

# *Jai Realty Ventures Limited*

**Registered Office:** 11-B, Mittal Tower, Free Press Journal Marg, Nariman Point, Mumbai- 21 Tel: 61155300; Fax No.: 22875197; e-mail: jrvlcs@jaicorpindia.com  
CIN: U70102MH2007PLC176139

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## **DIRECTORS' REPORT**

Your Directors are pleased to present the Seventh Annual Report and the Audited Accounts for the year ended 31<sup>st</sup> March, 2014.

### **FINANCIAL RESULTS:**

Particulars	(Rs.in lacs)	
	Year Ended 31-03-2014	Year Ended 31-03-2013
<b>Total Income</b>	<b>0.25</b>	-
<b>Total Expenditure including Depreciation</b>	<b>1.31</b>	2.68
<b>Profit/(Loss) before tax</b>	<b>(1.06)</b>	(2.68)
<b>Less: Provision for tax</b>	-	-
<b>Profit/(Loss) after tax</b>	<b>(1.06)</b>	(2.68)

### **OPERATIONS:**

During the year under review, your Company has invested Rs.5,50,000/- (Rupees Five lacs fifty thousand only) in its wholly owned subsidiaries, by way of subscribing 25,000 Equity Shares of Rs.10/- each at par in Iconic Developers Limited and 30,000 Equity Shares of Rs.10/- each at par in Multifaced Impex Limited. Your Company also gave Rs.1027.98 lakh net (Previous Year Rs.1294.18 lakh net) during the year by way of interest-free loans and advances, in its wholly owned subsidiary companies.

During the year under review, your Company has received Rs.1,031.45 lakh net (Previous year Rs.1490.79 lakh net) as unsecured interest-free loans from its holding Company, Jai Corp Limited. With this, the total amount of loans received from the holding company, Jai Corp Limited is Rs.40,423.67 lakh ( Previous Year Rs.39,392.22 lakh).

### **DIVIDEND:**

In view of the loss for the year, your Directors do not recommend any dividend.

**DIRECTORS:**

Your Company has received certificate of independence in terms of Section 149(7) of the Companies Act, 2013 from Mr. Sachin Nath Chaturvedi and Mr. Sandeep Hemendra Junnarkar, Directors of the Company.

The approval of the shareholders is sought by Shri Sachin Nath Chaturvedi and Shri Sandeep Hemendra Junnarkar, the independent directors of the Company pursuant to Section 149 (4) of the Companies Act, 2013 read with Rule 4 of Chapter XI Companies (Appointment & Qualifications of Directors) Rules 2014 to continue as Independent Directors. The Company has received notices from shareholders proposing their names along with the stipulated deposits.

Consequent to the enactment of the Companies Act, 2013 ("the Act"), the independent directors are no longer required to retire by rotation in view of the provisions contained in Section 149(13) of the Act and are not to be considered for determining the total number of directors for the purpose of retirement by rotation. Hence, after excluding the foregoing two directors from the four directors being the present total number of directors, the Company has two directors, Shri Virendra Jain and Shri Gaurav Jain Directors of the Company, whose period of office is liable to determination by retirement by rotation at the ensuing Annual General Meetings in terms of Section 152(6)(a) of the Act.

Shri Virendra Jain retire by rotation and being eligible have offered himself for re-appointment.

The Director who is being re-appointed have intimated to your Company that he is eligible for being re-appointed.

**DIRECTORS' RESPONSIBILITY STATEMENT:**

Pursuant to the requirement under Section 217 (2AA) of the Companies Act, 1956, with respect to Directors' Responsibility Statement, it is, hereby, confirmed:

- (i) that in the preparation of the accounts for the financial year ended 31<sup>st</sup> March, 2014, applicable accounting standards have been followed along with proper explanation relating to material departure ;
- (ii) that appropriate accounting policies have been selected and applied consistently and have made judgments and estimates that are reasonable and prudent, so as to give a true and fair view of the state of affairs of the Company as at 31<sup>st</sup> March, 2014 and of the loss of the Company for the year ended on that date;
- (iii) that proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 1956 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

(iv) that accounts for the financial year ended 31<sup>st</sup> March, 2014 have been prepared on a 'going concern' basis.

**AUDITORS AND AUDITORS' REPORT:**

Messrs Chaturvedi & Shah, Chartered Accountants, Mumbai, hold office as statutory auditor of the Company until the conclusion of the ensuing Annual General Meeting. It is proposed to re-appoint them as Statutory Auditor of the Company from the conclusion of the ensuing Annual General Meeting till the conclusion of next Annual General Meeting. Your Company has received the certificate from them confirming their eligibility for re-appointment pursuant to the provisions of Section 139 read with section 141 of the Companies Act, 2013 read with Companies (Audit & Auditors) Rules, 2014.

The Notes to the Accounts referred to in the Auditor's Reports under 'emphasis of matter' in the standalone and under 'emphasis of matter in the consolidated financial statements are self explanatory.

**DISCLOSURE OF PARTICULARS RELATING TO CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO:**

Nil

**SUBSIDIARY COMPANIES:**

Government of India, Ministry to Corporate Affairs, vide its General Circular No. 2/11 vide Letter no. 5/12/2007-CL-III dated 08.02.2011, had granted a general exemption from non-attachment of the Balance Sheet, Profit and Loss Account, Director's Report and other documents as referred to in clauses (a) to (d) of sub section (1) of Section 212 of the Companies Act, 1956, subject to fulfillment of the certain conditions, all of which are complied by your Company.

Hence, the requirements to attach various documents in respect of 20 subsidiary companies, as contained in sub section (1) of section 212 of the Companies Act, 1956 shall not apply to the Company for the financial year ended on 31<sup>st</sup> March, 2014 viz. the individual Balance Sheet, Profit and Loss Account, Reports of the Board of Directors and Auditors of its subsidiaries whose financial statements duly audited by respective auditors, have been consolidated for the year ended 31<sup>st</sup> March, 2014 need not be attached with the Balance Sheet of the Company. The annual accounts of the subsidiary companies and the related information will be available to investors of the Company and its subsidiary companies and will be made available, upon request by any member of the Company and/or its subsidiary companies, seeking such information at any point of time.

The annual accounts of the subsidiary companies will also be kept for inspection by any investor in its registered office and that of the respective subsidiary companies concerned.

These documents will be put on Jai Corp Limited (the holding company)'s website [www.jaicorpindia.com](http://www.jaicorpindia.com) The financial data of the subsidiaries has been furnished under 'Financial Information of Subsidiary Companies' forming part of the Annual Report. The consolidated financial statements duly audited by the statutory auditors and prepared in compliance with the Accounting Standards issued by the Institute of Chartered Accountants of India, form the part of the Annual Report of the Company.

The full impact of forming subsidiaries/ step down subsidiaries is expected to be felt in subsequent years.

**FIXED DEPOSIT:**

Your Company has not accepted any fixed deposit during the year under review.

**PARTICULARS OF EMPLOYEES:**

There are no employees whose remuneration requires disclosure in terms of the provisions of Section 217(2A) of the Companies Act, 1956 read with Companies (Particulars of Employees) Rules, 1975.

**ACKNOWLEDGEMENT:**

Your Directors express their grateful appreciation for the assistance and co-operation received from the banks, institutions, government authorities and shareholders during the year under review.

**For and on behalf of the Board of Directors**

**Virendra Jain**  
Chairman

Date : 02.09.2014  
Place : Mumbai

## **INDEPENDENT AUDITORS' REPORT**

### **To the Members of Jai Realty Ventures Limited**

#### **Report on the Financial Statements**

We have audited the accompanying financial statements of **Jai Realty Ventures Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2014, and 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**

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 Company in accordance with the Accounting Principles generally accepted in India including Accounting Standards notified under the Companies Act, 1956 ("the Act") read with the General Circular 15/2013 dated 13<sup>th</sup> September 2013 of the Ministry of Corporate Affairs in respect of section 133 of Companies Act, 2013. This responsibility includes the design, implementation and maintenance of internal control 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 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 control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

### **Opinion**

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

- a) In the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2014;
- b) In the case of the Statement of Profit and Loss, of the loss 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 Matter**

We draw our attention to the Note 19 of financial statements, regarding preparation of financial statements on going concern basis, since the holding company has confirmed its willingness to provide the necessary financial support even though the Company continuous to incurred losses and its accumulated losses is more than its Shareholders funds.

### **Report on Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2003 ("the Order") issued by the Central Government of India in terms of Sub-section (4A) of Section 227 of the Act, we give in the Annexure a statement on the matters specified in paragraphs 4 and 5 of the Order.

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2. As required by section 227(3) of the Act, we report that :

- a) We have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purposes of our audit;
- b) In our opinion, proper books of account as required by law have been kept by the Company, so far as appears from our examination of those books;
- c) The Balance Sheet, Statement of Profit and Loss and Cash Flow Statement dealt with by this report are in agreement with the books of account;
- d) In our opinion, the Balance Sheet, the Statement of Profit & Loss and the Cash Flow Statement comply with the Accounting Standards notified under the Companies Act, 1956 read with the General Circular 15/2013 dated 13<sup>th</sup> September 2013 of the Ministry of Corporate Affairs in respect of section 133 of Companies Act, 2013;
- e) On the basis of written representations received from the directors as on March 31, 2014, and taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March, 2014, from being appointed as a director in terms of clause (g) of sub-section (1) of Section 274 of the Companies Act 1956.

**For Chaturvedi & Shah**

Chartered Accountants

(Firm Registration No. 101720W)

**R. Koria**

Partner

Membership No.: 35629

Place: Mumbai

Date: 6<sup>th</sup> May 2014

## **ANNEXURE TO INDPENDENT AUDITORS' REPORT**

**(Annexure referred to in paragraph 1 under the heading "Report on other legal and regulatory requirements" of our report of even date to the members of Jai Realty Ventures Limited on the accounts for the year ended 31<sup>st</sup> march 2014 )**

- (i) In respect of its fixed assets:  
The Company does not have any fixed assets, hence the provisions of Clause (i) of paragraph 4 of the Companies (Auditor's Report) Order 2003 are not applicable to the Company.
- (ii) In respect of its inventories:  
The Company does not have any Inventories, hence the provisions of Clause (ii) of paragraph 4 of the Companies (Auditor's Report) Order 2003 are not applicable to the Company.
- (iii) In respect of loans, secured / unsecured, granted or taken by the company to / from companies, firm or other parties covered in the register maintained under section 301 of the Companies Act, 1956 :-
  - (a) According to the information and explanations given to us, The Company has granted interest free unsecured loans to three wholly owned subsidiaries Companies. In respect of said loans the maximum amount outstanding at any time during the year was Rs. 29,27,76,159 and year- end balance was Rs. 29,27,76,159/-.
  - (b) In our opinion and according to the information and explanations given to us, the aforesaid loans are interest free and other terms and conditions of such loans are not, prima facie, prejudicial to the interest of the Company.
  - (c) The aforesaid outstanding interest free loans were not due for repayment hence the question of overdue amount does not arise.
  - (d) The company has taken unsecured loan from its holding company. In respect of such loan the maximum amount outstanding at any time during the year was Rs. 4,04,23,67,000/- and year- end balance was Rs. 4,04,23,67,000/-.

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- (e) According to information and explanations given to us, the aforesaid loan is interest free and other terms and conditions are not, prima facie, prejudicial to the interest of the Company.
- (f) The above interest free loan was not due for repayment and hence the question of overdue amount does not arise.
- (iv) In our opinion and according to the information and explanations given to us the Company has not purchased any inventory and fixed assets and sold any goods or services during the year, hence the provisions of clause (iv) of the paragraph 4 of the Companies (Auditor's Report) order, 2003, are not applicable to the Company.
- (v) According to the information and explanations given to us, there are no contracts or arrangements referred to in section 301 of the Companies Act, 1956 that need to be entered in the register required to be maintained under that section.
- (vi) According to the information and explanations given to us, the Company has not accepted any deposits from the public. Hence the provisions of Clause (vi) of paragraph 4 of the Companies (Auditor's Report) Order 2003 are not applicable to the Company.
- (vii) As the company is not listed on any stock exchange or the paid up capital and reserve as at the Commencement of the financial year did not exceed Rupees fifty lacs or average annual turnover for a period of three consecutive financial years immediately preceding the financial year did not exceed rupees Five crore, hence the provisions of clause (vii) of the paragraph 4 of the Companies (Auditor's Report) order 2003 are not applicable to the Company.
- (viii) The Central Government has not prescribed maintenance of cost records under section 209(1)(d) of the Companies Act, 1956 in respect of activities carried on by the Company, hence the provisions of Clause (viii) of paragraph 4 of the Companies (Auditor's Report) Order 2003 are not applicable to the Company.

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- (ix) According to the information and explanation given to us in respect of statutory and other dues:
- (a) The Company has generally been regular during the year in depositing undisputed statutory dues including Provident Fund, Investor Education and Protection Fund, Employees' State Insurance, Income-Tax, Sales-Tax, Wealth Tax, Custom Duty, Excise Duty, Service Tax and Cess and other material statutory dues, as applicable, with the appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of aforesaid dues were outstanding as at 31<sup>st</sup> March, 2014 for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us, there are no dues of sales tax, Income tax, Custom duty, Wealth tax, Service tax and excise duty, cess as applicable, which have not been deposited on account of any dispute.
- (x) *The Company has accumulated losses at the end of the financial year. The Company has incurred cash losses during the current financial year and in the immediately preceding financial year.*
- (xi) Based on our audit procedures and on the information and explanations given by the management, the Company has not taken any borrowings from financial institutions, banks or debenture holders, hence the provisions of Clause (xi) of paragraph 4 of the Companies (Auditor's Report) Order 2003 are not applicable to the Company.
- (xii) In our opinion and according to the information and explanations given to us and based on the information available, no loans and advances have been granted by the Company on the basis of security by way of pledge of shares, debentures and other securities.
- (xiii) In our opinion, the Company is not a chit fund or a nidhi mutual benefit fund/society. Hence the provisions of Clause (xiii) of paragraph 4 of the Companies (Auditor's Report) Order 2003 are not applicable to the Company.

