



TRANSFORMING  
DREAMS AND  
LIVES



## *Contents*

Notice	09
Directors' Report	16
Management Discussion and Analysis Report	30
Corporate Governance Report	32
Independent Auditors' Report	45
Balance Sheet	48
Statement of Profit and Loss Account	49
Cash Flow Statement	50
Notes on Financial Statement	51
 Consolidated Financial Statements	
Independent Auditors' Report	70
Consolidated Balance Sheet	73
Consolidated Statement of Profit and Loss Account	74
Consolidated Cash Flow Statement	75
Notes on Financial Statement	76

# Transforming Dreams & Lives

Luxury is an epitome of the ultimate pursuit for recognition in a human being and represents the fulfillment of the latent desire to stand apart and be noticed. We understand that your home is your statement to the world and an announcement of who you are.

We believe that your home should be a reflection of your personality and individuality. All alluring combination of luxurious elegance & tailored to perfection for modern living.

Imagine a magical world, a land where dreams come true. A land where you wake up in the morning, slip on your slippers, walk across the plush marble laid floor to step onto rolling green landscapes stretching as far as horizon. We strive to design elegant homes with graceful architecture and beautiful landscape which would outdo even your imagination.



# CHAIRMAN'S MESSAGE



## Dear Shareholders,

I welcome all Shareholders and Board of Directors to the 20<sup>th</sup> Annual General Meeting of your Company for the financial year ("F.Y.") 2015-16.

F.Y. 2015-16 saw the global economy tumble on account of weak European and Chinese cues and various other factors. But India stood its ground to become the fastest growing economy in the world with a GDP growth of 7.6%. Reserve Bank of India's inflation focus supported by benign global commodity prices has come to fruition through combined efforts of strong Government reforms. In addition to all this, the Government was able to control the fiscal deficit to its budgetary target of 3.9%.

The Indian Real Estate sector which is 2<sup>nd</sup> largest employment generator in India after agriculture is showing signs of revival with increase in sales and reduction of unsold inventory. There is also a significant increase in new launches in the residential space.

The Government has been focusing on clearing major Infrastructure projects which has resulted in considerable increase in speed of construction of highways which is at the highest this year. Infrastructural development is proving vital for real estate sector. Government has started shaping previously launched housing for all schemes and has come up with the list of smart cities which will be developed. Sardar Patel Urban Housing scheme, Atal Mission for Rejuvenation & Urban Transformation



("AMRUT") and Heritage City Development & Augmentation Yojana ("HRIDAY") will drive growth in the sector.

The Real Estate (Regulation and Development) Act, 2016 ("the Act") is passed by the Parliament and has received the assent of the President of India on March 25, 2016. Different provisions of the Act may be brought into force on different dates as may be specified by the Government of India. The Act contains several provisions to address the lacunae in the real estate market, principally by way of establishing a disclosure framework and setting strict liabilities for promoter irregularities. This will bring regularities and uniformity in the sector.

Mumbai over a period of last few years has improved its commute facilities with new modes of transit like monorail, metro rail and the connectivity across the city has improved considerably. Allotment of 'Metro-III Rail' contracts has already boosted the sentiments among commuters. These developments will have bearing on growth of your Company. The proposed Development Control Regulation 2034, Coastal Road Policy, elevated suburban rail corridor will develop the connectivity between business districts and suburbs of Mumbai Metropolitan Region.

Your Company has been a major player in residential, commercial, affordable housing and redevelopment spaces. Relaxation of policies with regards to affordable housing and redevelopment and market's sign of regaining momentum will boost the Company in terms of new project launch and Floor Space Index ("FSI") sale.

Private Equity Real Estate ("PERE") firms deployed over \$5 billion in Indian real estate companies and projects - the highest since the financial crisis of 2008. PERE firms made around 90 investments in India during 2015. All this in aggregate comes as a great positive for the sector which is looking for revival.

#### **Financial Performance**

- The turnover of the Company for the year ended March 31, 2016, increased by 9.18% and stood at ₹ 1,19,109.46 lacs as against ₹ 1,09,093.36 lacs in the previous year;
- The profit after tax for the year ended March 31, 2016, increased by 17.07% to ₹ 26,496.25 lacs as against ₹ 22,633.35 lacs in the previous year;
- Earnings per share increased by 48.82% to ₹ 8.17 as against ₹ 5.49 in the previous year;
- Net cash flow from operational activities is ₹ 39,860.29 lacs and
- During the year under review, the Company's Debt has been reduced by 7.70%.

In last 24 months, your Company has handed over approx. 2,500 residential units. In next 12-18 months company will handover around 4,500 residential units.

