7,737,892 has become overdue and remains unpaid as at 31 March 2014. The entire amount has been subsequently paid.

Century Real Estate Holdings (P) Ltd. Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

Century Real Estate Holdings Private Limited
Notes on accounts

b) **Security given against term loans from banks:**

(i) **Saraswat Bank [balance as at 31 March 2014, including current maturities of long term debt: ₹ 1,504,248,623 (previous year: ₹ 1,674,558,606)]**

1 Equitable Mortgage of -.property at Sahakar Nagar, Bellary Road measuring 12 acres and 20 guntas owned by Madhuvan Enterprises, Navarang Property Developers Private Limited
2 Unsold flats in Century Celeste - Jakkur Village, Yelhanka Hobli.
3 Personal guarantee of directors and relatives of directors.
4 Personal guarantee of Mr. Yeshwant Shenoy and Mr. Sachin Kamath.
5 Corporate guarantee of Madhuvan Enterprises, Navarang Property Developers Private Limited and Century Celeste.

c) **Security given against term loans from financial institutions:**

(i) **Dewan Housing Financc Corporation Limited [balance as at 31 March 2014, including current maturities of long term debt: ₹ 246,228,642 (previous year: ₹ nil)]**

1 Mortgage of Project land-Century Wintersun located at Sy.No.51/1, 52, 58/P-P2 75,79/1, 79/2, 173, 73, & 76 at Kadathanamale Village, Hesaragatta Hobli, Bangalore North Taluk admeasuring 26 Acres and 21 Guntas owned by M/s Century Northside(partnership firm with Century Real Estate Holdings Pvt.Ltd.and Shri P. Ravindra Pai as partners) and Sri A.Ramakrishna, along with present and future construction thereon.First and exclusive charge on the receivables arising from the sold/unsold units/plots of above stated project.
2 Mortgage of land located at Sy.N0.75. 68, 61, 62. 68/3, 69/1,82/2. 74/ IB, 54/ 1, 54/2, 71/1. 71/2, 73, 76, 77/2, 77/ 1. 78. 79. 80 situated at Attur Village Yelhanka Hobli, Bangalore North TalukBangalore admeasuring 17 Acres and 17.5 Guntas owned by Shri.A Ramakrishna and Sri M.S. Mahadevaiah, along with presentand future construction thereon.
3 Personal guarantee of directors, A.Ramakrishna & M.S. Mahadevaiah
4 Corporate guarantee of M/s Century Northside.

(ii) **Karvy Financial Services Ltd [balance as at 31 March 2014, including current maturities of long term debt: ₹ 20,000,000 previous year: ₹ nil)]**

1 Two blocks at Century Avalon project at Sy No. 1, B Block-26 and Block 27 Jakkur Village, owned by M/s Sathya Investments.
2 Two plots at Century Istana project owned by M/s Prakruti Century Properties.
3 Corporate guarantee of M/s Century Joint Developments Pvt Ltd

(iii) **Kotak Mahindra Prime Limited [balance as at 31 March 2014, including current maturities of long term debt: ₹ 1,739,749 (previous year: ₹ 2,514,921)]**

The loan is secured by vehicle purchased out of the loan.

(iv) **Toyota Financial Services India Ltd [balance as at 31 March 2014, including current maturities of long term debt: ₹ 1,242,837 (previous year: ₹ 1,928,916)]**

The loan is secured by vehicle purchased out of the loan.

(v) **Reliance Capital Ltd [balance as at 31 March 2014, including current maturities of long term debt: ₹ 1,266,117 (previous year: ₹ nil)]**

The loan is secured by vehicles.

Bangalore

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Repayment terms

Name of the Bank	Repayment terms
Saraswat Bank [balance as at 31 March 2014, including current maturities of long term debt: ₹ 636,611,915 (previous year: ₹ 750,099,891)]	Repayable in 12 quarterly installments starting from April 2012 and to be settled by January 2015.
Saraswat Bank [balance as at 31 March 2014, including current maturities of long term debt: ₹ 867,636,708 (previous year: ₹ 924,458,714)]	Repayable in 12 quarterly installments starting from December 2012 and to be settled by September 2015.
Dewan Housing Finance Corporation Limited [balance as at 31 March 2014, including current maturities of long term debt: ₹ 246,228,642 (previous year: ₹ nil)]	Repayable in 84 equated monthly installments starting from January 2014 and to be settled by March 2018.
Karvy Financial Servies Ltd [balance as at 31 March 2014, including current maturities of long term debt: ₹ 20,000,000 (previous year: ₹ nil)]	Quaterly repayment in 33 months and to be settled by January 2017.
The above loans carry an interest rate ranging from 15.5% to 21.35% p.a.	
Kotak Mahindra Prime Limited [balance as at 31 March 2014, including current maturities of long term debt: ₹ 1,739,749 (previous year: ₹ 2,514,921)]	Repayable in 60 equated monthly installments starting from March 2011 and to be settled by Feb 2016.
Toyota Financial Services India Ltd [balance as at 31 March 2014, including current maturities of long term debt: ₹ 1,242,837 (previous year: ₹ 1,928,916)]	Repayable in 36 equated monthly installments starting from November 2012 and to be settled by October 2015.
Reliance Capital Limited [balance as at 31 March 2014, including current maturities of long term debt: ₹ 1,266,117 (previous year: ₹ nil)]	Repayable in 24 equated monthly installments starting from September 2013 and to be settled by August 2015.

An amount of ₹ 670,448,623 relating to principal balance of term loan from Saraswat Bank has become overdue as at 31 March 2014 and as on the date of signing of financials ₹ 205,399,939/- remained unpaid.

6 Other long-term liabilities

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Retention dues	5,540,449	8,076,303
	5,540,449	**8,076,303**

7 Long-term provisions

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Provision for employee benefits (refer note no. 35)		
- gratuity	3,939,214	4,249,690
- compensated absences	3,457,963	2,537,759
	7,397,177	**6,787,449**

Century Real Estate Holdings Pvt. Ltd. Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

Century Real Estate Holdings Private Limited
Notes on accounts

8 Short-term borrowings

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Loans repayable on demand		
Unsecured:		
-Inter corporate deposit	836,188,163	548,885,814
	836,188,163	**548,885,814**

9 Trade payables

₹

Particulars	As at 31 March 2014	As at 31 March 2013
- Dues to micro and small enterprises (refer note 38)	-	-
- Dues to other creditors	45,359,767	38,506,787
- Accrued land cost	108,665,954	-
	154,025,721	**38,506,787**

10 Other current liabilities

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Current maturities of long-term debt (refer note no 5 above)	3,996,292,816	2,066,500,680
Interest accrued and due on borrowings	26,896,422	28,744,477
Interest accrued but not due on borrowings	1,058,943,313	767,644,627
Advance received for sale of properties	2,136,842,959	2,032,899,064
Income received in advance	91,866,667	130,800,000
Withholding and other taxes and duties payable	130,095,271	44,001,194
Other payables for expenses	50,125,637	11,531,650
Payable to related parties (refer note 33(iii))	361,522,991	52,071,810
Deposit payable for joint development	30,000,000	30,000,000
Overdrawn capital account in partnership firms		
-Surya Builders and Developers	100,659,275	91,960,975
	7,983,245,351	**5,256,154,477**