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- (xiv) The Company has maintained proper records of transactions for investment in Equity Shares and other investments and timely entries have been therein. All investments have been held by the Company in its own name.
- (xv) As per the information and explanations given to us, the Company has not given any guarantee for loans taken by others from banks or financial institutions, hence the provisions of Clause (xv) of paragraph 4 of the Companies (Auditor's Report) Order 2003 are not applicable to the Company.
- (xvi) To the best of our knowledge and belief and according to the information and explanations given to us, the company has not taken any term loan.
- (xvii) On review of utilization of funds based on an overall examination of the Balance Sheet of the Company as at 31<sup>st</sup> March, 2014, we report that prima facie, funds raised on short-term basis have not been utilized for long term investment.
- (xviii) During the year, the Company has not made preferential allotment of shares to the parties covered in the register maintained under Section 301 of the Companies Act, 1956.
- (xix) The Company has not issued any Debentures during the year.
- (xx) The Company has not raised any money by way of public issue during the year.
- (xxi) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per the information and explanations given by the management, we report that no fraud on or by the Company has been noticed or reported during the course of our audit.

**For Chaturvedi & Shah**  
Chartered Accountants  
(Firm Registration No. 101720W)

**R. Koria**  
Partner  
Membership No.: 35629

Place: Mumbai  
Date: 6<sup>th</sup> May 2014

**JAI REALTY VENTURES LIMITED**  
**BALANCE SHEET AS AT 31<sup>ST</sup> MARCH, 2014**

**(Amount in Rs.)**

Particulars	Note	As At 31 <sup>st</sup> March, 2014		As At 31 <sup>st</sup> March, 2013	
<b>I EQUITY AND LIABILITIES</b>					
<b>1 Shareholders' funds</b>					
Share Capital	2	550,000		550,000	
Reserves and Surplus	3	<u>(20,176,303)</u>	<u>(19,626,303)</u>	<u>(20,070,363)</u>	<u>(19,520,363)</u>
<b>2 Non-current Liabilities</b>					
Long-term Borrowings	4		<b>4,000,000,000</b>		3,900,000,000
<b>3 Current Liabilities</b>					
Short -term borrowings	5	42,367,000		39,222,472	
Other Current Liabilities	6	<u>57,180</u>	<u>42,424,180</u>	<u>108,180</u>	<u>39,330,652</u>
<b>TOTAL</b>			<b><u>4,022,797,877</u></b>		<b><u>3,919,810,289</u></b>
<b>II ASSETS</b>					
<b>1 Non-current Assets</b>					
Non-current Investments	7	1,149,998,730		1,149,448,730	
Long-term Loans and Advances	8	<u>2,619,382,181</u>	<u>3,769,380,911</u>	<u>2,516,584,167</u>	<u>3,666,032,897</u>
<b>2 Current Assets</b>					
Current Investments	9	164,771,000		164,771,000	
Cash and Bank Balances	10	80,614		441,040	
Short -term Loans and Advances	11	<u>88,565,352</u>	<u>253,416,966</u>	<u>88,565,352</u>	<u>253,777,392</u>
<b>TOTAL</b>			<b><u>4,022,797,877</u></b>		<b><u>3,919,810,289</u></b>
<b>Significant Accounting Policies</b>	<b>1</b>				
<b>Notes on Financial Statements</b>	<b>2 to 20</b>				

As per our report of even date  
**For Chaturvedi & Shah**  
Chartered Accountants

For and on behalf of the Board of Directors

**R.Koria**  
Partner

**Virendra Jain**  
Director  
DIN 00077662

**Gaurav Jain**  
Director  
DIN 00077770

**Place :** Mumbai  
**Date :** 6<sup>th</sup> May, 2014

**JAI REALTY VENTURES LIMITED**

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2014**

**(Amount in Rs.)**

Particulars	Note	Year Ended 31 <sup>st</sup> March, 2014	Year Ended 31 <sup>st</sup> March, 2013
<b>I Income</b>			
Other Income	12	<u>25,000</u>	-
<b>II Total Revenue</b>		<u>25,000</u>	-
<b>III Expenses</b>			
Other Expenses	13	<u>130,940</u>	<u>267,527</u>
<b>Total Expenses</b>		<u>130,940</u>	<u>267,527</u>
<b>IV Loss Before Tax (II- III)</b>		<b>(105,940)</b>	<b>(267,527)</b>
<b>V Tax Expense</b>		-	-
<b>VI Loss for the year (IV - V)</b>		<u><b>(105,940)</b></u>	<u><b>(267,527)</b></u>
<b>VII Earnings per Equity Share of Rs.10 each (Basic and Diluted) (in Rs.)</b>	14	<b>(2.12)</b>	<b>(5.35)</b>
<b>Significant Accounting Policies Notes on Financial Statements</b>	<b>1 2 to 20</b>		

As per our report of even date

**For Chaturvedi & Shah**

Chartered Accountants

For and on behalf of the Board of Directors

**R.Koria**

Partner

**Virendra Jain**

Director  
DIN 00077662

**Gaurav Jain**

Director  
DIN 00077770

**Place :** Mumbai

**Date :** 6<sup>th</sup> May, 2014

**JAI REALTY VENTURES LIMITED**

**CASH FLOW STATEMENT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2014**

**(Amount in Rs.)**

Particulars	Year Ended 31 <sup>st</sup> March, 2014	Year Ended 31 <sup>st</sup> March, 2013
<b>A. Cash Flow from Operating Activities</b>		
Net Loss before tax as per Statement of Profit and Loss	(105,940)	(267,527)
<b>Adjusted for</b>	-	-
<b>Operating Loss before Working Capital Changes</b>	(105,940)	(267,527)
<b>Adjusted for</b>		
Trade and other Payables	(51,000)	52,000
<b>Cash used in Operation</b>	(156,940)	(215,527)
Direct Taxes Paid	-	(35,000)
<b>Net Cash used in Operating Activities</b>	(156,940)	(250,527)
<b>B. Cash Flow from Investing Activities</b>		
Purchase of Investments in Subsidiary Companies	-	(918,388)
Movements in Loans	(103,348,014)	(147,499,572)
<b>Net Cash used in Investing Activities</b>	(103,348,014)	(148,417,960)
<b>C. Cash Flow from Financing Activities</b>		
Proceeds from Long - Term Borrowings	100,000,000	150,000,000
Movements in Short - Term Borrowings	3,144,528	(920,754)
<b>Net Cash From Financing Activities</b>	103,144,528	149,079,246
<b>Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)</b>	(360,426)	410,759
<b>Opening Balance of Cash and Cash Equivalents #</b>	441,040	30,281
<b>Closing Balance of Cash and Cash Equivalents #</b>	80,614	441,040

**# Components of Cash and Cash equivalents Refer note 10**

**Notes :**

- 1 Figures in bracket represents cash outflow.
- 2 The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in Accounting Standard-3 "Cash Flow Statement" as notified in the Companies (Accounting Standards) Rules, 2006.
- 3 During the year long term loans & advances of Rs.550,000 to two subsidiary companies has been converted into Equity Shares of Rs. 10 each and the same has been considered as non-cash items
- 4 The Previous year's figures have been re-grouped, re-arranged and re-classified, wherever necessary.

As per our report of even date

**For Chaturvedi & Shah**

Chartered Accountants

For and on behalf of the board of Directors

**R.Koria**

Partner

**Virendra Jain**

Director  
DIN 00077662

**Gaurav Jain**

Director  
DIN 00077770

**Place :** Mumbai

**Date :** 6<sup>th</sup> May, 2014

## JAI REALTY VENTURES LIMITED

### Notes on Financial statements for the year ended 31<sup>st</sup> March, 2014

#### Note 1 Significant Accounting Policies

##### 1.1 Basis of Preparation of Financial Statements

The financial statements have been prepared as a going concern under historical cost convention, in accordance with the notified Accounting Standards by Companies (Accounting Standards) Rules, 2006 (as amended) and the provisions of the Companies Act, 1956 ("The Act") (which continue to be applicable in respect of Section 133 of the Companies Act, 2013 in terms of general circular 15/2013, dated 13th September 2013 of the Ministry of Corporate Affairs) as adopted consistently by the Company.

##### 1.2 Use Of Estimates

The preparation of financial statements requires estimates and assumptions to be made that affect the reported amount of assets and liabilities and the reported amount of revenues and expenses during the reporting period. Difference between the actual result and estimates are recognised in the period in which the results are known/materialised.

##### 1.3 Investments

Current investments are carried at lower of cost and market value/NAV, computed individually. Long term investments are stated at cost. Provision for diminution in the value of Long term investments is made only if such decline is other than temporary in the opinion of the management.

##### 1.4 Preliminary And Share Issue Expenses

Preliminary and share issue expenses are charged off to the Statement of Profit and Loss in the year in which they are incurred.

##### 1.5 Provision For Current And Deferred Tax

Provision for current tax is made after taking into consideration benefits admissible under the provisions of the Income-tax Act, 1961. Deferred tax resulting from "timing difference" between book and taxable profit is accounted for using the tax rates and laws that have been enacted or substantively enacted as on the balance sheet date. The deferred tax asset is recognized and carried forward only to the extent that there is a virtual certainty that the assets will be realized in future.

##### 1.6 Provision, Contingent Liabilities And Contingent Assets

A provision is recognised when the Company has a present obligation as a result of past event, it is probable that an outflow of resources embodying economic benefit will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions are not discounted to present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. A contingent liability is disclosed, unless the possibility of an outflow of resources embodying the economic benefit is remote. Contingent assets are neither recognized nor disclosed in the financial statements.

##### 1.7 Employee's Benefits

- i) Short term employee benefits are recognized as an expense at the undiscounted amount in the Statement of Profit and Loss of the year in which the related service is rendered.
- ii) Post employment benefits in the form of gratuity, which is defined benefit obligation, is recognized as an expense in the Statement of Profit and Loss for the year in which the employee has rendered services. The expense is recognized at the present value of the amounts payable determined using actuarial valuation techniques based on Projected unit credit method. Actuarial gains and losses in respect of post employment benefits are charged to the Statement of Profit and Loss.
- iii) Compensated absences are accounted similar to the short term employee benefits.

**JAI REALTY VENTURES LIMITED****Notes on Financial statements for the year ended 31<sup>st</sup> March, 2014****Note 2 - Share Capital**

Particulars	(Amount in Rs.)	
	As At 31 <sup>st</sup> March, 2014	As At 31 <sup>st</sup> March, 2013
<b>Authorised</b>		
<b>9,50,000</b> Equity Shares of Rs. 10 each (950,000)	<b>9,500,000</b>	9,50,000
<b>50,000</b> 1% Optionally Convertible Non-Cumulative, Redeemable (50,000) Preference Shares of Rs. 10 each	<b>500,000</b>	500,000
<b>Total</b>	<b>10,000,000</b>	10,000,000
<b>Issued, Subscribed and Paid Up</b>		
<b>50,000</b> Equity Shares of Rs. 10 each fully paid up (50,000)	<b>500,000</b>	500,000
<b>5,000</b> 1% Optionally Convertible Non-Cumulative, Redeemable (5,000) Preference Shares of Rs. 10 each fully paid up	<b>50,000</b>	50,000
<b>Total</b>	<b>550,000</b>	550,000

Figures in bracket represent previous year figures.

**2.1 (i) Reconciliation of number of Equity Shares outstanding.**

Particulars	As At	
	31 <sup>st</sup> March, 2014	31 <sup>st</sup> March, 2013
Number of Shares outstanding at the beginning of the year	<b>50,000</b>	50,000
Number of Shares outstanding at the end of the year	<b>50,000</b>	50,000

**(ii) Reconciliation of number of Preference Shares outstanding.**

Particulars	As At	
	31 <sup>st</sup> March, 2014	31 <sup>st</sup> March, 2013
Number of Shares outstanding at the beginning of the year	<b>5,000</b>	5,000
Number of Shares outstanding at the end of the year	<b>5,000</b>	5,000

**2.2 (i) The Terms / Rights attached to the Equity Shares**

The Holders of equity shares of Rs. 10 each is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by shareholders.

**(ii) The Terms of conversion / redemption of Preference Shares**

1% Optionally Convertible Non Cumulative Redeemable Preference Shares (OCPS) are redeemable at any time from the date of allotment i.e.31st March, 2010 at the option of the Company or at the end of 20 years from the date of allotment at a premium of Rs.990 each. OCPS holders have the option to convert each OCPS at any time prior to the redemption into One Equity Share of Rs. 10 each fully paid up. The preference shares have a preferential right to dividend of 1% per annum, carry a preferential right for repayment of capital in priority to the equity shares, on liquidation of the Company or repayment of capital. However, the preference shares carry no further or other right to participate either in the profits or assets of the Company.

