

**NITESH PROPERTY MANAGEMENT PRIVATE LIMITED**

CIN: U70102KA2010PTC056128

REGD. OFFICE: 7<sup>TH</sup> FLOOR, NITESH TIMESQUARE, # 8, M.G. ROAD, BANGALORE – 560 001

Tel: +91-80-4017 4000; Fax: +91-80-2555 0825; Email: [ganapathi.joshy@niteshgroup.com](mailto:ganapathi.joshy@niteshgroup.com)

**DIRECTORS' REPORT**

The Board of Directors present their report for the financial year ended March 31, 2015 along with the Audited Accounts as on that date.

**1. SUMMARISED FINANCIAL HIGHLIGHTS:**

The performance of the Company for the financial year ended March 31, 2015 is given hereunder:

(Amount in Rs.)

Particulars	2014-15	2013-14
Revenue from Operations	62,993,823	49,117,379
Other Income	2,845,005	8,160,100
<b>Total Income</b>	<b>65,838,828</b>	<b>57,277,479</b>
Total Expenditure	58,808,275	51,513,642
<b>Profit / (Loss) before Tax</b>	<b>7,030,553</b>	<b>5,763,837</b>
Current Tax expense	2,500,000	-
Prior Year Tax	-	60,000
Deferred Tax (expense) / income	267,457	211,404
<b>Profit / (Loss) after Tax</b>	<b>4,798,010</b>	<b>5,915,241</b>
Earnings / (Loss) per Share – Basic	51	592
Earnings / (Loss) per Share – Diluted	51	592

**2. DIVIDEND:**

In order to augment the long term resources, the Board has not recommended any dividend.

**3. DIRECTORS:**

Mr. Ganapathi M. Joshy (DIN: 02763942), Director will retire by rotation at the ensuing Annual General Meeting and is eligible for re-appointment. Necessary resolutions will be placed before the ensuing Annual General Meeting.

**4. BOARD MEETING:**

During the financial year under review, the Board of Directors of the Company met 6 times as detailed below:

- |                               |                                |                                |
|-------------------------------|--------------------------------|--------------------------------|
| i. 16 <sup>th</sup> May, 2014 | ii. 7 <sup>th</sup> July, 2014 | iii. 5 <sup>th</sup> Aug, 2014 |
| iv. 8 <sup>th</sup> Nov, 2014 | v. 14 <sup>th</sup> Nov, 2014  | vi. 6 <sup>th</sup> Feb, 2015  |

During the year under review a resolution was passed by circulation by the Board of Directors of the Company on 18<sup>th</sup> Dec. 2014.

**5. STATUTORY AUDITORS:**

At the fourth Annual General Meeting of the Company held on 27<sup>th</sup> June, 2014 M/s. B K Ramadhyani & Co. LLP, Chartered Accountants (Firm Registration No. 002878S/S200021) were appointed as the Statutory Auditors of the Company for a term

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of three consecutive years, i.e. up to the conclusion of Sixth Annual General Meeting. As per Section 139 of the Companies Act, 2013 and rules made thereunder, their continuance of appointment for the financial year 2015-16 is to be ratified by the Shareholders in the ensuing Annual General Meeting. Accordingly, the necessary resolutions will be placed at the ensuing Annual General Meeting.

**6. INTERNAL FINANCIAL CONTROL SYSTEM AND THEIR ADEQUACY:**

The Company is taking necessary steps for implementing adequate Internal Financial Control systems commensurate with its size and nature of business, to safeguard and protect from loss, unauthorized use or disposition of its assets.

**7. DIRECTORS' RESPONSIBILITY STATEMENT:**

In accordance with the provisions of Section 134(5) of the Companies Act, 2013 the Board hereby submits its responsibility Statement:—

- (a) in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures;
- (b) the directors had selected such accounting policies and applied them consistently and 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 at the end of the financial year and of the profit and loss of the company for that period;
- (c) the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
- (d) the directors had prepared the annual accounts on a going concern basis; and
- (e) the directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

**8. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS MADE UNDER SECTION 186 OF THE COMPANIES ACT, 2013:**

The Company has not made any loans, guarantees and investments under Section 186 of the Companies Act, 2013 and the rules made thereunder during the period under review.

**9. PARTICULARS OF CONTRACTS OR ARRANGEMENTS MADE WITH RELATED PARTIES:**

In terms of Section 188 of the Companies Act, 2013, and the Rules made thereunder. The related party transactions undertaken during the financial year 2014-15 are detailed in the Financial Statements.

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**10. ENERGY CONSERVATION, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO:**

The information stipulated under Section 134 (3) (m) of the Companies Act, 2013 read with Rule 8 of the Companies (Accounts) Rules, 2014, is as follows:

**Conservation of Energy**

- i) The steps taken or impact on conservation of energy- As the Company is not engaged in manufacturing, the operations of the Company do not involve high-energy consumption.
- ii) The steps taken by the Company for utilizing alternate sources of energy- The Company is in the process of exploring use of alternate source of energy.
- iii) The capital investment on energy conservation equipment- None

**Research & Development and Technology Absorption**

Our operations are service oriented and hence do not involve any Research and Development or technology absorption.

- i) The efforts made towards technology absorption – Not applicable.
- ii) The benefits derived like product improvement, cost reduction, product development or import substitution – Not applicable.
- iii) In case of imported technology (imported during the last three years reckoned from the beginning of the financial year) Not Applicable.
  - a) The details of technology imported – Not applicable.
  - b) The year of import – Not applicable.
  - c) Whether the technology has been fully absorbed – Not applicable.
  - d) If not fully absorbed areas where absorption has not taken place and the reason thereof – Not applicable.
- (iv) The expenditure incurred on Research and Development – Not applicable.

**Foreign Exchange Earnings and Outgo**

During the year under review there was no foreign exchange inflow or outflow.

