Jain P. C. & Associates
Chartered Accountants

Head Office : 501-502, Diwan Chambers, Opp. Loha Bhavan, Old High Court Lane, Off. Ashram Road, Ahmedabad - 380009.
079 - 27542102, 079 - 40072102, 40070445
info@jainpc.com : www.jainpc.com

Independent Auditors' Report

To
The Shareholders
PACIFICA DEVELOPERS PRIVATE LIMITED
CIN : U70102GJ2006PTC049316

We have audited the accompanying financial statements **Pacifica Developers Private Limited** which comprise the Balance Sheet as at March 31, 2016, the Statement of Profit and Loss and Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

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

AUDITORS' RESPONSIBILITY

Our responsibility is to express an opinion on these financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

OPINION

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

(a) In the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2016;
(b) In the case of the Statement of Profit and Loss, of the profit of the Company for the year ended on that date; and
(c) In the case of the Cash Flow Statement, of the cash flows for the year ended on that date.

EMPHASIS OF MATTERS

We draw attention to the following matters;

a) There are no legal suits filed against the company

b) The Company does not have any accumulated losses and its net worth has not been fully / substantially eroded, the Company has not incurred a net loss/net cash loss during the current and previous year(s) and; the Company's current liabilities does not exceed its current assets as at the balance sheet date. There is no material uncertainty that may cast significant doubt about the Company's ability to continue as a going concern. The financial statements of the Company have been prepared on a going concern basis for the reasons stated in the said Note.
Our opinion is not modified in respect of these matters.

OTHER MATTER

We did not audit the financial statements/information of the branches, as there are no such branches, accounts of whom are included in the financial statements of the Company.
Our opinion is not modified in respect of this matter.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. This Audit Report include a statement on the matters specified in Paragraph 3 & 4 of the Companies (Auditor's Report) Order 2016, issued by the Central Government, in terms of Section 143(11) of the Companies Act, 2013, We enclosed in the **Annexure A**, a statement on the matters specified in paragraphs 4 & 5 of the said order

Ahmedabad

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

a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose so four audit.

b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

c) The Balance Sheet and the Statement of Profit and Loss, dealt with bythis Report are in agreement with the books of account.

d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

e) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "**Annexure B**";

f) On the basis of the written representations received from the directors as on 31st March, 2016 taken on record by the Board of Directors, none of the directors is disqualified as on 31stMarch, 2016 from being appointed as a director in terms of Section 164 (2) of the Act.

g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

i. The Company does not have any pending litigations which would impact its financial position.

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

FOR JAIN P.C. & ASSOCIATES
Chartered Accountants

Karan R Ranka
(Partner)
Mem. No: 136171
Firm Regn No: 126313W

Place: Ahmedabad
Date: 04-08-2016

Annexure A to Independent Auditors Report

Referred to in Independent Auditor's Pacifica Developers Private Limited report to the members on the standalone financial statements for the year ended 31st March, 2016

On the basis of such checks as we considered appropriate and according to the information and explanations given to us during the course of our audit, we report that:

I. (a) The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets on the basis of available information.
(b) As explained to us, all the fixed assets has been physically verified by the management in a phased periodic manner, which in our opinion is reasonable, having regard to the size of the company and nature of its assets. No material discrepancies were notice on such physical verification,
(c) According to the information and explanation given to us and the title deeds and other records examined by us, we report that the title deeds in respect of all immovable properties have been disclosed as fixed assets in the financial statements and it is held in the Company's name as at the balance-sheet date.

II. The inventory of the Company represents construction in progress of real estate property which includes land and development related costs, consumption of material and labour costs, legal and professional fees and other incidental costs. The company does not hold any other physical inventory. Hence the paragraph 3(ii) of the order is not applicable to the company.

III. The Company has not granted loan to parties covered in the register maintained under section 189 of the Companies Act, 2013, hence provision of this clause (a), (b) & (c) are not applicable.

IV. The Company is engaged in the business of providing Infrastructural Facilities, hence Section 186 of the Companies Act, 2013 is not applicable, hence the paragraph 3(iv) of the order regarding compliance of Section 186 is not applicable to the Company. In our opinion and according to the information and explanation given to us, the company has not given any loan, made any investments, given any guarantee or provided any security under section 185 of the Act. Hence the paragraph 3(iv) of the order regarding complience of Section 185 is not applicable to the company.

V. The Company has not accepted any deposits as per the directives issued by the Reserve Bank of India under the provisions of Section 73 to 76 or any other sections of the act or rules framed there under. Hence, the paragraph 3(v) of the order is not applicable to the company.

VI. We have broadly reviewed the books of accounts maintained by the company pursuant to the rules prescribed by the Central Government for maintenance of cost records under section148(1) of the Act and are of the opinion that prime facie, the presented accounts and records have been made and maintained. However, we have not made detailed verification of the records.

