

**INDEPENDENT AUDITOR'S REPORT
TO THE PARTNERS OF AMITIS DEVELOPERS LLP**

Report on the Financial Statements

We have audited the accompanying financial statements of **AMITIS DEVELOPERS LLP** ("the LLP"), which comprises the Balance Sheet as at March 31, 2016, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the LLP in accordance with the accounting principles generally accepted in India, including the Accounting Standards issued by the Institute of Chartered Accountants of India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the LLP and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

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

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial controls relevant to the LLP's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the LLP has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the management, as well as evaluating the overall presentation of the financial statements.

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

**KALYANIWALLA
& MISTRY**

Opinion

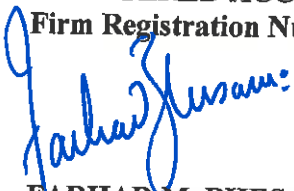
In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Limited Liability Partnership Act, 2008 and Limited Liability Partnership Rules, 2009 (as amended) in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the LLP as at March 31, 2016, and its net result and its cash flows for the year ended on that date.

Report on Other Legal and Regulatory Requirements

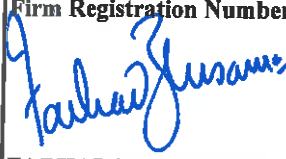


We report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b) In our opinion, proper books of account as required by law have been kept by the LLP so far as it appears from our examination of those books.
- c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid financial statements comply with the Accounting Standards issued by the Institute of Chartered Accountants of India.

**For KALYANIWALLA & MISTRY
CHARTERED ACCOUNTANTS
Firm Registration Number 104607W**


**FARHAD M. BHESANIA
PARTNER
Membership Number 127355
Place: Mumbai
Dated: April 27, 2016**

AMITIS DEVELOPERS LLP
BALANCE SHEET AS AT 31ST MARCH, 2016

Particulars	Note No.	As at 31.03.2016 Rupees	As at 31.03.2015 Rupees
CAPITAL AND LIABILITIES			
Capital Account			
Partners' Capital Account	2	1,000,000	-
Total Capital Account		<u>1,000,000</u>	-
Current Liabilities			
Short Term Borrowing	3	109,430,802	20,000,000
Other Current Liabilities	4	7,806,278	96,027
Total Current Liabilities		<u>117,237,080</u>	<u>20,096,027</u>
Total Capital And Liabilities		<u>118,237,080</u>	<u>20,096,027</u>
ASSETS			
Current Assets			
Inventories	5	16,111,057	96,027
Cash & Bank Balances	6	1,043,000	-
Short Term Loans & Advances	7	101,083,023	20,000,000
Total Current Assets		<u>118,237,080</u>	<u>20,096,027</u>
Total Assets		<u>118,237,080</u>	<u>20,096,027</u>
ACCOUNTING POLICIES			
	1		
The accompanying notes 1 to 14 form an integral part of financial statements			
As per our report of even date.		Signatures to the Balance Sheet and Notes to Financial Statements	
For KALYANIWALLA & MISTRY CHARTERED ACCOUNTANTS Firm Registration Number 104607W			
			
FARHAD M. BHESANIA PARTNER Membership Number 127355 Mumbai, Dated : April 27, 2016	MOHIT MALHOTRA DESIGNATED PARTNER DIN NO. 07074531	NUMAZAR DORAB MEHTA DESIGNATED PARTNER DIN NO. 00024802	

AMITIS DEVELOPERS LLP
STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH, 2016

Particulars	Note No.	For the Year Ended 31.03.2016 Rupees	For the Period 08.01.2015 to 31.03.2015 Rupees
INCOME		-	-
EXPENDITURE			
Cost of sales	8	-	-
Finance Cost	9	-	-
TOTAL EXPENSES		-	-
Tax Expenses		-	-
PROFIT/ (LOSS) FOR THE YEAR		-	-

ACCOUNTING POLICIES

1

The accompanying notes 1 to 14 form an integral part of financial statements

As per our report of even date.