**11. DISCLOSURE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013:**

The Company has adopted the policy of the group on the Sexual Harassment of Women at the Workplace (Prevention, Prohibition & Redressal) Act, 2013, for prevention, prohibition and to redress complaints received regarding sexual harassment in the workplace. There was no complaints received by the Company during the year.

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**12. EXTRACT OF THE ANNUAL RETURN:**

The extracts of the Annual Return in the prescribed format MGT-9 pursuant to the provisions of Section 92 read with Rule 12 of the Companies (Management and administration) Rules, 2014 is furnished in “Annexure 1” and is attached to this report.

**13. PARTICULARS OF EMPLOYEES:**

The Company being unlisted, the provisions of Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are not applicable to the Company.

There is no employee drawing remuneration exceeding the limits prescribed under Rule 5 (2) of the Companies Act, 2013 during the financial year or part thereof.

**14. STATEMENT CONCERNING DEVELOPMENT AND IMPLEMENTATION OF RISK MANAGEMENT POLICY OF THE COMPANY:**

The Company has adopted the Risk Management Policy of its 100% holding Company. The main objective of the Board is to ensure sustainable business growth with stability and to promote a pro-active approach in reporting, evaluating and resolving risks associated with the business.

**15. ACKNOWLEDGEMENTS:**

The Company has been very well supported from all quarters and therefore your directors wish to place on record their sincere appreciation for the support and co-operation received from the clients, employees, Central and State Governments, Bankers, financial institutions and others associated with the Company.

Your Directors wish to thank the shareholders and business associates for their continued support and cooperation. We look forward to receive the continued patronage from all quarters to become a better and stronger Company.

**For and on behalf of the Board of Directors  
of NITESH PROPERTY MANAGEMENT PRIVATE LIMITED**

Place: Bangalore  
Date: 22.05.2015

  
Ganapathi M Joshy  
Director

  
P C Ashok  
Director

**Form No. MGT-9**

**Extract of Annual Return as on the Financial Year ended on 31<sup>st</sup> March, 2015**

[Pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014]

**I. REGISTRATION AND OTHER DETAILS:**

- i. CIN U70102KA2010PTC056128  
ii. Registration Date 3<sup>rd</sup> December, 2010  
iii. Name of the Company Nitesh Property Management Private Limited  
iv. Category Company limited by shares  
Sub-Category of the Company Indian Non-Government Company  
v. Address of the Registered office and contact details 7<sup>th</sup> Floor, Nitesh Timesquare,  
# 8, M.G. Road,  
Bangalore-560 001  
Ph.No. : 080-40174000  
Fax.: 080-25550825  
Email: ganapathi.joshy@niteshgroup.com  
vi. Whether listed company No  
vii. Name, Address and Contact details of Registrar and Transfer Agent, if any Not Applicable

**II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY**

All the business activities contributing 10% or more of the total turnover of the company shall be stated:-

Sl. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the company
1	Services to buildings and landscape activities	811- Combined facilities support activities	100%

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES

Sl. No.	NAME AND ADDRESS OF THE COMPANY	CIN/GLN	HOLDING/ SUBSIDIARY/ ASSOCIATE	% of shares held	Applicable Section
I.	Nitesh Estates Limited 7 <sup>th</sup> Floor, Nitesh Timesquare, No.8, M.G. Road, Bangalore-560 001	L07010KA2004PLC033412	Holding	100%	2 (46)

IV. SHARE HOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)

i) Category-wise Share Holding

CATEGORY CODE	CATEGORY OF SHAREHOLDER	NO. OF SHARES HELD AT THE BEGINNING OF THE YEAR 31/03/2014				NO. OF SHARES HELD AT THE END OF THE YEAR 31/03/2015				% CHANGE DURING THE YEAR												
		DEMAT	PHYSICAL	TOTAL	% OF TOTAL SHARES	DEMAT	PHYSICAL	TOTAL	% OF TOTAL SHARES													
											(III)	(IV)	(V)	(VI)	(VII)	(VIII)	(IX)	(X)	(XI)			
(A)	PROMOTER AND PROMOTER GROUP																					
(1)	INDIAN																					
(a)	Individual /HUF	0	0	0	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	
(b)	Central Government/State Government(s)	0	0	0	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	
(c)	Bodies Corporate	0	10,000	10,000	100	0	3,00,000	3,00,000	100	0	3,00,000	3,00,000	100	0	0	0	0.00	0	0.00	0	0.00	
(d)	Financial Institutions / Banks	0	0	0	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	
(e)	Others –	0	0	0	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	
	<b>Sub-Total A (1) :</b>	<b>0</b>	<b>10,000</b>	<b>10,000</b>	<b>100.00</b>	<b>0</b>	<b>3,00,000</b>	<b>3,00,000</b>	<b>100.00</b>	<b>0</b>	<b>3,00,000</b>	<b>3,00,000</b>	<b>100.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	



(2)	NON-INSTITUTIONS																	
(a)	Bodies Corporate	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0.00
	i Indian	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0.00
	ii Overseas	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0.00
(b)	Individuals	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0.00
	(i) Individuals holding nominal share capital upto Rs.1 lakh	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0.00
	(ii) Individuals holding nominal share capital in excess of Rs.1 lakh	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0.00
(c)	Others	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0.00
	<b>Sub-Total B(2) :</b>	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0.00
	<b>Total B=B(1)+B(2) :</b>	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0.00
C.	Shares held by Custodian for GDRs & ADRs	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0.00
	<b>Total (A+B) :</b>	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0.00
	<b>GRAND TOTAL (A+B+C) :</b>	0	10,000	100.00	10,000	100.00	0.00	3,00,000	3,00,000	100.00	3,00,000	3,00,000	100.00	3,00,000	3,00,000	100.00	2900.00	2900.00

