ANNUAL REPORT 2011

Building for a Better & Happier Tomorrow

ACKRUTI CITY

LIFE TIME VALUE

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Important Communication to Members

The Ministry of Corporate Affairs (MCA) has taken a "Green Initiative in the Corporate Governance" allowing paperless compliances by companies and has issued Circulars stating that the service of notices/documents can now be made through electronic mode, which would be in compliance with the applicable provisions of the Companies Act, 1956.

Having regard to the underlying objective of the said MCA Circulars, members who have not registered their e-mail addresses, so far, are requested to register their e-mail addresses in respect of shares held in electronic form with the concerned Depository through their respective Depository Participants. Members holding shares in physical form are requested to forward their e-mail addresses to the Company's Registrar and Transfer Agent M/s. Link Intime India Private Limited.

ACKRUTI CITY

LIFE TIME VALUE

Board of Directors

HEMANT M. SHAH *Executive Chairman*

D. R. KAARTHIKEYAN

SHAILESH V. HARIBHAKTI (UPTO 11.03.2011)

P. H. RAVIKUMAR (UPTO 11.03.2011)

ABHIJIT DATTA (FROM 16.05.2011)

ARVIND KUMAR JOSHI (FROM 16.05.2011)

SHAILESH H. BATHIYA

VYOMESH M. SHAH
(VIMAL M. SHAH) *Managing Director*

MADHUKAR B. CHOBE *Wholetime Director*

Committees of the Board

AUDIT AND COMPLIANCE COMMITTEE

SHAILESH H. BATHIYA, *Chairman*
D. R. KAARTHIKEYAN
ARVIND KUMAR JOSHI *
VYOMESH M. SHAH
SHAILESH V. HARIBHAKTI #
P. H. RAVIKUMAR #

REMUNERATION COMMITTEE

ABHIJIT DATTA * *Chairman*
D. R. KAARTHIKEYAN
ARVIND KUMAR JOSHI *
SHAILESH V. HARIBHAKTI #
P. H. RAVIKUMAR #

SHAREHOLDERS'/ INVESTORS' GRIEVANCES COMMITTEE

ABHIJIT DATTA * *Chairman*
HEMANT M. SHAH
MADHUKAR B. CHOBE *
SHAILESH H. BATHIYA **
VYOMESH M. SHAH **

COMPANY SECRETARY

CHETAN S. MODY

* - MEMBER WITH EFFECT FROM 16.05.2011
\# - MEMBER UPTO 11.03.2011
** - MEMBER UPTO 16.05.2011

STATUTORY AUDITORS

SUDIT K. PAREKH & CO. CHARTERED ACCOUNTANTS
DOSHI DOSHI & ASSOCIATES, CHARTERED ACCOUNTANTS

INTERNAL AUDITORS

MAHAJAN & AIBARA, CHARTERED ACCOUNTANTS
AXIS RISK CONSULTING SERVICES PRIVATE LIMITED

REGISTERED OFFICE

ACKRUTI TRADE CENTRE, 6TH FLOOR
ROAD NO.7, MAROL MIDC
ANDHERI (EAST), MUMBAI 400 093

REGISTRAR & TRANSFER AGENTS

LINK INTIME INDIA PRIVATE LIMITED
C-13, PANNALAL SILK MILLS COMPOUND
LAL BAHADUR SHASTRI MARG
BHANDUP (WEST), MUMBAI 400 078

BANKERS

CANARA BANK

CENTRAL BANK OF INDIA

CORPORATION BANK

HDFC BANK LIMITED

ICICI BANK LIMITED

INDIAN OVERSEAS BANK

KOTAK MAHINDRA BANK

PUNJAB NATIONAL BANK

STATE BANK OF INDIA

STATE BANK OF PATIALA

UCO BANK

UNION BANK OF INDIA

ACKRUTI CITY
LIFE TIME VALUE

Notice of Annual General Meeting

NOTICE IS HEREBY GIVEN THAT THE TWENTY THIRD ANNUAL GENERAL MEETING OF THE MEMBERS OF ACKRUTI CITY LIMITED WILL BE HELD ON THURSDAY, AUGUST 11, 2011 AT 2.00 P.M. AT M. C. GHIA HALL, 4TH FLOOR, BHOGILAL HARGOVINDAS BUILDING, 18/20 KAIKHUSHRU DUBASH MARG (RAMPART ROW), FORT, MUMBAI 400 001 TO TRANSACT THE FOLLOWING BUSINESS :

ORDINARY BUSINESS :

1. To receive, consider and adopt the Audited Balance Sheet as at and the Profit and Loss Account for the year ended March 31, 2011 and the Reports of the Directors and the Auditors thereon.
2. To declare dividend on equity shares.
3. To appoint a Director in place of Mr. D. R. Kaarthikeyan, who retires by rotation and, being eligible, offers himself for reappointment.
4. To appoint a Director in place of Mr. Shailesh H. Bathiya, who retires by rotation and, being eligible, offers himself for reappointment.