**2.3 Redemption Premium on preference shares as mentioned above will be paid out of the Securities Premium Reserve and hence no provision has been considered necessary.**



**JAI REALTY VENTURES LIMITED**Notes on Financial statements for the year ended 31<sup>st</sup> March, 2014**2.4 Equity and Preference Shares held by holding Company**

Particulars	As At	As At
	31 <sup>st</sup> March, 2014	31 <sup>st</sup> March, 2013
<b>Jai Corp Limited</b>		
Equity Shares (in Nos.) ( Including Equity Shares held jointly with nominees)	<b>50,000</b>	50,000
1% Optionally Convertible Non-Cumulative, Redeemable Preference Shares (in Nos.)	<b>5,000</b>	5,000

**2.5 Details of Equity and Preference Shares in the Company held by each shareholder holding more than 5% shares:**

Name of Shareholder	As At 31 <sup>st</sup> March, 2014		As At 31 <sup>st</sup> March, 2013	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
<b>Jai Corp Limited</b>				
Equity Shares ( Including Equity Shares held jointly with nominees)	<b>50,000</b>	<b>100</b>	50,000	100
1% Optionally Convertible Non-Cumulative, Redeemable Preference Shares	<b>5,000</b>	<b>100</b>	5,000	100

**JAI REALTY VENTURES LIMITED**

Notes on Financial statements for the year ended 31<sup>st</sup> March, 2014

**Note 3 - Reserves and Surplus**

Particulars	(Amount in Rs.)	
	As At 31 <sup>st</sup> March, 2014	As At 31 <sup>st</sup> March, 2013
<b>Securities Premium Reserve</b>		
As per Last Balance Sheet	4,950,000	4,950,000
<b>Surplus in Statement of Profit and Loss</b>		
As per Last Balance Sheet	(25,020,363)	(24,752,836)
Add: Loss for the year	(105,940)	(267,527)
Balance at the end of the year	(25,126,303)	(25,020,363)
<b>Total</b>	<u>(20,176,303)</u>	<u>(20,070,363)</u>

**Note 4 - Long-term Borrowings**

Particulars	(Amount in Rs.)	
	As At 31 <sup>st</sup> March, 2014	As At 31 <sup>st</sup> March, 2013
<b>Unsecured Loans</b>		
Loan from Related Party (Refer note 17)	4,000,000,000	3,900,000,000
<b>Total</b>	<u>4,000,000,000</u>	<u>3,900,000,000</u>

4.1 The above interest free loan from Jai Corp Limited, holding company, is repayable on 30th June, 2015 with an option to the company to repay earlier if sufficient funds are available with the company.

**Note 5 - Short-term borrowings**

Particulars	(Amount in Rs.)	
	As At 31 <sup>st</sup> March, 2014	As At 31 <sup>st</sup> March, 2013
<b>Unsecured Loans</b>		
Loan from Related Party (Refer Note 17)	42,367,000	39,222,472
<b>Total</b>	<u>42,367,000</u>	<u>39,222,472</u>

5.1 Above Loan is Interest free

**Note 6 - Other Current Liabilities**

Particulars	(Amount in Rs.)	
	As At 31 <sup>st</sup> March, 2014	As At 31 <sup>st</sup> March, 2013
<b>Other Payables</b>		
Statutory Dues	6,619	12,619
Expenses Payables	50,561	95,561
<b>Total</b>	<u>57,180</u>	<u>108,180</u>

**JAI REALTY VENTURES LIMITED**Notes on Financial statements for the year ended 31<sup>st</sup> March, 2014**Note 8 - Long - Term Loans and Advances**

Particulars	<b>(Amount in Rs.)</b>	
	As At 31 <sup>st</sup> March, 2014	As At 31 <sup>st</sup> March, 2013
<b>Loans to Related Parties (Refer note 17)</b>		
<b>Unsecured</b>		
Considered Good	2,619,378,720	2,516,580,706
Considered Doubtful	17,125,500	17,125,500
Less :- Provision for Doubtful	<u>17,125,500</u>	<u>17,125,500</u>
	2,619,378,720	2,516,580,706
Income Tax (Net)	3,461	3,461
<b>Total</b>	<u><u>2,619,382,181</u></u>	<u><u>2,516,584,167</u></u>

**JAI REALTY VENTURES LIMITED**Notes on Financial statements for the year ended 31<sup>st</sup> March, 2014**Note 10 - Cash and Bank Balances**

<b>Particulars</b>	<b>(Amount in Rs.)</b>	
	<b>As At 31<sup>st</sup> March, 2014</b>	<b>As At 31<sup>st</sup> March, 2013</b>
<b>Cash and Cash Equivalents</b>		
Balance with Banks in Current Account	<b>80,614</b>	441,040
<b>Total</b>	<b><u>80,614</u></b>	<b><u>441,040</u></b>

**Note 11 - Short - Term Loans and Advances**

<b>Particulars</b>	<b>(Amount in Rs.)</b>	
	<b>As At 31<sup>st</sup> March, 2014</b>	<b>As At 31<sup>st</sup> March, 2013</b>
<b>(Unsecured, Considered Good)</b>		
Share Application Money	<b>88,565,352</b>	88,565,352
<b>Total</b>	<b><u>88,565,352</u></b>	<b><u>88,565,352</u></b>

**JAI REALTY VENTURES LIMITED**Notes on Financial statements for the year ended 31<sup>st</sup> March, 2013**Note 12 - Other Income**

<b>Particulars</b>	<b>(Amount in Rs.)</b>	
	<b>Year Ended 31<sup>st</sup> March, 2014</b>	<b>Year Ended 31<sup>st</sup> March, 2013</b>
Miscellaneous Income	25,000	-
<b>Total</b>	<b>25,000</b>	<b>-</b>

**Note 13 - Other Expenses**

<b>Particulars</b>	<b>(Amount in Rs.)</b>	
	<b>Year Ended 31<sup>st</sup> March, 2014</b>	<b>Year Ended 31<sup>st</sup> March, 2013</b>
<b>Administrative and General Expenses</b>		
Rates and Taxes	5,412	8,977
Legal, Professional and Consutancy Fee	12,859	58,927
Directors Sitting Fees	44,944	81,798
Bank Charges	309	409
Miscellaneous Expenses	-	50,000
<b>Payment to Auditors</b>		
Audit Fees	56,180	56,180
Certification Charges	11,236	11,236
<b>Total</b>	<b>130,940</b>	<b>267,527</b>

**JAI REALTY VENTURES LIMITED****Notes on Financial statements for the year ended 31<sup>st</sup> March, 2014****Note 14 - Earnings Per Equity share**

<b>Particulars</b>	<b>Year Ended 31<sup>st</sup> March, 2014</b>	<b>Year Ended 31<sup>st</sup> March, 2013</b>
Net Loss for the Year Attributable for Equity Shareholders for Basic and Diluted EPS (In Rs.)	<b>(105,940)</b>	(267,527)
Weighted Average Number of Equity Shares Outstanding During the Year for Basic EPS and Diluted EPS (in Nos.)	<b>50,000</b>	50,000
Basic and Diluted Earning per share of Rs. 10 each (in Rs.)	<b>(2.12)</b>	(5.35)
Face Value per Equity Share (in Rs.)	<b>10.00</b>	10.00

- 14.1** The effects of 1% Optionally Convertible Non-Cumulative Redeemable Preference Shares on the earning per share are anti dilutive and hence, the same is ignored for the purpose of calculation of dilutive earning per share.

**Note 15 - Commitments**

<b>Particulars</b>	<b>(Amount in Rs.)</b>	
	<b>As At 31<sup>st</sup> March, 2014</b>	<b>As At 31<sup>st</sup> March, 2013</b>
<b>Commitments</b>		
Uncalled liabilities on Debentures partly paid up	<b>9,729,000</b>	9,729,000
<b>Total</b>	<b><u>9,729,000</u></b>	<b><u>9,729,000</u></b>

**Note 16 - Segment Reporting**

In the opinion of the Management, the Company's activity predominately revolved around investment in and development of real estate projects through its subsidiaries companies and hence considering the nature of the business & operation, there is only one reportable segment ( business and/or geographical) in accordance with the requirements of Accounting Standard (AS) 17 " Segment Reporting" notified by the Companies (Accounting Standards) Rule, 2006.

**JAI REALTY VENTURES LIMITED**

**Notes on Financial statements for the year ended 31<sup>st</sup> March, 2014**

**Note 17 - Related Party Disclosure**

**Information on Related Parties Disclosures as per Accounting Standard (AS-18) - "Related Party Disclosures" are given**

**List of Related Parties :**

Jai Corp Limited	Holding Company
Ashoka Realty and Developers Limited	Subsidiary Company
Belle Terre Realty Limited	Subsidiary Company
Ekdant Realty & Developers Limited	Subsidiary Company
Hari Darshan Realty Limited	Subsidiary Company
Hill Rock Construction Limited	Subsidiary Company
Hind Agri Properties Limited	Subsidiary Company
Iconic Realtors Limited	Subsidiary Company
Jailaxmi Realty and Developers Limited	Subsidiary Company
Krupa Land Limited	Subsidiary Company
Krupa Realtors Limited	Subsidiary Company
Multifaced Impex Limited	Subsidiary Company
Novelty Realty & Developers Limited	Subsidiary Company
Oasis Holding FZC	Subsidiary Company
Rainbow Infraprojects Limited	Subsidiary Company
Rudradev Developers Limited	Subsidiary Company
Searock Developers FZC	Associate Company
Swar Land Developers Limited	Subsidiary Company
Swastik Land Developers Limited	Subsidiary Company
Vasant Bahar Realty Limited	Subsidiary Company
Welldone Real Estate Limited	Subsidiary Company
Yug Developers Limited	Subsidiary Company
Shri Virendra Jain	Key Management Personnel
Shri Gaurav Jain	Key Management Personnel

**JAI REALTY VENTURES LIMITED**
**Notes on Financial statements for the year ended 31<sup>st</sup> March, 2014**
**17.2 Additional disclosure pursuant to clause 32 of Equity Listing Agreement with Stock Exchange - advance in the nature(s) of Loan(s) is/are as under:**

(a) The Company has given advances in the nature of Loan as defined in clause 32 of the listing agreement as under;

(Amount in Rs.)				
Name of Company	Relationship	Balance As At 31 <sup>st</sup> March, 2014	Balance As At 31 <sup>st</sup> March, 2013	Maximum amount outstanding during the year
Ashoka Realty and Developers Limited *	Subsidiary	60,069,957	27,844,645	60,069,957
Ekdant Realty & Developers Limited	Subsidiary	167,384,257	167,370,145	167,402,257
Hari Darshan Realty Limited	Subsidiary	52,953,354	55,370,033	55,470,833
Hill Rock Construction Limited	Subsidiary	9,996,751	26,864,639	27,223,139
Hind Agri Properties Limited	Subsidiary	94,224,469	94,120,957	94,224,469
Iconic Realtors Limited	Subsidiary	1,184,915,971	1,185,070,568	1,185,166,680
Jailaxmi Realty and Developers Limited	Subsidiary	194,066,757	194,034,645	194,066,757
Krupa Land Limited	Subsidiary	197,432,757	196,704,645	197,432,757
Krupa Realtors Limited	Subsidiary	82,500,757	82,404,645	82,525,445
Multifaced Impex Limited	Subsidiary	9,692,410	9,817,298	9,990,410
Novelty Realty & Developers Limited	Subsidiary	97,709,757	97,677,645	97,709,757
Rainbow Infraprojects Limited	Subsidiary	122,972,257	122,969,645	123,002,257
Rudradev Developers Limited	Subsidiary	117,315,257	117,283,145	117,315,257
Swar Land Developers Limited	Subsidiary	131,279,000	42,405,645	131,279,000
Swastik Land Developers Limited *	Subsidiary	87,672,957	83,676,145	87,672,957
Vasant Bahar Realty Limited	Subsidiary	765,812	4,637,645	5,506,145
Welldone Real Estate Limited	Subsidiary	999,645	958,033	999,645
Yug Developers Limited	Subsidiary	24,552,095	24,496,083	24,552,095

\* For the purpose of above disclosure, Provision for Doubtful Loans provided in the books are not considered.

**17.3** The above loans and advances are free of interest.

**17.4** None of the loanees have made, per se, investment in shares of the Company.

**17.5** Investment in Subsidiary by Belle Terre Realty Limited

(Amount in Rs.)		
Particulars	As At 31 <sup>st</sup> March, 2014	As At 31 <sup>st</sup> March, 2013
	No of Equity Shares	No of Equity Shares
Oasis Holding FZC	75	75

**Note 18 - Financial and Derivative Instruments**
**Unhedged Foreign Currency exposure as on 31<sup>st</sup> March, 2014 are as under:**

(Amount in Rs.)		
Particulars	As At 31 <sup>st</sup> March, 2014	As At 31 <sup>st</sup> March, 2013
Investment in Foreign Subsidiary	1,002,546,839	1,002,546,839

**Note 19** The financial statements have been prepared on a 'going concern' basis notwithstanding the accumulated loss of Rs.25,126,303/- (Previous Year Rs.25,020,363/-) as at 31st March 2014, which is more than the Share Capital and Reserve and Surplus. The continuation of the Company's operation is dependent upon continued financial support of the holding company. The holding company has confirmed its willingness to provide the necessary support.