(ii) Shareholding of Promoters

SHARE HOLDING OF PROMOTERS - COMPARISON REPORT BETWEEN 31/03/2014 AND 31/03/2015									
Sl. no	Name of the Share Holder	No of Shares held as on 01/04/2014	% of total Shares of the company	PLEDGE SHARES AS ON 1/04/2014	No of Shares Held As on 31/03/2015	% of total Shares of the company	PLEDGE SHARES AS ON 31/03/2015	Change in Shareholding	% Change in Shareholding During the Year
1	Nitish Estates Limited	10,000*	100	0	3,00,000*	100	0	2,90,000	2900.00
	<b>Total</b>	<b>10,000</b>	<b>100</b>	<b>0</b>	<b>3,00,000</b>	<b>100</b>	<b>0</b>	<b>2,90,000</b>	<b>2900.00</b>

\* 1 equity share of Rs.10/- each is held by Mr. L. S. Vaidyanathan as nominee shareholder on behalf of Nitish Estates Limited, the beneficial owner.



(iii) **Change in Promoters' Shareholding (please specify, if there is no change)**

The Promoter's shareholding has increased from 10,000 equity shares of the Company to 3,00,000 equity shares of the Company.

Particulars	Shareholding at the beginning of the year		Date wise Increase / Decrease in Promoters Due to conversion of Preference Shares.			Cumulative Shareholding during the year	
	No of Shares held as on 31/03/2014	% of total shares of the company	Date	Bought	Sold	No of Shares Held As on 31/03/2015	% of total shares of the company
	1 Nitesh Estates Limited	10,000*	100%	18/12/2014	2,90,000#	0	3,00,000*

\* Mr. L. S. Vaidyanathan, the nominee shareholder is holding 1 equity share of Rs.10/- each on behalf of Nitesh Estates Limited, the beneficial owner.  
# Equity shares allotted on rights basis

(iv) **Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs): Not applicable**

(v) **Shareholding of Directors and Key Managerial Personnel:**

Sl. No	Name of the Shareholders	Shareholding at the beginning of the year		Date wise Increase / Decrease in the shareholding due to Market Action			Cumulative Shareholding during the year		Shareholding at the end of the year	
		No. of Shares	% of total shares of the company	Date	Bought	Sold	No. of Shares	% of total shares of the company	No. of Shares	% of total shares of the company
		1	Mr. L. S. Vaidyanathan *	1	0.00	-	-	-	1	0.00

\* holding 1 equity share of Rs.10/- each as nominee shareholder on behalf of Nitesh Estates Limited, the beneficial owner.

## V. INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment

There is no indebtedness to report during the year under review.

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
(Amount in Rs.)				
<b>Indebtedness at the beginning of the financial year</b>				
i) Principal Amount	-	-	-	-
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	-	-	-	-
<b>Total (i+ii+iii)</b>	-	-	-	-
<b>Change in Indebtedness during the financial year</b>				
• Addition	-	-	-	-
• Reduction	-	-	-	-
<b>Net Change</b>	-	-	-	-
<b>Indebtedness at the end of the financial year</b>				
i) Principal Amount	-	-	-	-
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	-	-	-	-
<b>Total (i+ii+iii)</b>	-	-	-	-

## VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

- A. Remuneration to Managing Director, Whole-time Directors and/or Manager: **Not Applicable**  
 B. Remuneration to other directors: **Not Applicable**  
 C. Remuneration to key managerial personnel other than MD/Manager/WTD: **Not Applicable**

II. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:

Type	Section of the Companies Act	Brief Description	Details of Penalty/ Punishment/compounding fees imposed	Authority (RD/NCLT/ Court)	Appeal made, if any (give details)
<b>A. Company</b>					
Penalty					
Punishment			Nil		
Compounding					
<b>B. DIRECTORS</b>					
Penalty					
Punishment			Nil		
Compounding					
<b>C. OTHER OFFICERS IN DEFAULT</b>					
Penalty					
Punishment			Nil		
Compounding					

For and on behalf of the Board of Directors  
of NITESH PROPERTY MANAGEMENT PRIVATE LIMITED

  
Ganapathi M Joshy  
Director

  
P C Ashok  
Director

Place: Bangalore  
Date: 22.05.2015

**INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF NITESH PROPERTY MANAGEMENT PRIVATE LIMITED**

**Report on the Standalone Financial Statements:**

We have audited the accompanying financial statements of Nitesh Property Management Private Limited ("the Company") which comprise of Balance Sheet as at March 31, 2015, the Statement of Profit and Loss and the Cash Flow Statement for the year ended and a summary of significant accounting policies and other explanatory information.

**Management's Responsibility for the Standalone Financial Statements:**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone 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 policies generally accepted in India, including the accounting standards specified under section 133 of the Act, read with rule 7 of the Companies (Accounts) Rules, 2014. This responsibility includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgements and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and fair 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 standalone financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Those Standards require that we comply with the ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatements.

An audit involves performing procedures to obtain audit evidence about the amounts and the 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 financial control relevant to the Company's preparation of the 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 whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls.