VII. (a) According to the information and explanation given to us and bases on the records of the company examined by us, the company is regular in depositing the undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Wealth Tax, Service Tax, Custom Duty, Excise Duty and other material statutory dues, as applicable with the appropriate authorities.
According to the information and explanation given to us, no undisputed amount payable in respect of provident fund, income tax, sales tax, value added tax, duty of custom, service tax, cess and other material statutory dues were in arrears as at 31 March, 2016 for a period of more than six months from the date they became payable.

Jain P. C. & Associates
Ahmedabad
Reg. No
126513w
Chartered Accountants

(b) According to the information and explanations given to us, there are no material dues of Provident Fund, Employees' State Insurance, Income-tax, Sales tax, Wealth Tax, Service Tax, Custom Duty, Excise Duty and other material statutory dues, as applicable, with the appropriate authorities on account of any dispute.

VIII. The Company has not defaulted in repayment of loan or borrowing from any financial institution banks, government or debenture holder during the year. Accordingly, paragraph 3(viii) of the order is not applicable.

IX. The Company did not raise any money by way of initial public offer or further public offer (including debt instrument) and term loan during the year. Accordingly paragraph of 3(ix) of the order is not applicable.

X. According to the information and explanation given to us, no material fraud by the Company or on the Company by its officer or employees has been noticed or reported during the course of our audit.

XI. The Company is not a Public Listed Company and hence the provision of Section 197 read with Schedule V to the Act is not applicable. Accordingly, details of paragraph 3(xi) of the order is not applicable.

XII. In Our opinion and according to the information and explanation given to us, the company is not a Nidhi company. Accordingly paragraph (3xii) of the order is not applicable.

XIII. In Our opinion and according to the information and explanation given to us, the company has not entered into transaction with related parties in pursuant to Section 177 and 188 of the Companies Act, 2013. Accordingly paragraph (3xiii) of the order is not applicable.

XIV. According to the information and explanation given to us and based on our examination of the records of the Company, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.

XV. According to the information and explanation given to us and based on our examination of the records of the company, the company has not entered into non-cash transaction with directors or person connected with him. Accordingly paragraph (3xv) of the Order is not applicable.

XVI. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

FOR JAIN P.C. & ASSOCIATES
Chartered Accountants

Karan R Ranka
(Partner)
Mem. No: 136171
Firm Regn No: 126313W

Place: Ahmedabad
Date: 04-08-2016

ANNEXURE B TO THE INDEPENDENT AUDITOR'S REPORT

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

We have audited the internal financial controls over financial reporting of **Pacifica Developers Private Limited** ("the Company") as of March 31, 2016 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

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

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

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

Meaning of Internal Financial Controls Over Financial Reporting

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

Jain [illegible] & Associates
Ahmedabad
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Chartered Accountants

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

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

FOR JAIN P.C. & ASSOCIATES
Chartered Accountants

Karan R Ranka
(Partner)
Mem. No: 136171
Firm Regn No: 126313W

Place: Ahmedabad
Date: 04-08-2016

Pacifica Developers Private Limited

Notes to the Financial Statements

Note 1: General Information

Pacifica Developers Private Limited was incorporated on February 10, 2006. The Company is primarily engaged in the business of construction and sale of all types of buildings and structures including houses, flats, apartments, row houses, plots.

Note 2: Summary of significant accounting policies

2.1 Basis of Preparation

The financial statements have been prepared and presented under the historical cost convention, on the accrual basis of accounting and in accordance with the provisions of the Companies Act, 2013 ('the Act') and the accounting principles generally accepted in India and comply with the accounting standards notified under Section 133 of the Companies Act 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014 to the extent applicable.

All assets and liabilities have been classified as current or non-current as per Companies normal operating cycle and other criteria set out in Schedule II of the Companies Act, 2013. Based on the nature of operations and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as twelve months for the purpose of current – non-current classification of assets and liabilities.

2.2 Use of Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amount of assets and liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting year. Difference between the actual results and estimates are recognised in the year in which the results are known or materialised.

2.3 Fixed Assets

Tangible assets are carried at cost of acquisition or construction less accumulated depreciation and impairment loss, if any. Cost includes inward freight, duties, taxes (to the extent not recoverable from tax authorities) and expenses incidental to acquisition and installation of the fixed assets up to the time the assets are ready for intended use.

With effect from 1 April 2014, pursuant to the requirements of Schedule II to the Companies Act, 2013, the Company has reassessed the useful life of assets.

Pursuant to the enactment of Companies Act, 2013, depreciation is provided on written down vale method based on the useful lives as prescribed under Schedule II of the Act. Consequently, written down value (net of residual value) of fixed assets as at 1 April 2014 is being depreciated / amortised over the revised remaining useful life, whereas, fixed assets whose useful life as per Schedule II has expired as at 1 April 2014, written down value (net of residual value) of such fixed assets have been adjusted in the statement of profit and loss.

