

**VAGHANI TECHNO-BUILD LIMITED**

**21<sup>st</sup>  
Annual Report  
2014-15**

## **VAGHANI TECHNO-BUILD LIMITED**

<b>Board of Directors:</b>	Mr. Kantilal Savla – Chairman & Wholetime Director  Mr. Ramesh Meisheri – Director  Ms. Grishma Savla – Director & CFO  Mr. Sabu Daniel – Director  Mr. Bharat Shah – Director (resigned on 31.03.2015)  Mr. Bhavesh Parekh – Director (w.e.f. 21.07.2015)
<b>Company Secretary:</b>	Ms. Archana Todi (w.e.f. 06.12.2014)
<b>Auditors:</b>	M/s. M.L. Bhuwania & Co. Chartered Accountants
<b>Bankers:</b>	Union Bank of India, Turner Road Branch, Bandra, Mumbai 400 050
<b>Regd. Office:</b>	D-Wing, Karma Sankalp Corner of 6 <sup>th</sup> & 7 <sup>th</sup> Road of Rajawadi, Ghatkopar (east), Mumbai – 400 077
<b>Registrar and Share Transfer Agent:</b>	Link Intime India Private Limited C-13, Pannalal Silk Mills Compound, L B S Marg, Bhandup (West), Mumbai - 400 078 Tel. (022) 25963838

**VAGHANI TECHNO-BUILD LIMITED**

**CIN:** L74999MH1994PLC187866

**ADDRESS:** D Wing, Karma Sankalp, Corner of 6<sup>th</sup> and 7<sup>th</sup> Road of Rajawadi,  
Ghatkopar (East), Mumbai - 400 077

**E-MAIL ID:** investor@vaghanitechnobuild.com

**WEBSITE:** www.vaghanitechnobuild.com

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**NOTICE**

Notice is hereby given that the Twenty First Annual General Meeting of the members of **VAGHANI TECHNO-BUILD LIMITED** will be held at the Registered office of the Company at D-wing, Karma Sankalp, Corner of 6<sup>th</sup> and 7<sup>th</sup> Road of Rajawadi, Ghatkopar (East), Mumbai - 400077 on Saturday, 26<sup>th</sup> September, 2015 at 11.30 a.m. to transact the following businesses:

**ORDINARY BUSINESS:**

1. To receive, consider and adopt the Audited Financial Statements of the Company for the financial year ended 31<sup>st</sup> March, 2015 including the Audited Balance sheet as at 31<sup>st</sup> March, 2015 and the statement of Profit & Loss Account of the Company for the year ended as on that date and the Report of the Board of Directors and Auditors thereon.
2. To appoint a Director in place of Mr. Kantilal Savla (DIN - 00403389), who retires by rotation and being eligible, offers himself for re-appointment.
3. To appoint Auditor and fix their remuneration and in this regard to pass the following resolution as an **Ordinary Resolution**:

Resolved that M/s M.L. Bhuwania & Co, Chartered Accountants (Registration No. 101484W), the retiring auditors of the Company be and hereby appointed as the 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 such remuneration plus service tax and out-of-pocket expenses, as may be decided by the Board of Directors of the Company and the Auditors.

**SPECIAL BUSINESS:**

**4. Appointment of Mr. Bhavesh Parekh as an Independent Director of the Company**

To consider and if thought fit, to pass, the following resolution as an **Ordinary Resolution**:

**"RESOLVED THAT** pursuant to the provisions of section 161 and other applicable provisions (including any modification(s) or re-enactment thereof), if any, of the Companies Act, 2013, Mr. Bhavesh Parekh (DIN-07237637), who was appointed as an Additional Director in the meeting of the Board of Directors held on 21<sup>st</sup> July, 2015 and whose term expires at the ensuing Annual General Meeting of the Company and for the appointment of whom the Company has received a notice in writing under section 160 of the Companies Act, 2013 proposing his candidature for the office of the Director be and is hereby appointed as a Director of the Company whose period of office will be liable to determination by retirement of directors by rotation".