An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

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

**Opinion:**

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone 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 of the state of affairs of the Company as at March 31, 2015, and its profit or loss and its cash flows for the year ended on that date

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

1. As required by the Companies (Auditor's Report) Order, 2015 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the annexure a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by the section 143(3) of the Act, we report that:
  - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit.
  - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
  - (c) The balance sheet, the statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
  - (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under section 133 of the Act, read with rule 7 of the Companies (Accounts) Rules, 2014.
  - (e) On the basis of the written representations received from the directors as on March 31, 2015 taken on the record by the Board of Directors, none of the directors is disqualified as on that date from being appointed as a director in terms of section 164(2) of the Act.
  - (f) With respect to other matters to be included in the Auditors report in accordance with rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us,
    - i. The Company does not have any pending litigations which would impact its financial position;



- ii. The Company did not have any long-term contracts as required under the applicable law or accounting standards, for material foreseeable losses. The Company has not entered into any derivative contracts.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For B.K.RAMADHYANI & CO LLP  
Chartered Accountants  
Firm Registration No. 002878S/S200021

  
(R.SATYANARAYANA MURTHI)  
Partner  
Membership No. 024248

B.K.RAMADHYANI & CO LLP  
Chartered Accountants

4B, Chitrapur Bhavan,  
8<sup>th</sup> Main, 15<sup>th</sup> Cross,  
Malleswaram  
Bangalore-560 055  
Date: May 22, 2015

**BK RAMADHYANI & CO. LLP**  
**CHARTERED ACCOUNTANTS**  
No 683/4-B, Chitrapur Bhavan,  
8th Main, 15th Cross, Malleswaram,  
BANGALORE 560 055.

**ANNEXURE REFERRED TO IN PARAGRAPH 1 UNDER THE HEADING “REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS” OF OUR REPORT TO THE MEMBERS OF NITESH PROPERTY MANAGEMENT PRIVATE LIMITED.**

1. The Company does not have any fixed assets in its financial statements as at March 31, 2015. Hence provisions of the clause 3(i) of the order, is not applicable.
2. The Company does not have any inventory in its financial statements as at March 31, 2015. Hence provisions of the clause 3(ii) of the order, is not applicable.
3. The company has not granted any loans or taken any loans from the companies covered in the register maintained under section 189 of the Companies Act, hence clause 3(iii) of the Order is not applicable.
4. In our opinion and according to the information and explanations given to us, there are adequate internal control procedures commensurate with the size of the company and the nature of its business, for the purchase of fixed assets and with regard to sale of services. During the course of our audit, no continuing failure to correct major weakness in the internal controls has been noticed.
5. The Company has not accepted any deposits as applicable under the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other provisions of the Companies Act and rules framed under. Accordingly, the provisions of clause 3(v) of the said Order are not applicable.
6. To the best of our knowledge and explanations given to us, the Central Government has not prescribed the maintenance of cost records under clause (d) of sub-section (1) of section 148 of the Companies Act, 2013 for the products of the company. Accordingly, the provisions of clause 3(vi) of the said Order are not applicable.
7. According to the records of the Company, the Company is generally regular in depositing undisputed statutory dues applicable to it with the appropriate authorities. In terms of its books of account, no undisputed statutory dues payable in respect of provident fund, employees' state insurance, income tax, wealth tax, customs duty, excise duty, value added tax, cess and any other undisputed statutory dues were outstanding, as at March 31, 2015 for a period of more than six months from the date they became payable. According to the records of the Company and according to the information and explanations given to us, there were no dues outstanding on account of income tax, wealth tax, service tax, sales tax, customs duty, excise duty and cess on account of dispute.  
As per the records maintained by the company, there is no amount required to be transferred to investor education and protection fund in accordance with the relevant provisions of the Companies Act, 1956 and rules made thereunder.



8. The Company has accumulated losses at the end of the financial year. It has incurred cash loss in the financial year covered by our audit and also in the immediately preceding financial year.
9. The Company has not taken any loans from financial institutions, banks or issued debentures, hence provisions of clause 3(ix) of the Order is not applicable.
10. The Company has not given any guarantees for loans taken by others from banks or financial institutions and hence the provisions of clause 3(x) or the Order is not applicable.
11. No term loans were availed by the Company during the year and accordingly the provisions of clause 3(xi) of the said Order are not applicable.
12. Based on 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 to us, we report that no material frauds on or by the Company during the year has been noticed or reported.

**For B.K,RAMADHYANI & CO LLP**  
**Chartered Accountants**  
**Firm Registration No. 002878S/S200021**

  
**(R.SATYANARAYANA MURTHI)**

**Partner**

**Membership No. 024248**

**B K RAMADHYANI & CO. LLP**  
**CHARTERED ACCOUNTANTS**  
**No. 68, # 4-B, Chitrapur Bhavan,**  
**8th Main, 15th Cross, Malleshwaram,**  
**BANGALORE - 560 055.**

**B.K.RAMADHYANI & CO LLP**  
**Chartered Accountants**  
**4B, Chitrapur Bhavan,**  
**8<sup>th</sup> Main Road, 15<sup>th</sup> Cross,**  
**Malleshwaram**  
**Bangalore-560 055**  
**Date: May 22, 2015**



**NITESH PROPERTY MANAGEMENT PRIVATE LIMITED**  
**BALANCE SHEET AS AT MARCH 31, 2015**

*in Rupees*

Particulars	Note	As at March 31, 2015	As at March 31, 2014
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' Funds</b>			
Share capital	3	3,000,000	100,000
Reserves and surplus	4	4,620,171	72,260
		<b>7,620,171</b>	<b>172,260</b>
<b>Non-current liabilities</b>			
Other liabilities	5	8,297,252	12,976,704
Provisions	6	1,391,277	717,399
		<b>9,688,529</b>	<b>13,694,103</b>
<b>Current Liabilities</b>			
Short term borrowings	7	-	5,000,000
Trade Payables	8	7,273,204	10,913,567
Other liabilities	9	19,873,904	7,159,219
Provisions	10	1,703,221	184,541
		<b>28,850,329</b>	<b>23,257,327</b>
<b>TOTAL</b>		<b>46,159,029</b>	<b>37,123,690</b>
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
Deferred Tax asset	11	550,599	533,242
Long term Loans & advances	12	-	445,744
		<b>550,599</b>	<b>978,986</b>
<b>Current Assets</b>			
Trade Receivables	12	29,991,208	15,839,653
Cash and bank balances	13	12,593,592	15,252,091
Loans and advances	14	3,023,630	5,052,960
		<b>45,608,430</b>	<b>36,144,704</b>
<b>TOTAL</b>		<b>46,159,029</b>	<b>37,123,690</b>