Signatures to the Statement of Profit & Loss and Notes to Financial Statements

For **KALYANIWALLA & MISTRY**
CHARTERED ACCOUNTANTS
 Firm Registration Number **104607W**



FARHAD M. BHESANIA
PARTNER

Membership Number 127355

Mumbai, Dated : April 27, 2016



MOHIT MALHOTRA
DESIGNATED PARTNER
 DIN NO. 07074531



NUMAZAR DORAB MEHTA
DESIGNATED PARTNER
 DIN NO. 00024802

AMITIS DEVELOPERS LLP

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2016

Particulars	For the Year Ended 31.03.2016 Rupees	For the Period 08.01.2015 to 31.03.2015 Rupees
Cash Flow from Operating Activities		
Profit before taxation	-	-
Adjustment for:		
(Increase) / Decrease in Inventory	(16,015,030)	(96,027)
(Increase) / Decrease in Loans & Advances	(81,083,023)	(20,000,000)
Increase / (Decrease) in Other Current Liabilities	7,710,251	96,027
	<u>(89,387,802)</u>	<u>(20,000,000)</u>
Taxes Paid (Net)	-	-
Net Cash Flow from Operating Activities	(89,387,802)	(20,000,000)
Net Cash Flow from Investing Activities	-	-
Cash Flow from Financing Activities		
Proceeds from Short Term Borrowings	89,430,802	20,000,000
Capital Contribution by Partners	1,000,000	-
Net Cash Flow from Financing Activities	90,430,802	20,000,000
Net Increase/ (Decrease) in Cash & Cash Equivalents	1,043,000	-
Cash & Cash Equivalents - Opening Balance	-	-
Cash & Cash Equivalents - Closing Balance	1,043,000	-

Notes :

1. Cash & Cash Equivalents:

Balances with Bank - in Current Account

Cash & Cash Equivalents

1,043,000

1,043,000

2. The cash flow statement has been prepared under the 'Indirect Method' as set out in the Accounting Standard (AS) 3 on 'Cash Flow Statement', and presents cash flows by operating, investing and financing activities.

3. Figures for the previous period have been regrouped/restated wherever necessary to confirm to current year classification.

As per our report of even date.

**For KALYANIWALLA & MISTRY
CHARTERED ACCOUNTANTS
Firm Registration Number 104607W**



**FARHAD M. BHESANIA
PARTNER**

Membership Number 127355

Mumbai, Dated : April 27, 2016



**MOHIT MALHOTRA
DESIGNATED PARTNER
DIN NO. 07074531**



**NUMAZAR DORAB MEHTA
DESIGNATED PARTNER
DIN NO.00024802**

NOTE 1

Accounting Policies

a) LLP Overview

Amitis Developers LLP (the LLP) was incorporated on January 08, 2015. The LLP is a real estate developer engaged primarily in the business of real estate construction, development and other related activities.

b) Basis of Preparation

The financial statements of the LLP have been prepared on accrual basis under the historical cost convention and on ongoing concern basis in accordance with generally accepted accounting principles in India, the Accounting Standards issued by the Institute of Chartered Accountants of India and the provisions of the Limited Liability Partnership Act, 2008. The accounting policies have been consistently applied by the LLP.

c) Operating Cycle

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed & realization of project into cash & cash equivalents and range from 3 to 7 years. Accordingly Assets & Liabilities have been classified into current & non-current based on operating cycle of the projects

d) Fixed Assets

Fixed assets are stated at cost of acquisition or construction less accumulated depreciation. Cost includes all incidental expenses related to acquisition and installation, other pre-operation expenses and interest in case of construction.

Carrying amount of cash generating units / assets are reviewed at balance sheet date to determine whether there is any indication of impairment. If such indication exists, the recoverable amount is estimated as the net selling price or value in use, whichever is higher. Impairment loss, if any, is recognized whenever carrying amount exceeds the recoverable amount.

e) Depreciation / Amortization

Depreciation has been provided on written down value basis, at the rate determined with reference to the useful lives specified in Schedule II of the Companies Act, 2013.

Assets costing less than Rs.5,000/- are depreciated at 100% in the year of acquisition.