**Note 20** Previous year's figures have been re-grouped, reworked, reclassified and re-arranged wherever necessary.

 As per our report of even date  
**For Chaturvedi & Shah**  
 Chartered Accountants

For and on behalf of the Board of Directors

**R.Koria**  
**Partner**
**Virendra Jain**  
 Director  
 DIN 00077662

**Gaurav Jain**  
 Director  
 DIN 00077770

**Place :** Mumbai

**Date :** 6<sup>th</sup> May, 2014



**JAI REALTY VENTURES LIMITED**  
Notes on Financial statements for the year ended 31<sup>st</sup> March, 2014

**Note 7 - Non - Current Investments**

Particulars	As At	As At	Face value	As At	As At
	31 <sup>st</sup> March, 2014	31 <sup>st</sup> March, 2013	(Rs. Unless otherwise stated )	31 <sup>st</sup> March, 2014	31 <sup>st</sup> March, 2013
	Quantity (Nos.)	Quantity (Nos.)		(Amount in Rs.)	(Amount in Rs.)
<b>Long Term Investments</b>					
<b>(A) Trade Investments</b>					
<b>(a) In Equity Shares :</b>					
<b>Unquoted Fully Paid up</b>					
<b>Subsidiary Companies</b>					
Ashoka Realty and Developers Limited	50,000	50,000	10	500,000	500,000
Belle Terre Realty Limited	9,933	9,933	USD 1	424,114	424,114
Ekdant Realty & Developers Limited	50,000	50,000	10	500,000	500,000
Hari Darshan Realty Limited	50,000	50,000	10	500,000	500,000
Hill Rock Construction Limited	50,000	50,000	10	500,000	500,000
Hind Agri Properties Limited	50,000	50,000	10	500,000	500,000
Iconic Realtors Limited	75,000	50,000	10	750,000	500,000
Jailaxmi Realty and Developers Limited	50,000	50,000	10	500,000	500,000
Krupa Land Limited	50,000	50,000	10	500,000	500,000
Krupa Realtors Limited	50,000	50,000	10	500,000	500,000
Multifaced Impex Limited	80,000	50,000	10	84,488,841	84,188,841
Novelty Realty & Developers Limited	50,000	50,000	10	500,000	500,000
Rainbow Infraprojects Limited	50,000	50,000	10	500,000	500,000
Rudradev Developers Limited	50,000	50,000	10	500,000	500,000
Swar Land Developers Limited	50,000	50,000	10	500,000	500,000
Swastik Land Developers Limited	50,000	50,000	10	481,050	481,050
Vasant Bahar Realty Limited	50,000	50,000	10	500,000	500,000
Welldone Real Estate Limited	50,000	50,000	10	500,000	500,000
Yug Developers Limited	50,000	50,000	10	500,000	500,000
				<b>93,644,005</b>	<b>93,094,005</b>
Less:-Provision for diminution in the value of investments				<b>981,050</b>	<b>981,050</b>
<b>Total Equity Investments (a)</b>				<b>92,662,955</b>	<b>92,112,955</b>
<b>(b) In Preference Shares :</b>					
<b>Unquoted Fully Paid up</b>					
<b>Subsidiary Companies</b>					
<b>(i) 1% Optionally Convertible Non Cumulative Redeemable Preference Shares of :</b>					
Belle Terre Realty Limited	22,574,300	22,574,300	USD 1	1,002,122,725	1,002,122,725
Hari Darshan Realty Limited	10,200	10,200	10	10,200,000	10,200,000
Hill Rock Construction Limited	9,550	9,550	10	9,550,000	9,550,000
Multifaced Impex Limited	450	450	10	450,000	450,000
Vasant Bahar Realty Limited	3,300	3,300	10	3,300,000	3,300,000
Welldone Real Estate Limited	7,350	7,350	10	7,350,000	7,350,000
Yug Developers Limited	5,000	5,000	10	5,000,000	5,000,000
<b>Total (i)</b>				<b>1,037,972,725</b>	<b>1,037,972,725</b>
<b>(ii) 1% Redeemable Non Cumulative Preference Shares of :</b>					
Ashoka Realty and Developers Limited	950,000	950,000	10	9,500,000	9,500,000
Swastik Land Developers Limited	950,000	950,000	10	9,500,000	9,500,000
<b>Total (ii)</b>				<b>19,000,000</b>	<b>19,000,000</b>
<b>Total Preference Shares (b = i + ii)</b>				<b>1,056,972,725</b>	<b>1,056,972,725</b>
<b>Total Trade Investments (i=a + b)</b>				<b>1,149,635,680</b>	<b>1,149,085,680</b>
<b>(B) Other than Trade Investments</b>					
<b>(a) In Equity Shares :</b>					
<b>Unquoted Fully Paid up</b>					
Prestige Garden Estates Private Limited	8,007	8,007	10	80,070	80,070
Sun Infrastructures Private Limited	28,298	28,298	10	282,980	282,980
<b>Total Equity Shares (a)</b>				<b>363,050</b>	<b>363,050</b>
<b>Total other than Trade Investments (ii=a)</b>				<b>363,050</b>	<b>363,050</b>
<b>Total Non- Current Investments (i+ii)</b>				<b>1,149,998,730</b>	<b>1,149,448,730</b>

7.1 Refer Policy No. 1.3 for the basis of the valuation of Non Current Investments

7.2 Details of the Provision for Diminution in Value of Non Current Investments is as under :-

**Name of the Company**

	As At	As At
	31 <sup>st</sup> March, 2014	31 <sup>st</sup> March, 2013
	(Amount in Rs.)	(Amount in Rs.)
Ashoka Realty and Developers Limited	500,000	500,000
Swastik Land Developers Limited	481,050	481,050
<b>Total</b>	<b>981,050</b>	<b>981,050</b>

7.3 Aggregate Amount of unquoted Investments **Rs. 1,149,998,730/-** ( Previous Year Rs.1,149,448,730)

**JAI REALTY VENTURES LIMITED**  
**Notes on Financial statements for the year ended 31<sup>st</sup> March, 2014**

**Note 9 - Current Investments**

Particulars	As At	As At	Face value	As At	As At
	31 <sup>st</sup> March, 2014	31 <sup>st</sup> March, 2013	(Rs. )	31 <sup>st</sup> March, 2014	31 <sup>st</sup> March, 2013
	Quantity (Nos.)	Quantity (Nos.)		(Amount in Rs.)	(Amount in Rs.)
<b>In Debentures :</b>					
<b>Unquoted Fully Paid up</b>					
Series (A) - 0% Redeemable Optionally Fully Convertible Debentures of Sun Infrastructures Private Limited	151,000	151,000	1,000	151,000,000	151,000,000
<b>Unquoted Partly Paid up</b>					
Series (B) - 0% Redeemable Optionally Fully Convertible Debentures of Sun Infrastructures Private Limited (Partly paid up Rs.586/-each)	23,500	23,500	1,000	13,771,000	13,771,000
<b>Total Debentures</b>				<b>164,771,000</b>	164,771,000
<b>Total Current Investments</b>				<b>164,771,000</b>	164,771,000

9.1 Refer Policy No. 1.3 for the basis of the valuation of Current Investments

9.2 Aggregate Amount of unquoted Investments **Rs. 164,771,000/-** ( Previous Year Rs.164,771,000/-)

**JAI REALTY VENTURES LIMITED**

Notes on Financial statements for the year ended 31<sup>st</sup> March, 2014

**17.1 Transactions during the year with related parties :**

Name of Company	Nature of Transaction	2013-14	Amount in Rs. 2012-13
<b>Jai Corp Limited</b>			
	<b>Unsecured Loan</b>		
	(i) Opening Balance	<b>3,939,222,472</b>	3,790,143,225
	(ii) Received during the year	<b>134,204,528</b>	181,876,072
	(iii) Refund/Adjustment during the year	<b>31,060,000</b>	32,796,825
	(iv) <b>Closing Balance</b>		
	--Current	<b>42,367,000</b>	39,222,472
	--Non Current	<b>4,000,000,000</b>	3,900,000,000
<b>Ashoka Realty and Developers Limited</b>			
(a)	<b>Loans and Advances</b>		
	(i) Opening Balance	<b>27,844,645</b>	8,581,612
	(ii) Given during the year	<b>32,225,312</b>	28,763,033
	(iii) Refund/Adjustment during the year	<b>-</b>	9,500,000
	(iv) Closing Balance	<b>60,069,957</b>	27,844,645
	(v) Provision for Doubtful Loans and Advances	<b>8,296,000</b>	8,296,000
(b)	<b>Investment</b>		
	(i) Opening Balance	<b>500,000</b>	500,000
	(ii) Purchase/Adjusted during the year	<b>-</b>	9,500,000
	(iii) Closing Balance	<b>500,000</b>	10,000,000
	(iv) Provision for Diminution in the value of Long Term Investment	<b>500,000</b>	500,000
<b>Belle Terre Realty Limited</b>			
(a)	<b>Investment</b>		
	(i) Opening Balance	<b>1,002,546,839</b>	1,002,546,839
	(ii) Closing Balance	<b>1,002,546,839</b>	1,002,546,839
<b>Ekdant Realty and Developers Limited</b>			
(a)	<b>Loans and Advances</b>		
	(i) Opening Balance	<b>167,370,145</b>	163,927,112
	(ii) Given during the year	<b>37,112</b>	3,443,033
	(iii) Returned/ Adjusted During the year	<b>23,000</b>	-
	(iv) Closing Balance	<b>167,384,257</b>	167,370,145
(b)	<b>Investment</b>		
	(i) Opening Balance	<b>500,000</b>	500,000
	(ii) Closing Balance	<b>500,000</b>	500,000
<b>Hari Darshan Realty Limited</b>			
(a)	<b>Loans and Advances</b>		
	(i) Opening Balance	<b>55,370,033</b>	73,971,612
	(ii) Given during the year	<b>1,133,321</b>	2,548,033
	(iii) Returned/ Adjusted During the year	<b>3,550,000</b>	21,149,612
	(iv) Closing Balance	<b>52,953,354</b>	55,370,033
(b)	<b>Investment</b>		
	(i) Opening Balance	<b>10,700,000</b>	10,700,000
	(ii) Closing Balance	<b>10,700,000</b>	10,700,000

**JAI REALTY VENTURES LIMITED**  
**Notes on Financial statements for the year ended 31st March, 2014**

Name of Company	Nature of Transaction	2013-14	Amount in Rs. 2012-13
<b>Hill Rock Construction Limited</b>			
(a)	<b>Loans and Advances</b>		
	(i) Opening Balance	26,864,639	33,446,606
	(ii) Given during the year	7,029,112	1,453,033
	(iii) Returned/ Adjusted During the year	23,897,000	8,035,000
	(iv) Closing Balance	9,996,751	26,864,639
(b)	<b>Investment</b>		
	(i) Opening Balance	10,050,000	10,050,000
	(ii) Closing Balance	10,050,000	10,050,000
<b>Hind Agri Properties Limited</b>			
(a)	<b>Loans and Advances</b>		
	(i) Opening Balance	94,120,957	93,590,020
	(ii) Given during the year	103,512	530,937
	(iii) Closing Balance	94,224,469	94,120,957
(b)	<b>Investment</b>		
	(i) Opening Balance	500,000	500,000
	(ii) Closing Balance	500,000	500,000
<b>Iconic Realtors Limited</b>			
(a)	<b>Loans and Advances</b>		
	(i) Opening Balance	1,185,070,568	1,085,353,535
	(ii) Given during the year	96,112	99,717,033
	(iii) Returned/ Adjusted During the year	250,709	-
	(iv) Closing Balance	1,184,915,971	1,185,070,568
(b)	<b>Investment</b>		
	(i) Opening Balance	500,000	500,000
	(ii) Purchase/Adjusted during the year	250,000	-
	(iii) Closing Balance	750,000	500,000
<b>Jailaxmi Realty and Developers Limited</b>			
(a)	<b>Loans and Advances</b>		
	(i) Opening Balance	194,034,645	178,219,612
	(ii) Given during the year	32,112	15,815,033
	(iii) Closing Balance	194,066,757	194,034,645
(b)	<b>Investment</b>		
	(i) Opening Balance	500,000	500,000
	(ii) Closing Balance	500,000	500,000
<b>Krupa Land Limited</b>			
(a)	<b>Loans and Advances</b>		
	(i) Opening Balance	196,704,645	196,680,112
	(ii) Given during the year	778,112	178,584
	(iii) Returned/ Adjusted During the year	50,000	154,051
	(iv) Closing Balance	197,432,757	196,704,645
(b)	<b>Investment</b>		
	(i) Opening Balance	500,000	500,000
	(ii) Closing Balance	500,000	500,000
<b>Krupa Realtors Limited</b>			
(a)	<b>Loans and Advances</b>		
	(i) Opening Balance	82,404,645	74,980,112
	(ii) Given during the year	121,112	7,424,533
	(iii) Returned/ Adjusted During the year	25,000	-
	(iv) Closing Balance	82,500,757	82,404,645
(b)	<b>Investment</b>		
	(i) Opening Balance	500,000	500,000
	(ii) Closing Balance	500,000	500,000
<b>Multifaced Impex Limited</b>			
(a)	<b>Loans and Advances</b>		
	(i) Opening Balance	9,817,298	9,644,595
	(ii) Given during the year	175,112	172,703
	(iii) Returned/ Adjusted During the year	300,000	-
	(iv) Closing Balance	9,692,410	9,817,298
(b)	<b>Investment</b>		
	(i) Opening Balance	84,638,841	84,638,841
	(ii) Purchase/Adjusted during the year	300,000	-
	(iii) Closing Balance	84,938,841	84,638,841

