

IIDL REALTORS PRIVATE LIMITED

CIN: U70100DL2005GOI223060

Regd. Office: IFCI Tower, 61 Nehru Place, New Delhi-110019

Tel: +91 11 41732000 Fax: +91 11 26487059

NOTICE

Notice is hereby given that the Tenth Annual General Meeting of the Members of **IIDL REALTORS PRIVATE LIMITED** will be held on Tuesday, September 15, 2015 at 2:00 P.M. at the registered office of the company, at IFCI Tower, 61 Nehru Place, New Delhi-110019, to transact the following business:

ORDINARY BUSINESS:

1. To receive, consider and adopt the Audited Financial Statements of the Company for the year ended March 31, 2015 and the Reports of the Board of Directors and Auditors' thereon.
2. To fix remuneration of Statutory Auditors of the Company in terms of the provisions of Section 139(5) and Section 142 of the Companies Act, 2013 and to pass the following resolution with or without modification(s) as an Ordinary Resolution:

"RESOLVED THAT pursuant to the provisions of Section 139(5) and Section 142 and all other applicable provisions, if any, of the Companies Act, 2013 and Companies (Audit and Auditors) Rules, 2014 (including any statutory modification(s) or re-enactment thereof for the time being in force) the Board of Directors of the Company, be and is hereby authorized to decide and fix the remuneration of the Statutory Auditor(s) of the Company for the financial year 2015-16, as may be deemed fit."

SPECIAL BUSINESS:

3. To consider and, if thought fit, to pass with or without modification(s), the following resolution as an Ordinary Resolution:

"RESOLVED THAT Shri Samik Dasgupta (DIN: 02763211), who was appointed as an Additional Director of the Company by the Board of Directors with effect from April 15, 2015, whose term of office expires at this Annual General Meeting be and is hereby appointed as a Director of the Company."

By order of the Board of Directors

IIDL Realtors Private Limited

Registered Office: IFCI Tower

61 Nehru Place, New Delhi-110019

CIN: U70100DL2005GOI223060

Place: New Delhi

Dated: August 4, 2015

Sd/-

(Sree Kumar Nair)

Director

DIN: 00004837

NOTES:

- 1. A MEMBER ENTITLED TO ATTEND AND VOTE IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF/HERSELF AND SUCH PROXY NEED NOT BE A MEMBER OF THE COMPANY. THE PROXIES, IN ORDER TO BE VALID AND EFFECTIVE, MUST BE DELIVERED TO THE REGISTERED OFFICE OF THE COMPANY AT LEAST FORTY-EIGHT HOURS BEFORE THE COMMENCEMENT OF THE MEETING.**
2. The Statement pursuant to Section 102(1) of the Companies Act, 2013 with respect to the special business set out in the notice is annexed.
3. Corporate Members are requested to send a duly certified copy of the board resolution authorizing their representative to attend and vote on their behalf at the Annual General Meeting.
4. The Registers of Directors and Key Managerial Personnel and their shareholding, maintained under Section 170 of the Companies Act, 2013, will be available for inspection by the members at the meeting.
5. The Register of Contracts or Arrangement in which Directors are interested, maintained under Section 189 of the Companies Act, 2013 will be available for inspection by the members at the meeting.
6. All documents referred to in the notice will be available for inspection at the company's registered office during normal business hours on working days upto the date of the meeting.
7. Members desirous of obtaining any information concerning the accounts and operations of the company are requested to address their queries in writing to the company before the meeting, so that the required information may be made available at the meeting.
8. Members are requested to bring their copies of Annual Report, Notice and Attendance Slip/proxy form duly completed and signed at the meeting.

EXPLANATORY STATEMENT PURSUANT TO SECTION 102(1) OF THE COMPANIES ACT, 2013**ITEM NO. 03**

The Board of Directors of your company has appointed Shri Samik Dasgupta (DIN:02763211) as an Additional Director of the Company w.e.f April 15, 2015, subject to the approval of shareholders in forthcoming Annual General Meeting.