AMITIS DEVELOPERS LLP
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

f) Inventories

Inventories are valued as under:

- a) Completed Flats - At Lower of Cost or Net realizable value
- b) Construction Work-in-Progress - At Cost

Construction Work in Progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the LLP.

g) Revenue Recognition

The LLP is following the "Percentage of Completion Method" of accounting. As per this method, revenue from sale of properties is recognized in Statement of Profit & Loss in proportion to the actual cost incurred as against the total estimated cost of projects under execution with the LLP on transfer of significant risk and rewards to the buyer.

In accordance with the "Guidance Note on Accounting for Real Estate Transactions (Revised 2012)" (Guidance Note), construction revenue on such projects have been recognized on percentage of completion method provided the following thresholds have been met:

- (a) All critical approvals necessary for the commencement have been obtained;
- (b) The expenditure incurred on construction and development costs is not less than 25 per cent of the total estimated construction and development costs;
- (c) At least 25 percent of the saleable project area is secured by contracts or agreements with buyers; and
- (d) At least 10 percent of the agreement value is realized at the reporting date in respect of such contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognized in the financial statements for the period in which such changes are determined. Revenue from projects is recognized net of revenue attributable to the land owners. Losses, if any, are fully provided for immediately.

Interest income is accounted on an accrual basis at contracted rates.



h) Borrowing Cost

Interest and finance charges incurred in connection with borrowing of funds, which are incurred for the development of long term projects, are transferred to Construction Work in Progress / Due on Management Project, as a part of the cost of the projects at weighted average of the borrowing cost / rates as per Agreements respectively.

Other borrowing costs are recognized as an expense in the period in which they are incurred.

i) Provision For Taxation

Tax expense comprises both current and deferred tax.

Current tax is measured at the amount expected to be paid to the tax authorities, using the applicable tax rates and tax laws.

Deferred tax is recognized on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax assets, subject to consideration of prudence, are recognized and carried forward only to the extent that there is a reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. The tax effect is calculated on the accumulated timing difference at the year-end based on the tax rates and laws enacted or substantially enacted on the balance sheet date.

j) Foreign Currency Transactions

Transactions in foreign currency are recorded at the exchange rates prevailing on the date of the transaction. Assets and liabilities related to foreign currency transactions, remaining unsettled at the year end, are translated at the year end exchange rates. Forward exchange contracts, remaining unsettled at the year end, backed by underlying assets or liabilities are also translated at year end exchange rates. The premium payable on foreign exchange contracts is amortised over the period of the contract. Exchange gains / losses are recognised in the Statement of Profit and Loss.

k) Provisions and Contingent Liabilities

Provisions are recognized in the accounts in respect of present probable obligations, the amount of which can be reliably estimated.

Contingent liabilities are disclosed in respect of possible obligations that arise from past events but their existence is confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the LLP.



AMITIS DEVELOPERS LLP

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

PARTICULARS	As at 31.03.2016 Rupees	As at 31.03.2015 Rupees
NOTE 2		
PARTNERS' CAPITAL ACCOUNT		
Godrej Properties Ltd. Capital - 46.00%		
As per last Balance Sheet	-	-
Add: Contribution during the year	460,000	-
Closing Balance	460,000	-
Multicon Realty Ltd. Capital - 6.43%		
As per last Balance Sheet	-	-
Add: Contribution during the year	64,260	-
Closing Balance	64,260	-
Numazar Dorab Mehta Capital - 23.78%		
As per last Balance Sheet	-	-
Add: Contribution during the year	237,870	-
Closing Balance	237,870	-
Jahan Numazar Mehta Capital - 23.78%		
As per last Balance Sheet	-	-
Add: Contribution during the year	237,870	-
Closing Balance	237,870	-
	1,000,000	-
NOTE 3		
SHORT TERM BORROWING		
From Partners		
Unsecured Loan		
Godrej Properties Limited (Refer Note 3(a))	109,430,802	20,000,000
	109,430,802	20,000,000
(a) The above Unsecured Loan is repayable on demand and carries an interest rate of 12% p.a.		
NOTE 4		
OTHER CURRENT LIABILITIES		
Interest Accrued but not due	6,191,077	
Statutory Dues	984,951	9,603
Other Liabilities		45,000
Outstanding dues micro enterprises and small enterprises	-	-
Outstanding dues of creditors other than micro enterprises and small enterprises	630,250	41,424
	7,806,278	96,027
NOTE 5		
INVENTORIES		
Construction Work in Progress	16,111,057	96,027
	16,111,057	96,027
NOTE 6		
CASH & BANK BALANCES		
Cash & Cash Equivalents		
Balances with Bank - in Current Account	1,043,000	-
	1,043,000	-
NOTE 7		
SHORT TERM LOANS & ADVANCES		
Unsecured Considered good		
Loans & Advances to Related Parties (Refer Note 7(a))	100,000,000	20,000,000
Other Advances	1,083,023	-
	101,083,023	20,000,000
(a) Loans & Advances to Related Parties		
To Partners		
Numazar Dorab Mehta	44,050,000	8,810,000
Multicon Realty Limited	11,900,000	2,380,000
Jahan Numazar Mehta	44,050,000	8,810,000
	100,000,000	20,000,000