11 Short-term provisions

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Provision for employee benefits (refer note no. 35)		
- gratuity	369,070	300,916
- compensated absences	939,619	541,818
Provison for taxation	2,429,200	-
	3,737,889	**842,734**

Century Real Estate Holdings (P) Ltd. Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

Century Real Estate Holdings Private Limited
Notes on accounts

12. Fixed assets

₹

Asset category	Gross block				Depreciation				Net block	
	As at 1 April 2013	Additons during the year	Deletions during the year	As at 31 March 2014	Upto 31 March 2013	Charge for the year	Deletions during the year	Upto 31 March 2014	As at 31 March 2014	As at 31 March 2013
Tangible assets										
Office equipments	2,358,043	155,517	-	2,513,560	1,471,028	309,317	-	1,780,345	733,215	887,015
Computer equipments	5,930,962	439,386	-	6,370,348	3,946,375	1,289,213	-	5,235,588	1,134,760	1,984,587
Furniture and fixtures	1,092,916	-	-	1,092,916	975,581	35,295	-	1,010,876	82,040	117,335
Vehicles	12,724,885	-	-	12,724,885	6,243,728	3,455,582	-	9,699,310	3,025,575	6,481,157
	22,106,806	**594,903**	-	**22,701,709**	**12,636,712**	**5,089,407**	-	**17,726,119**	**4,975,590**	**9,470,094**
Intangible assets Computer Software	4,188,446	-	-	4,188,446	2,955,170	648,357	-	3,603,527	584,919	1,233,276
	4,188,446	-	-	**4,188,446**	**2,955,170**	**648,357**	-	**3,603,527**	**584,919**	**1,233,276**
Capital work-in -progress Lease Improvements	-	583,654	-	583,654	-	-	-	-	583,654	-
	-	**583,654**	-	**583,654**	-	-	-	-	**583,654**	-
	26,295,252	**1,178,557**	-	**27,473,809**	**15,591,882**	**5,737,764**	-	**21,329,646**	**6,144,163**	**10,703,370**
Depreciation charged to related parties	-	-	-	-	-	**3,047,502**	-	-	-	-
Total	**26,295,252**	**1,178,557**	-	**27,473,809**	**15,591,882**	**2,690,262**	-	**21,329,646**	**6,144,163**	**10,703,370**
Previous year	*19,173,935*	*8,396,672*	*1,275,355*	*26,295,252*	*12,141,406*	*4,725,831*	*1,275,355*	*15,591,882*	*10,703,370*	-
Depreciation charged to related parties	-	-	-	-	-	*2,454,585*	-	-	-	-
Total	*19,173,935*	*8,396,672*	*1,275,355*	*26,295,252*	*12,141,406*	*2,271,246*	*1,275,355*	*15,591,882*	*10,703,370*	-

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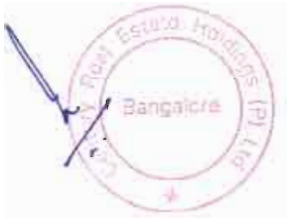
Century Real Estate Holdings Private Limited
Notes on accounts

13 Non-current investments ₹

Particulars	Face value per share / debenture	As at 31 March 2014	As at 31 March 2013
Trade - unquoted investments			
Investment in equity shares of subsidiary companies (fully paid up)			
Century Joint Developments Private Limited 19,999,500 (previous year: 19,999,500) equity shares, fully paid up being 99.99% of share capital	10	199,995,000	199,995,000
Suruchi Properties Private Limited 9,500 (previous year: 9,500) equity shares fully paid up being 95% of share capital	10	1,045,000	1,045,000
Century Property Management Company Private Limited 20,303,200 (previous year: 20,303,200) equity shares fully paid up being 99.50% of share capital	10	254,424,475	254,424,475
Geetanjali Effective Realty Solutions Private Limited 42,813,150 (previous year: 42,813,150) equity shares fully paid up being 99.97% of share capital	10	686,723,176	686,723,176
Indiland Developers Bangalore Private Limited 81,666,034 (previous year: 81,666,034) equity shares fully paid up being 99.76% of share capital	10	1,064,312,589	1,064,312,589
Investment in equity shares of associate companies (fully paid up)			
City View Bangalore Properties Private Limited 27,000,000 (previous year: 27,000,000) class A equity shares (Refer Note (i))	10	310,500,000	310,500,000
Investment in preference shares of associate companies (fully paid up)			
City View Bangalore Properties Private Limited 4,993,000 (previous year: 4,993,000) optionally convertible preference shares (Refer Note (ii))	10	49,930,000	49,930,000
Investment in debentures of associate companies (fully paid up)			
City View Bangalore Properties Private Limited 12,420,000 (previous year: 12,420,000) series B compulsorily convertible debentures (Refer Note (iii))	10	124,200,000	124,200,000
Investment in capital of partnership firms (Refer Note (iv))			
Akruthi Enterprises		394,856,829	352,010,975
Century Golflinks		46,658,358	83,214,610
Century Hillview		272,228,187	247,561,967
Century Jade		929,397,453	829,785,975
Century Northside		303,041,413	555,042,996
Century Sheltors		764,696,519	682,703,141
Century Siliconcity		2,048,211,201	1,828,733,102
Century Star		3,712,679,946	3,314,852,146
Green Orchards Farm Houses		2,881,313,833	2,884,143,325
Prakruti Century Properties		179,528,580	159,156,942
Vinayaka Builders and Developers		220,935,469	295,876,296
Aggregate value of trade investments		**14,444,678,028**	**13,924,211,715**
Other investments			
Investment in equity shares of banks			
The Saraswat Co-operative Bank Limited 2,500 (previous year: 2,500) shares	10	25,000	25,000
Aggregate value of other investments		**25,000**	**25,000**
Aggregate value of non -current investments		**14,444,703,028**	**13,924,236,715**



Century Real Estate Holdings Private Limited
Notes on accounts

Note (i)

Of the above 13,770,000 shares held by the Company are pledged in favour of the security trustee acting for the benefit of the lenders, in respect of a term loan obtained by City View Bangalore Properties Private Limited

Note (ii)

The optionally convertible preference shares (OCPS) carries a cumulative preferential dividend of 4.15% per annum which is cumulative. The OCPS are convertible into equity shares at any time at the option of the holder. OCPS shall be converted into 1 Class A equity share, provided that 10 CCDs are converted into 1 Class A share. However, if more than 10 CCDs convert into 1 Class A share, on account of applicable law, the number of Class A shares obtained on the conversion of each OCPS shall be proportionately reduced. If the OCPS are converted prior to the conversion of the CCDs, then each OCPS shall be convertible into 1 Class B share of the City View Bangalore Properties Private Limited.