Depreciation on additions is provided on pro-rata basis from the date of capitalization. Depreciation on deletion during the year is provided up to the date on which the asset is sold / discarded.

2.4 Inventories

Inventories are valued as under:

A) Land and plots (including land under agreements to sell) other than area transferred to constructed properties at the commencement of construction are valued at lower of cost / approximate average cost / as revalued on conversion to stock, and net realisable value. Cost includes land (including development rights) acquisition cost, borrowing cost, estimated internal development cost and external development charges.

B) Constructed properties includes the cost of land (including land under agreements to purchase), internal development costs, external development charges, construction cost, development / construction materials, overheads, borrowing cost and is valued at lower of cost and net realisable value.

C) Earnest money and part payments under agreements to purchase of land / constructed properties represents amount paid by the Company to acquire irrevocable and exclusive licences and development rights in identified land and constructed properties.

D) The Company accrues construction costs under individual vendor contracts based on invoices received from the respective vendors. Accordingly, construction cost as at the balance sheet date is accrued up to last joint measurement/inspection date of the respective contracts immediately preceding the balance sheet date as management believes that the Company's obligation under these contracts arises only when joint measurement is completed. Amounts based on estimates not provided/under provided in previous years are accounted for in the year of final settlement or adjustment.

E) Costs relating to construction / development are charged to the Statement of Profit and Loss in proportion with the revenue recognised during the year.

F) Costs related to sale of development rights are charged to the statement of Profit and Loss in proportion to the total area sold during the year.

G) Finished Properties- Flats: Valued at lower of cost or net realisable value

2.5 Revenue Recognition

a) Revenue from Constructed Properties:

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

As per the Guidance Note on Accounting for Real Estate Transactions (Revised 2012) issued by the Institute of Chartered Accountants of India Effective April 1,2012, revenue is recognized up on transfer of significant risk and rewards of such properties to buyers/customers. Such transfer occurs when the Company enters into Agreement for Sale and it is not unreasonable to expect ultimate collection of revenue from buyers/customers. Revenue is recognized by applying percentage of completion method only if following thresholds have been met:

a) All critical approvals necessary for the commencement of the project have been obtained;

b) The expenditure incurred on construction and development costs (excluding land cost) is not less than 25% of the total estimated construction and development costs;

c) At least 25% of the saleable project area is secured by contracts/agreements with buyers; and

d) At least 10% of the contracts/agreements values are realized at the reporting date in respect of such contracts/agreements

b) Revenue from Sale of Development Rights:

Revenue from sale of development rights is recognised upon transfer of all significant risks and rewards of ownership which generally coincides with transfer of title to development rights to the buyer and it is not unreasonable to expect ultimate realization of revenue.

2.6 Borrowing Costs

Borrowing costs that are attributable to the acquisition, construction or production of qualifying assets are inventorised as part of the cost of such assets. A qualifying asset is an asset that necessarily takes a substantial period of time to get ready for its intended use. All other borrowing costs are recognised as expense in the period in which they are incurred.

2.7 Employee Benefits

i) <u>Long-term Employee Benefits :</u>

Gratuity benefits payable at the time of retirement has not been provided for. The same is charged to the profit & Loss account on actual basis.

ii) Termination benefits are recognised as an expenditure as and when incurred.

iii) Actuarial gains and losses comprise experience adjustments and the effects of changes in actuarial assumptions and are recognised immediately in the Statement of Profit and Loss as income or expense.

2.8 Foreign Currency Transactions

Transactions denominated in foreign currencies are normally recorded at the exchange rates prevailing at the date of the transaction.

Monetary items denominated in foreign currencies at the Balance Sheet date are restated at the rates prevailing at that date.

Exchange difference arising on settlement of foreign currency transactions or restatement of foreign currency denominated assets and liabilities are recognised in the Statement of Profit and Loss.

2.9 Impairment

The Company assesses at each Balance Sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. The recoverable amount is higher of the asset's net selling price or estimated future cash flows which are discounted to their present value based on appropriate discount rates. If such recoverable amount of the asset or 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.

2.10 Taxes on Income

Taxes on Income comprises of current tax and deferred tax.

Provision for current tax is determined based on assessable profits of the Company as determined under the Income Tax Act, 1961.

Deferred Tax resulting from "timing differences" between accounting profit and taxable profit for the period is accounted by using tax rates and laws that have been enacted or substantively enacted as at the balance sheet date. Deferred tax assets, other than those from carry forward losses and unabsorbed depreciation, are recognised only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realised. Deferred tax assets arising from carry forward losses and unabsorbed depreciation, are recognised and carried forward only to the extent that there is a virtual certainty that sufficient future taxable income will be available against which such deferred tax assets can be realised.