**JAI REALTY VENTURES LIMITED**  
**Notes on Financial statements for the year ended 31st March, 2014**

Name of Company	Nature of Transaction	2013-14	Amount in Rs. 2012-13
<b>Novelty Realty and Developers Limited</b>			
(a)	<b>Loans and Advances</b>		
	(i) Opening Balance	97,677,645	96,143,112
	(ii) Given during the year	32,112	1,534,533
	(iii) Closing Balance	97,709,757	97,677,645
(b)	<b>Investment</b>		
	(i) Opening Balance	500,000	500,000
	(ii) Closing Balance	500,000	500,000
<b>Rainbow Infraprojects Limited</b>			
(a)	<b>Loans and Advances</b>		
	(i) Opening Balance	122,969,645	122,946,612
	(ii) Given during the year	32,612	23,033
	(iii) Returned/ Adjusted During the year	30,000	-
	(iv) Closing Balance	122,972,257	122,969,645
(b)	<b>Investment</b>		
	(i) Opening Balance	500,000	500,000
	(ii) Closing Balance	500,000	500,000
<b>Rudradev Developers Limited</b>			
(a)	<b>Loans and Advances</b>		
	(i) Opening Balance	117,283,145	104,659,112
	(ii) Given during the year	32,112	12,624,033
	(iii) Closing Balance	117,315,257	117,283,145
(b)	<b>Investment</b>		
	(i) Opening Balance	500,000	500,000
	(ii) Closing Balance	500,000	500,000
<b>Swar Land Developers Limited</b>			
(a)	<b>Loans and Advances</b>		
	(i) Opening Balance	42,405,645	42,336,612
	(ii) Given during the year	88,873,355	69,033
	(iii) Closing Balance	131,279,000	42,405,645
(b)	<b>Investment</b>		
	(i) Opening Balance	500,000	500,000
	(ii) Closing Balance	500,000	500,000
<b>Swastik Land Developers Limited</b>			
(a)	<b>Loans and Advances</b>		
	(i) Opening Balance	83,676,145	93,153,112
	(ii) Given during the year	3,996,812	23,033
	(iii) Returned/ Adjusted During the year	-	9,500,000
	(iv) Closing Balance	87,672,957	83,676,145
	(v) Provision for Doubtful	8,829,500	8,829,500
(b)	<b>Investment</b>		
	(i) Opening Balance	481,050	481,050
	(ii) Purchase/Adjusted during the year	-	9,500,000
	(iii) Closing Balance	481,050	9,981,050
	(iv) Provision for Diminution	481,050	481,050

**JAI REALTY VENTURES LIMITED**  
**Notes on Financial statements for the year ended 31st March, 2014**

Name of Company	Nature of Transaction	2013-14	Amount in Rs.
			2012-13
<b>Vasant Bahar Realty Limited</b>			
	(a) <b>Loans and Advances</b>		
	(i) Opening Balance	<b>4,637,645</b>	4,777,112
	(ii) Given during the year	<b>1,634,612</b>	160,533
	(iii) Returned/ Adjusted During the year	<b>5,506,445</b>	300,000
	(iv) Closing Balance	<b>765,812</b>	4,637,645
	(b) <b>Investment</b>		
	(i) Opening Balance	<b>3,800,000</b>	3,800,000
	(ii) Closing Balance	<b>3,800,000</b>	3,800,000
<b>Welldone Real Estate Limited</b>			
	(a) <b>Loans and Advances</b>		
	(i) Opening Balance	<b>958,033</b>	-
	(ii) Given during the year	<b>41,612</b>	1,368,033
	(iii) Returned/ Adjusted During the year	-	410,000
	(iv) Closing Balance	<b>999,645</b>	958,033
	(b) <b>Investment</b>		
	(i) Opening Balance	<b>7,850,000</b>	7,850,000
	(ii) Closing Balance	<b>7,850,000</b>	7,850,000
<b>Yug Developers Limited</b>			
	(a) <b>Loans and Advances</b>		
	(i) Opening Balance	<b>24,496,083</b>	21,877,646
	(ii) Given during the year	<b>56,012</b>	2,618,437
	(iii) Closing Balance	<b>24,552,095</b>	24,496,083
	(b) <b>Investment</b>		
	(i) Opening Balance	<b>5,500,000</b>	5,500,000
	(ii) Closing Balance	<b>5,500,000</b>	5,500,000
<b>Shri Virendra Jain</b>	Director Sitting Fee	-	20,000
<b>Shri Gaurav Jain</b>	Director Sitting Fee	-	15,000

**FINANCIAL INFORMATION OF SUBSIDIARY COMPANIES**

Particulars regarding subsidiary companies under Section 212 (8) of the Companies Act,1956, information pursuant to General Circular No. 2/2011 dated 8th February, 2011 issued by the Government of India, Ministry of Corporate Affairs.

S. No.	Name of Subsidiary	Reporting	Capital	Reserves	Total	Total	Investments			Revenue from Operation	Profit Before Taxation	Provision for Taxation	Profit after Taxation	Proposed Dividend
		Currency					Assets	Liabilities	Total					
1	Ashoka Realty and Developers Limited	INR	100.00	(91.11)	609.73	600.84	-	-	-	-	(0.30)	-	(0.30)	-
2	Belle Terre Realty Limited	INR	13,495.89	(60.02)	13,438.32	2.45	30.53	18.32	12.21	-	(9.09)	-	(9.09)	-
		USD	225.84	(1.00)	224.88	0.04	0.51	0.31	0.20	-	(0.15)	-	(0.15)	-
3	Ekdant Realty and Developers Limited	INR	5.00	(1.64)	1,677.67	1,674.32	-	-	-	-	(0.27)	-	(0.27)	-
4	Hari Darshan Realty Limited	INR	6.02	121.90	672.56	544.63	-	-	-	35.50	31.48	9.90	21.58	-
5	Hill Rock Construction Limited	INR	5.96	238.07	348.87	104.84	-	-	-	239.50	187.69	61.00	126.70	-
6	Hind Agri Properties Limited	INR	5.00	(2.77)	944.67	942.44	0.31	-	0.31	-	(0.27)	-	(0.27)	-
7	Iconic Realtors Limited	INR	7.50	(5.46)	11,852.73	11,850.68	-	-	-	-	(0.91)	-	(0.91)	-
8	Jailaxmi Realty and Developers Limited	INR	5.00	(1.68)	1,944.13	1,940.81	-	-	-	-	(0.27)	-	(0.27)	-
9	Krupa Land Limited	INR	5.00	(2.93)	1,976.54	1,974.47	-	-	-	-	(0.30)	-	(0.30)	-
10	Krupa Realtors Limited	INR	5.00	(1.68)	828.58	825.26	-	-	-	-	(0.27)	-	(0.27)	-
11	Multifaced Impex Limited	INR	8.05	(4.57)	100.81	97.33	-	-	-	-	(0.14)	-	(0.14)	-
12	Novelty Realty and Developers Limited	INR	5.00	(1.90)	980.34	977.24	-	-	-	-	(0.27)	-	(0.27)	-
13	Oasis Holding FZC	INR	24.40	(39.47)	5,152.38	5,167.46	5,134.07	-	5,134.07	-	(6.95)	-	(6.95)	-
		AED	1.50	(2.43)	316.78	317.70	315.65	-	315.65	-	(0.42)	-	(0.42)	-
14	Rainbow Infraprojects Limited	INR	5.00	(4.17)	1,230.71	1,229.88	-	-	-	-	(0.46)	(0.06)	(0.40)	-
15	Rudradev Developers Limited	INR	5.00	(1.58)	1,176.71	1,173.29	-	-	-	-	(0.27)	-	(0.27)	-
16	Swar Land Developers Limited	INR	5.00	(8.45)	1,361.96	1,365.42	-	-	-	-	(4.35)	0.04	(4.39)	-
17	Swastik Land Developers Limited	INR	100.00	(96.37)	880.50	876.87	-	-	-	-	(0.30)	-	(0.30)	-
18	Vasant Bahar Realty Limited	INR	5.33	66.18	80.69	9.18	-	-	-	64.45	49.27	15.28	33.99	-
19	Welldone Real Estate Limited	INR	5.74	53.72	70.31	10.85	-	-	-	-	(1.03)	(0.03)	(1.00)	-
20	Yug Developers Limited	INR	5.50	65.89	317.05	245.66	-	-	-	-	(0.29)	-	(0.29)	-

Note:

- 1 Exchange rate (as on 31<sup>st</sup> March, 2014) used in:
  - a) Oasis Holding FZC AED 1 = 16.2651
  - b) Belle Terre Realty Limited USD 1 = 59.7580

## **INDEPENDENT AUDITORS' REPORT ON CONSOLIDATED FINANCIAL STATEMENTS**

**To**  
**The Board of Directors**  
**Jai Realty Venture Limited**

### **Report on the Financial Statements**

We have audited the accompanying Consolidated financial statements of '**Jai Realty Ventures Limited**' ("the Company") and its Subsidiaries and an Associate Company (Collectively referred to as "the Group") which comprise the consolidated Balance Sheet as at March 31, 2014, and the consolidated Statement of Profit and Loss and consolidated Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

### **Management's Responsibility for the Consolidated Financial Statements**

Management is responsible for the preparation of these consolidated 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 Accounting Standards notified under the Companies Act, 1956 ("the Act") read with the General Circular 15/2013 dated 13<sup>th</sup> September 2013 of the Ministry of Corporate Affairs in respect of section 133 of Companies Act, 2013. This responsibility includes the design, implementation and maintenance of internal control 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 consolidated 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.

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An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation & presentation of the consolidated 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 the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

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

### **Opinion**

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on the financial statements of the subsidiaries as noted below, we are of the opinion that the attached consolidated financial statements give a true and fair view in conformity with the accounting principles generally accepted in India:

- i. in the case of the Consolidated Balance Sheet, of the state of affairs of the Group as at 31st March, 2014;
- ii. in the case of the Consolidated Statement of Profit and Loss, of the profit of the Group for the year ended on that date; and
- iii. in the case of the Consolidated Cash Flow Statement, of the cash flows of the Group for the year ended on that date.

### **Emphasis of Matter**

The auditors of nine subsidiaries companies, without qualifying their reports on the financial statements of those companies, have drawn attention in respect of non-receipt of balance confirmations of certain advances given for purchase of land and development rights including legal action for non-execution of sale deed as mentioned in Note 16.2 on the Consolidated Financial Statements.

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**Other Matter**

We did not audit the financial statements of twenty subsidiary companies, whose financial statements reflect total assets of Rs. 4,175,115,669 as at 31st March, 2014, total revenue of Rs. 33,998,048 and net cash inflows aggregating Rs. 1,602,582 for the year then ended and also the financial statements of an associate in which the share of loss of the Company is Rs NIL for the year ended on that date. These financial statements and other financial information have been audited by other auditors whose reports have been furnished to us, and our opinion is based solely on the report of other auditors. Our opinion is not qualified in respect of above matter.

**For Chaturvedi & Shah**

Chartered Accountants  
(Firm Registration Number 101720W)

**R. Koria**

Partner  
Membership No.: 35629

Place: Mumbai

Date: 6<sup>th</sup> May 2014

**JAI REALTY VENTURES LIMITED**  
**CONSOLIDATED BALANCE SHEET AS AT 31<sup>ST</sup> MARCH, 2014**

**(Amount in Rs.)**

Particulars	Note	As At 31 <sup>st</sup> March, 2014	As At 31 <sup>st</sup> March, 2013
<b>I EQUITY AND LIABILITIES</b>			
<b>1 Shareholders' funds</b>			
(a) Share Capital	2	550,000	550,000
(b) Reserves and Surplus	3	<u>332,269,635</u>	<u>196,071,018</u>
		<b>332,819,635</b>	196,621,018
<b>2 Non-current Liabilities</b>			
(a) Long-term Borrowings	4	4,128,607,430	4,016,979,461
(b) Deferred Tax Liabilities (Net)	5	<u>57,620</u>	<u>70,826</u>
		<b>4,128,665,050</b>	4,017,050,287
<b>3 Current Liabilities</b>			
(a) Short-term Borrowings	6	42,367,000	39,222,472
(b) Trade Payables	7	6,941,913	1,984,366
(c) Other Current Liabilities	8	1,319,048	1,497,691
(d) Short-term Provisions	9	<u>10,292</u>	<u>61,000</u>
		<b>50,638,253</b>	42,765,529
<b>TOTAL</b>		<u><u>4,512,122,938</u></u>	<u><u>4,256,436,835</u></u>
<b>II ASSETS</b>			
<b>1 Non-current Assets</b>			
Fixed Assets			
(i) Tangible Assets	10	991,352	1,109,838
(iii) Capital Work-in-progress		8,300	8,300
Goodwill on Consolidation		85,297,273	85,297,273
Non-current Investments	11	513,800,705	467,381,290
Long-term Loans and Advances	12	<u>1,200,478,933</u>	<u>1,116,268,918</u>
		<b>1,800,576,563</b>	1,670,065,619
<b>2 Current Assets</b>			
Current Investments	13	164,771,000	164,771,000
Inventories	14	1,070,801,841	981,048,471
Cash and Bank Balances	15	19,504,739	19,286,432
Short-term Loans and Advances	16	<u>1,456,468,795</u>	<u>1,421,265,313</u>
		<b>2,711,546,375</b>	2,586,371,216
<b>TOTAL</b>		<u><u>4,512,122,938</u></u>	<u><u>4,256,436,835</u></u>
<b>Significant Accounting Policies</b>	1		
<b>Notes on Consolidated Financial Statements</b>	2 to 29		

As per our report of even date

**For Chaturvedi & Shah**

Chartered Accountants

For and on behalf of the Board of Directors

**R.Koria**

Partner

**Virendra Jain**

Director  
(DIN 00077662)

**Gaurav Jain**

Director  
(DIN 00077770)