Profile of Appointee is stated below:

Name	Shri Samik Dasgupta (DIN:02763211)
Date of Birth	16.03.1973
Qualification	MBA (Finance)
Expertise	Finance & Banking
Date of Appointment	15.04.2015
Shareholding in the Company	NIL
Relationship with other directors & KMP of the Company	NIL

Directorship in other companies.	1. IFCI Infrastructure Development Limited 2. Jangipur Bengal Mega Food Park Limited	
Chairmanship/Membership of Committees of the other Boards.	Name of Company	Nature of Committee
	1. Jangipur Bengal Mega Food Park Ltd	1. Audit Committee (Member) 2. Corporate Governance Committee (Member) 3. Nomination & Remuneration Committee (Member) 4. Project Management & Implementation Committee (Chairman)
	2. IFCI Infrastructure Development Limited	1. Corporate Social Responsibility Committee (Member)
Number of Board meetings attended (from the date of appointment)	01	

Shri Samik Dasgupta (DIN: 02763211) has 20 years of experience in the financial services, banking and insurance sector. Prior to the current assignment, he was the Managing Director of Himachal Consultancy Organization Ltd (HIMCON) where he delivered a top line growth of 25%, PBT growth of 117.62% and PAT growth of 68.61% and diversified the business into new lines like project management, disaster management and integrated village development increasing the growth and visibility of HIMCON. He has been the Chief Operating Officer of HARDICON Ltd. He started the Syndication group at IFCI Ltd and took it to profitability in the very first year of its inception. Prior to joining IFCI Ltd, he was working with Yes Bank Ltd (as a Vice President in their food and agri vertical) and Economic Times (where he tracked the financial sector as well as the Ministry of Finance). Shri Samik Dasgupta (DIN:02763211) has also worked with multi-nationals organizations like CIGNA International (a US Fortune 500 company in health insurance) and has a thorough understanding of the banking and the financial sector.

Documents related to the appointment of Shri Samik Dasgupta (DIN: 02763211) shall be made available for inspection at the registered office of the Company during normal business hours on all working days.

Shri Samik Dasgupta is interested in item no. 3 as it relates to his appointment. None of the other Directors of the company and their relatives is concerned or interested in this resolution. The Board recommends this resolution for your approval.