**"RESOLVED FURTHER THAT** pursuant to the provisions of sections 149, 150, 152 read with Schedule IV and all other applicable provisions, if any, of the Companies Act, 2013 and the Companies (Appointment and Qualifications of Directors) Rules, 2014 (including any statutory modification(s) or re-enactment

thereof, for the time being in force) and clause 49 of the Listing Agreement, Mr. Bhavesh Parekh (DIN-07237637) be and is hereby appointed as an Independent Director of the Company, not liable to retire by rotation and to hold office for a term upto the conclusion of March 31, 2020.

**"RESOLVED FURTHER THAT** the Board of Directors of the Company **be** and are hereby severally authorized to do all the acts, deeds and things which are necessary to give effect to the above said resolution."

**By Order of the Board of Directors  
For Vaghani Techno-Build Limited**

**Sd/-  
Archana Todi  
Company Secretary**

**Place: Mumbai**

**Date: 1<sup>st</sup> September, 2015**

**NOTES:**

1. An Explanatory statement pursuant to section 102(1) of the Companies Act, 2013 relating to the Special Business to be transacted at the Annual General Meeting is annexed hereto.
2. **A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE ON A POLL INSTEAD OF HIMSELF/HERSELF AND THE PROXY NEED NOT BE THE MEMBER OF THE COMPANY. THE INSTRUMENT(S), APPOINTING A PROXY, IF ANY, SHALL BE DEPOSITED AT THE REGISTERED OFFICE OF THE COMPANY NOT LESS THAN FORTY-EIGHT HOURS BEFORE THE COMMENCEMENT OF THE MEETING.**

A person can act as a proxy on behalf of members not exceeding fifty and holding in the aggregate not more than 10 percent of the total share capital of the Company carrying voting rights. A member holding more than 10 percent of the total share capital of the company carrying voting rights may appoint a single person as proxy and such person shall not act as a proxy for any other person or shareholder.

3. In terms of Section 152 of the Companies Act, 2013, Mr. Kantilal Savla (DIN 00403389), Directors, retire by rotation at the Meeting and being eligible, offer himself for re-appointment and in terms of section 161 of the Companies Act, 2013, Mr. Bhavesh Parekh (DIN-07237637), Additional Director whose term expires at the ensuing Annual General Meeting of the Company and for the appointment of whom the Company has received a notice in writing under section 160 of the Companies Act, 2013 proposing his candidature for the office of the Director. The Board of Directors of the Company commends their respective re-appointment/appointment. Brief resume of the Directors including those proposed to be re-appointed, nature of their expertise in specific functional areas, names of companies in which they hold directorships and memberships / chairmanships of Board Committees, shareholding and relationships between directors inter-se as stipulated under Clause 49 of the Listing Agreement with the Stock Exchanges, are provided in the Corporate Governance Report forming part of the Annual Report.
4. The Register of Members and Share Transfer Books of the Company will remain closed from 22-09-2015 to 26-09-2015 (both days inclusive).

5. Members are requested to intimate the Registrar and Share Transfer Agent of the Company-Link Intime India Private Limited, immediately of any change in their address, in respect of equity shares held in physical mode and to their Depository Participants (DP) in respect of equity shares held in dematerialized form.
6. Members holding share certificates under different folio numbers but in the same order of name are requested to apply for consolidation of such folios and send relevant share certificates to the Registrar and Share Transfer Agent of the Company.
7. Pursuant to Section 101 and 136 of the Companies Act, 2013 read with relevant Rules made there under, as amended from time to time, Companies can serve Annual Report and other communications through electronic mode to those Members who have registered their e-mail address with the Company or with the Depository. Members who have not registered their e-mail address either with the Company or with the Depository can now register the same by submitting updated email address to Link Intime India Private Limited, the Registrar and Share Transfer Agent or Company. Members of the Company, who have registered their e-mail address, are entitled to receive such communication in physical form upon request.

The Notice of AGM, Annual Report and Attendance Slip are being sent in electronic mode to members whose e-mail IDs are registered with the Company or the Depository Participant(s) unless the Members have registered their request for a hard copy of the same. Physical copy of the Notice of AGM, Annual Report and Attendance Slip are being sent to those members who have not registered their e-mail IDs with the Company or Depository Participant(s). Members who have received the Notice of AGM, Annual Report and Attendance Slip in electronic mode are requested to print the Attendance Slip and submit a duly filled in Attendance Slip at the registration counter to attend the AGM. Members may also note that the Annual Report for FY 2014-2015 will also be available on the Company's website: [www.vaghanitechnobuild.com](http://www.vaghanitechnobuild.com) for their download.

8. Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Amendment Rules, 2015 and Clause 35B of the Listing Agreement, as amended from time to time, Members have been provided with the facility to cast their vote electronically, through the e-voting services provided by Central Depository Services Limited, on all resolutions set forth in this notice.

The instructions for shareholders voting electronically are as under:

- (i) The voting period begins on 22<sup>nd</sup> September, 2015 (9.00 a.m. IST) and ends on 25<sup>th</sup> September, 2015 (5.00 p.m. IST). During this period shareholders of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date of 19<sup>th</sup> September, 2015, may cast their vote electronically. The e-voting module shall be disabled by CDSL for voting thereafter.
- (ii) Shareholders who have already voted prior to the meeting date would not be entitled to vote at the meeting venue.
- (iii) The shareholders should log on to the e-voting website [www.evotingindia.com](http://www.evotingindia.com)
- (iv) Click on Shareholders
- (v) Now Enter your User ID
  - a. For CDSL: 16 digits beneficiary ID,

- b. For NSDL: 8 Character DP ID followed by 8 Digits Client ID,
- c. Members holding shares in Physical Form should enter Folio Number registered with the Company.

(vi) Next enter the Image Verification as displayed and Click on Login.

(vii) If you are holding shares in demat form and had logged on to [www.evotingindia.com](http://www.evotingindia.com) and voted on an earlier voting of any company, then your existing password is to be used.

(viii) If you are a first time user follow the steps given below:

	<b>For Members holding shares in Demat Form and Physical Form</b>
PAN	<p>Enter your 10 digit alpha-numeric *PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders)</p> <ul style="list-style-type: none"> <li>Members who have not updated their PAN with the Company/Depository Participant are requested to use the first two letters of their name and the 8 digits of the sequence number in the PAN field.</li> <li>In case the sequence number is less than 8 digits enter the applicable number of 0's before the number after the first two characters of the name in CAPITAL letters. e.g. If your name is Ramesh Kumar with sequence number 1 then enter RA00000001 in the PAN field</li> </ul>
Dividend Bank Details OR Date of Birth (DOB)	<p>Enter the Dividend Bank Details or Date of Birth (in dd/mm/yyyy format) as recorded in your demat account or in the company records in order to login.</p> <ul style="list-style-type: none"> <li>If both the details are not recorded with the depository or company please enter the member id / folio number in the Dividend Bank details field as mentioned in instruction (v).</li> </ul>

(ix) After entering these details appropriately, click on "SUBMIT" tab.

(x) Members holding shares in physical form will then directly reach the Company selection screen. However, members holding shares in demat form will now reach 'Password Creation' menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is to be also used by the demat holders for voting for resolutions of any other company on which they are eligible to vote, provided that company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.

(xi) For Members holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.

(xii) Click on the EVSN for the relevant Vaghani Techno-Build Limited on which you choose to vote.

(xiii) On the voting page, you will see "RESOLUTION DESCRIPTION" and against the same the option "YES/NO" for voting. Select the option YES or NO as desired. The option YES implies that you assent to the Resolution and option NO implies that you dissent to the Resolution.

- (xiv) Click on the “RESOLUTIONS FILE LINK” if you wish to view the entire Resolution details.
- (xv) After selecting the resolution you have decided to vote on, click on “SUBMIT”. A confirmation box will be displayed. If you wish to confirm your vote, click on “OK”, else to change your vote, click on “CANCEL” and accordingly modify your vote.
- (xvi) Once you “CONFIRM” your vote on the resolution, you will not be allowed to modify your vote.
- (xvii) You can also take out print of the voting done by you by clicking on “Click here to print” option on the Voting page.
- (xviii) If Demat account holder has forgotten the same password then Enter the User ID and the image verification code and click on Forgot Password & enter the details as prompted by the system.
- (xix) **Note for Non – Individual Shareholders and Custodians**
- Non-Individual shareholders (i.e. other than Individuals, HUF, NRI etc.) and Custodian are required to log on to [www.evotingindia.com](http://www.evotingindia.com) and register themselves as Corporate.
  - A scanned copy of the Registration Form bearing the stamp and sign of the entity should be emailed to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com).
  - After receiving the login details they have to create a user who would be able to link the account(s) for which they wish to vote on.
  - The list of accounts should be mailed to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) and on approval of the accounts they would be able to cast their vote.
  - A scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same.
- (xx) In case you have any queries or issues regarding e-voting, you may refer the Frequently Asked Questions (“FAQs”) and e-voting manual available at [www.evotingindia.com](http://www.evotingindia.com) under help section or write an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com).
- (xxi) E-Voting Information:

EVS (Electronic Voting Sequence Number)	User ID	Your Existing Password / Default PAN / Sequence Number
150824063	{Folio}	{Password}

Since the Company is required to provide members the facility to cast their vote by electronic means, shareholders of the Company, holding shares either in physical form or in dematerialized form, as on the cut – off date and not casting their votes electronically, may cast their vote at the AGM venue, facility will be available at the venue. The results of e-voting will be placed by the Company on the website: [www.vaghani.technobuild.com](http://www.vaghani.technobuild.com) within two days of the AGM and also communicated to the stock exchanges, where the shares of the Company are listed.

9. The resolutions proposed will be deemed to have been passed on the date of AGM subject to receipt of number of votes in favour of the resolutions.
10. Mr. Narayan Parekh, Partner, PRS Associates, Practicing Company Secretaries, (Membership No: ACS 8059) has been appointed as the Scrutinizer to scrutinize the e-voting process.

11. In terms of Clause 35B of the Listing Agreement, those members, who do not access to e-voting facility, may send their assent or dissent in writing on the Ballot Form sent along with this AGM Notice so as to reach the Scrutinizer at the Address-Mr. Narayan Parekh, Partner, PRS Associates, Practicing Company Secretary, (Membership No : ACS 8059) c/o Link Intime India Private Limited (Unit:-Vaghani Techno-Build Limited) at C-13, Pannalal Silk Mills Compound, LBS Marg, Bhandup (West) Mumbai – 400078, on or before 25<sup>th</sup> September, 2015 (5.00 p.m. IST). Any Ballot Form received after this date will be treated as if the reply from the member has not been received.
12. Voting will be provided to the members through e-voting and / or at the AGM venue. A member can opt for only one mode of voting i.e. either through e-voting or ballot. If a member cast votes by both modes, then voting done through e-voting shall prevail and the ballot shall be treated as invalid.
13. All the documents referred to in the accompanying Notice and Explanatory Statement are open for inspection at the Company's Registered office on all working days of the Company between 10.00 a.m. to 1.00 p.m. upto the date of the Annual General Meeting except Saturday and Sundays and public Holidays.
14. Members/Proxies are requested to bring their attendance slip duly filled in along with their copy of Annual Report to the Meeting.

#### **AN EXPLANATORY STATEMENT PURSUANT TO SECTION 102(1) OF THE COMPANIES ACT, 2013**

As required by Section 102(1) of the Companies Act, 2013, the following Explanatory statement sets out all material facts relating to the business mentioned under Item No. 4 of the accompanying Notice dated 1<sup>st</sup> September 2015.

##### **Item No. 4**

Mr. Bhavesh Parekh was appointed as an Additional Director by the Board of the Company at their meeting held on 21<sup>st</sup> July, 2015. Pursuant to the provisions of section 161 of the Companies Act, 2013, he holds office upto the date of ensuing Annual General Meeting of the Company.

The Company has received a notice in writing from a member along with the deposit of requisite amount under Section 160 of the Act proposing the candidature of Mr. Bhavesh Parekh for the office of Director of the Company.

The Company has received a declaration from Mr. Bhavesh Parekh that he meets the criteria of independence as prescribed both under sub-section (6) of Section 149 of the Act and under Clause 49 of the Listing Agreement.

Mr. Bhavesh Parekh is not disqualified from being appointed as a Director in terms of Section 164 of the Act and has given his consent to act as a Director.

In terms of Section 149 and any other applicable provisions of the Companies Act, 2013, Mr. Bhavesh Parekh being eligible, offer himself for appointment as Independent Director on the board of the Company in line with the requirements of the Companies Act, 2013.

The matter regarding appointment of Mr. Bhavesh Parekh as an Independent Director was placed before the Nomination & Remuneration Committee, which commends his appointment as an Independent Director.