2.11 Provision, Contingent Liabilities and Contingent Assets

The Company recognises a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow of resources is remote, no provision or disclosure is made.

Pacifica Developers Pvt. Ltd.

Balance Sheet as at 31st March, 2016

Particulars	Note	As at March 31, 2016 (Rupees)	As at March 31, 2015 (Rupees)
EQUITY AND LIABILITIES			
Shareholders' funds			
Share Capital	3	1,698,320	1,498,750
Reserves and Surplus	4	31,699,172	28,404,849
Non-current Liabilities			
Long Term Borrowings	5	-	25,548,703
Deferred Tax Liabilities (Net)	6	474,142	398,160
Long Term Provisions	7	117,251	117,251
Current Liabilities			
Short Term Borrowings	8	1,647,740,564	1,511,542,105
Trade Payables	9	29,005,322	16,013,765
Short Term Provisions	10	2,701,732	2,142,901
Other Current Liabilities	11	834,879,266	741,090,086
Total		**2,548,315,769**	**2,326,756,569**
ASSETS			
Non-current Assets			
Tangible Fixed Assets	12	2,484,290	2,558,380
Non-current Investments	13	600,063,397	381,062,124
Long Term Advances	14	715,094,684	860,611,336
Other Non-Current Assets	15	-	9,108,633
Current Assets			
Inventories	16	881,052,588	755,832,641
Cash and Bank Balances	17	32,307,245	73,434,637
Short-term Loans and Advances	18	305,149,461	239,268,789
Other current assets	19	12,164,104	4,880,029
Total		**2,548,315,769**	**2,326,756,569**

Significant Accounting Policies 2

The notes 1 to 33 are an integral part of these financial statements

As per our report of even date attached

For **Jain P.C. & Associates**
Firm Registration No. 126313W
Chartered Accountants

Karan Ranka
Partner
Membership No. 136171

Place: Ahmedabad
Date :04-08-2016

For and on behalf of the Board of Directors
Pacifica Developers Private Limited
CIN No. U70102GJ2006PTC049316

Rakesh Israni
Director
DIN no. 00012485

Gunjan Israni
Director
DIN no. 00012493

Place: Ahmedabad
Date :04-08-2016

Pacifica Developers Pvt. Ltd.

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

	Note	Year ended March 31, 2016 (Rupees)	Year ended March 31, 2015 (Rupees)
Sales		368,848,784	336,961,776
Increase / (Decrease) in Inventory	20	125,219,947	(417,404,687)
Other Income	21	1,727,916	1,478,388
Total Revenue		**495,796,647**	**(78,964,523)**
Expenses:			
Depreciation Expense	11	1,072,724	1,524,961
Cost of Land, Development rights & Construction Work-in-Progress	22	464,914,728	(110,258,380)
Finance Cost	23	15,811	1,380
Other Expenses	24	25,548,652	28,339,436
Total Expenses		**491,551,915**	**(80,392,602)**
Profit \ (Loss) Before Tax		**4,244,732**	**1,428,079**
Tax Expenses			
- Current Tax		874,427	272,120
- MAT Credit		-	(272,120)
- Deferred Tax		75,982	347,692
Profit \ (Loss) After Tax		**3,294,323**	**1,080,387**
Significant Accounting Policies	2		
Earnings Per Share of Face Value of Rs. 10 each (Basic and Diluted) (Refer Note 29 to the Financial Statements)		21.91	7.21

The notes 1 to 33 are an integral part of these financial statements.

As per our report of even date attached

For **Jain P.C. & Associates**
Firm Registration No. 126313W
Chartered Accountants

Karan Ranka
Partner
Membership No. 136171

Place: Ahmedabad
Date :04-08-2016

For and on behalf of the Board of Directors
Pacifica Developers Private Limited
CIN No. U70102GJ2006PTC049316

Rakesh Israni
Director
DIN no. 00012485

Gunjan Israni
Director
DIN no. 00012493

Place: Ahmedabad
Date :04-08-2016

Pacifica Developers Pvt. Ltd.