To consider and if thought fit, to pass, with or without modifications, the following resolution as an Ordinary Resolution :

5. "RESOLVED THAT pursuant to the provisions of Sections 224, 225 and other applicable provisions, if any, of the Companies Act, 1956, M/s. Doshi Doshi & Associates, Chartered Accountants (Registration No.121773W) and M/s. Haribhakti & Co., Chartered Accountants (Registration No.103523W) be and are hereby reappointed/appointed respectively as Joint Statutory Auditors of the Company, to hold office from the conclusion of this Annual General Meeting until the conclusion of the next Annual General Meeting of the Company, on a remuneration to be fixed by the Board of Directors of the Company, based on the recommendations of the Audit and Compliance Committee, in addition to reimbursement of all out-of-pocket expenses and service tax as applicable, in connection with the audit of the accounts of the Company for the year ending March 31, 2012."

SPECIAL BUSINESS :

To consider and if thought fit, to pass with or without modifications, the following resolutions :

As an Ordinary Resolution :

6. "RESOLVED THAT Mr. Arvind Kumar Joshi, who was appointed as a Director on May 16, 2011 in the casual vacancy caused by the resignation of Mr. P. H. Ravikumar and whose term of office expires at this Annual General Meeting and in respect of whom the Company has received a notice from a member under Section 257 of the Companies Act, 1956, alongwith the requisite deposit proposing his candidature for the office of director, be and is hereby appointed as a Director of the Company, liable to retire by rotation."

As a Special Resolution :

7. "RESOLVED THAT pursuant to the provisions of Section 314 (1) and other applicable provisions, if any, of the Companies Act, 1956 and the rules and regulations thereunder, (including any statutory modification(s) or re-enactment thereof, for the time being in force), the consent of the Company be and is hereby accorded to the appointment of Mr. Rushank V. Shah, a relative of Mr. Vyomesh M. Shah, Managing Director and Mr. Hemant M. Shah, Executive Chairman of the Company, to hold and continue to hold an office or place of profit as Senior Manager – Corporate (or any other designation as may be determined by the Board from time to time) of the Company, with effect from May 1, 2011, upon the terms and conditions and payment of remuneration as set out in the Explanatory Statement attached to this Notice;

   RESOLVED FURTHER THAT the Board of Directors of the Company, be and is hereby authorised to decide within the overall limits specified in this regard, the exact remuneration to be paid to Mr. Rushank V. Shah, the terms and nature of his appointment as also the changes in his designation and remuneration, modify the terms and conditions of appointment from time to time and do all such acts, deeds, matters and things, make, sign and execute all such documents or writings as the Board may in its absolute discretion deem necessary or desirable and delegate the said authority to any person(s) as the Board may deem fit in its discretion for the purpose of giving effect to this resolution without being required to seek any further consent or approval of the members or otherwise, with the intent that the members shall be deemed to have given their approval thereto expressly by the authority of this resolution."

As a Special Resolution :

8. "RESOLVED THAT pursuant to the provisions of Section 314 (1) and other applicable provisions, if any, of the Companies Act, 1956 and the rules made thereunder (including any statutory modification(s) or re-enactment thereof for the time being in force), the consent of the Company be and is hereby accorded to the appointment of Mr. Khilen V. Shah, a relative of Mr. Vyomesh M. Shah, Managing Director and Mr. Hemant M. Shah, Executive Chairman of the Company, to hold and continue to hold an office or place of profit as Senior Manager – Corporate (or any other designation as may be determined by the Board from time to time) of the Company, with effect from May 1, 2011, upon the terms and conditions and payment of remuneration as set out in the Explanatory Statement attached to this Notice;

NOTICE (CONTD.)