Note (iii)

The compulsorily convertible debentures (CCD's) shall be mandatorily and fully convertible into Class A equity shares in the ratio of 1 share for every 10 CCDs on expiry of 20 years from the closing date i.e., 15 November 2027. The CCDs carries an interest of 0.5% per annum.

Note (iv)

The particulars of partners of the partnership firm, capital contribution and the profit sharing ratio are as follows:

₹

Partnership firm	Name of Partners	Profit sharing ratio	Capital as at 31 March 2014
Akruthi Enterprises	Century Real Estate Holdings Private Limited	97.00%	394,856,829
	K N Yellappa	1.00%	789,500
	A Ramakrishna	1.00%	68,067,500
	M S Mahadevaiah	1.00%	78,923,750
Century Golflinks	Century Real Estate Holdings Private Limited	99.00%	46,658,358
	A Ramakrishna	1.00%	3,439,853
Century Hillview	Century Real Estate Holdings Private Limited	99.00%	272,228,187
	P Ravindra Pai	1.00%	(4,274,000)
Century Jade	Century Real Estate Holdings Private Limited	98.00%	929,397,453
	P Ravindra Pai	1.00%	(110,895,275)
	A Ramakrishna	1.00%	(564,055,753)
Century Northside	Century Real Estate Holdings Private Limited	99.00%	303,041,413
	P Ravindra Pai	1.00%	188,827,767
Century Sheltors	Century Real Estate Holdings Private Limited	99.00%	764,696,519
	A Ramakrishna	1.00%	1,006,340
Century Silicon City	Century Real Estate Holdings Private Limited	97.00%	2,048,211,201
	M S Mahadevaiah	1.00%	46,931,486
	Yeshwanth Shenoy	1.00%	35,178,201
	K N Yellapa	1.00%	8,993,092
Century Star	Century Real Estate Holdings Private Limited	99.00%	3,712,679,946
	P Ravindra Pai	1.00%	2,650
Green Orchards Farm Houses	Century Real Estate Holdings Private Limited	75.00%	2,881,313,833
	P Ravindra Pai	11.50%	445,830,743
	P Satish Pai	11.50%	296,310,742
	Yeshwanth Shenoy	1.00%	44,437,500
	K N Yellapa	1.00%	47,250,000
Prakruti Century Properties	Century Real Estate Holdings Private Limited	50.00%	179,528,580
	N. Balakrishna	50.00%	152,850,000
Surya Builders and Developers	Century Real Estate Holdings Private Limited	99.00%	(100,659,275)
	P Ravindra Pai	1.00%	(77,204,786)
Vinayaka Builders and Developers	Century Real Estate Holdings Private Limited	99.00%	220,935,469
	P Ravindra Pai	1.00%	191,712,887

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

14 Deferred Tax asset

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Deferred tax (liability)		
- on fixed assets	(1,491,593)	(840,842)
Deferred tax asset		
- on unabsorbed losses	32,204,154	39,233,639
- on other disallowances	2,690,113	2,357,726
	33,402,674	**40,750,523**

15 Long-term loans and advances

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Unsecured, considered good		
Security deposits	6,061,830	6,961,830
Prepaid expenses	750,000	900,000
Advance tax, net of provision for tax	5,839,090	5,885,956
Advance paid towards jointly developable properties	26,100,000	24,875,000
Advance for purchase of property (refer note (i))	1,000,000	1,000,000
Advance paid to related parties		
- towards jointly developable properties	30,000,000	30,000,000
- paid under share purchase agreement (refer note (ii))	251,265,000	251,265,000
	321,015,920	**320,887,786**

(i) Of the above ₹ 1,000,000 (previous year : ₹ 1,000,000) is receivable from company where directors of the company are also directors / members in such other companies.

(ii) Of the above ₹ 251,265,000 (previous year : ₹ 251,265,000) is receivable from company where directors of the company are also directors / members in such other companies.

16 Other non current assets

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Fixed deposits with bank	520,047	591,247
	520,047	**591,247**

Of the above deposit accounts: ₹ 520,047 (previous year ₹ 591,247) has been kept as lien as per the debenture agreement.

17 Current investments

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Short term investments, unquoted, fully		
(at lower of cost or net asset value)		
Investments in mutual funds		
Taurus Short Term Income Fund - Dividend Plan nil units (previous year 714.61 units)	-	1,093,253
Taurus Liquid Fund - Super Institutional Daily Dividend Reinvestment 267.36 units (previous year 233.37 units)	267,382	249,846
DSP Black Rock Liquidity Fund - Institutional plan - Daily Dividend nil units (previous year 848.99 units)	-	849,258
	267,382	**2,192,357**

Century Real Estate Holdings Pvt. Ltd. Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

Century Real Estate Holdings Private Limited
Notes on accounts

18 Inventories

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Properties under development	278,372,246	198,481,626
	278,372,246	**198,481,626**

Note: Refer note 1.10 on significant accounting policy for disclosure of mode of valuation of inventories

19 Trade receivables

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Unsecured, considered good		
Debts due for a period exceeding six months*	119,350,214	119,350,214
Other debts	37,720,131	8,253,404
	157,070,345	**127,603,618**

*Of the above ₹ 78,012,401 (previous year : ₹ 78,012,401) is receivable from firms where directors of the company are also partners in such other firms.

20 Cash and bank balances

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Cash and cash equivalents		
Cash on hand	5,344,627	915,413
Foreign currency in hand	50,681	43,646
Balances with banks		
- in current accounts *	29,925,777	10,805,090
	35,321,085	**11,764,149**
Other bank balances		
- in fixed deposit accounts with banks **	21,815,714	90,017,742
	57,136,799	**101,781,891**
Of the above, the balances that meet the definition of cash and cash equivalents as per AS 3 Cash flow Statement is	12,190,671	11,493,060

*Of the current account balance ₹ 23,130,414 (previous year ₹ 271,089) represents escrow accounts with respect to loan taken by company.

** Of the above cash & bank balances:
(a) ₹ 6,882,610 (previous year ₹ 6,882,610) has been given as escrow deposit to receive no objection certificate for sale of apartments in a partnership firm.

(b) ₹ nil (previous year: ₹ 9,780,437) has been kept as lien for the loan taken by the Company from ICICI Bank.

Century Real Estate Holdings Pvt. Ltd. Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

Century Real Estate Holdings Private Limited
Notes on accounts

21 Short-term loans and advances

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Unsecured, considered good		
Advances recoverable in cash or in kind or for value to be received.	1,532,044	2,083,125
Advance paid to suppliers		
- mobilization advance	7,428,287	7,133,158
- for expenses	13,548,206	8,355,313
Advance paid for purchase of property (refer note (i) below)	-	285,000,000
Receivable from partnership firms towards reimbursement of costs (refer note (ii) below)	235,031,676	237,978,806
Balances with government authorities	26,330,661	8,557,028
Prepaid expenses	511,250	702,174
	284,382,124	**549,809,604**

(i) Of the above ₹ nil (previous year : ₹ 285,000,000) is receivable from a firm where director of the company is also partner in such other firm.