Cash Flow Statement for the year ended March 31, 2016

	Year ended March 31, 2016 (Rupees)	Year ended March 31, 2015 (Rupees)
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit / (Loss) before Taxation as per the Profit and Loss Account	4,244,732	1,428,079
Adjustment For		
Depriciation	1,072,724	1,529,961
Interest Income	(1,355,400)	(567,937)
Operating Profit / (Loss) before working capital changes	3,962,056	2,385,104
Adjustments For Changes In Working Capital		
Decrease / (Increase) in Inventory	(124,472,124)	417,270,862
Decrease / (Increase) in Loans and Advances	126,212,954	(579,730,443)
Increase / (Decrease) in Trade and Other Payables	(12,843,347)	65,405,533
Cash generated from / (used in) Operations	(7,120,421)	(94,668,945)
Taxes Paid	468,845	171,505
Net Cash generated from / (used in) Operating Activities	**(7,589,266)**	**(94,840,450)**
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Fixed Assets	(998,635)	(412,916)
Non-Current Investment	(219,001,273)	(183,073,044)
Inter-Corporate Loan Given	(54,082,999)	(200,010,000)
Bank Deposits	9,108,633	(9,108,633)
Interest Received	1,495,301	393,989
Net Cash generated from / (used in) Investing Activities	**(263,478,973)**	**(392,210,604)**
C. CASH FLOW FROM FINANCING ACTIVITIES		
Changes in Long-Term Borrowing	93,542,817	4,148,703
Changes in Short-Term Borrowing	136,198,459	504,052,711
Share Proceeds	199,570	
Net Cash generated from / (used in) Financing Activities	**229,940,846**	**508,201,414**
Net (Decrease) / Increase in cash and cash equivalents (A+B+C)	**(41,127,393)**	**21,150,360**
Cash and Cash Equivalents as at the beginning of the year	73,434,637	52,284,277
Cash and Cash Equivalents as at the end of the year	**32,307,245**	**73,434,637**
Cash on Hand	1,496,496	1,204,999
In Current Accounts	6,368,489	52,179,516
In Deposits Accounts	24,442,260	20,050,122
	32,307,245	**73,434,637**

Notes:

1. The above Cash Flow Statement has been prepared under the 'Indirect Method' set out in Accounting Standard 3 - Cash Flow Statement referred to in The Companies Accounting Standard Rules, 2006.
2. Cash and cash equivalents represent cash and bank balances only.

As per our report of even date attached

For **Jain P.C. & Associates**
Firm Registration No. 126313W
Chartered Accountants

Karan Ranka
Partner
Membership No. 136171

Place: Ahmedabad
Date: 04-08-2016

For and on behalf of the Board of Directors
Pacifica Developers Private Limited
CIN No. U70102GJ2006PTC049316

Rakesh Israni
Director
DIN no. 00012485

Gunjan Israni
Director
DIN no. 00012493

Place: Ahmedabad
Date: 04-08-2016

	As at March 31, 2016 (Rupees)	As at March 31, 2015 (Rupees)
Note 3 : Share Capital		
Authorised:		
200,000 (Previous Year 150,000)	2,000,000	1,500,000
	2,000,000	1,500,000
Issued, Subscribed and Paid-up Share Capital		
169,832 (Previous Year 149,875)	1,698,320	1,498,750
	1,698,320	**1,498,750**

(a) Reconciliation of number of shares

	As at March 31, 2016 (Rupees)		As at March 31, 2015 (Rupees)	
	No. of Shares	Amount	No. of Shares	Amount
Balance at the beging of the year	149,875	1,498,750	149,875	1,498,750
Add: Issued during the year	19,957	199,570	-	
Balance at the end of the year	**169,832**	**1,698,320**	**149,875**	**1,498,750**

(b) Rights, preferences and restrictions attached to shares

Each shareholder is eligible for one share held. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

(c) Shares held by Holding Company and subsidiary of Holding Company

Shares held by Holding Comapany	NIL	NIL

(d) Details of shares held by shareholders holding more than 5% of the aggregate shares in the Company

Ashok Israni	116,159 (68%)	114,539 (76%)
Deepak Israni	22,926 (14%)	14,909 (10%)
Sushil Israni	13,759 (8%)	10,427 (7%)
Rakesh Israni	8,494 (5%)	-
Gunjan Israni	8,494 (5%)	-

Note 4 : Reserves and Surplus

Profit/ (Loss) in Statement of Profit and Loss

Balance at beginning of the year	28,404,849	27,324,461
Add: Profit/(Loss) for the year	3,294,323	1,080,387
	31,699,172	**28,404,849**

Jain P.C. & Associates Ahmedabad

Pacifica Developers Pvt. Ltd.

Notes to the Financial Statements

	As at March 31, 2016 (Rupees)	As at March 31, 2015 (Rupees)
Note 5 : Long-Term Borrowings		
Secured		
Term Loan from Bank*		25,548,703
	-	25,548,703

Term loan from Bank
Nature of Security
Term loan from ICICI Bank is secured against the following
a) Mortgage of land & building constructed or to be constructed thereon

b) Mortgage of Security of all rights, title, interest, claims, benefits, demands under the project documents both present and future.

Terms of Repayment
Repayable in 14 monthly installments from September 2015 and 8 quarterly installments from March 2016. Monthly interest is at ICICI Bank's base rate plus 4.75% p.a.