RESOLVED FURTHER THAT the Board of Directors of the Company, be and is hereby authorised to decide within the overall limits specified in this regard, the exact remuneration to be paid to Mr. Khilen V. Shah, the terms and nature of his appointment as also the changes in his designation and remuneration, modify the terms and conditions of appointment from time to time and do all such acts, deeds, matters and things, make, sign and execute all such documents or writings as the Board may in its absolute discretion deem necessary or desirable and delegate the said authority to any person(s) as the Board may deem fit in its discretion for the purpose of giving effect to this resolution without being required to seek any further consent or approval of the members or otherwise, with the intent that the members shall be deemed to have given their approval thereto expressly by the authority of this resolution."

Registered Office :
Ackruti Trade Centre, 6th floor
Road No.7, Marol MIDC
Andheri (East), Mumbai 400 093

By Order of the Board
For **Ackruti City Limited**

Chetan S. Mody
Company Secretary

May 30, 2011

Notes :

1. **A PERSON ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF AND A PROXY NEED NOT BE A MEMBER OF THE COMPANY.**
2. A proxy in order to be effective must be lodged at the Registered Office of the Company not less than 48 hours before the Meeting.
3. Explanatory Statement pursuant to Section 173 (2) of the Companies Act, 1956 setting out the material facts concerning the Ordinary Business at Item No. 5 and Special Business at Item Nos. 6 to 8 of the accompanying Notice is annexed hereto.
4. The Register of Beneficial Owners, Register of Members and Share Transfer Books of the Company shall remain closed from August 1, 2011 to August 11, 2011 (both days inclusive).
5. The dividend as recommended by the Board, if approved at the Annual General Meeting, will be paid on August 16, 2011 to those members whose names appear in the Company's Register of Members as on the book closure dates. In respect of the shares held in electronic form, the dividend will be paid on the basis of beneficial ownership as per details furnished by National Securities Depository Limited and Central Depository Services (India) Limited for this purpose.
6. Members having any questions on the Annual Report are requested to send their queries atleast ten days before the Annual General Meeting, which will enable the Company to furnish the replies at the Annual General Meeting.
7. Members are requested :
   a. to notify immediately any change in their registered addresses alongwith PINCODE to their respective Depository Participants (DPs) in respect of equity shares held in electronic form and to the Registrar and Share Transfer Agent of the Company at Link Intime India Private Limited in respect of equity shares held in physical form; and
   b. to register their e-mail address and changes therein from time to time with M/s. Link Intime India Private Limited for shares held in physical form and with their respective Depository Participants for shares held in demat form.
8. Pursuant to Clause 49 (VI) (A) of the Listing Agreement with the Stock Exchanges, a brief note on the background and the functional expertise of the Directors seeking reappointment/appointment at the ensuing Annual General Meeting is provided in the Section on 'Corporate Governance Report' forming part of the Annual Report.
9. For proper conduct of the meeting, entry to the place of the meeting will be regulated by Attendance Slip, which is annexed to the Proxy Form. Members/Proxies are requested to bring the Attendance Slip complete in all respect and signed at the place provided thereat and hand it over at the entrance of the meeting venue.

Registered Office :
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Road No.7, Marol MIDC
Andheri (East), Mumbai 400 093

By Order of the Board
For **Ackruti City Limited**

Chetan S. Mody
Company Secretary

May 30, 2011

NOTICE (CONTD.)

ANNEXURE TO THE NOTICE

Explanatory Statement pursuant to Section 173 of the Companies Act, 1956 (‘the Act’).

Item No. 5

Presently, the Company’s accounts are being jointly audited by M/s. Sudit K. Parekh & Co., Chartered Accountants and M/s. Doshi Doshi & Associates, Chartered Accountants, who hold office until the conclusion of the ensuing Annual General Meeting.

M/s. Doshi Doshi & Associates have offered themselves for reappointment. The other retiring auditors M/s. Sudit K. Parekh & Co. have vide their letter dated May 28, 2011 informed the Company that they do not wish to be considered for reappointment at the ensuing Annual General Meeting due to their heavy professional pre-occupation.

The Board places on record its appreciation of the professional services rendered by M/s. Sudit K. Parekh & Co. during their association with the Company as its auditors.

The Company has received a special notice pursuant to the provisions of Sections 190 and 225 of the Act from a member of the Company signifying her intention to propose the appointment of M/s. Haribhakti & Co., Chartered Accountants as Auditors of the Company in place of M/s. Sudit K. Parekh & Co. from the conclusion of the ensuing Annual General Meeting until the conclusion of the next Annual General Meeting.