1 to 24

Summary of significant accounting policies and other explanatory notes forming part of the financial statements

As per our report attached  
 For B.K Ramadhyani & Co LLP  
 Chartered Accountants

  
 (R. Satyanarayana Murthi)  
 Partner  
 Membership No.: 024248



For and on Behalf of Board of Directors of  
 Nitesh Property Management Private Limited

  
 Ashok P C  
 Director

  
 Ganapathi Joshy  
 Director

Bangalore  
 Date: May 22, 2015

**B K RAMADHYANI & CO. LLP**  
**CHARTERED ACCOUNTANTS**  
 No. 63, # 4-B, Chitrapur Bhavan,  
 8th Main, 15th Cross, Mallewaram,

**NITESH PROPERTY MANAGEMENT PRIVATE LIMITED**  
**STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED MARCH 31, 2015**

*in Rupees*

Particulars	Note	Current Year	Previous Year
<b>Revenue</b>			
Income from Operations	15	62,993,823	49,117,379
Other Income	16	2,845,005	8,160,100
<b>Total Revenue</b>		<b>65,838,828</b>	<b>57,277,479</b>
<b>Expenses</b>			
Sub-Contracting Expenses	17	34,448,054	36,319,714
Employee related expenses	18	14,295,844	7,721,032
Finance Cost	19	1,106,501	629,367
Other Expenses	20	8,957,876	6,843,529
<b>Total Expenses</b>		<b>58,808,275</b>	<b>51,513,642</b>
<b>Profit before tax</b>		<b>7,030,553</b>	<b>5,763,837</b>
Less: Current tax		2,500,000	-
Prior year tax		-	60,000
Deferred tax		- 267,457 -	211,404
<b>Profit after tax for the year</b>		<b>4,798,010</b>	<b>5,915,241</b>

**Earnings Per Equity Share**

Equity Shares of par value of Rs.10 each

Basic & Diluted

51

592

Number of shares used in computing earnings per share

Basic & Diluted

94,583

10,000

Summary of significant accounting policies and other explanatory notes forming part of the financial statements


1 to 24

As per our report attached  
For B.K Ramadhyani & Co LLP  
Chartered Accountants

  
(R.Satyanarayana Murthi)  
Partner  
Membership No.: 024248



For and on Behalf of Board of Directors of  
Nitesh Property Management Private Limited

  
Ashok P C  
Director

  
Ganapathi Joshy  
Director

Bangalore

Date: May 22, 2015

**B K RAMADHYANI & CO. LLP**  
**CHARTERED ACCOUNTANTS**  
No. 68, # 4-B, Chitrapur Bhavan,  
8th Main, 15th Cross, Malleswaram,  
BANGALORE - 560 055.

**NITESH PROPERTY MANAGEMENT PRIVATE LIMITED**  
**CASHFLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2015**

*(Amount in Rs)*

Particulars	Current Year	Previous Year
<b>A. CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit/ (loss) before tax	7,030,553	5,763,837
Non-cash adjustment to reconcile profit before tax to net cash flows		
Provision for employee benefits	872,744 -	118,040
Provision/(withdrawal) of doubtful debts	- -	6,650,200
Interest on borrowings	1,106,501	629,367
Interest on fixed deposits	- 978,170 -	838,882
<b>Operating profit before working capital changes</b>	<b>8,031,628 -</b>	<b>1,213,918</b>
<i>Movements in working capital:</i>		
Increase / (decrease) in trade payables	- 3,640,363	2,394,047
Increase / (decrease) in other liabilities	13,666,054	1,054,547
(Increase) / decrease in trade receivables	- 14,151,555 -	378,621
(Increase) / decrease in short term loans and advances	1,832,886 -	3,239,907
<b>Cash (used in) / generated from operations</b>	<b>5,738,650 -</b>	<b>1,383,852</b>
Income Tax Paid	734,441	641,164
<b>Net cash (used in)/ generated from operating activities - (A)</b>	<b>5,004,209 -</b>	<b>2,025,016</b>
<b>B. CASH FLOWS FROM INVESTMENT ACTIVITIES</b>		
Withdrawal from/(Investment) in Fixed Deposit	9,000,000 -	5,500,000
Proceeds from sinking fund collected from customers	- 4,679,452	8,213,181
Income from fixed deposits	1,174,614	570,339
<b>Net cash (used in) investing activities - (B)</b>	<b>5,495,162</b>	<b>3,283,520</b>
<b>B. CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Proceeds/(Repayment) from short term borrowings	- 5,000,000	-
Proceeds from issue of share capital	2,900,000	-
Interest paid	- 2,057,870	-
<b>Net cash from/ (used in) financing activities - (C)</b>	<b>- 4,157,870</b>	<b>-</b>
<b>Net increase in cash and cash equivalents - (A+B+C)</b>	<b>6,341,501</b>	<b>1,258,504</b>
Cash and cash equivalents as at beginning of the year	3,252,091	1,993,587
<b>Cash and cash equivalents as at the end of the year</b>	<b>9,593,592</b>	<b>3,252,091</b>
<b>Components of cash and cash equivalents:</b>		
Cash on hand	55,553	11,498
Balances with scheduled banks:		
In Current accounts	9,538,039	3,240,593
<b>Cash and cash equivalents in cash flow statement</b>	<b>9,593,592</b>	<b>3,252,091</b>

As per our report attached  
For B.K Ramadhyani & Co LLP  
Chartered Accountants

  
(R. Satyanarayana Murthi)  
Partner  
Membership No.: 024248



For and on Behalf of Board of Directors of  
Nitesh Property Management Private Limited