I wish to express sincere thanks to all my shareholders, Board of Directors, bankers, business partners, Government agencies, contractors and customers for their continued support and faith reposed in the Company. I also place on record my deep appreciation to all employees for their hard-work and dedication.

I would also take this opportunity to acknowledge that your Company is upholding responsibility for the environment and promoting well-being of all stakeholders including employees, customers and society at large.

Regards,

**Rakesh Kumar Wadhawan**

Executive Chairman

## A Luxurious Lifestyle Beckons at Whispering Towers, Mulund (W).



*W*elcome to a lifestyle of utmost admiration and grandeur, set amid blissful views of the Yeoor hills on one side and the Airoli creek on the other. From well-appointed residences to mesmeric indoor and outdoor amenities, it offers one of the finest addresses in the vicinity. Be rest assured, it's an address everyone will look up to.

- Club House
- Swimming Pool
- Gazebos
- Sun Decks
- Indoor Gym
- Reflexology Walk
- Yoga Room
- Herb Garden
- Indoor Games Room
- Net Cricket Pitch
- Basketball Court
- Amphitheater
- Jogging Track
- Toddler Play Area
- Skating Rink
- Kids Play Area
- Play Lawn
- Meditation Garden
- Discovery Pond
- Forest Walk
- Squash Court with Balcony
- Pet Walk
- Tennis Court
- Artist Zone
- Car wash facility
- Business center



## The Meadows, Goregaon (W).



Enjoy the comfort of living in a pleasant and tranquil environment where anything and everything that you require for a comfortable daily living is available in close proximity. What makes The Meadows distinct from other real estate properties is that it is affixed with world-class facilities that will simplify your life and give you more time to spend with family and friends. With a serene vista to savor from a height, The Meadows is essentially a real estate project that gives you the best housing comfort with a natural ambiance.

- Power Back Up
- Modular Sockets and Switches
- Generator for Lift
- Generator Backup
- Concealed Copper Wiring
- Ceramic Tiles
- Branded C.P. Fittings
- Anti-skid Ceramic Tiles
- Vitrified Tile Flooring
- Sliding (French) Windows
- Designer POP Cornices
- Anodised Aluminium Glazing
- Stainless Steel Sink
- Granite Working Top
- Elevators
- Entrance Lobby with Reception and Waiting Area
- Decorated Entrance Lobby
- Intercom – Amongst Residents

Majestic Towers, Nahur (W).

If Life Had A Majestic Address, This Would Be It!



thoughtfully planned in proximity to nature and embellished with contemporary amenities, Majestic Towers are well poised to offer the lifestyle of tomorrow. It's a place where well-appointed residences share space with a host of enticing amenities.

- Club House
- Swimming Pool
- Gazebos
- Sun Decks
- Indoor Gym
- Reflexology Walk
- Yoga Room
- Herb Garden
- Net Cricket Pitch
- Basketball Court
- Amphitheater
- Jogging Track
- Toddler Play Area
- Skating Rink
- Kids Play Area
- Meditation Garden
- Squash Court with Balcony
- Tennis Court
- Artist Zone



## Paradise City, Palghar.



A golden opportunity to buy a dream home for people working in and around Palghar. The self-sufficient township has been meticulously planned providing access to everyday needs of its residents. A dream come true for those who wish to enjoy life in the lap of nature and pollution free atmosphere.

- Mega township across 160 acres
- Just 2 ½ Kms from Palghar station
- Shopping centers, Market and Multiplex
- Club house and Gymnasium
- Jogging track and Landscape gardens with children's play area
- Hospital and Educational establishments
- Local train connectivity
- Rain water harvesting
- Sewage treatment plant
- 18 lac liters water storage tank
- Concealed electrical copper wiring
- R.C.C framed structure
- Elegantly designed entrance
- Anodized sliding window
- All buildings with good quality acrylic paint on external surface
- Oil bond distemper in all rooms
- Granite platform in kitchen
- Glazed tiles above kitchen platform
- Exhaust fan provision in kitchen
- Full glazed tiles in W.C and bath area

Premier Exotica, Kurla (W).  
Offering A Lifestyle as Exotic as the Name.



The belt of Kurla has experienced rapid transformation after the development of BKC in the neighborhood. The construction of Premier Exotica is another feather in the cap of Kurla. On offer is a comfortable lifestyle that sprawls the best on offer at your feet. Feel at home as you bask in glory.

- Vitrified flooring
- Ionized French windows grills
- Kolher / Jaguar or equivalent bathroom fitting
- High quality electrical switches
- Cable TV connection
- Intercom connectivity throughout the complex
- Firefighting facilities
- Branded automatic lifts
- Ample parking in basement
- Rain water harvesting
- Club house with well-equipped gymnasium
- Carom tables and Table Tennis
- Landscaped Gardens
- Children's Play area