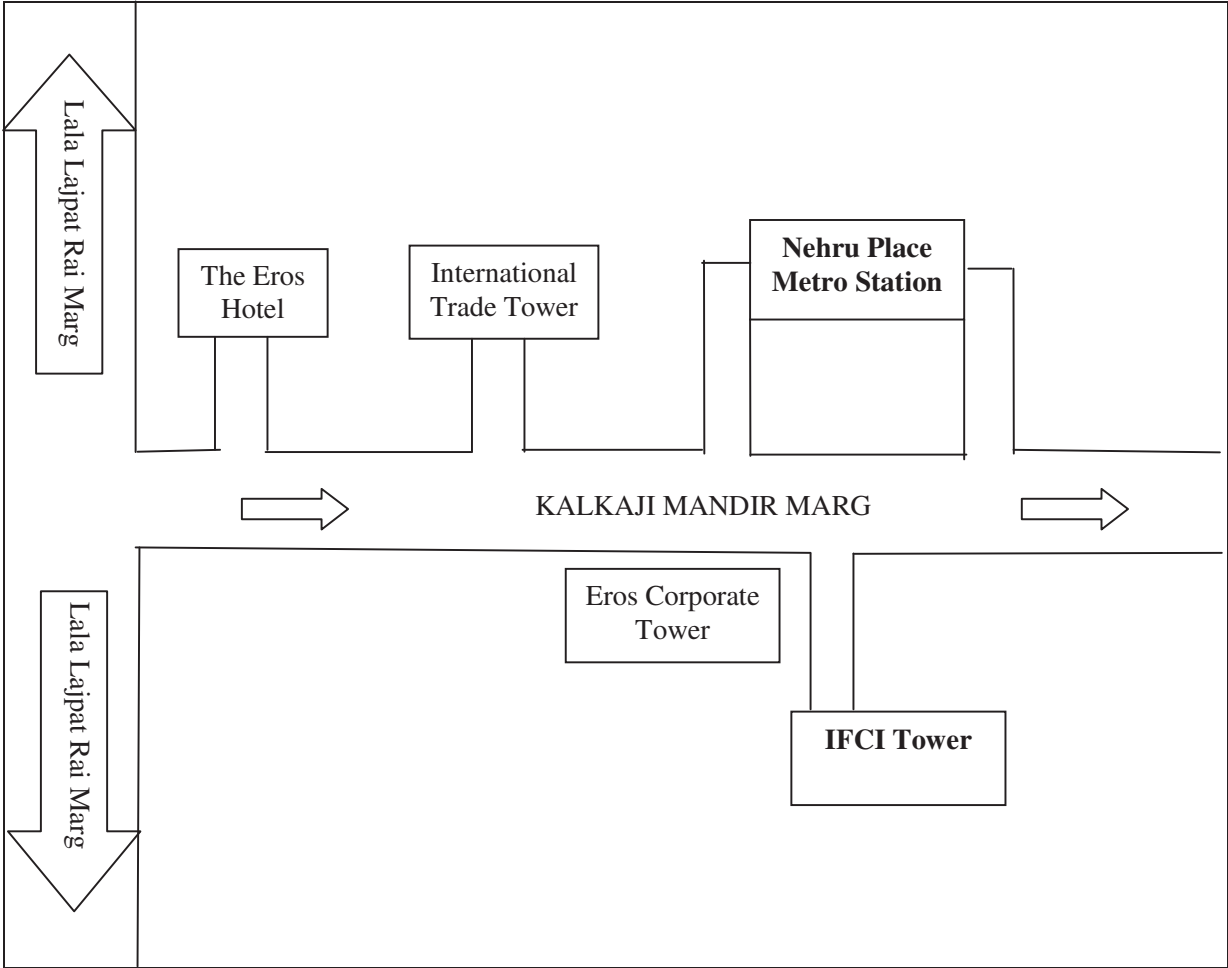
By order of the Board of Directors

IIDL Realtors Private Limited
Registered Office: IFCI Tower
61 Nehru Place, New Delhi-110019
CIN: U70100DL2005GOI223060

Place: New Delhi
Dated: August 4, 2015

Sd/-
(Sree Kumar Nair)
Director
DIN: 00004837

Route Map



Prominent Land Mark: Nehru Place Metro Station

IIDL REALTORS PRIVATE LIMITED

CIN: U70100DL2005GOI223060

Registered Office: IFCI Tower, 61 Nehru Place, New Delhi-110019

Tel No.: +91-11 41732000 Fax: +91-11 26487059

DIRECTORS' REPORT

**To
The Members,
IIDL Realtors Private Limited**

Your Directors have pleasure in presenting their Tenth Annual Report on the business and operations of the company together with Annual Accounts for the Financial Year ended March 31, 2015.

FINANCIAL SUMMARY OF THE COMPANY

The Financial Results of the Company are summarized below:

(Amount in ₹)		
Particulars	Financial Year 2014-15	Financial Year 2013-14
Income from operations and other income (Total Income)	7,067,126	18,838,100
Finance Cost	-	199,910
Employee Benefit Expenses	-	548,606
Establishment and other expenses	5,428,584	5,897,408
Depreciation (Net Transfer from Revaluation Reserve)	1,517,784	4,129,865
Depreciation written back	(9,671,957)	-
Total Expenditure	(2,725,589)	10,775,789
Profit before Tax	9,792,715	8,062,312
Provision for Taxation Income Tax	1,873,912	2,148,280
Profit After Tax	7,918,803	5,914,032
Surplus brought forward from the previous year	71,531,018	65,616,986
Adjustment related to Previous Year	-	-
Profit available for appropriation	79,449,821	71,531,018

STATE OF COMPANY'S AFFAIRS

IIDL Realtors Private Limited (IRPL), is a wholly owned subsidiary of IIDL, which is engaged in the business of purchase and leasing of properties and providing Project Consultancy Services for various commercial and infrastructural projects.

DIVIDEND

The Company has not declared any dividend in the financial year 2014-15. However, no amount is required to be transferred to the General Reserves as per the Companies (Declaration and Payment of Dividend) Rules, 2014.

DEPOSITS

The Company has not received any deposits from the public during the year under review within the meaning of Section 73 and Section 76 of the Companies Act, 2013.

BOARD OF DIRECTORS

Shri Samik Dasgupta (DIN: 02763211) has been appointed as an Additional Director on the Board and Shri S.K. Vats (DIN: 00798337) resigned from the Board of your company w.e.f April 15, 2015.

DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to the requirement of Section 134(3)(c) of Companies Act, 2013 with respect to Directors' Responsibility Statements, it is hereby confirmed:

- (a) That in preparation of annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures;
- (b) That 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 state of affairs of the company at the end of the financial year and of the profit & loss of the company for that period;
- (c) That the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of Companies Act, 2013 for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
- (d) That the directors had prepared annual accounts on a going concern basis; and
- (e) That 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.

EXTRACT OF ANNUAL RETURN

Extract of Annual Return of the company required under Section 134(3) (a) is attached as **Annexure I** and forms part of the Annual Report.