  
Ashok P C  
Director

  
Ganapathi Joshy  
Director

Bangalore  
Date: May 22, 2015

**B K RAMADHYANI & CO. LLP**  
**CHARTERED ACCOUNTANTS**  
No. 68, # 4-B, Chitrapur Bhavan,  
8th Main, 15th Cross, Malleswaram,  
BANGALORE - 560 056,

**NITESH PROPERTY MANAGEMENT PRIVATE LIMITED**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**

Particulars	<i>in Rupees</i>	
	As at March 31, 2015	As at March 31, 2014
<b>3. Share capital</b>		
Authorised		
5,00,000 (As at March 31, 2014 - 10,000) Equity Shares Rs. 10/- each	5,000,000	100,000
	<u>5,000,000</u>	<u>100,000</u>
Issued, subscribed and paid up		
3,00,000 (As at March 31, 2014 - 10,000) Equity Shares Rs. 10/- each	3,000,000	100,000
	<u>3,000,000</u>	<u>100,000</u>

**(a) Terms/rights attached to equity shares**

The Company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. In event of liquidation of the Company, the holders of equity shares will be entitled to receive 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 the shareholders.

**(b) Details of shareholders holding more than 5% shares in the Company**

	As at March 31, 2015		As at March 31, 2014	
	No of shares	% of holding in the class	No of shares	% of holding in the class
Equity shares of Rs.10 each fully paid Nitesh Estates Limited (Holding Company)	299,999	99.99	9,999	99.99

The above shareholding information is as per the records of the Company

**(c) Reconciliation of the equity shares outstanding at the beginning and at the end of the year**

	As at March 31, 2015		As at March 31, 2014	
	No of Shares	Amount in Rupees	No of Shares	Amount in Rupees
At the beginning of the year	300,000	3,000,000	10,000	100,000
Outstanding at the end of the year	300,000	3,000,000	10,000	100,000

**4. Reserves and Surplus**

**Surplus i.e. Statement of Profit & Loss**

	<i>in Rupees</i>	
	As at March 31, 2015	As at March 31, 2014
At the beginning of the year	-	177,839
Add: transferred from Statement of Profit and Loss	4,798,010	5,842,981
At the end of the year	<u>4,620,171</u>	<u>72,260</u>

**5. Other Non Current Liabilities**

	<i>in Rupees</i>	
	As at March 31, 2015	As at March 31, 2014
Sinking fund	8,297,252	12,976,704
	<u>8,297,252</u>	<u>12,976,704</u>

**6. Provisions**

**Provision for employee benefits:**

	Non Current		Current	
	As at March 31, 2015	As at March 31, 2014	As at March 31, 2015	As at March 31, 2014
Provision for gratuity	743,395	342,086	25,728	7,999
Provision for compensated absences	647,882	375,313	357,679	176,542
	<u>1,391,277</u>	<u>717,399</u>	<u>383,407</u>	<u>184,541</u>



**NITESH PROPERTY MANAGEMENT PRIVATE LIMITED**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**

Particulars	<i>in Rupees</i>	
	As at March 31, 2015	As at March 31, 2014
<b>7. Short term borrowings:</b>		
Secured Loans:		
Loan against term deposits	-	5,000,000
	-	<b>5,000,000</b>

Additional Information:

The above loan was secured against the term deposits held by the Company and carry a interest @ 11.50%

Particulars	<i>in Rupees</i>	
	As at March 31, 2015	As at March 31, 2014
<b>8. Current Liabilities</b>		
Trade Payables	7,273,204	10,913,567
	<b>7,273,204</b>	<b>10,913,567</b>

Note:

The Company doesnot have the status of its creditors regarding their registration under the Micro, Small and Medium Enterprises Development Act, 2006. Accordingly, amount to such creditors is not determinable.

Particulars	<i>in Rupees</i>	
	As at March 31, 2015	As at March 31, 2014
<b>9. Other Current Liabilities</b>		
Advance from customers	16,089,059	3,622,437
Security Deposit	10,000	10,000
Interest accrued and not due	-	951,369
Other Liabilities	3,395,582	2,137,201
Withholding taxes payable	79,665	349,261
Other Statutory Liabilities	299,598	88,951
	<b>19,873,904</b>	<b>7,159,219</b>

Particulars	<i>in Rupees</i>	
	As at March 31, 2015	As at March 31, 2014
<b>10. Short term provisions</b>		
Provision for employee benefits	383,407	184,541
Provision for income tax (Net of advance payments)	1,319,814	-
	<b>1,703,221</b>	<b>184,541</b>

Particulars	<i>in Rupees</i>	
	As at March 31, 2015	As at March 31, 2014
<b>11. Deferred Tax Assets</b>		
On account of timing differences in recognition of expenses	550,599	533,242
	<b>550,599</b>	<b>533,242</b>

Particulars	<i>in Rupees</i>	
	As at March 31, 2015	As at March 31, 2014
<b>12. Long Term Loans &amp; Advances:</b>		
Advance payment of Tax (Net of Provision for tax)	-	445,744
	-	<b>445,744</b>