(ii) Of the above ₹ 129,399,108 (previous year : ₹ 169,161,368) is receivable from company where directors of the company are also directors / members in such other companies.

22 Other current assets

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Interest accrued on debentures (refer note (i)	2,127,106	1,506,106
Interest accrued but not due		
- from banks	261,078	1,138,264
- from others (refer note (ii) below)	-	611,408
	2,388,184	**3,255,778**

(i) Of the above ₹ 2,127,106 (previous year : ₹ 1,506,106) is receivable from company where directors of the company are also directors / members in such other companies.

(ii) Of the above ₹ nil (previous year : ₹ 61,140) is receivable from firms where directors of the company are also partners in such other firms.

Century Real Estate Holdings Private Limited
Notes on accounts

23 Revenue from operations

₹

Particulars	For the year ended 31 March 2014	For the year ended 31 March 2013
Proceeds from project management services	45,933,333	43,600,000
Income from property development	416,257,044	-
Share of profit from partnership firms	10,201,474	5,779,586
	472,391,851	**49,379,586**

24 Other income

₹

Particulars	For the year ended 31 March 2014	For the year ended 31 March 2013
Interest		
- from banks	4,051,910	12,795,117
- from others	621,000	621,000
Profit on sale of asset	-	550,000
Dividend from mutual funds	204,183	148,329
Miscellaneous income	1,222,519	344,317
	6,099,612	**14,458,763**

25 Cost of sales

₹

Particulars	For the year ended 31 March 2014	For the year ended 31 March 2013
Cost of construction	114,476,344	-
Land cost	108,665,954	-
	223,142,298	-

26 Employee benefits, net of reimbursements *

₹

Particulars	For the year ended 31 March 2014	For the year ended 31 March 2013
Salaries and wages	44,772,693	42,143,663
Contribution to provident and other funds	2,236,795	2,518,888
Staff welfare expenses	3,862,677	4,184,182
	50,872,165	**48,846,733**

* Refer note 39 for details of reimbursments

27 Finance costs

₹

Particulars	For the year ended 31 March 2014	For the year ended 31 March 2013
Interest expense	1,116,232,297	1,005,124,213
Other borrowing cost	6,013,111	4,000,000
	1,122,245,408	**1,009,124,213**

28 Other expenses, net of reimbursements *

₹

Particulars	For the year ended 31 March 2014	For the year ended 31 March 2013
Legal and professional	28,095,103	27,480,991
Rates and taxes	5,222,290	456,806
Rent	8,439,646	5,395,778
Share of loss of partnership firm	11,034,368	6,929,635
Repairs and maintenance	1,575,096	1,517,600
Travel	2,905,444	2,313,179
Communication	747,060	922,085
Advertisement	18,933,022	2,246,060
Miscellaneous expenses	3,111,955	3,495,683
Donation	3,320,000	-
	83,383,984	**50,757,847**

* Refer note 39 for details of reimbursments

Bangalore

HARIBHAKTI & CO. LLP COIMBATORE Chartered Accountants

Century Real Estate Holdings Private Limited

Notes on accounts

29 Commitments and contingent liabilities

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Contingent liabilities		
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for	228,774,962	313,577,952
Capital comittment-Rental deposit	6,000,000	-
Corporate guarantee for loans taken by group companies	950,000,000	612,000,000
Cumulative Preference dividend payable	145,705,479	119,455,479
Dividend distribution tax on the above	23,998,243	19,739,836

An agreement of sale dated 1.06.2009 was entered into M/s. Green Orchard Farm Houses (a firm in which the Company is a partner holding 75% of interest) and Manipal University, for sale of a land parcel, based on which the Partnership firm had received an advance of ₹ 1,468,450,000 in earlier years. Due to certain technical issues, the entire land could not be transferred. Hence the firm decided to cancel the agreement with the consent of Manipal University subject to payment of compensation for loss of income and non-performance of contract. The arbitration proceedings is in progress and the award is expected to be pronounced in the next 3-4 months. The compensation payable is not determinable and therefore the same has not been provided for in the books of accounts of the partnership firm and consequently the share of loss (if any) in the books of accounts of the company.

Ownership title in lands owned by partnership firms in which the Company is a partner is subject to closure/settlement of certain cases. Further, these firms have received claims for damages/delays. Based on legal advice, the management is of the view that none of the above will result in financial outflow to the Company.

The Company has entered into various joint development agreements wherein, on completion of all obligations of the land owner and possession of land to the Company, the Company is required to construct and develop the entire property and hand over an agreed proportion of the built up area to the land owner as a consideration for the undivided share in land transferred to the Company. These obligation will fall due in the future.

The company has entered into an MOU with The Indian Institute of Management, Bangalore on 17th May 2012 to establish a Real Estate Research Initiative at IIM,Bangalore. The Researeh Initiative will be initially sponsored by the company through a grant of ₹ 10,500,000 in 3 annual instalments starting in 2012. ₹ 3,500,000 is paid as on 31.03.2014

The company has entered into a Sale Agreement with Geetanjali Effective Realty Solutions Private Limited for the purchase of land of 40 acres 14.50 guntasfor the Eden Project for ₹ 450,000,000. ₹ 1,000,000 is paid as on 31.03.2014

30 Auditors' remuneration (included in legal and professional charges)

₹

Particulars	For the year ended 31 March 2014	For the year ended 31 March 2013
Statutory audit fees	700,000	600,000
Tax audit fees	150,000	150,000
Reimbursement of expenses	234,000	200,000
Total	**1,084,000**	**950,000**

Century Real Estate Holdings (P) Ltd. Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

Century Real Estate Holdings Private Limited

Notes on accounts

31 Earnings per share

The following table sets forth the computation of basic and diluted earnings per share:

Particulars	For the year ended 31 March 2014	For the year ended 31 March 2013
Net profit for the period attributable to equity shareholders	3,802,375	(37,825,282)
Less :		
Dividend on Preference shares	(26,250,000)	(26,250,000)
Dividend on distribution tax	(4,258,406)	(4,258,406)
Net Profit/(Loss) for the year attributable to equity shareholders	(26,706,031)	(68,333,688)
Normal value of Equity Shares	10	10
Number of equity shares of ₹ 10 each outstanding at the beginning of year		
Class A Shares	277,773,105	76,000,000
Class B Shares	13,333,333	24,000,000
Weighted average number of shares issued during the year		
Class A Shares	-	174,000,000
Class B Shares	-	-
Weighted average number of equity shares of ₹ 10 each outstanding during the year (in numbers)		
Class A Shares	277,773,105	250,000,000
Class B Shares	13,333,333	24,000,000
Profit/(Loss) considered for computation of earning per share - Basic		
Class A Shares	(6,676,508)	(17,083,422)
Class B Shares	(20,029,523)	(51,250,266)
Earning/(Loss) per share - Basic		
Class A Shares	(0.02)	(0.07)
Class B Shares	(1.50)	(2.14)
Earning/(Loss) per share - Dilutive *		
Class A Shares	(0.02)	(0.07)
Class B Shares	(1.50)	(2.14)

*Potential equity shares outstanding during the year (i.e. share application money and convertible preference shares) are anti-dilutive and hence diluted EPS is the same as basic EPS.