Accordingly, the Board of Directors of the Company, based on the recommendations of the Audit and Compliance Committee, proposes the reappointment of M/s. Doshi Doshi & Associates and the appointment of M/s. Haribhakti & Co. as Joint Statutory Auditors of the Company, who will hold office from the conclusion of the ensuing Annual General Meeting until the conclusion of the next Annual General Meeting.

M/s. Doshi Doshi & Associates and M/s. Haribhakti & Co. have expressed their willingness to act as the Joint Statutory Auditors of the Company and have further confirmed that their respective reappointment/appointment, if made, would be within the limits prescribed under Section 224 (1(b) of the Act.

The approval of the members is being sought to the reappointment of M/s. Doshi Doshi & Associates and the appointment of M/s. Haribhakti & Co. as the Joint Statutory Auditors and to authorize the Board of Directors, based on the recommendations of the Audit and Compliance Committee to determine the remuneration payable to the Auditors.

The Directors commend the resolution for the approval of the members.

No Director of the Company is concerned or interested in the said resolution.

Item No. 6

The Board of Directors of the Company at its meeting held on May 16, 2011 appointed Mr. Arvind Kumar Joshi as a Director to fill the casual vacancy caused by the resignation of Mr. P. H. Ravikumar. In terms of Section 262 of the Act read with Article 140 of the Articles of Association of the Company, Mr. Arvind Kumar Joshi holds office as a Director only upto the date of this Annual General Meeting, as Mr. P. H. Ravikumar, in whose place he has been appointed, would have retired by rotation at this Annual General Meeting, had he not resigned.

The Company has received a notice in writing from a member alongwith requisite deposit of ₹ 500/- under Section 257 of the Act proposing the candidature of Mr. Arvind Kumar Joshi as a Director of the Company.

The Directors commend the resolution for the approval of the members.

Except for Mr. Arvind Kumar Joshi who is interested in the resolution, no other Director of the Company is concerned or interested in the said resolution.

Item No. 7

Under Section 314 (1) (b) of the Act, a special resolution is required for enabling any relative of a Director of the Company to hold any office or place of profit under the Company. Mr. Rushank V. Shah, aged 23 years is the son of Mr. Vyomesh M. Shah, Managing Director of the Company, and is also related to Mr. Hemant M. Shah, Executive Chairman and thus falls within the definition of ‘Relative’ under the Act and his employment with the Company would, therefore, attract the provisions of the Section 314 of the Act, for which approval of the members by way of a special resolution would be required.

Mr. Rushank V. Shah possesses International Baccalaureate Diploma from American School of Mumbai and Bachelor of Arts degree in Economics from University of Illinois at Urbana-Champaigne, USA.

NOTICE (CONTD.)

Considering the increase in business activities in terms of real estate projects under execution and development, the complexity involved in each project and with a view to closely monitor the progress and implementation of various on-going projects at multi-locations, the Board of Directors of the Company at its meeting held on May 30, 2011 appointed Mr. Rushank V. Shah as Senior Manager (Corporate) with effect from May 1, 2011, subject to the approval of the members of the Company, on the following remuneration structure :

1. Salary : Not exceeding ₹1,00,000 per month (including annual benefits), with a provision for increase in salary of not more than 50 % per annum over the previous year;

2. Perquisites and allowances as per the policy of the Company, including :

   i. Fuel charges/Reimbursement towards driver's wages (as admissible in his grade);

   ii. Leave including leave encashment, if any, in accordance with the leave rules of the Company from time to time; and

   iii. Such other benefits, perquisites, facilities and amenities as may be applicable to managerial personnel in his grade from time to time;

Approval of the Central Government shall not be required for appointment of Mr. Rushank V. Shah under Section 314 (1B) of the Act read with Director's Relatives (Office or Place of Profit) Rules, 2003, as amended as the monthly remuneration payable to him does not exceed ₹ 2,50,000/- (₹ Two Lacs Fifty Thousand only).

Accordingly, approval of the members by a special resolution is sought under Section 314 and other applicable provisions, if any, of the Act for appointment of Mr. Rushank V. Shah to hold an office or place of profit as Senior Manager (Corporate) with effect from May 1, 2011.

The proposed appointment is in the best interest of the Company and accordingly, the Directors commend the resolution at Item No. 7 of the accompanying Notice for approval of the members.