**NITESH PROPERTY MANAGEMENT PRIVATE LIMITED**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**

Particulars	<i>in Rupees</i>	
	As at March 31, 2015	As at March 31, 2014
<b>12. Trade Receivables:</b>		
Outstanding for a period exceeding 6 months from the date they are due for payment	1,37,93,206	-
Other receivables	1,69,48,002	1,65,89,653
	<b>3,07,41,208</b>	<b>1,65,89,653</b>
Less: Provision for doubtful debts	7,50,000	7,50,000
	<b>2,99,91,208</b>	<b>1,58,39,653</b>
<i>Additional Information:</i>		
i) Unsecured considered good	2,99,91,208	1,58,39,653
ii) Doubtful	7,50,000	7,50,000
	<b>3,07,41,208</b>	<b>1,65,89,653</b>
Less: Provision for doubtful debts	7,50,000	7,50,000
	<b>2,99,91,208</b>	<b>1,58,39,653</b>
	<i>in Rupees</i>	
<b>13. Cash and Bank Balances</b>	<b>As at March 31,</b>	<b>As at March 31,</b>
<i>i) Cash and cash equivalents:</i>	<b>2015</b>	<b>2014</b>
Balances with Bank		
- On Current accounts	95,38,039	32,40,593
Cash on Hand	55,553	11,498
	<b>95,93,592</b>	<b>32,52,091</b>
<i>ii) Other Bank Balances:</i>		
Deposits with maturity of more than 3 months & not exceeding 12 months	30,00,000	1,20,00,000
	<b>30,00,000</b>	<b>1,20,00,000</b>
	<i>in Rupees</i>	
<b>14. Loans and advances</b>	<b>As at March 31,</b>	<b>As at March 31,</b>
(unsecured and considered good)	<b>2015</b>	<b>2014</b>
Vendor Advances	1,55,655	4,94,655
Service tax input credit receivable	23,04,506	10,49,478
Interest accrued	2,42,195	4,38,639
Other receivables	3,21,274	30,70,188
	<b>30,23,630</b>	<b>50,52,960</b>
	<i>in Rupees</i>	
<b>15. Revenue from operations:</b>	<b>Current Year</b>	<b>Previous Year</b>
Building Maintenance income	6,17,52,562	4,83,53,424
Other operating Income	12,41,261	7,63,955
	<b>6,29,93,823</b>	<b>4,91,17,379</b>
	<i>in Rupees</i>	
<b>16. Other Income:</b>	<b>Current Year</b>	<b>Previous Year</b>
Interest on bank deposits	9,78,170	8,38,882
Provision no longer required withdrawn	18,42,446	72,50,200
Miscellaneous Income	24,389	71,018
	<b>28,45,005</b>	<b>81,60,100</b>
	<i>in Rupees</i>	
<b>17. Subcontracting Charges:</b>	<b>Current Year</b>	<b>Previous Year</b>
Security Charges	1,40,72,465	1,18,45,900
Housekeeping expenses	49,42,041	39,61,080
Building maintenance expenses	86,44,934	84,94,320
Repairs & maintenance	67,88,614	1,20,18,414
	<b>3,44,48,054</b>	<b>3,63,19,714</b>



**NITESH PROPERTY MANAGEMENT PRIVATE LIMITED**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**

Particulars	<i>in Rupees</i>	
	Current Year	Previous Year
<b>18. Employee related expenses:</b>		
Salaries, wages and bonus	12,858,623	7,168,924
Contribution to provident and other funds	1,054,489	267,929
Staff welfare expenses	382,732	284,179
	<b>14,295,844</b>	<b>7,721,032</b>
<b>19. Finance Cost:</b>		
Interest on borrowings	1,106,501	629,367
	<b>1,106,501</b>	<b>629,367</b>
<b>20. Other expenses</b>		
Power and fuel	6,146,634	4,432,154
Repairs and maintenance	519,149	182,293
Insurance charges	301,403	256,258
Rates and taxes	162,987	6,509
Professional and consultancy charges	593,333	1,047,361
Payment to auditor (Refer details below)	212,500	212,500
Travelling and conveyance	578,063	266,312
Communication expenses	260,310	204,063
Printing and stationery	125,646	114,020
Provision for doubtful debts	-	-
Miscellaneous expenses	57,850	122,059
	<b>8,957,876</b>	<b>6,843,529</b>
<i>Payment to auditor</i>		
As auditor:		
- Audit fee	100,000	100,000
- Fees for limited reviews	112,500	112,500
	<b>212,500</b>	<b>212,500</b>



***Nitesh Property Management Private Limited***  
***Notes forming part of the financial statements***

**1. Background**

The Nitesh Property Management Private Limited ("the Company") was incorporated on December 3, 2010, to carry on the business of the Property management. The Company has become a wholly owned subsidiary of Nitesh Estates Limited with effect from February 10, 2011.

**2. Significant Accounting Policies:**

**a) Basis of Preparation:**

The financial accounts are prepared under the historical cost convention in accordance with the Generally Accepted Accounting Principles and in accordance with the Accounting Standards referred to in the Companies Act, 2013. All income and expenditure, having a material bearing on financial statements, are recognized on an accrual basis.

**b) Use of Estimates:**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of financial statements. Although these estimates are based upon management's best knowledge of current events and actions, actual could differ from these estimates.

**c) Revenue Recognition:**

- a. Property Management fees has been accounted on accrual basis based on the agreements entered with the tenants.
- b. Interest income is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable.

**d) Employee Benefits:**

**(i) Short term Employee Benefits:**

The employee benefits payable wholly within twelve months of rendering the service are classified as short term employee benefits. Benefits such as salaries, leave travel allowance etc. and the expected cost of bonus are recognized in the period in which the employee renders the related service.

**(ii) Long term Employee Benefits:**

**(a) Defined Contribution Plan:**

The Company has contributed to state governed provident fund scheme, employee's state insurance scheme and employee pension scheme which are defined contribution plans. The contribution paid/ payable under the schemes is recognised during the year in which employee renders the related service.





***Nitesh Property Management Private Limited***  
***Notes forming part of the financial statements***

**(b) Defined Benefit Plan:**

Gratuity (unfunded) is a defined benefit obligation and is provided for on the basis of an actuarial valuation on projected unit credit method made at the balance sheet date.

Short term compensated absences are provided for based on estimates. Long term compensated absences are provided based on the actuarial valuation performed at the balance sheet date. The actuarial valuation is done as per the projected unit credit method.