Current Maturities of Term Loan from Bank disclosed under "other current liabilities"

Note 6 : Deferred Tax Liabilities (Net)		
Openinag Balance	398,160	50,468
Less: Adjustment on Account of Depriciation	75,982	347,692
	474,142	398,160
Note 7 : Long Term Provisions		
Provision for Gratuity	117,251	117,251
	117,251	117,251
Note 8 : Short-Term Borrowings		
Unsecured		
Inter corporate loans and advances	1,647,740,564	1,511,542,105
	1,647,740,564	1,511,542,105
Note 9 : Trade Payables		
Sundry Creditors ***	23,601,264	14,263,009
Retention Money Payable	5,404,058	1,750,756
	29,005,322	16,013,765

*** No parties have been identified under the Micro, Small and Medium Enterprise Development Act, 2006. This has been determined based on the information available with the Company. This has been relied upon by the auditors.

Note 10 : Short-Term Provisions		
Employee Benefits Payable	2,701,732	2,142,901
	2,701,732	2,142,901
Note 11 : Other Current Liabilities		
Current Maturities of Long Term Borrowings	222,691,520	103,600,000
Interest Accrued but not due on Borrowings	1,472,731	724,908
Advances / Members Contribution	608,757,466	635,727,358
Audit Fees Payable	67,500	67,500
Provision for Income tax	486,734	143,161
Expenses Payable	185,250	
Statutory dues including Tax Deducted at Source	1,218,065	827,153
	834,879,266	741,090,086

(Amount in Rupees)

Note 12 : Tangible Assets

Particulars	Gross Block (at Cost)				Depreciation				Net Block	
	As at April 1, 2015	Additions during the year	Deletions during the year	As at March 31, 2016	Upto April 1, 2015	For the year	On Deletion	Upto March 31, 2016	As at March 31, 2016	As at March 31, 2015
Tangible										
Office Equipment	696,200	584,667	-	1,280,867	485,756	196,971	-	682,727	598,140	210,444
Furniture & Fixtures	300,258	-		300,258	146,511	40,103	-	186,615	113,643	153,747
Computers	1,012,201	413,968	-	1,426,169	790,452	188,438	-	978,890	447,279	221,749
Motor Car	5,350,000	-	-	5,350,000	3,377,560	647,212	-	4,024,772	1,325,228	1,972,440
Total	7,358,659	998,635	-	8,357,294	4,800,279	1,072,724	-	5,873,004	2,484,290	2,558,380
Previous Year	6,945,743	412,916	-	7,358,659	3,275,318	1,524,961	-	4,800,279	2,558,380	

Pacifica Developers Pvt. Ltd.

Notes to the Financial Statements

	As at March 31, 2016 (Rupees)	As at March 31, 2015 (Rupees)
Note 13 : Non-Current Investments		
Other than Trade, Unquoted:		
In Venture Capital Fund	2,900,000	2,900,000
8,000 Equity shares of Rs. 10 Each of ABP Advisros Pvt Ltd.	800,000	800,000
In share of Associates Concern		
5,000 Equity shares of Rs. 10 Each of Impro Real Estate Pvt. Ltd.	50,000	50,000
In Subsidiary Company		
12,000 Equity shares of Rs. 10 Each of Pacifica Banglore Project Pvt. Ltd.	120,000	120,000
10,000 Equity shares of Rs. 10 Each of Nebula Logistics Park Pvt. Ltd.	100,000	100,000
10,000 Equity shares of Rs. 10 Each of Constantine Logistics Park Pvt. Ltd.	100,000	100,000
10,000 Equity shares of Rs. 10 Each of Pacifica Real Estate Co. Pvt. Ltd.	100,000	-
In Limited Liability Partnership (Refer note below)	595,838,397	376,937,124
In Government Securities- NSC (Held as security deposit with Sales Tax department)	55,000	55,000
	600,063,397	**381,062,124**
Note : Percentage of Holding in Associate Concern		
Impro Real Estate Pvt. Ltd.	50%	50%
Note : Percentage of Holding in Subsidiary Company		
Pacifica Bangalore Project Pvt. Ltd.	60%	60%
Nebula Logistics Park Pvt. Ltd.	100%	100%
Constantine Logistics Park Pvt. Ltd.	100%	100%
Pacifica Real Estate Co. Pvt. Ltd.	100%	0%
Note : Investment in capital of Limited Liability Partnership		
Pacifica Infraspace LLP		
Fixed Capital	50,000	50,000
Fluctuating Capital	75,355,000	77,655,000
Pacifica Chennai Padur Developers LLP		
Fixed Capital	99,000	99,000
Fluctuating Capital	244,124,370	84,670,080
Fanndi Land Developers LLP		
Fixed Capital	490,000	490,000
Fluctuating Capital	67,329,757	35,649,000
Pacifica Infraplus LLP		
Fixed Capital	500,000	500,000
Fluctuating Capital	98,160,000	84,000,000
Pacifica Grande Developers LLP		
Fixed Capital	280,500	280,500
Fluctuating Capital	12,806,226	-
Nebula Infraspace LLP		
Fixed Capital	33,334	33,334
Fluctuating Capital		-
K. Maheshkumar - Pacifica Developers LLP		
Fixed Capital	500,000	500,000
Fluctuating Capital	96,060,210	93,010,210
Pacifica VIP (Hosur) Developers LLP		
Fixed Capital	50,000	
Fluctuating Capital	-	

Pacifica Developers Pvt. Ltd.