Except for Mr. Hemant M. Shah and Mr. Vyomesh M. Shah who are interested in the resolution, no other Director of the Company is concerned or interested in the said resolution.

Item No. 8

Under Section 314 (1) (b) of the Act, a special resolution is required for enabling any relative of Director of the Company to hold any office or place of profit under the Company. Mr. Khilen V. Shah, aged 21 years is the son of Mr. Vyomesh M. Shah, Managing Director of the Company, and is also related to Mr. Hemant M. Shah, Executive Chairman and thus falls within the definition of 'Relative' under the Act and his employment with the Company would, therefore, attract the provisions of the Section 314 of the Act, for which approval of the members by way of a special resolution would be required.

Mr. Khilen V. Shah possesses International Baccalaureate Diploma from Ecole Mondiale World School, Mumbai and Bachelor of Science degree with Honours in Finance and Management from Leonard N. Stern School of Business, New York University, USA.

Considering the increase in business activities in terms of real estate projects under execution and development, the complexity involved in each project and with a view to closely monitor the progress and implementation of various on-going projects at multi-locations, the Board of Directors of the Company at its meeting held on May 30, 2011 appointed Mr. Khilen V. Shah as Senior Manager (Corporate) with effect from May 1, 2011, subject to the approval of the members of the Company, on the following remuneration structure:

1. Salary : Not exceeding ₹1,00,000 per month (including annual benefits), with a provision for increase in salary of not more than 50 % per annum over the previous year;

2. Perquisites and allowances as per the policy of the Company, including :

   i. Fuel charges/Reimbursement towards driver's wages (as admissible in his grade);

   ii. Leave including leave encashment, if any, in accordance with the leave rules of the Company from time to time; and

   iii. Such other benefits, perquisites, facilities and amenities as may be applicable to managerial personnel in his grade from time to time;

NOTICE (CONTD.)

Approval of the Central Government shall not be required for appointment of Mr. Khilen V. Shah under Section 314 (1B) of the Act read with Director's Relatives (Office or Place of Profit) Rules, 2003, as amended as the monthly remuneration payable to him does not exceed ₹ 2,50,000/- (₹ Two Lacs Fifty Thousand only).

Accordingly, approval of the members by a special resolution is sought under Section 314 and other applicable provisions, if any, of the Act for appointment of Mr. Khilen V. Shah to hold an office or place of profit as Senior Manager (Corporate) with effect from May 1, 2011.

The proposed appointment is in the best interest of the Company and accordingly, the Directors commend the resolution at Item No. 8 of the accompanying Notice for approval of the members.

Except for Mr. Hemant M. Shah and Mr. Vyomesh M. Shah who are interested in the resolution, no other Director of the Company is concerned or interested in the said resolution.

Registered Office :
Ackruti Trade Centre, 6th floor
Road No.7, Marol MIDC
Andheri (East), Mumbai 400 093

By Order of the Board
For **Ackruti City Limited**

Chetan S. Mody
Company Secretary

May 30, 2011

Report of the Directors and Management Discussion & Analysis

TO

THE MEMBERS

Your Directors have pleasure in presenting their Twenty Third Annual Report of the Company together with the Audited Accounts for the year ended March 31, 2011.

FINANCIAL RESULTS :

The salient features of the Company's standalone and consolidated financial results for the year under review are as follows:

(₹ in lac)

	STANDALONE		CONSOLIDATED	
	March 31, 2011	March 31, 2010	**March 31, 2011**	March 31, 2010
Net Sales / Income from Operations	42594	48202	67676	57963
Other Income	4942	3204	3655	3846
Total Income	**47536**	**51406**	**71331**	**61809**
Operating Expenditure	15216	15265	31967	19526
Profit before Depreciation / Interest / Tax	32320	36141	39364	42283
Depreciation	484	311	1285	714
Interest and Finance Charges	16246	11968	20923	16800
Profit before Tax	15590	23862	17156	24769
Provision for Tax	470	6208	2402	8166
(Add) / Less : (Excess) / Short provision for taxation for previous year	(2028)	275	(3827)	275
Minority Interest / Share of Profit / (Loss) of Subsidiaries & Associates / Others	—	—	(963)	163
Net Profit for the Year	**17148**	**17379**	**17618**	**16491**
Balance Profit brought forward from Previous Year	59707	50832	59478	51491
Amount available for appropriation	76855	68211	77096	67982
APPROPRIATIONS				
Proposed Dividend	1818	3636	1818	3636
Dividend Distribution Tax	302	618	302	618
General Reserves	1890	1750	1890	1750
Debenture Redemption Reserve	7475	2500	7475	2500
Balance carried to Balance Sheet	**65370**	**59707**	**65611**	**59478**
Earning per Share (₹) (EPS)	**23.58**	**24.81**	**24.22**	**23.54**