32 Share of profit / loss in partnership firms

The Company recognises its share of profit/(loss) in partnership firms when the same is debited / credited to the capital or current account in the books of the partnership firm and the company's entitlement to withdraw or receive the profit is established. The partnership deed for the following partnership firms contain a clause that the profit/(loss) earned from the operations of the partnership firm shall be retained in the "undistributed profit/(loss) account" in the Firm and shall not be transferred to partners' capital account / current account till the time the project achieves 75% of total sales (in terms of units) or as may be mutually agreed by the partners from time to time. The profit / loss earned by the firm do not accrue to the partners till such time the same is credited / debited to their capital / current account.

In view of the above, the Company has not recognised its accumulated share of losses incurred by the partnership firms amounting to ₹ 2,999,214,646 (previous year: ₹ 2,155,377,809) as at the year ended 31 March 2014.

Century Real Estate Holdings Pvt. Ltd. Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

Century Real Estate Holdings Private Limited
Notes on accounts

33 Related party transactions

(i) **Names of related parties and description of relationship:**

1 Enterprises where control exists	
Subsidiary Companies:	Century Joint Developments Private Limited Suruchi Properties Private Limited Century Property Management Company Private Limited Geetanjali Effective Realty Solutions Private Limited Indiland Developers Bangalore Private Limited

Related parties where significant influence exists and with whom transactions have taken place during the year

1 Associate company	City View Bangalore Properties Private Limited
2 Partnership firms under common control	Century Central Century Airport City Century Austral Century Celeste Century Chimes Century Pragati Century Corbel Orchard Investments Satya Investments Paraag Constructions & Developers Akruthi Enterprises Century Golflinks Century Hillview Century Jade Century Northside Century Sheltors Century Siliconcity Century Star Prakruti Century Properties Surya Builders and Developers Vinayaka Builders and Developers Green Orchards Farm Houses Vigneshwara Estates Century Arcade Century Towers
3 Trust under common control	Century Pai Foundation
4 Key management personnel	P Ravindra Pai P Ashwin Pai Dev S Patel Mahesh Prabhu
5 Enterprises where relative of key management personnel is able to exercise significant influence	Fortune Pai Software Private Limited Sankhya Realtors Private Limited Canara Housing Development Company

Century Real Estate Holdings Pvt. Ltd. Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

Century Real Estate Holdings Private Limited
Notes on accounts

33 (ii) **Related party transactions**

₹

Particulars	Year ended 31 March 2014	Year ended 31 March 2013
Expenditure incurred on behalf of the Company by		
Vinayaka Builders and Developers	-	591,478
Investments in / (drawings) from capital of partnership firms		
Akruthi Enterprises	42,845,854	-
Century Golflinks	(46,757,728)	(22,358,280)
Century Hillview	24,666,220	14,045
Century Jade	99,611,478	99,045
Century Northside	(252,001,583)	(8,716,545)
Century Siliconcity	438,928,108	14,045
Century Star	795,613,465	-
Prakruti Century Properties	20,371,638	17,037,480
Surya Builders and Developers	2,336,068	(140,470,000)
Vinayaka Builders and Developers	(74,940,827)	(391,628,994)
Green Orchards Farm Houses	(2,829,492)	73,733,405
Century Sheltors	81,993,378	-
Share of profit/ (loss) from partnership firms		
Century Golflinks	10,201,474	5,779,586
Surya Builders and Developers	(11,034,368)	(6,929,635)
Interest income on investment in capital of partnership firm		
Akruthi Enterprises	42,245,854	37,715,462
Century Golflinks	4,510,415	9,185,454
Century Hillview	29,638,130	26,524,009
Century Jade	99,576,388	88,899,966
Century Sheltors	81,929,895	73,146,765
Century Siliconcity	219,450,009	195,935,202
Century Star	397,785,665	355,162,730
Surya Builders and Developers	-	2,399,414
Green Orchards Farm Houses	223,323,044	179,616,853
Reimbursement of operating cost from		
Century Joint Developments Private Limited	82,486,923	76,975,082
Century Northside	4,130,984	1,956,143
Vinayaka Builders and Developers	4,130,984	3,912,287
Green Orchards Farm Houses	5,976,121	-
Other current liabilities		
Canara Housing Development Company	(41,478,284)	44,310,570
Century Arcade	-	240,000
Century Pragati	(40,352,655)	-
Century Airport City	9,900,000	-
Century Austral	9,900,000	-
Century Corbel	4,378,429	-
Green Orchards Farm Houses	200,000	-
Geetanjali Effective Realty Solutions Private Limited	329,295,138	-
Century Pai Foundation	-	50,000

Century Real Estate Holdings Pvt. Ltd. Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

Century Real Estate Holdings Private Limited
Notes on accounts

33 (ii) Related party transactions (continued) ₹

Particulars	Year ended 31 March 2014	Year ended 31 March 2013
Receivables from firms		
Century Northside	12,385,010	-
Century Towers	200,000	-
Short-term borrowings - Inter Corporate deposit		
Century Joint Developments Private Limited	302,025,745	677,232,691
Advance paid for purchase of property		
Geetanjali Effective Realty Solutions Private Limited	-	1,000,000
Long-term loans and advances - Refund/adjustment of property advance		
Canara Housing Development Company	285,000,000	-
Expenditure incurred on behalf of		
Century Central	14,045	204
Century Celeste	6,500	-
Century Chimes	-	12,461
Century Pragati	-	54,500
Century Corbel	56,360	2,390,139
Satya Investments	37,700	38,349
Fortune Pai Software Private Limited	-	3,294,644
Century Northside	289,000	228,492
Suruchi Properties Private Limited	194,328	-
Geetanjali Effective Realty Solutions Private Limited	-	2,744,102
Paraag Constructions & Developers	7,250	22,000
Century Property Management Company Private Limited	47,192	111,030
Indiland Developers Bangalore Private Limited	47,192	111,030
Vigneshwara Estates	827,316	22,500
Green Orchards Farm Houses	141,902	-
Century Sheltors	3,933	-
Prakruti Century Properties	63,202	-
Sankhya Realtors Private Limited	10,953,500	
Century Austral	700	-

Century Real Estate Holdings Pvt Ltd Bangalore

HARIBHAKTI & CO. COIMBATORE Chartered Accountants

Century Real Estate Holdings Private Limited
Notes on accounts

33 (ii) Related party transactions (continued)