Place : Mumbai

Date : 6th May, 2014

**JAI REALTY VENTURES LIMITED****CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2014****(Amount in Rs.)**

<b>Particulars</b>	<b>Note</b>	<b>Year Ended 31<sup>st</sup> March, 2014</b>	<b>Year Ended 31<sup>st</sup> March, 2013</b>
<b>I</b> Gross Revenue From Operations	<b>17</b>	<b>33,945,000</b>	27,190,500
<b>II</b> Other Income	<b>18</b>	<b>78,049</b>	15,308
<b>III Total Revenue (I+II)</b>		<b>34,023,049</b>	27,205,808
<b>IV Expenses:</b>			
Construction and Development Cost	<b>19</b>	<b>93,289,444</b>	1,418,323
Change in Inventories of Finished Goods,	<b>20</b>	<b>(87,070,209)</b>	21,362,483
Employee Benefits Expense	<b>21</b>	<b>378,710</b>	-
Depreciation and Amortization Expense	<b>10</b>	<b>169,986</b>	168,431
Finance Costs	<b>22</b>	<b>97,952</b>	-
Other Expenses	<b>23</b>	<b>2,991,876</b>	3,226,126
<b>Total Expenses</b>		<b>9,857,759</b>	26,175,363
<b>V Profit Before Tax (III- IV)</b>		<b>24,165,290</b>	1,030,445
<b>VI Tax Expense</b>			
Income Tax		<b>8,625,700</b>	886,000
Deferred Tax (Credit)		<b>(13,206)</b>	(12,185)
<b>VII Profit for the year</b>		<b>15,552,796</b>	156,630
<b>VIII Earnings per Equity Share of Rs.10 each</b>	<b>24</b>		
<b>Basic(In Rs.)</b>		<b>311.06</b>	3.13
<b>Diluted (In Rs.)</b>		<b>282.78</b>	2.85
<b>Significant Accounting Policies</b>	<b>1</b>		
<b>Notes on Consolidated Financial Statements</b>	<b>2 to 29</b>		

As per our report of even date

**For Chaturvedi & Shah**

Chartered Accountants

For and on behalf of the Board of Directors

**R.Koria**

Partner

**Virendra Jain**Director  
(DIN 00077662)**Gaurav Jain**Director  
(DIN 00077770)**Place : Mumbai****Date : 6th May,2014**

**JAI REALTY VENTURES LIMITED**  
**CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2014**

(Amount in Rs.)

Particulars	Year Ended 31 <sup>st</sup> March, 2014	Year Ended 31 <sup>st</sup> March, 2013
<b>A. Cash Flow from Operating Activities</b>		
Net Profit before tax as per Statement of Profit and Loss	24,165,290	1,030,445
<b>Adjusted for :</b>		
Depreciation	169,986	168,431
Effects of foreign exchange rate change *	1,814,545	1,133,230
Profit on sale of investments	-	(15,308)
Dividend from Current Investments	(8,743)	-
Finance Cost	97,952	-
Sundry Balances written back (Net)	(31,356)	-
Interest Income on Fixed Deposit	-	-
	<b>2,042,384</b>	1,286,353
<b>Operating Profit before Working Capital Changes</b>	<b>26,207,674</b>	2,316,798
<b>Adjusted for :</b>		
Trade and Other Receivables	(35,332,957)	(29,411,040)
Inventories	(89,753,370)	21,362,482
Trade and Other Payables	4,810,260	702,738
<b>Cash used in operations</b>	<b>(94,068,393)</b>	(5,029,022)
Direct taxes paid	(8,636,659)	(144,828,052)
<b>Net Cash used in Operating Activities</b>	<b>(102,705,052)</b>	(149,857,074)
<b>B. Cash Flow from Investing Activities</b>		
Purchase of Investments	-	(395,000)
Purchase of Fixed Assets	(51,500)	-
Sale of Investments	-	410,308
Dividend from Current Investment	8,743	-
Fixed Deposit with bank having maturity of more than three months (placed)	(813,255)	(1,555,930)
Fixed Deposit with bank having maturity of more than three months (Matured)	1,664,065	-
<b>Net Cash flow from Investment Activities</b>	<b>808,053</b>	(1,540,622)
<b>C. Cash Flow from Financing Activities</b>		
Proceeds of Long Term Loans	100,000,000	150,103,562
Movement in Short Term Loans	3,144,528	(920,753)
<b>Net Cash flow from Financing Activities</b>	<b>103,144,528</b>	149,182,809
<b>Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)</b>	<b>1,247,529</b>	(2,214,888)
<b>Opening Balance of Cash and Cash Equivalents</b>	<b>17,443,955</b>	19,658,843
<b>Closing Balance of Cash and Cash Equivalents #</b>	<b>18,691,484</b>	17,443,955

# Components of Cash and Cash equivalents Refer note 15

\* includes exchange difference on account of translation of foreign subsidiary companies financial statements.

**Notes :**

- 1 The above Cash Flow Statements has been prepared under the "Indirect Method" as set out in Accounting Standard-3 "Cash Flow
- 2 The Previous year's figures have been regrouped, rearranged and reclassified wherever necessary.
- 3 Bracket indicates cash outflow.

As per our report of even date

**For CHATURVEDI & SHAH**

Chartered Accountants

For and on behalf of the Board of Directors

**R. Koria**

Partner

**Virendra Jain**

Director  
(DIN 00077662)

**Gaurav Jain**

Director  
(DIN 00077770)

Place: Mumbai

Date : 6th May,2014

**JAI REALTY VENTURES LIMITED**  
**NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2014.**

**Note 2 - Share Capital**

Particulars	(Amount in Rs.)	
	As At 31 <sup>st</sup> March, 2014	As At 31 <sup>st</sup> March, 2013
<b>(A) Authorised Shares</b>		
<b>9,50,000</b> Equity Shares of Rs. 10 each (950,000)	<b>9,50,000</b>	9,50,000
<b>50,000</b> 1% Optionally Convertible Non-Cumulative, Redeemable (50,000) Preference Shares of Rs.10 each	<b>500,000</b>	500,000
	<b>10,00,000</b>	10,00,000
<b>(B) Issued, Subscribed and fully paid up shares</b>		
<b>50,000</b> Equity Shares of Rs. 10 each (50,000)	<b>500,000</b>	500,000
<b>5,000</b> 1% Optionally Convertible Non-Cumulative, Redeemable (5,000) Preference Shares of Rs.10 each	<b>50,000</b>	50,000
<b>Total</b>	<b>550,000</b>	550,000

**2.1 (i) Reconciliation of Number of Equity Shares outstanding at the beginning and at the end of the year.**

Particulars	(Amount in Rs.)			
	2013-2014		2012-2013	
	(In Nos.)	(In Rs.)	(In Nos.)	(In Rs.)
Number of Shares outstanding at the beginning of the year	<b>50,000</b>	<b>500,000</b>	50,000	500,000
Number of Shares outstanding at the end of the year	<b>50,000</b>	<b>500,000</b>	50,000	500,000

**2.2 (ii) Reconciliation of Number of Preference Shares outstanding at the beginning and at the end of the year.**

Particulars	(Amount in Rs.)			
	2013-2014		2012-2013	
	(In Nos.)	(In Rs.)	(In Nos.)	(In Rs.)
Number of Shares outstanding at the beginning of the year	<b>5,000</b>	<b>50,000</b>	5,000	50,000
Number of Shares outstanding at the end of the year	<b>5,000</b>	<b>50,000</b>	5,000	50,000

**2.3 (i) The Terms / rights attached to the Equity Shares**

The holder of equity shares of Re. 10 each is entitled to one vote per share. The equity shareholders are entitled to dividend only if dividend in a particular financial year is recommended by the Board of Directors and approved by the members at the annual general meeting of that year. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company, after distribution of all Preferential amounts. The distribution will be in proportion to the number of equity shares held by share holders.

**(ii) The Terms of conversion / redemption of Preference Shares**

1% Optionally Convertible Non Cumulative Redeemable Preference Shares are redeemable at any time from the date of allotment i.e.31.03.2010 at the option of the Company or at the end of 20 years from the date of allotment at a premium of Rs.990 each. 1% Optionally Convertible Non-Cumulative Redeemable Preference Share (OCPS) holders have also the option to convert each OCPS at any time prior to the redemption into One Equity Share of Rs. 10 each fully paid up.

**2.4 Redemption Premium on preference shares as mentioned above will be paid out of Securities Premium Reserve and hence no provision has been considered necessary.**

**JAI REALTY VENTURES LIMITED****NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2014.****2.5 Equity and Preference Shares held by Holding Company**

<b>Name of the Company</b>	<b>As At 31<sup>st</sup> March, 2014</b>	<b>As At 31<sup>st</sup> March, 2013</b>
<b>Jai Corp Limited</b>		
Equity Shares (in Nos.) (Including Equity Shares held jointly with nominees)	<b>50,000</b>	50,000
1% Optionally Convertible Non-cumulative, Redeemable Preference Shares (in Nos.)	<b>5,000</b>	5,000

**2.6 Details of shares in the Company held by each shareholder holding more than 5% shares:**

<b>Name of Shareholder</b>	<b>As At 31<sup>st</sup> March, 2014</b>		<b>As At 31<sup>st</sup> March, 2013</b>	
	<b>No. of Shares held</b>	<b>% of Holding</b>	<b>No. of Shares held</b>	<b>% of Holding</b>
<b>Jai Corp Limited</b>				
Equity Shares (Including Equity Shares held jointly with nominees)	<b>50,000</b>	<b>100</b>	50,000	100
1% Optionally Convertible Non-Cumulative, Redeemable Preference Shares	<b>5,000</b>	<b>100</b>	5,000	100

**2.7** Figures in bracket represents previous year figure.

## JAI REALTY VENTURES LIMITED

### NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2014.

#### Note 1 STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

##### 1.1 Principles of Consolidation

The Consolidated Financial Statements relate to Jai Realty Ventures Limited {'the Company'}, its Subsidiary Companies and an Associate Company. The Consolidated Financial Statements have been prepared on the following basis:

- (a) The Audited Financial Statements of foreign subsidiaries, Belle Terre Realty Limited and Oasis Holding (FZC), as at 31st March, 2014 have been prepared in accordance with International Financial Reporting Standards and the same have been consolidated as it is without converting the same as per the Generally Accepted Accounting Principles as applicable in India.
- (b) The financial statements of the Company and its Subsidiary Companies have been combined on a line-by-line basis by adding together the book value of like items of assets, liabilities, income and expenses, after fully eliminating intra-group balances and intra-group transactions resulting in unrealized profits or losses in accordance with Accounting Standard-21(AS-21) "Consolidated Financial Statements".
- (c) In case of foreign subsidiary, being non-integral operations, revenue items are consolidated at the average rate prevailing during the year. All assets and liabilities are converted at rates prevailing at the end of the year. Any exchange difference arising on consolidation is recognised in the foreign exchange translation reserve.
- (d) The difference between the cost of Investments in the subsidiaries, over the net assets at the time of acquisition of shares in subsidiaries, or on the date of the financial statement immediately preceding the date of acquisition in Subsidiaries, is recognised in the financial statements as Goodwill or Capital Reserve, as the case may be.
- (e) The difference between the proceeds from disposal of investment in a subsidiary and the carrying amount of its assets less liabilities as of the date of disposal is recognised in the consolidated statement of Profit and Loss as the profit or loss on disposal of investment in subsidiary.
- (f) Minority Interest's in share of net profit/loss of Consolidated Financial Statements for the year is identified and adjusted against the income of the group in order to arrive at the net income attributable to shareholders of the company.
- (g) Minority Interest's in share of net assets of Consolidated Subsidiaries is identified and presented in the consolidated balance sheet separate from liabilities and the equity of the company's shareholders.
- (h) In case of associate, where the Company directly or indirectly through Subsidiaries holds more than 20% of equity Investments, accounting is done based on equity method in accordance with AS-23 - "Accounting for Investments in Associates in Consolidated Financial Statements".
- (i) The Company accounts for its share in the change in the net assets of the Associate, post acquisition, after eliminating unrealised profits and losses resulting from transaction between the Company and its Associate to the extent of its share, through its Statement of Profit and Loss to the extent such change is attributable to the Associates' Statement of Profit and Loss and through its reserves for the balance, based on available information.
- (j) The difference between the cost of investment in the Associate and the share of net assets at the time of acquisition of shares in the Associate is identified and separately disclosed in the Financial Statements as Goodwill or Capital Reserve as the case may be.
- (k) The Consolidated Financial Statements have been prepared using Uniform Accounting Policies for like transactions and other events in similar circumstances except as mentioned in the Note 1.1(a) on financial Statements and are presented to the extent possible, in the same manner as the company's separate financial statements.

1.2 Investment other than in Subsidiaries and Associates have been accounted as per AS-13 on "Accounting For Investments".



## JAI REALTY VENTURES LIMITED

### NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2014.

#### 1.3 Other Significant Accounting Policies

(a) **Basis of Preparation of Financial Statements**

The financial statements have been prepared as a going concern under historical cost convention, in accordance with the notified Accounting Standards by Companies (Accounting Standards) Rules, 2006 (as amended) and the provisions of the Companies Act, 1956 ("The Act") (which continue to be applicable in respect of Section 133 of the Companies Act, 2013 in terms of general circular 15/2013, dated 13th September 2013 of the Ministry of Corporate Affairs) as adopted consistently by the Company.

(b) **Use Of Estimates**

The preparation of financial statements requires estimates and assumptions to be made that affect the reported amount of assets and liabilities and the reported amount of revenues and expenses during the reporting period. Difference between the actual result and estimates are recognised in the period in which the results are known/materialised.