Actuarial gains/ losses are immediately taken to profit and loss account.

**e) Income Taxes:**

Provision for income tax is made for both current and deferred taxes. Provision for current income tax is made on estimated basis on current year profit at the rate applicable to the relevant assessment year. Deferred tax is accounted for by computing the tax effect of the timing difference, which arise during the year and reverse out in the subsequent periods. It is calculated on the accumulated timing differences at the end of an accounting period based on prevailing enacted or substantively enacted regulations. Deferred tax assets are recognized only if there is reasonable certainty that they will be realized and are reviewed for the appropriateness of their respective carrying values at each balance sheet date.

**f) Provisions:**

A provision is recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resource to settle the obligation, in respect of which a reliable estimate can be made. Provisions are not discounted to its present value and are determined based on the best estimates 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.

**g) Impairment of Assets:**

The carrying amounts of assets are reviewed at each balance sheet date if there is any indication of impairment based on internal/ external factors. An impairment loss is recognized wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and value in use. The assessing value in use, the estimated future cash flows are discounted to their present value at the weighted average cost of capital.



**Nitesh Property Management Private Limited**  
**Notes forming part of the financial statements**

21. The Company has accounted the provision for gratuity based on the actuarial valuation computed on projected unit credit method.

**Disclosures as per Accounting Standard 15 "Employee Benefits":**

**(a) Defined Contribution Plan:**

Contribution to Defined Contribution, recognized as expense for the year are as under:

	Current Year (Rs.)	Previous Year (Rs.)
Employer's Contribution to Provident Fund & Pension Scheme	149,556	135,310

**(b) Defined Benefit Plan:**

Gratuity: The Present value of obligation is determined based on actuarial valuation using the projected unit credit method and provided for. The same is unfunded hence disclosure in respect of plan assets as per AS – 15 are not applicable to the Company.

I. Reconciliation of opening and closing balances of Defined Benefit obligation:	As at March 31, 2015 (Rs.)	As at March 31, 2014 (Rs.)
Defined Benefit obligation at beginning of the year	573,647	476,422
Taken over from the holding company	Nil	Nil
Current Service Cost	106,186	122,591
Interest Cost	51,329	45,105
Actuarial (gain)/ loss	255,881	(70,471)
Benefits Paid	-	-
Defined Benefit obligation at end of the year	987,043	573,647

**II. Reconciliation of fair value of assets and obligations:**

Fair value of plan assets	(217,920)	(223,562)
Present value of obligation	987,043	573,647
Amount recognised in Balance Sheet	769,123	350,085

**III. Expense recognised during the year: (under "Note 18" Employee Related Expenses in Statement of the Profit and Loss)**

Taken over from holding company		
Current Service Cost	106,861	122,591
Interest Cost	51,329	45,105
Expected return on plan assets	16,623	-
Actuarial (gain)/ loss	278,146	(87,031)
Net Cost	419,038	80,665



**Nitesh Property Management Private Limited**  
**Notes forming part of the financial statements**

**IV. Actuarial assumptions:**

<b>Mortality Table (Indian Assured Lives)</b>	<b>Current Year</b>	<b>Previous Year</b>
Discount rate (per annum)	9.10%	7.90%
Rate of escalation in salary (per annum)	6.00%	6.00%

The estimates of rate of escalation in salary considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors including supply and demand in the employment market. The above information is certified by the actuary.

21. The Company is engaged in the business of property management in India. Since the Company's business activity primarily falls within single business and geographical segment, no further disclosures required other than those given in the financial statements.

**22. Related Party Transactions:**

**a) List of related Parties:**

**Name of the Related Parties**

Mr. Nitesh Shetty

Mr. Ashwini Kumar

Mr. Ganapathy Joshy

Nitesh Estates Limited

Nitesh Indiranagar Retail Private Limited

Nitesh Housing Developers Private Limited

Nitesh Urban Development Private Limited

Kakanad Enterprises Private Limited

Nitesh Infrastructure and Construction

Nitesh Estates Whitefield

Nitesh Residency Hotels Private Limited

**Nature of relationship**

Key Managerial Personnel ("KMP")

Holding Company

Fellow Subsidiaries

Enterprises owned and significantly influenced by KMP

**b) Transactions with related parties:**

*(Amount in Rupees)*

	<b>Current Year</b>	<b>Previous Year</b>
<b>Maintenance Charges Received from:</b>		
Nitesh Estates Limited (net)	1,194,086	1,015,858
Nitesh Shetty	1,035,536	1,005,909
Nitesh Infrastructure and Construction	284,540	795,858
Nitesh Residency Hotels Private Limited	Nil	325,408
Nitesh Urban Development Private Limited	525,845	444,946
<b>Loans &amp; Advances Received:</b>		
Nitesh Estates Limited		Nil



**Nitesh Property Management Private Limited**  
**Notes forming part of the financial statements**

c) Balances outstanding with Related parties:

Amount receivable from:	As at March 31, 2015	As at March 31, 2014
Nitesh Estates Limited	814,252	2,916,156
Nitesh Infrastructure and Construction	253,394	501,926
Nitesh Shetty	519,824	134,222
Nitesh Urban Development Private Limited	43,820	74,158
Nitesh Estates Whitefield	22,500,000	5,000,000

23. During the year, the Company has made provision towards Compensated absences of the employees, the details are as under:

Particulars		As at March 31, 2015 (Rs.)	As at March 31, 2014 (Rs.)
i)	Carrying amount as at beginning of the year	551,855	543,558
ii)	Provision made during the year	453,706	(43,829)
iii)	Amount utilized during the year	Nil	52,126
iv)	Carrying amount as at the end of the year	1,005,561	551,855

24. Previous year's figures have been regrouped wherever necessary to conform to the current year's presentation.