₹

Particulars	Year ended 31 March 2014	Year ended 31 March 2013
Interest income on investment in debentures		
City View Bangalore Properties Private Limited	621,000	621,000
Salary paid to key management personnel		
P Ravindra Pai	5,757,840	5,364,900
P Ashwin Pai	4,798,200	4,493,700
Dev S Patel	4,798,200	4,493,700
Mahesh Prabhu	4,667,340	4,374,900
Interest accrued transferred to related party		
Century Hillview	61,140	-
Century Sheltors	550,268	-
Interest expenses		
Century Joint Developments Private Limited	67,763,527	40,295,705
Reimbursement of Interest expenses		
Century Joint Developments Private Limited	9,369,863	-
Amount payable towards land cost		
Geetanjali Effective Realty Solutions Private Limited	108,665,954	-
Donations		
Century Pai Foundation	3,320,000	-

33 (iii) Amount outstanding as at the balance sheet date :

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Share application money pending allotment		
P Ravindra Pai	159,497,195	159,497,195
P Ashwin Pai	85,765,000	85,765,000
Other current liabilities		
Canara Housing Development Company	987,635	42,465,919
Prakruti Century Properties	6,640,595	6,640,595
Century Golflinks	1,512,595	1,512,595
Century Sheltors	1,212,701	1,212,701
Century Arcade	240,000	240,000
Century Corbel	4,378,429	-
Geetanjali Effective Realty Solutions Private Limited	326,551,036	-
Century Airport City	9,900,000	-
Century Austral	9,900,000	-
Green Orchard Farm Houses	200,000	-
Short-term borrowings		
Century Joint Developments Private Limited	836,188,163	548,885,814
Investment in subsidiary companies		
Century Joint Developments Private Limited	199,995,000	199,995,000
Suruchi Properties Private Limited	1,045,000	1,045,000
Century Property Management Company Private Limited	254,424,475	254,424,475
Geetanjali Effective Realty Solutions Private Limited	686,723,176	686,723,176
Indiland Developers Bangalore Private Limited	1,064,312,589	1,064,312,589
Investment in equity shares of associate companies		
City View Bangalore Properties Private Limited	310,500,000	310,500,000
Investment in preference shares of associate companies		
City View Bangalore Properties Private Limited	49,930,000	49,930,000
Investment in debenture of associate companies		
City View Bangalore Properties Private Limited	124,200,000	124,200,000

Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

Century Real Estate Holdings Private Limited

Notes on accounts

33 (iii) Amount outstanding as at the balance sheet date (continued)

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Investment in partnership firms		
Akruthi Enterprises	394,856,829	352,010,975
Century Golflinks	46,658,358	83,214,610
Century Hillview	272,228,187	247,561,967
Century Jade	929,397,453	829,785,975
Century Northside	303,041,413	555,042,996
Century Sheltors	764,696,519	682,703,141
Century Siliconcity	2,048,211,201	1,828,733,102
Century Star	3,712,679,946	3,314,852,146
Prakruti Century Properties	179,528,580	159,156,942
Surya Builders & Developers	(100,659,275)	(91,960,975)
Vinayaka Builders & Developers	220,935,469	295,876,296
Green Orchards Farm Houses	2,881,313,833	2,884,143,325
Trade receivables		
Century Celeste	34,813,613	34,813,613
Century Central	163,359	163,359
Century Chimes	9,533,779	9,533,779
Century Corbel	13,801,303	13,801,303
Century Golflinks	2,575,016	2,575,016
Century Hillview	2,662,885	2,662,885
Century Jade	74,016	74,016
Century Northside	29,276,136	29,276,136
Century Sheltors	4,656,425	4,656,425
Satya Investments	(707,241)	(707,241)
Surya Builders & Developers	345,406	345,406
Vinayaka Builders and Developers	22,155,517	22,155,517
Long-term loans and advances - Advance for purchase of property		
Geetanjali Effective Realty Solutions Private Limited	1,000,000	1,000,000
Long-term loans and advances -Advance given towards jointly developable properties		
Century Sheltors	30,000,000	30,000,000
Long-term loans and advances - paid under share purchase agreement		
Suruchi Properties Private Limited	251,265,000	251,265,000
Short-term loans and advances - Advance paid for purchase of property		
Canara Housing Development Company	-	285,000,000
Land cost payable		
Geetanjali Effective Realty Solutions Private Limited	108,665,954	-
Investment in Trust		
Century Pai Foundation	-	50,000

Century Real Estate Holdings (P) Ltd. Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

Century Real Estate Holdings Private Limited
Notes on accounts

33 (iii) Amount outstanding as at the balance sheet date (continued)

₹

Particulars	As at 31 March 2014	As at 31 March 2013
Receivable from partnership films/co's towards reimbursement of costs/expenses incurred		
Century Pragati	3,816	40,356,471
Century Celeste	17,042,895	17,036,395
Century Central	43,795,740	43,781,695
Century Chimes	10,905,359	10,905,359
Century Hillview	2,752,948	2,691,808
Century Northside	36,203,852	19,373,858
Century Sheltors	8,198,329	7,644,128
Satya Investments	19,701,559	19,663,859
Vinayaka Builders and developers	26,856,569	22,725,585
Century Corbel	29,044,688	28,988,328
Fortune Pai Software Private Limited	19,663,957	19,663,957
Vigneshwara Estates	849,816	22,500
Suruchi Properties Private Limited	258,238	63,910
Geetanjali Effective Realty Solutions Private Limited	-	2,744,102
Sankhya Realtors Private Limited	11,953,500	1,000,000
Century Landmark	303,546	303,546
Paraag Constructions & Developers	35,031	27,781
Orchard Developers	176,627	176,627
Century Property Management Company Private Limited	158,222	111,030
Indiland Developers Bangalore Private Limited	158,222	111,030
Century Royal	586,837	586,837
Century Towers	200,000	-
Century Austral	700	-
Prakruthi Century Properties	63,202	-
Green Orchards Farm Houses	6,118,023	-
Interest accrued on debentures		
City View Bangalore Properties Private Limited	2,127,106	1,506,106
Interest accrued but not due from others		
Century Hillview	-	61,140
Century Sheltors	-	550,268

34 In absence of adequate profits during the year, the Company has not created debenture redemption reserve during the year.