Notes to the Financial Statements

	As at March 31, 2016 (Rupees)	As at March 31, 2015 (Rupees)
Note 14 : Long Term Advances		
Unsecured Considered Good		
Advances for Land & Land Development Rights	715,094,684	860,611,336
	715,094,684	860,611,336
Note 15 : Other Non-Current Assets		
Bank deposits with original maturity more than 12 months	-	9,108,633
	-	9,108,633
Note 16 : Inventories		
Inventory of Finished Property	997,722	997,722
Cost of Land, Development rights and Construction Exp WIP	880,054,866	754,834,919
	881,052,588	755,832,641
Note 17 : Cash and Bank Balances		
Cash and Cash Equivalents		
Cash on hand	1,496,495	1,204,999
Balances with Banks		
In Current Accounts	6,368,489	52,179,516
(Includes Rs. 2,09,570 held with IDBI Bank in Application Money A/c)		
In Deposit Accounts		
With original maturity less than 3 months	6,133,325	20,050,122
With original maturity more than 12 months	18,308,935	-
(Held as margin Money to ICICI Bank against Term Loan Rs.1,58,21,078)		
(Held as Security against Bank Gaurantee Rs.24,87,857)		
	32,307,245	73,434,637
Note 18 : Short-term Loans and Advances		
MAT Credit	5,882,614	5,044,623
Unsecured, Considered Good		
Inter-Corporate Loans to Others	8,500,000	8,500,000
Inter-Corporate Loans to Associates	274,092,999	220,010,000
Security Deposit	31,250	463,250
Advances to Vendors	5,824,828	4,324,176
Advances recoverable in cash or kind or for value to be received	10,817,770	26,740
	305,149,461	239,268,789
Note 19 : Other Current Assets		
Advance Tax & Tax Deducted at source	4,137	4,137
Balance with Central Excise & Customes	12,145,920	4,701,944
Interest Accrured But Not Due	14,047	173,948
	12,164,104	4,880,029

Jain P. C. & Associates Ahmedabad Reg. No. 126316W Chartered Accountants

	Year ended March 31, 2016 (Rupees)	Year ended March 31, 2015 (Rupees)
Note 20 : Increase / (Decrease) in Inventory		
Closing Inventory		
-Finished Properties	997,722	997,722
-Cost of Land, Development rights and Construction Work-In-Progress	880,054,866	754,834,919
Less: Opening Inventory		
-Finished Properties	997,722	997,722
Cost of Land, Development rights and Construction Work-In-Progress	754,834,919	1,172,239,605
	125,219,947	**(417,404,687)**
Note 21 : Other Income		
Interest on Bank Deposits	1,335,400	561,802
Interest on Income Tax Refund	-	6,135
Miscellaneous Income	392,516	910,451
	1,727,916	**1,478,388**

Jain P.C. & Associates
Chartered Accountants

	Year ended March 31, 2016 (Rupees)	Year ended March 31, 2015 (Rupees)
Note 22: Cost of Land, Development Rights & Construction Work-In-Progress		
Cost of Land, Development Rights and Construction Expenditure during the Year	464,914,728	(110,258,380)
	464,914,728	**(110,258,380)**
Note 23 : Finance Cost		
Bank Charges	15,811	1,380
	15,811	**1,380**
Note 24 : Other Expenses		
Auditors' Remuneration		
- Audit Fees	75,000	75,000
Legal & Professional Fees	3,040,562	1,371,042
Rates & Taxes	258,241	585,684
Advertisement and Sales Promotion Expenses	10,653,145	18,484,705
Brokerage and Commission	1,574,268	1,415,067
Electric Expenses	26,337	-
Office Expenses	1,359,002	1,336,723
Donation	5,001	-
Salary Expenses	5,754,715	2,566,666
Telephone Expenses	154,965	70,008
Travelling Expenses	111,868	749,339
Vehicle Expenses	174,232	232,266
VAT Expense	2,184,564	1,321,049
Miscellaneous Expenses	176,752	131,887
	25,548,652	**28,339,436**

Pacifica Developers Private Limited

Notes to the Financial Statements

Note 25: Contingent Liabilities not provided for

Claim against company not acknowledge as debt: Income Tax matters of Rs. 73,56,560/- (previous year: Nil)

Note 26: Investment

Investments that are readily realisable and intended to be held for not more than a year are classified as current investments. All other investments are classified as Non-current investments. Non-current investments are stated at cost. Provision is made to recognise a diminution, other than temporary, in the value of investments. Current investments are valued at lower of cost and market value.