In the opinion of the Board, Mr. Bhavesh Parekh fulfils the conditions for his appointment as an Independent Director as specified in the Act and the Listing Agreement. Mr. Bhavesh Parekh is independent of the management and possesses appropriate skills, experience and knowledge.

He does not hold any shares of the Company in his name.

In compliance with the provisions of Section 149 read with Schedule IV of the Act, the appointment of Mr. Bhavesh Parekh as an Independent Director is now being placed before the members in general meeting for their approval.

The terms and conditions of appointment of Mr. Bhavesh Parekh shall be open for inspection by the members at the Registered office during normal business hours on any working days of the Company between 10.00 a.m. to 1.00 p.m. upto the date of the Annual General Meeting except Saturdays, Sundays and public Holidays.

A Brief profile of the proposed Independent Director, including nature of his expertise provided in the separate section.

Save and except Mr. Bhavesh Parekh, none of the other Directors / Key Managerial Personnel of the Company / their relatives is, in any way, concerned or interested, financially or otherwise in the resolution set out at Item No. 4 of the Notice.

The Board commends the Ordinary Resolution set out at Item No. 4 of the Notice for approval by the members.

#### **ANNEXURE TO THE NOTICE:**

##### **Disclosure pursuant to Clause 49 of the Listing Agreement:**

Disclosure of Directors seeking appointment / re-appointment at the Annual General Meeting to be held on 26<sup>th</sup> September, 2015

<b>Names of the Director</b>	<b>Mr. Kantilal M Savla</b>	<b>Mr. Bhavesh Parekh</b>
Date of Birth	13.05.1959	16.06.1973
Date of Appointment	31.01.2009	21.07.2015
Qualification	B.com & OPM (Owner / President - Management Program) from Harvard Business School	B.com & Diploma in Civil Engineering
Expertise in specific functional areas	Construction & Real Estate Business	Liasioning Architect
Directorship in Indian other Public Limited Companies as on 31.3.2015	4	NIL
Chairman / Member of the committee of other Companies*	NIL	NIL
No of shares held in the Company as on 31.3.2015	9,78,760	NIL

**Note:** \*Directorship / Committee memberships exclude Alternate Directorships and Directorships in Private/Foreign Companies incorporate under Section 8 of the Companies Act, 2013

## DIRECTORS REPORT

Your Directors have pleasure in presenting the **Twenty First Annual Report** of the Company along with the Audited Statement of Accounts for the year ended 31<sup>st</sup> March, 2015.

### **1. FINANCIAL RESULTS:**

(Amount in Rs)

Particulars	31-03-2015	31-03-2014
Total Income	7,20,002	1,14,00,321
Total Expenses	15,99,752	81,95,070
<b>Profit (Loss) before Tax</b>	<b>(8,79,750)</b>	<b>32,05,251</b>
Provision for Tax	(19,46,494)	-
<b>Profit (loss) after Tax</b>	<b>(28,26,244)</b>	<b>32,05,251</b>
<b>Balance brought forward:</b>		
Surplus in the Profit & Loss Account	1,52,13,294	1,20,08,043
Add : Profit/(loss) for the year	(28,26,244)	32,05,251
<b>Balance carried to Balance Sheet</b>	<b>1,23,87,050</b>	<b>1,52,13,294</b>

### **2. PERFORMANCE & RESULTS:**

During the year under review, the Company has incurred a Loss of Rs.28,26,244/- as against profit of Rs.32,05,251/- of the previous year. Your Directors are continuously looking for future growth of the Company in real estate industry.

### **3. OPERATIONS AND FUTURE PLANS:**

The Company continues to be engaged in the activities pertaining to Transfer of Development Rights (TDR). Further steps will be taken to accelerate the same.

### **4. CHANGES IN THE NATURE OF BUSINESS, IF ANY:**

During the year under review, there was no change in nature of the business of the Company.

### **5. DIVIDEND:**

Considering the loss incurred in the current financial year, your Directors have not recommended any dividend for the financial year under review.

### **6. DEPOSITS:**

The Company has not accepted or renewed any amount falling within the purview of provisions of Section 73 of the Companies Act, 2013 ("the Act") read with the Companies (Acceptance of Deposit) Rules, 2014 during the year under review.

### **7. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS:**

Details of Loans, Guarantees and Investments covered under the provisions of Section 186 of the Companies Act, 2013 are given in the notes to the Financial Statements