	For the Year Ended 31.03.2016 Rupees	For the Period 08.01.2015 to 31.03.2015 Rupees
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NOTE 8

COST OF SALES

Opening Stock	96,027	-
Add : Expenditure during the year		
Architect Fees	2,937,776	-
Other Cost	6,244,306	50,000
Interest	6,832,948	46,027
	16,015,030	96,027
Less : Closing Stock	16,111,057	96,027
Cost of Sales	-	-

NOTE 9

FINANCE COST

Interest on loan from Partners	6,832,948	46,027
Total Interest Expense	6,832,948	46,027
Less: Capitalised to Project	6,832,948	46,027
NET FINANCE COST	-	-



AMITIS DEVELOPERS LLP
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

NOTE 10

Dues to Micro and Small Enterprise

Disclosure of trade payables and other liabilities is based on the information available with the Company regarding the status of the suppliers as defined under the "Micro, Small & Medium Enterprises Development Act 2006". There is no amount overdue as on 31st March, 2016 to Micro & Small Enterprises on account of principal amount together with interest and also during the previous year.

Particulars	Current Year	Previous Year
The principal amount remaining unpaid to suppliers	-	-
The interest due thereon remaining unpaid to suppliers	-	-
The amount of interest paid in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006	-	-

NOTE 11

Amounts* paid to Auditors

Particulars	Current Year (Rs.)	Previous Period (Rs.)
Audit Fees	50,000	50,000
Total	50,000	50,000

* Represents amount net of applicable taxes

NOTE 12

Segment Information

As the LLP has only one business segment, disclosure under Accounting Standard 17 on "Segment Reporting" issued by the Institute of Chartered Accountants of India is not applicable.



AMITIS DEVELOPERS LLP
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

NOTE 13

Related Party Disclosures

Related party disclosures as required by AS-18, "Related Party Disclosures", are given below:

1. Relationships:

i) Godrej Properties Ltd (GPL) holds 46% of profit share in the LLP (Control through voting rights). GPL is the subsidiary of Godrej Industries Limited (GIL). GIL is a subsidiary of Godrej & Boyce Manufacturing Company Limited (G&B), the Ultimate Holding Company.

ii) Mr. Numazar Dorab Mehta holds profit share of 23.787% in the LLP :

iii) Mr. Jahan Numazar Mehta holds profit share of 23.787% in the LLP.

2. The following transactions were carried out with the related parties in the ordinary course of the business during the year:

(Amount in Rs.)

Sr. No.	Particulars	Godrej Properties Limited	Numazar Dorab Mehta	Jahan Numazar Mehta
1	Expenses charged by other companies	6,833,127 <i>46,027</i>	- -	- -
2	Advances Received	89,430,603 <i>20,000,000</i>	- -	- -
3	Advances repaid	- -	35,240,000 <i>8,810,000</i>	35,240,000 <i>8,810,000</i>
4	Capital Introduced	460,000 -	237,870 -	237,870 -
5	Outstanding payables	115,621,860 <i>20,041,424</i>	44,050,000 <i>8,810,000</i>	44,050,000 <i>8,810,000</i>

Figures in italics are for previous period

NOTE 14

Previous period figures have been regrouped wherever necessary to conform to current year's classification.