NUMBER OF MEETINGS OF THE BOARD

Four meeting of the Board of Directors were held during the financial year which is as follows:

Particulars	Board Meetings				
Name of Directors	April 21, 2014	July 30, 2014	August 26, 2014	November 1, 2014	January 23, 2015
Shri S.K. Nair (DIN: 00004837) (Chairman)	✓	✓	✓	✓	✓
Shri S. K. Vats (DIN:00798337) (Director)	✓	✓	✓	✓	✓

CONTRACTS AND ARRANGEMENTS WITH RELATED PARTIES

All contracts/arrangements/transactions entered by the Company during the financial year with related parties were in the ordinary course of business and on an arm's length basis. During the year, the Company had not entered into any contract/arrangement/transaction with related parties which could be considered material in accordance with the Companies Act, 2013 on materiality of related party transactions.

Particulars of contracts or arrangements with related parties are attached as **Annexure II** in the prescribed form and forms part of this Annual Report.

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS

During the year under review, the company has not given any loans or guarantees or has made any investments, pursuant to Section 186 of the Companies Act, 2013.

AUDITORS AND AUDITORS' REPORT

Statutory Auditors

M/s R.C Agarwal & Co, Chartered Accountants (Firm Reg. No. 003175N), Statutory Auditors of the Company, was appointed by the Comptroller & Auditor General of India (C&AG) for the FY 2014-15.

Further, M/s R.C Agarwal & Co, Chartered Accountants (Firm Reg. No. 003175N) has been appointed as Statutory Auditors of the Company for the financial year 2015-16 by C&AG.

Auditors' Report

The Auditors' Report along with Notes on Accounts are self-explanatory and therefore, do not call for any further comments or explanation.

ADEQUACY OF INTERNAL FINANCIAL CONTROLS

The Company has adequate internal financial control system in place and the operating effectiveness of such controls.

MATERIAL CHANGES AND COMMITMENT AFFECTING FINANCIAL POSITION OF THE COMPANY

There are no material changes and commitments, affecting the financial position of the company which has occurred between the end of the financial year i.e. March 31, 2015 and the date of the Directors' Report i.e. August 04, 2015.

NOMINATION & REMUNERATION POLICY

The Company is not required to constitute Nomination & Remuneration policy, therefore, no disclosure is required to be made by the company.

DETAILS OF POLICY DEVELOPED AND IMPLEMENTED BY THE COMPANY ON ITS CORPORATE SOCIAL RESPONSIBILITY INITIATIVES

The provisions Corporate Social Responsibility is not applicable to the company, therefore, no disclosure is required to be made by the company.

COMPANY'S POLICY RELATING TO DIRECTORS APPOINTMENT, PAYMENT OF REMUNERATION AND DISCHARGE OF THEIR DUTIES

The company is not required to constitute Nomination & Remuneration Committee therefore no such policy exists with the company.

RISK MANAGEMENT

The Company oversees the Risk Management process including risk identification, impact assessment, effective implementation of the mitigation plans and risk reporting.

SUBSIDIARY, JOINT VENTURE AND ASSOCIATE COMPANY

The Company has no subsidiary/joint venture/associate company.

PARTICULARS OF EMPLOYEES

As per Rules 5(2) of the Companies (Appointment & Remuneration of Managerial Personnel) Rules, 2014, we hereby confirm that there are no employees in respect of which information is required to be furnished.

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

The company is fully committed to take appropriate measures against Sexual Harassment of Women at Workplace as per the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. No Complaints has been received about the sexual harassment cases during the year.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION

Statutory details regarding Conservation of energy and Technology absorption as required under Section 134(3)(m) of the Companies Act, 2013 and rules prescribed there under are not applicable to the Company.

FOREIGN EXCHANGE EARNINGS AND OUTGO

During the year, the total foreign exchange earnings and outgo is NIL.

ACKNOWLEDGEMENT

The Directors would like to express their appreciation to IFCI Limited for its continuous support and valuable guidance. The Directors also take this opportunity to thank Banks, Government Authorities and other business associates for the cooperation received from them. Your Directors also wish to place on record their deep sense of appreciation for the committed services by the employees of the Company.