OPERATIONAL HIGHLIGHTS :

The Company has adopted an unique growth oriented and pragmatic business model of development of real estate projects through its subsidiaries, joint ventures, associates, partnership firms and public private partnership with strategic investors. The benefits accruing from this business model are :

- highly capital efficient and allows the Company to grow the business without tying up large amount of capital in land purchases.
- for any given amount of capital it allows the Company to do more projects than would otherwise have been possible.
- leveraging of development capabilities and resources.
- creation of enhanced pool of construction and marketing expertise.

Report of the Directors and Management Discussion & Analysis (contd.)

- greater profitability and significantly reduces the exposure to risks in any one project.
- facilitates expansion in additional geographical areas.
- stable source of revenue during tough economic times.

The merits of the business model is reflected in the consolidated results of the Company for the year under review, which witnessed a growth of 15.41 % at ₹ 71331 lac as against ₹ 61809 lac in the previous year. The consolidated net profit stood at ₹ 17618 lac as against ₹ 16491 lac in the previous year.

On a standalone basis the total income of the Company was lower by 7.53% at ₹ 47536 lac as against ₹ 51406 lac in the previous year A significant increase in cost of construction has had the impact on Profit before Tax which stood at ₹ 15590 lac as against ₹ 23862 lac in the previous year. The net profit was ₹ 17148 lac as against ₹ 17379 lac in the previous year.

Further, based on the business model adopted by the Company, the increase in loans and advances represents substantial investments by your Company in its subsidiaries, associates, joint ventures, partnerships and other entities towards growing the business to drive higher profits in future and reflects the management's confidence towards strong business growth. The management has always endeavoured to time the real estate cycle during downturn, which has resulted in acquisition of land bank at lower valuation, which will provide stable pipeline of projects in the near future.

Your Company has initiated steps for sustaining growth through cost optimization, process improvement and efficient management of working capital. Your Company is also consolidating on the initiatives taken in previous few quarters.

APPROPRIATIONS :

An amount of ₹ 1890 lac (₹ 1750 lac) is credited to General Reserves and ₹ 7475 lac (₹ 2500 lac) is credited to Debenture Redemption Reserve. Out of the amount available for appropriation, your Directors have recommended a dividend of ₹ 2.50/- (25 %) (Previous Year : ₹ 5 per share – 50 %) per equity share of the face value of ₹ 10 each for the year ended March 31, 2011, aggregating ₹ 1818 lac (Previous Year : ₹ 3636 lac). The dividend distribution tax amounts to ₹ 302 lac (Previous Year : ₹ 618 lac).

The dividend payout for the year under review has been formulated in accordance with the Company's policy of striving to maintain a stable dividend payout linked to performance and keeping in view the Company's need for capital to finance its growth plans through internal accruals to the maximum. Your Directors believe that this will subsequently lead to an increase in shareholders' value in the long term.

MANAGEMENT DISCUSSSION AND ANALYSIS (MD&A)

This Report includes MD&A at appropriate places so that repetition and overlap between Directors' Report and MD&A is avoided.

THE BUSINESS :

Your Company is one of the leading real estate development companies in India and currently operates both - on its own and through its subsidiaries / joint ventures / associate companies, partnerships firms and public private partnerships encompassing the construction and development of Residential and Commercial Premises, SEZs, Biotech Park and Build Operate Transfer (BOT) Projects. Operations of the Company include identification of projects, acquisition of land / development rights, architectural and engineering designing, project management including obtaining necessary approvals, planning, execution and marketing of the projects.

The Company has a Western India focus with presence in major cities such as Mumbai, Thane, Pune, Surat, Ahmedabad, Vadodara, and Mehsana and in Bengaluru in the South.

The Company's presence in Mumbai is well distributed amongst western suburbs, eastern suburbs, the island city and Mumbai Metropolitan Region (MMR).

Tools of innovation are employed for any new project / marketing initiative, the purpose being to constantly stay ahead in terms of ideas.