(c) **Fixed Assets**

Fixed Assets are stated at cost of acquisition less accumulated depreciation and impairment loss, if any.

(d) **Depreciation**

Depreciation has been provided on Straight line method as the rate and manner prescribed under Schedule XIV to the Companies Act, 1956

(e) **Investments**

Current investments are carried at lower of cost and market value/NAV, computed individually. Long term investments are stated at cost. Provision for diminution in the value of Long term investments is made only if such decline is other than temporary in the opinion of the management.

(f) **Inventories**

Inventories comprise of cost of project activities under development (W.I.P.) Cost of inventories consists of cost of land, land development expenses, material, services, construction cost, interest and financial charges and other expenses related to project under development. In general, all inventories of land are state at lower of cost and net realisable value. Inventories of land are taken on the basis of Agreement to sell.

(g) **Foreign Currency Transactions**

(i) Transactions denominated in foreign currencies are initially recorded at the exchange rate prevailing on the date of transaction.

(ii) Monetary items denominated in foreign currencies at the year-end are restated at the closing rates. In case of any items, covered by forward exchange contracts, the difference between the closing rate and rate on the date of the contract is recognized as exchange rate difference and the premium paid on forward contracts not intended for trading or speculation purpose is amortised as expense over the life of the contract.

(iii) Non-monetary items which are carried in term of historical cost denominated in a foreign currency are reported using the exchange rate at the date of transaction.

(iv) Any income or expense on account of exchange difference either on settlement or on translation is recognised in the Statement of Profit and Loss.

(h) **Revenue Recognition**

Revenue from operations includes sales of goods, land, services, scrap, commission, excise duty and service tax but excludes sales tax/ Value Added Tax and is recognised when significant risk and rewards of ownership of the goods have passed to the buyer. Dividend Income is recognised when right to receive the payment is established by the balance sheet date. Interest income is recognised on time proportion basis taking into account the amount outstanding and rate applicable. Commission and job-work income are recognised on an accrual basis in accordance with the terms of relevant agreement.

**JAI REALTY VENTURES LIMITED**

**NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2014.**

**(i) Employee's Benefits**

(i) Short term employee benefits are recognized as an expense at the undiscounted amount in the Statement of Profit and Loss of the year in which the related service is rendered.

(ii) Post employment benefits in the form of gratuity, which is defined benefit obligation, is recognized as an expense in the Statement of Profit and Loss for the year in which the employee has rendered services. The expense is recognized at the present value of the amounts payable determined using actuarial valuation techniques based on Projected unit credit method. Actuarial gains and losses in respect of post employment benefits are charged to the Statement of Profit and Loss .

(iii) Compensated absences are accounted similar to the short term employee benefits.

**(j) Preliminary And Share Issue Expenses**

Preliminary and share issue expenses are charged off to the Statement of Profit and Loss in the year in which they are incurred.

**(k) Provision For Current And Deferred Tax**

Provision for current tax is made after taking into consideration benefits admissible for each of the entity in the Group in accordance with the provision of applicable tax law of the respective Jurisdictions where the entities are located. Deferred tax resulting from "timing difference" between book and taxable profit is accounted for using the tax rates and laws that have been enacted or substantively enacted as on the balance sheet date. The deferred tax asset is recognized and carried forward only to the extent that there is a virtual certainty that the assets will be realized in future.

**(l) Provision, Contingent Liabilities And Contingent Assets**

Provision involving substantial degree of estimation in measurement are recognised when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources. Contingent liabilities are not recognized but are disclosed in the financial statements. Contingent assets are neither recognized not disclosed in the financial statements.

**(m) Earning per Share**

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity share holders (after deducting preference dividend and attributable tax) by the weighed average number of equity shares outstanding during the year. The weighed average number of equity shares outstanding during the year is adjusted for events such as bonus issue, bonus element in a right issue, shares split and reserve share splits (consolidation of shares) that have changed the number of equity shares outstanding, without a corosponding change in resources. For the purpose of calculating diluted earning per share, the net profit or loss for the year attributable to equity share holders and the weighed average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

**JAI REALTY VENTURES LIMITED****NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2014.****NOTE 1.4**

The audited financial results of the following subsidiary companies and associate companies as on 31<sup>st</sup> March, 2014 have been considered in the preparation of Consolidated Financial Statements.

<b>Name of the Company</b>	<b>Nature of Interest</b>	<b>Country of Incorporation</b>	<b>Proportion of ownership Interest</b>
Ashoka Realty and Developers Limited	Subsidiary	India	100%
Belle Terre Realty Limited	Subsidiary	Mauritius	100%
Ekdant Realty and Developers Limited	Subsidiary	India	100%
Hari Darshan Realty Limited	Subsidiary	India	100%
Hill Rock Construction Limited	Subsidiary	India	100%
Hind Agri Properties Limited	Subsidiary	India	100%
Iconic Realtors Limited	Subsidiary	India	100%
Jai Laxmi Realty and Developers Limited	Subsidiary	India	100%
Krupa Land Limited	Subsidiary	India	100%
Krupa Realtors Limited	Subsidiary	India	100%
Multifaced Impex Limited	Subsidiary	India	100%
Novelty Realty & Developers Limited	Subsidiary	India	100%
Oasis Holding FZC	Subsidiary	Sharjah, UAE	75%
Rainbow Infraprojects Limited	Subsidiary	India	100%
Rudradev Developers Limited	Subsidiary	India	100%
Swar Land Developers Limited	Subsidiary	India	100%
Swastik Land Developers Limited	Subsidiary	India	100%
Vasant Bahar Realty Limited	Subsidiary	India	100%
Welldone Real Estate Limited	Subsidiary	India	100%
Yug Developers Limited	Subsidiary	India	100%
Searock Developers FZC	Associate	Sharjah, UAE	50%

**JAI REALTY VENTURES LIMITED**  
**NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2014.**

**Note 3 - Reserves and Surplus**

Particulars	(Amount in Rs.)	
	As At 31 <sup>st</sup> March, 2014	As At 31 <sup>st</sup> March, 2013
<b>Securities Premium Reserve</b>		
Balance at the beginning and at the end of the year	4,950,000	4,950,000
<b>Foreign Currency Translation Reserve</b>		
Balance at the beginning of the year	224,325,263	158,089,393
Add: Effect of foreign exchange rate variation during the year	120,645,820	66,235,870
Balance at the end of the year	344,971,083	224,325,263
<b>Capital Reserve on consolidation</b>	38,050	38,050
<b>Surplus in Statement of Profit and Loss</b>		
Balance at the beginning of the year	(33,242,294)	(33,398,924)
Add: Net Profit for the year	15,552,796	156,630
Balance at the end of the year	(17,689,498)	(33,242,294)
<b>Total</b>	<b>332,269,635</b>	<b>196,071,018</b>

**Note 4 - Long-term Borrowings**

Particulars	(Amount in Rs.)	
	As At 31 <sup>st</sup> March, 2014	As At 31 <sup>st</sup> March, 2013
<b>Unsecured Loans</b>		
Loan from Related Party (Refer note 26)	4,000,000,000	3,900,000,000
Loan from Other	128,607,430	116,979,461
<b>Total</b>	<b>4,128,607,430</b>	<b>4,016,979,461</b>

4.1 The above interest free loan from holding company, is repayable on 30th June 2015 with an option to the company to repay earlier if sufficient funds are available with the company.

4.2 Loan for other taken by the Oasis Holding FZE for Projects is interest free and is expected to be settled in cash.

**Note 5 - Deferred Tax Liabilities (Net)**

Particulars	(Amount in Rs.)	
	As At 31 <sup>st</sup> March, 2014	As At 31 <sup>st</sup> March, 2013
<b>Deferred Tax Liabilities</b>		
Related to Fixed Assets	57,620	70,826
<b>Deferred Tax Assets</b>		
Disallowance Under Section 43B of the Income Tax Act'1961	-	-
<b>Total</b>	<b>57,620</b>	<b>70,826</b>

**Note 6 -Short-term Borrowings**

Particulars	(Amount in Rs.)	
	As At 31 <sup>st</sup> March, 2014	As At 31 <sup>st</sup> March, 2013
<b>Unsecured Loans</b>		
Loan from Related Party (Refer Note 26)	42,367,000	39,222,472
<b>Total</b>	<b>42,367,000</b>	<b>39,222,472</b>

6.1 The above loan from Holding company is interest free.

**JAI REALTY VENTURES LIMITED**

**NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2014.**

**Note 7- Trade Payables**

**(Amount in Rs.)**

<b>Particulars</b>	<b>As At 31<sup>st</sup> March, 2014</b>	<b>As At 31<sup>st</sup> March, 2013</b>
Micro, Small and Medium Enterprises	-	-
Others	<b>6,941,913</b>	1,984,366
<b>Total</b>	<b>6,941,913</b>	1,984,366

- 7.1 The Company has not received information from vendors regarding their status under the Micro, Small and Medium Enterprises Development Act 2006 and hence disclosures as required by notification dated 16.11.2007 issued by the Ministry of Company Affairs have not been given.

**Note 8 - Other Current Liabilities**

**(Amount in Rs.)**

<b>Particulars</b>	<b>As At 31<sup>st</sup> March, 2014</b>	<b>As At 31<sup>st</sup> March, 2013</b>
Salary, Wages and Allowances	<b>59,600</b>	-
Statutory Dues	<b>363,611</b>	165,122
Other Payables	<b>895,837</b>	1,332,569
<b>Total</b>	<b>1,319,048</b>	1,497,691

Other payable includes Liability for expenses etc.

**Note 9 - Short - Term Provisions**

**(Amount in Rs.)**

<b>Particulars</b>	<b>As At 31<sup>st</sup> March, 2014</b>	<b>As At 31<sup>st</sup> March, 2013</b>
Provision for Income Tax (Net)	<b>10,292</b>	61,000
<b>Total</b>	<b>10,292</b>	61,000

**JAI REALTY VENTURES LIMITED****NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2014.****Note 12 - Long-term Loans and Advances**

<b>Particulars</b>	<b>(Amount in Rs.)</b>	
	<b>As At 31<sup>st</sup> March, 2014</b>	<b>As At 31<sup>st</sup> March, 2013</b>
<b>(Unsecured, Considered good)</b>		
<b>Loans and Advances to Related Party (Refer Note 26)</b>		
Inter Corporate Deposit	<b>935,480,954</b>	851,436,699
<b>Others</b>		
Security Deposit	<b>129,475</b>	-
Income Tax (Net)	<b>264,868,504</b>	264,832,219
<b>Total</b>	<b>1,200,478,933</b>	<b>1,116,268,918</b>

**JAI REALTY VENTURES LIMITED**  
**NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2014.**  
**Note 14 - Inventories**

<b>(Amount in Rs.)</b>		
<b>Particulars</b>	<b>As At 31<sup>st</sup> March, 2014</b>	<b>As At 31<sup>st</sup> March, 2013</b>
Construction Materials	<b>2,683,161</b>	-
Work-in-Progress - Land and Development Expenses	<b>1,068,118,680</b>	981,048,471
<b>Total</b>	<b>1,070,801,841</b>	981,048,471

- 14.1 Includes Land of **Rs. 222,059,182** (Previous Year Rs. 227,720,856) pending execution conveyance/sale deed and possession of the land of **Rs.29,744,903** ( Previous Year Rs. 29,744,903) is in dispute.

**Note 15 - Cash and Bank Balances**

<b>(Amount in Rs.)</b>		
<b>Particulars</b>	<b>As At 31<sup>st</sup> March, 2014</b>	<b>As At 31<sup>st</sup> March, 2013</b>
<b>Cash and Cash Equivalents</b>		
Balances with Banks in Current Accounts	<b>18,513,072</b>	17,443,955
Fixed Deposit with Banks having Maturity with in 3 Months	<b>178,412</b>	-
<b>Other Bank Balances</b>		
Fixed Deposits with Banks having more than 12 Months Maturity	-	1,842,477
Fixed Deposits with Banks having more than 3 Months Maturity	<b>813,255</b>	-
<b>Total</b>	<b>19,504,739</b>	19,286,432

**Note 16 - Short-term Loans and Advances**

<b>(Amount in Rs.)</b>		
<b>Particulars</b>	<b>As At 31<sup>st</sup> March, 2014</b>	<b>As At 31<sup>st</sup> March, 2013</b>
<b>(Unsecured, Considered Good)</b>		
<b>Loans and Advances to Related Parties (Refer Note 26)</b>		
Advance Towards Purchase of Land and Developments Rights	-	22,642,026
<b>Other Loans and Advances</b>		
Advance Towards Purchase of Land and Developments Rights	<b>1,367,357,518</b>	1,309,023,491
Share Application Money	<b>88,565,352</b>	88,565,352
Other Advances	<b>545,925</b>	1,034,444
<b>Total</b>	<b>1,456,468,795</b>	<b>1,421,265,313</b>

- 16.1 Other Advances mainly includes Security Deposits and Advances for Expenses

- 16.2 Advance towards Purchase of Land / Development Rights aggregating to Rs.879,033,008/- (Previous Year Rs. 879,033,008/- ) which are subject to confirmation and Rs 4,250,000 in respect of which the Company has initiated legal action for non execution of Sale Deed/Conveyance. The management is of the view that the above full amount is recoverable and hence no provisions for doubtful advances is necessary.