Note 27: MAT Credit Entitlement

Profit from Company's La-Habitat project is eligible for deduction under Section - 80 IB of the Income Tax Act, 1961 of India. On account of deduction under Section – 115 JB of the Income Tax Act, 1961 of India, in current year, the Company is liable to pay Minimum Alternative Tax (MAT). Tax paid under MAT is entitled for credit which can be set off against regular tax liability of subsequent ten years.

Note 28: Auditors Remunaration

Particulars		For the year ended March 31, 2016	For the year ended March 31, 2015
As Auditor		75,000	75,000
Other Services	Rupees	3,760,000	15,000
Total		**3,835,000**	**90,000**

Note 29: Earnings Per Share

Particulars		For the year ended March 31, 2016	For the year ended March 31, 2015
Basic and Diluted*			
Profit / (Loss) attributable to equity shareholders	Rupees	3,294,323	1,080,387
Weighted average number of equity shares For Basic EPS having face value of Rs. 10 each	Nos.	150,366	149,875
Basic and Diluted Earnings Per Share of face value of Rs. 10 each	Rupees	21.91	7.21

Note 30: Related Party Disclosure

(a) Related parties and their relationship

Sr. No.	Name of Related Party	Relationship with Related Party
1	Sylvanus Builders & developers Limited	Substantial holding and significant influence
2	Pacifica Chennai Padur Developers LLP	Substantial holding and significant influence

P.G. & Associates Ahmedabad

Pacifica Developers Private Limited

Notes to the Financial Statements

3	Pacifica Infraspace LLP	Substantial holding and significant influence
4	Fangdi Land Developers LLP	Substantial holding and significant influence
5	Pacifica Infraplus LLP	Substantial holding and significant influence
6	Pacifica Grande Developers LLP	Substantial holding and significant influence
7	Nebula Infraspace LLP	Substantial holding and significant influence
8	K. Maheshkumar - Pacifica Developers LLP	Substantial holding and significant influence
9	Pacifica Banglore Project Private Limited	Subsidiary Co.
10	Impro Real Estate Pvt Ltd.	Substantial holding and significant influence
11	Nebula Logistics Park Pvt. Ltd.	Subsidiary Co.
12	Constantine Logistics Park Pvt. Ltd.	Subsidiary Co.
13	Pacifica Real Estate Co. Pvt. Ltd.	Subsidiary Co.
14	Mr. Rakesh Israni	Key Management Personnel
15	Ms. Gunjan Israni	Key Management Personnel

(b) Transactions with related parties

(Rupees)

Nature of Transaction	Financial Year	Subsidiary Co.	Substantial Holding /Significant Influence	Key Management Personnel and their relatives	Total
Purchase of Shares	2015-16	-	-	100,000	100,000
	2014-15	-	-	-	-
Investment in capital of LLP	2015-16	-	218,901,273	-	218,901,273
	2014-15	-	182,873,044	-	182,873,044
Investment in Shares	2015-16	100,000	-	-	100,000
	2014-15	200,000	-	-	200,000
Loans Given / (Received Back)	2015-16	35,968,230	13,900,000	-	200,010,000
	2014-15	-	200,010,000	-	200,010,000
Directors Remuneration	2015-16		-	500,000	500,000
	2014-15		-	600,000	600,000

Note 31: Segmental Reporting

In accordance with the requirements of Accounting Standard 17 – "Segment Reporting" the Company has determined its business segment as Real Estate Development. Since 100% of the Company's business is from Real Estate Development, there are no other primary reportable segments. Thus the segment revenue, segment result, total carrying amount of segment assets, total carrying amount of segment liabilities, total cost incurred to acquired segments assets, the total amount of charge for depreciation and amortisation during the year are all as reflected in the financial statements for the year ended March 31, 2012 and as on that date. There is no geographical segment to be reported since all the operations are undertaken in India.

Pacifica Developers Private Limited

Notes to the Financial Statements

Note 32: Other Disclosures:

Information with regard to other matters specified in revised Schedule III to the Act is either nil or not applicable to the Company for the period under consideration.

Note 33: Previous year's figures have been regrouped wherever necessary to confirm to the current year's presentation.

The notes 1 to 33 are an integral part of these financial statements.

As per our report of even date attached.

For **Jain P.C. & Associates**
Firm Registration No. 126313W
Chartered Accountants

Karan Ranka
Partner
Membership No. 136171

Place: Ahmedabad
Date : 04-08-2016

For and on behalf of the Board of Directors
Pacifica Developers Private Limited

Rakesh Israni
Director

Place: Ahmedabad
Date : 04-08-2016

Gunjan Israni
Director

Place: Ahmedabad
Date : 04-08-2016