Century Real Estate Holdings Pvt. Ltd. Bangalore

HARIBHAKTI & CO. LLP COIMBATORE Chartered Accountants

35 Employee benefits

In accordance with applicable Indian Laws, the Company provides for gratuity, a defined benefit retirement plan (Gratuity Plan). The Gratuity Plan provides a lump sum payment to vested employees, at retirement or termination of employment, an amount based on the respective employee's last drawn salary and the years of employment with the Company. The gratuity details are:

₹

Particulars	For the year ended 31 March 2014	For the year ended 31 March 2013
Obligations at beginning of the year	4,561,329	2,667,409
Service cost	1,511,300	1,289,334
Interest on defined benefit obligation	479,696	339,088
Benefits settled	(348,870)	-
Actuarial (gain)/loss	(1,895,171)	265,498
Obligations at year end	**4,308,284**	**4,561,329**
Plan assets at year beginning, at fair value	-	-
Expected return on plan assets (estimated)	-	-
Actuarial gain / (loss)	-	-
Contributions	-	-
Benefits settled	-	-
Plan assets at year end, at fair value	-	-
Reconciliation of present value of the obligation and the fair value of the plan assets:		
Closing obligations	(4,308,284)	(4,561,329)
Unrecognised past service cost	-	10,723.00
Closing fair value of plan assets	-	-
Closing funded status	-	-
Asset / (liability) recognised in the balance sheet	**(4,308,284)**	**(4,550,606)**
Gratuity cost for the year		
Service cost	1,511,300	1,289,334
Interest cost	479,696	339,088
Expected return on plan assets	-	-
Actuarial (gain)/loss	(1,895,171)	265,498
Past Service Cost	10,723	11,655
Net gratuity cost	**106,548**	**1,905,575**
Assumptions		
Interest rate	0.00%	0.00%
Discount rate	9.3%	8.1%
Estimated rate of return on plan assets	-	-
Salary increase	7.0%	7.0%
Attrition rate	2-10%	2-10%
Retirement age	60	60

Century Real Estate Holdings (P) Ltd. Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

Century Real Estate Holdings Private Limited
Notes on accounts

Experience Adjustments

	Period Ended				
	31/03/2010	31/03/2011	31/03/2012	31/03/2013	31/03/2014
Defined Benefit Obligation	686,870	1,523,392	2,667,409	4,561,329	4,308,284
Plan Assets	-	-	-	-	-
Surplus/(Deficit)	(686,870)	(1,523,392)	(2,667,409)	(4,561,329)	(4,308,284)
Exp.Adj. on Plan Liabilitities	(102,103)	174,408	25,992	12,291	(1,247,504)
Exp.Adj. on Plan Assets	-	-			-

Compensated Absences

The defined benefit obligation of compensated absence in respect of the employees of the companies as at 31st March, 2014 is ₹ 4,397,582/- (previous year ₹ 3,079,577/-)

Actuarial Assumptions	2013-14	2012-13
Discount Rate (%)	9.30%	8.10%
Salary escalation rate	7.00%	7.00%

Note:

1. The discount rate is based on the prevailing market yields of Indian Government securities as at the balance sheet date for the estimated term of the obligation.
2. The estimate of future salary increases considered in actuarial valuation takes into account inflation, seniority, promotion and other relevant factors.

36 Segment reporting

The Company operates in only one segment i.e. residential real estate development and hence information under segmental reporting as per AS-17 is not applicable

37 Leases

The Company has taken on lease office facilities under cancellable operating lease agreements. The Company intends to renew sueh leases in the normal course of its business. Total expense under operating leases taken to statement of profit and loss amounted to ₹ 84,39,646

₹

Future Minimum Lease Payments	As at 31 March 2014	As at 31 March 2013
- Not later than one year	17,770,161	18,000,000
- Later than one year and not later than five years	38,250,272	5,177,419
	56,020,433	**23,177,419**

38 The Ministry of Micro, Small and Medium Enterprises has issued an office memorandum dated 26 August 2008 which recommends that the Micro and Small Enterprises should mention in their correspondence with its customers the Entrepreneurs Memorandum Number as allocated after filing of the Memorandum in accordance with the 'Micro, Small and Medium Enterprises Development Act, 2006' ('the Act'). Accordingly, the disclosure in respect of the amounts payable to such enterprises as at 31 March 2014 has been made in the financial statements based on information received and available with the Company. Further in view of the Management, the impact of interest, if any, that may be payable in accordance with the provisions of the Act is not expected to be material. The Company has not received any claim for interest from any supplier as at the balance sheet date.

Century Real Estate Holdings Pvt. Ltd. Bangalore

HARIBHAKTI & Co. LLP COIMBATORE Chartered Accountants

Century Real Estate Holdings Private Limited
Notes on accounts

39 The Company has entered into a Memorandum of Understanding (MOU) for reimbursement of costs without any markup with certain related companies / firms. The reimbursement of costs relate to costs incurred towards:

- Technical and engineering
- Funding and financial closures and for maintaining project accounts
- Sales and marketing support
- Human resources and administration for the making available administrative manpower and support for the proper execution of the project
- Coordination, prioritization and directions from the Directors of Company for the proper execution of the projects

Based on the above MOU the Company has incurred expenses aggregating to ₹ 96,725,012 (previous year : ₹ 82,843,512) which has been charged to the respective projects. The below expenses are netted off against the respective expenses in the profit and loss account.

₹

Particulars	For the year ended 31 March 2014	For the year ended 31 March 2013
Salary and allowance	64,081,579	57,421,523
Staff welfare	2,287,937	3,365,522
Advertisement	10,194,704	8,510,064
Rates and taxes	4,677,981	360,909
Rent	7,560,000	6,376,638
Repairs and maintenance – others	1,007,031	930,143
Depreciation	2,409,860	1,797,090
Communication	683,184	728,037
Power and fuel	432,339	-
Insurance	77,784	-
Miscellaneous expenses	1,455,032	3,353,586
Travelling and Conveyance	1,857,581	-
Total	**96,725,012**	**82,843,512**

40 Deferred tax asset has been recognised based on the sale agreements executed by the company and the management is of the view that sufficient future taxable income would be available against which the deferred tax asset can be realised.

41 The previous period figures have also been reclassified, regrouped, recast to conform to this year's classification.

As per our report of even date attached

for **Haribhakti & Co.LLP**
Chartered Accountants
Firm registration No.: 103523W

C S Sathyanarayanan
Partner
Membership No.: 028328

Place: Bangalore
Date: 29 September 2014

for **Century Real Estate Holdings Private Limited**

Ravindra Pai
Managing Director

Ashwin Pai
Director

Vivekananda Nayak
Company Secretary

CENTURY REAL ESTATE HOLDINGS PRIVATE LIMITED

NO. 10/1, LAKSHMINARAYANA COMPLEX, GROUND FLOOR, PALACE ROAD, BANGALORE – 560 052

PAN: **AADCC0651M** — Asst. Year : **2014-15**

Statement of Income and Tax — Year ended : **31.3.2014**

Particulars	Sch . No.	₹	₹
Normal Computation			
Income from Business	1		-
Income from Other Sources	2		-
Gross Total Income			-
Less: Deduction under Chapter VI A			-
Total Income under normal computation			-
Tax at Normal rates			-
Add : Edu. Cess @ 3%			-
Total Tax (A)			-
Tax payable as per MAT (B)	3		**2,429,155**
Tax payable - higher of (A) and (B)			**2,429,155**
Less : Tax deducted at source			2,383,987
Advance tax			-
Net tax payable			45,168
Add: Interest u/s 234A		-	
u/s 234B		3,613	
u/s 234C		2,281	5,894
Net Tax payable			**51,062**
Less : Self assessment tax paid			
BSR Code:0350218 Date:29/11/2014 Challan No:02844-Corporation Bank		46,928	
BSR Code:0510308 Date:29/11/2014 Challan No: 59735-HDFC Bank		4,140	51,068
Tax Payable / (Refund due)			**(6)**