**JAI REALTY VENTURES LIMITED**  
**NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2014.**

**Note 17 - Revenue from Operations**

**(Amount in Rs.)**

Particulars	Year Ended 31 <sup>st</sup> March, 2014	Year Ended 31 <sup>st</sup> March, 2013
Sale of Products - Land	33,945,000	27,190,500
<b>Total</b>	<b>33,945,000</b>	<b>27,190,500</b>

**Note 18 - Other Income**

**(Amount in Rs.)**

Particulars	Year Ended 31 <sup>st</sup> March, 2014	Year Ended 31 <sup>st</sup> March, 2013
Dividend on Current Investments	8,743	-
Profit on Sale of Current Investments	-	15,308
Sundry Credit Balance Written Back (Net)	31,356	-
Others	37,950	-
<b>Total</b>	<b>78,049</b>	<b>15,308</b>

**Note 19 - Construction and Development Cost**

**(Amount in Rs.)**

Particulars	Year Ended 31 <sup>st</sup> March, 2014	Year Ended 31 <sup>st</sup> March, 2013
Cost of Material Consumed	52,835,509	-
Labour Charges	23,117,028	-
Project Approval Cost	13,855,940	-
Architectrural Fees	1,123,600	-
Legal & Professional Expenses	961,023	827,760
Condonation and Other Charges	61,780	34,871
Power and Fuel	689,224	-
Survey and Other Charges	212,027	258,281
Security Charges	208,391	120,515
Land Assessment Tax	132,308	153,308
Other Expenses	92,614	23,588
<b>Total</b>	<b>93,289,444</b>	<b>1,418,323</b>

**Note 20 - Change in Inventories of Finished Goods, Work in Progress**

**(Amount in Rs.)**

Particulars	Year Ended 31 <sup>st</sup> March, 2014	Year Ended 31 <sup>st</sup> March, 2013
<b>At the beginning of the Year</b>		
Work-in-Progress	963,854,094	1,002,410,954
<b>At the end of the Year</b>		
Work-in-Progress	1,050,924,303	981,048,471
<b>Change in Inventories of Finished Goods, Work in Progress</b>	<b>(87,070,209)</b>	<b>21,362,483</b>



**JAI REALTY VENTURES LIMITED**  
**NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2014.**  
**Note 21- Employee Benefits Expense**

**(Amount in Rs.)**

Particulars	Year Ended 31 <sup>st</sup> March, 2014	Year Ended 31 <sup>st</sup> March, 2013
Salary, Bonus and Perquisites	378,710	-
<b>Total</b>	<b>378,710</b>	<b>-</b>

**Note 22- Finance Costs**

**(Amount in Rs.)**

Particulars	Year Ended 31 <sup>st</sup> March, 2014	Year Ended 31 <sup>st</sup> March, 2013
Interest Expenses on late payment of Advance tax	97,952	-
<b>Total</b>	<b>97,952</b>	<b>-</b>

**Note 23 - Other Expenses**

**(Amount in Rs.)**

Particulars	Year Ended 31 <sup>st</sup> March, 2014	Year Ended 31 <sup>st</sup> March, 2013
Advertisement Expenses	-	33,607
Rent	620,180	591,780
Rates and Taxes	232,528	632,660
Repairs & Maintenance - Others	41,232	46,372
Insurance	8,195	9,271
Legal, Professional and Consultancy Charges	412,192	335,104
Directors Sitting Fees	120,598	149,730
Bank Charges	31,937	27,264
Other Expenses	893,157	808,218
<b>Payment to Auditors</b>		
Audit Fees	598,148	535,940
Tax Audit Fees	22,472	44,944
Certification Charges	11,236	11,236
<b>Total</b>	<b>2,991,876</b>	<b>3,226,126</b>

**JAI REALTY VENTURES LIMITED**  
**NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2014.**

**Note 24 - Earnings Per Equity shares**

Particulars	Year Ended 31 <sup>st</sup> March, 2014	Year Ended 31 <sup>st</sup> March, 2013
Net Profit for the Year Attributable for Equity Shareholders for Basic and Diluted	<b>15,552,796</b>	156,630
Weighted Average Number of Equity Shares Outstanding During the Year for Basic EPS (in Nos.)	<b>50000</b>	50,000
Weighted Average Number of Equity Shares Outstanding During the Year for Diluted EPS (in Nos.)	<b>55000</b>	55,000
Basic Earning per share (in Rs.)	<b>311.06</b>	3.13
Diluted Earning per share (in Rs.)	<b>282.78</b>	2.85
Face Value per Equity Share (in Rs.)	<b>10</b>	10
24.1 Reconciliation between number of shares used for calculation Basic and diluted Earnings per shares		
	As At	As At
Particulars	31 <sup>st</sup> March, 2014	31 <sup>st</sup> March, 2013
Number of shares used for calculating Basic EPS	50,000	50,000
Add:- Potential Equity Shares (Convertible Preference Shares)	5,000	5,000
Number of shares used for calculating Diluted EPS	55,000	55,000

**Note 25 - Contingent Liabilities and Commitments**

Particulars	Year Ended 31 <sup>st</sup> March, 2014	Year Ended 31 <sup>st</sup> March, 2013
<b>(Amount in Rs.)</b>		
<b>Contingent Liabilities</b>		
<b>Claims against the Company not acknowledged as debts</b>		
<b>Disputed Liabilities in Appeal (No Cash outflow is expected in the near future)</b>		
Income Tax (Paid <b>Rs. 264,860,000</b> under protest)	436,745,337	399,572,333
<b>Commitments</b>		
Uncalled liability on partly paid up Shares/ Debentures	9,729,000	9,729,000

**JAI REALTY VENTURES LIMITED**

**NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2014.**

**Note 27 - Segment Reporting**

In the opinion of the Management, the Company's activity predominately revolved around investment in and development of real estate projects and hence considering the nature of the business & operation, there is only one reportable segment in (business and/or geographical) in accordance with the requirements of Accounting Standard (AS) 17 " Segment Reporting" notified by Companies (Accounting Standards) Rule, 2006.

**Note 28 Disclosure of Financial and Derivative Instruments**

i) The Company has not entered into any derivative contract during the year and no derivative contract is outstanding as on 31st March, 2014.

ii) Unhedged foreign currency exposure is as under:-

**(Amount in Rs.)**

<b>Particulars</b>	<b>2013-2014</b>	<b>2012-2013</b>
Receivables	<b>1,448,888,022</b>	1,318,424,352

**Note 29** Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosure.

As per our report of even date

**For Chaturvedi & Shah**

Chartered Accountants

For and on behalf of the Board of Directors

**R.Koria**

Partner

**Place : Mumbai**

**Date : 6th May,2014**

**Virendra Jain**

Director

(DIN 00077662)

**Gaurav Jain**

Director

(DIN 00077770)

JAI REALTY VENTURES LIMITED  
 NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2014.

Note 10 - FIXED ASSETS

(Amount in Rs.)

Description	GROSS BLOCK					DEPRECIATION / AMORTISATION				NET BLOCK	
	As at 1st April, 2013	Additions	Deductions/ Adjustments	Adjustments	As at 31st March, 2014	Upto 31st March, 2013	For the Year	Deductions/ Adjustments	Upto 31st March, 2014	As at 31st March, 2014	As at 31st March, 2013
<b>Tangible Assets (Owned)</b>											
<b>Furniture and Fixtures</b>	<b>733,056</b>	-	-	-	<b>733,056</b>	246,683	46,402	-	293,085	<b>439,971</b>	486,373
<b>Vehicles</b>	<b>867,731</b>	-	-	-	<b>867,731</b>	408,499	82,434	-	490,933	<b>376,798</b>	459,232
<b>Office Equipment</b>	<b>363,582</b>	51,500	-	-	<b>415,082</b>	199,349	41,150	-	240,499	<b>174,583</b>	164,233
<b>Total Tangible Assets</b>	<b>1,964,369</b>	51,500	-	-	<b>2,015,869</b>	854,531	169,986	-	1,024,517	<b>991,352</b>	1,109,838
Previous Year	1,964,369	-	-	-	1,964,369	686,100	168,431	-	854,531	1,109,838	
<b>Capital Work in Process</b>	-	-	-	-	-	-	-	-	-	8,300	8,300

**JAI REALTY VENTURES LIMITED**  
**NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2014.**

**Note 11 - Non Current Investments**

Particulars	As At	As At	Face Value (Rs. unless otherwise stated)	As At	As At
	31st March, 2014 (Quantity in Nos)	31st March, 2013 (Quantity in Nos)		31st March, 2014 (Amount in Rs.)	31st March, 2013 (Amount in Rs.)
<b>Long Term Investments</b>					
<b>Trade Investments (Unquoted)</b>					
<b>Associate Company</b>					
<b>In Equity Shares - Fully Paid Up</b>					
Searock Developers FZC	50	50	AED 1	-	-
<b>Total Trade Investments (I)</b>				-	-
<b>Other Than Trade Investments (Unquoted)</b>					
<b>Others</b>					
<b>In Investment Property</b>					
Investment in Agriculture Land				30,587	30,587
Investment in Real Estate				513,407,068	466,987,653
<b>In Equity Shares-Fully Paid Up</b>					
Prestige Estate Projects Ltd.	8007	8007	10	80,070	80,070
Sun Infrastructures Pvt. Ltd.	28298	28298	10	282,980	282,980
<b>Total Other Than Trade Investments (II)</b>				513,800,705	467,381,290
<b>Total Non Current Investment (I+II)</b>				513,800,705	467,381,290

11.1 Long term investments are stated at cost. Provision for diminution in the value of Long term investments is made only if such decline is other than temporary in the opinion of the management.

11.2 Aggregate Amount of unquoted Investments **Rs. 51,38,00,705/-** ( Previous Year Rs. 467,381,290/-)

11.3 Oasis Holding (FZC) a subsidiary of the Company has made payment upto 31st March 2014 of Rs. 513,407,068 (Previous year Rs. 466,987,653) (AED 31,564,950) (Previous Year AED 31,564,950) for plot of leasehold land to be utilised for construction of labour camp. The leasehold land is situated in Dubai, UAE. The lease is for a period of 50 years and valid upto 18th June 2008. The market value of the land based on the information available approximates to AED 33,000,000.

**JAI REALTY VENTURES LIMITED**  
**NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2014.**

**Note - 13 Current Investments**

Particulars	As At	As At	Face Value (Rs. unless otherwise stated)	As At	As At
	31st March, 2014 (Quantity in Nos)	31st March, 2013 (Quantity in Nos)		31st March, 2014 (Amount in Rs.)	31st March, 2013 (Amount in Rs.)
<b>Others</b>					
<b>In Debentures-Fully Paid Up</b>					
Series (A) - 0% Redeemable optionally fully convertible - Debentures of Sun Infrastructures Pvt. Ltd.	<b>151000</b>	151000	1,000	<b>151,000,000</b>	151,000,000
<b>In Debentures-Partly Paid Up</b>					
Series (B) - 0% Redeemable optionally fully convertible - Debentures of Sun Infrastructures Pvt. Ltd. (Partly paid up Rs.586/-each)	<b>23500</b>	23500	1,000	<b>13,771,000</b>	13,771,000
<b>Total Current Investment (I+II)</b>				<b>164,771,000</b>	164,771,000

13.1 Current investments are carried at lower of cost and market value/NAV, computed individually.

13.2 Aggregate Amount of unquoted Investments **Rs. 164,771,000/-** ( Previous Year Rs.164,771,000/-)

**JAI REALTY VENTURES LIMITED**  
**NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2014.**

**Note 26 Related Party Disclosure**

Information on Related Parties Disclosures as per Accounting Standard (AS-18) - "Related Party Disclosures" are given below:

**List of Related Parties :**

Holding Company	Jai Corp Limited
Associate Company	Searock Develops FZC
Key Management Personnel	Shri Virendra Jain
	Shri Gaurav Jain
	Shri Bijay Kumar Saraf ( Till 21/11/2013)

**26.1 Transactions during the year with related parties :**

		<b>(Amount in Rs.)</b>	
<b>Name of Related Party</b>	<b>Nature of Transaction</b>	<b>2013-2014</b>	<b>2012-2013</b>
<b>Jai Corp Limited</b>			
	<b>(A) Unsecured Loan</b>		
	<b>(a) Equity Shares</b>		
	-- Opening Balance	<b>500,000</b>	500,000
	-- Closing Balance	<b>500,000</b>	500,000
	<b>(b) 1% Optionally Convertible Non-Cumulative Redeemable Preference Shares</b>		
	-- Opening Balance	<b>50,000</b>	50,000
	-- Closing Balance	<b>50,000</b>	50,000
	<b>(B) Unsecured Loan</b>		
	(i) Opening Balance - Non Current	<b>3,939,222,472</b>	3,790,143,225
	(ii) Received during the year	<b>134,204,528</b>	181,876,072
	(iii) Refund/Adjust during the year	<b>31,060,000</b>	32,796,825
	(iv) <b>Closing Balance</b>		
	Current	<b>42,367,000</b>	39,222,472
	Non- Current	<b>4,000,000,000</b>	3,900,000,000
<b>Searock Developers FZC</b>			
	<b>Loans &amp; Advances</b>		
	(i) Opening Balance - Non Current	<b>851,436,699</b>	800,828,867
	(ii) Refund during the year	-	-
	(iii) Adjust during the year	<b>84,044,255</b>	50,607,832
	(iv) Closing Balance - Non current	<b>935,480,954</b>	851,436,699
<b>Shri Virendra Jain</b>	Director Sitting Fee	-	80,000
<b>Shri Gaurav Jain</b>	Director Sitting Fee	-	75,000
<b>Shri Bijay Kumar Saraf</b>			
	<b>Loans &amp; Advances</b>		
	(i) Opening Balance - Current	-	22,642,026
	(ii) Closing Balance - Current	-	22,642,026