



Built on Trust

AJMERA REALTY & INFRA INDIA LIMITED

28th Annual Report 2014-15

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CHAIRMAN EMERITUS



Late Shri. Ishwarlal S. Ajmera

30th October, 1925 - 9th August, 2015

Shri. Ishwarlal S. Ajmera was an embodiment of love, trust, leadership and dynamism. A fatherly figure for the entire Ajmera Group and not just the family, he was revered and respected for his humility, humbleness and simplicity.

Ajmera has an appealing future, being all set to take a quantum leap and having reached a threshold limit which we always aimed at. Commencing the new journey of growth and success, Ajmera is at that point of acceleration from where the only way ahead is upwards.

Buoyed by its past achievements and success, it is now going beyond to attain higher benchmarks and greater landmarks.

It envisions belonging to the highest bracket of excellence while not losing its focus on the exponential growth it has planned.

Ajmera is perfectly placed to make this financial year, a year to reckon with speed, scale and skill.

We are ready to rise...in partnership with you.





FOUNDER CHAIRMAN



Late Shri. Chhotalal S. Ajmera

27th September, 1937 - 24th March, 2012

A LEGACY BUILT ON TRUST

Over four decades we have carried forth the core principles of our business set by our beloved CMD, the Late Shri. Chhotalal S. Ajmera - the principles of trust, transparency and good work ethics.

It is his vision that has helped us amass the skills, scale newer heights and achieve the desired speed, setting one benchmark after another en route to excellence.

Be it business or his involvement in philanthropic activities, he always looked at the larger picture of giving back to society in the form of indelible and immortal creations of happiness and prosperity.

As we move into our next financial year, we reiterate our commitment to abide by his guiding principles which have served us, and would serve forever, as the beacon of success.

CHAIRMAN'S SPEECH



MR. RAJNIKANT S. AJMERA

Dear Shareholders,

With deep grief I share with you the news of the demise of Shri. Ishwarlal S. Ajmera, the patriarch of Ajmera Group. With him we have lost a man of substance but the legacy that he has left behind shall remain our guiding light forever.

It's been over a year since the new government has taken over at the centre with promise and strong belief that India's fortunes will see a turnaround very soon. Our Hon'ble Prime Minister cherishes a dream of converting 100 Indian cities into Smart Cities to make India a global player and attract foreign direct investment. Another proposed Project called AMRUT (Atal Mission for Urban Renewal and Transformation) for 500 cities in the country with a population of above 1 lakh, will be provided with drinking water, SWM, transport, sanitation, green belt and energy conservation technology, which will be an additional opportunity to infrastructure industry of India to participate in India's overall development.

Moreover, after an array of MOUs having been signed with USA, Japan, Canada, China, Australia, Germany, France and with other countries in future, there is going to be a flurry of FDI into India in the coming years in the areas ranging from banking to infrastructure to insurance to defence. The bi-lateral agreements will also ensure that the partnering countries find it easy to do business in each other's territories.

Similarly, the Maharashtra Government proposes to reduce the Stamp Duty charges for EWS, LIG & MIG in order to increase the purchasing power of the buyers to make homes affordable and boost demand in the market. It's a formidable step in the direction of achieving the aim of 'Housing for All' by 2022.

The proposed coastal road linking Cuffe Parade in South Mumbai to Kandivali in North Mumbai will be a giant leap forward in Mumbai's infrastructure development. SCLR has already made commuting from Wadala to any part of Mumbai very easy. Important places like Vashi, CST, Santacruz are now at a distance of just 20 mins. The proposed Metro Phase-III will also bring accelerated growth in demand for East-West Suburban areas, giving an edge to our projects in Mumbai.

Our project, Ajmera i-Land at Bhakti Park, Wadala consisting of towers named Aeon, Zeon and Treon has done a remarkable progress with the use of MIVAN Technology.

We will begin exploring the potential of Kanjurmarg project, after receiving the final DP 2034 plan.

The construction of premium developments in Bangalore including Ajmera Stone Park, Ajmera Avenue, Ajmera Annex and Villows Phase 2 is going on at a brisk pace. Ajmera takes pride in giving Electronics City, the location of these projects, some of its highly acclaimed landmarks which are destined to change the way luxury is perceived in Bangalore.

Ahmedabad is another city where Ajmera has made its mark with its state-of-the-art creations viz., Enigma and Casa Vyoma. Situated in the heart of Ahmedabad Enigma has been completed, whereas the construction of Casa Vyoma is in full swing. It is expected to complete as per scheduled.

In the current financial year, the management is planning to expand into the areas of logistics, warehousing and hospitality. With the central government allotting huge amount to these sectors in the last year's budget, opportunities are looking up for the retail real estate sector on account of the strengthened supply chain.

Ajmera's Green Initiative entails the solar power project at Rajasthan. It is operating at optimum capacity and generating green power for the nation. The Company is exploring various opportunities in this sector at various places in India.

In conclusion, we feel that the financial year 2015-16 is set to bring in good news and results for the housing sector as the steps taken by the state government in conjunction with central government will bear fruits. Meanwhile, Ajmera is all set to leap into the future with zeal and zest constructing homes that are Built on Trust.

Thank you.



Rajnikant S. Ajmera
Chairman and Managing Director

GAINING GROUND

For Ajmera, growth has always been vertical as well as lateral. Since inception, increasing its land bank on strategic location, has been one of the most significant features of Ajmera's lateral growth story. And the locations selected are not just strategically valuable but also futuristically worthy. The total quantum and value of Ajmera's land bank is high enough to have a substantial effect on the Group's total asset value.