for **Century Real Estate Holdings Private Limited**

Ravindra Pai

Managing Director

Century Real Estate Holdings (P) Ltd. Bangalore

CENTURY REAL ESTATE HOLDINGS PRIVATE LIMITED

NO. 10/1, LAKSHMINARAYANA COMPLEX, GROUND FLOOR, PALACE ROAD, BANGALORE – 560 052

PAN: **AADCC0651M** — Asst. Year : **2014-15**

Statement of Income and Tax — Year ended : **31.3.2014**

SCHEDULE 1 :	**Income From Business**	₹	₹
Net Profit / (Loss) before tax as per Profit and Loss account			**13,579,424**
Add: Inadmissibles / Items Reconsidered			
Depreciation as per Financials		2,690,262	
Interest on Statutory levies		6,530,731	
Stamp Duty expenses on allotment of Shares		365,000	
Disallowance loss of Partnership firms		11,034,368	
Donation paid		3,320,000	
Disallowance u/s 43B - Leave Encashment		1,318,005	
Provision for Gratuity disallowed u/s 40A(7)		106,548	25,364,914
			38,944,338
Less: Allowances / Items Reconsidered			
Depreciation allowable u/s 32		3,048,117	
Dividend from Mutual Funds		204,183	
Expenses for FY 12-13 allowable under section 40(a)(ia) -Audit fee		950,000	
Expenses for FY 11-12 allowable under section 40(a)(ia) -Audit fee		1,241,423	
Share of Profit from Partnership Firm, Exempt u/s 10(2A) - Century Golflinks		10,201,474	15,645,197
Income(Loss) from Business			**23,299,141**
Less: Brought forward loss adjusted to the extent of current year income			**(23,299,141)**
Net Income / (Loss) from Business			**-**

SCHEDULE 2 :	**Income From Other Sources**	₹
Dividend from Mutual Funds		**204,183**
Less: Amount Exempt u/s 10(35)		**(204,183)**
		-

***for* Century Real Estate Holdings Private Limited**

Century Real Estate Holdings Pvt. Ltd. Bangalore

Ravindra Pai
Managing Director

CENTURY REAL ESTATE HOLDINGS PRIVATE LIMITED		Assessment Year: 2014-15 Previous year ended: March 31, 2014
SCHEDULE 3 :		
CALCULATION OF BOOK PROFIT FOR THE PURPOSE OF MAT U/S 115JB OF THE INCOME TAX ACT, 1961 AY 2014-15		
Particulars	₹	₹
Net profit/(Loss) after tax as per Profit and loss account which is carried to Balance Sheet		**11,001,810**
Add: Income tax paid/payable and provision thereof (If debited to P & L) - (Refer Note 1)	2,429,200	
Add: Amount carried to any reserves, [Other than reserves mentioned under section 33AC]	-	
Add: Amount set aside to provisions made for meeting unascertained liabilities	-	
Add: Provision for losses of subsidiary companies	-	
Add: Dividends paid/proposed	-	
Add: Amounts of expenditure relatable to any income to which section 10 or section 11 or section 12 apply (other than 10(38))	11,034,368	
Add: Depreciation	2,690,262	
Add: Deferred tax Asset/Liability (If debited to P & L)	148,414	
Add: Amounts set aside as provisions for diminution in the value of any assset - (Refer Note 2)	-	
		16,302,244
Total of net profit after tax and the above additions		**27,304,054**
Less: Amount withdrawn or debited to profit and loss account from any reserve or provision, created on or before April 1, 2001 to profit and loss account	-	
Less: Income credited to which any of the provisions of the section 10, section 11 or section 12 apply (other than 10(38))	10,201,474	
Less: Amount of depreciation debited to Profit & Loss account (excluding depreciation on account of revaluation of asets)	2,690,262	
Less: Amount withdrawn from revaluation reserve and credited to Profit & Loss account, to the extent it does not exceed the depreciation amount on revaluation of assets	-	
Less: Loss brought forward or unabsorbed depreciation, as per books of account	2,271,246	
Less: Deduction u/s 80HHC - Profits retained for export business	-	
Less: Deduction u/s 80HHE - profits from export of computer software, etc	-	
Less: Deduction u/s 80HHF - Profits and gains from export or transfer film software, etc		
Less: Profits of sick industrial company	-	
Less: Deferred Tax credited to Profit and Loss account	-	**15,162,982**
Book profit		**12,141,072**
MAT @ of 18.5 % on Book Profit		2,246,098
Add : Surcharge @ 5%		112,305
Add : Education Cess @ 2%		47,168
Add : Secondary & Higher Education Cess @ 1%		23,584
Tax payable		**2,429,155**

for **Century Real Estate Holdings Private Limited**

Century Real Estate Holdings (P) Ltd. Bangalore

Ravindra Pai
Managing Director

CENTURY REAL ESTATE HOLDINGS PRIVATE LIMITED

NO. 10/1, LAKSHMINARAYANA COMPLEX, GROUND FLOOR, PALACE ROAD, BANGALORE – 560 052

PAN: **AADCC0651M** Asst. Year : **2014-15**

Statement of Income and Tax Year ended : **31.3.2014**

STATEMENT OF CARRY FORWARD LOSSES ₹

Particulars	Assessment Year	Opening Carry forward loss	Set off of profit in current year	Closing Carryforward loss
Depreciation u/s 32(2)	2008-09	(816,370)	-	(816,370)
Business Loss u/s 72	2008-09	(12,680,844)	12,680,844	-
Short term capital loss	2008-09	(631,168)	-	(631,168)
Depreciation u/s 32(2)	2009-10	(2,111,480)	-	(2,111,480)
Business Loss u/s 72	2009-10	(2,005,993)	2,005,993	-
Depreciation u/s 32(2)	2010-11	(1,514,268)	-	(1,514,268)
Business Loss u/s 72	2010-11	(31,941,125)	8,612,304	(23,328,821)
Depreciation u/s 32(2)	2013-14	(3,548,987)	-	(3,548,987)
Business Loss u/s 72	2013-14	(72,269,472)	-	(72,269,472)
Total Losses eligible for carry-forward				**(104,220,566)**

MAT Credit availability and utilisation

Assessment Year	MAT Credit	MAT credit utilised	MAT Credit balance
2014-15	2,429,155	-	2,429,155

Century Real Estate Holdings (P) Ltd. Bangalore