For & on behalf of the Board

IIDL Realtors Private Limited

Sd/-
Samik Dasgupta
DIN: 02763211
Director

Sd/-
S.K. Nair
DIN: 00004837
Director

Date: August 4, 2015
Place: New Delhi

Annexure I

FORM MGT-9

Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company
(Management & Administration) Rules, 2014

I. REGISTRATION & OTHER DETAILS:

S. No.	Particulars	Details
1	CIN	U70100DL2005GOI223060
2	Registration Date	17/08/2005
3	Name of the Company	IIDL REALTORS PRIVATE LIMITED
4	Category/Sub-category of the Company	PRIVATE LIMITED COMPANY
5	Address of the Registered office & contact details	IFCI Tower, 61 Nehru Place, New Delhi-110019 Tel: +91 11 41732000, Fax: +91 11 26487059
6	Whether listed company	NO
7	Name, Address & contact details of the Registrar & Transfer Agent, if any.	N.A

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:-

S. No.	Name and Description of main products / services	NIC Code of the Product/service	% to total turnover of the company
1	Rental Income	70	100%

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES

S.No.	Name and Address of the Company	CIN	Holding/Subsidiary/Associate	% of shares held	Applicable Section
1	IFCI Infrastructure Development Limited	U45400DL2007GOI169232	Holding	100%	Sec 2(46)

IV. SHARE HOLDING PATTERN

(a) (Equity Share Capital Breakup as percentage of Total Equity)Category-wise Share Holding

Category of Shareholders	No. of Shares held at the beginning of the year[As on 31-March-2014]				No. of Shares held at the end of the year[As on 31-March-2015]				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
1. Promoters	1,00,00,000	1,00,00,000	2,00,00,000	100.00	1,00,00,000	1,00,00,000	2,00,00,000	100.00	0.00
2. Venture Capital Funds	-	-	-	-	-	-	-	-	-
3. Foreign Institutional Investors	-	-	-	-	-	-	-	-	-
4. Foreign Portfolio Investors	-	-	-	-	-	-	-	-	-
5. Insurance Companies	-	-	-	-	-	-	-	-	-
6. Mutual Funds	-	-	-	-	-	-	-	-	-
7. Depository Participants	-	-	-	-	-	-	-	-	-
8. Others	-	-	-	-	-	-	-	-	-
Total	1,00,00,000	1,00,00,000	2,00,00,000	100.00	1,00,00,000	1,00,00,000	2,00,00,000	100.00	0.00

2. Non-Institutions	-	-	-	-	-	-	-	-	-
a) Bodies Corp.	-	-	-	-	-	-	-	-	-
i) Indian	-	-	-	-	-	-	-	-	-
ii) Overseas	-	-	-	-	-	-	-	-	-
b) Individuals	-	-	-	-	-	-	-	-	-
i) Individual shareholders holding nominal share capital upto Rs. 1 lakh	-	-	-	-	-	-	-	-	-
ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh	-	-	-	-	-	-	-	-	-
c) Others (specify)	-	-	-	-	-	-	-	-	-
Sub-total (B) (2)	-	-	-	-	-	-	-	-	-
Total Public Shareholding (B)=(B)(1)+(B)(2)	-	-	-	-	-	-	-	-	-
C. Shares held by Custodian for GDRs & ADRs	-	-	-	-	-	-	-	-	-
Grand Total (A+B+C)	83700	-	-	100%	-	-	-	100%	Nil

(b) Shareholding of Promoter

S. No	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% change in shareholding during the year
		No. of Shares	% of total Shares of the company	% of Shares Pledged / encumbered to total shares	No. of Shares	% of total Shares of the company	% of Shares Pledged / encumbered to total shares	
1	IFCI Infrastructure Development Limited	83700	100%	Nil	83700	100%	Nil	No change

(c) Change in Promoters' Shareholding

S.No.	Particulars	Shareholding at the beginning of the year	Cumulative Shareholding during the year
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		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1	At the beginning of the year	83700	100%	83700	100%
2	Date wise Increase / Decrease in Promoters Shareholding during the year specifying the reasons for increase / decrease (e.g. allotment /transfer / bonus/ sweat equity etc.):	No Change	No Change	No Change	No Change
3	At the end of the year	83700	100%	83700	100%

(d) Shareholding Pattern of top ten Shareholders

(Other than Directors, Promoters and Holders of GDRs and ADRs):

S.No	For Each of the Top 10 Shareholders	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1	At the beginning of the year	-	-	-	-
2	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-
3	At the end of the year	-	-	-	-

(e) Shareholding of Directors and Key Managerial Personnel:

S.No	For each of Directors and Key Managerial Personnel	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1	At the beginning of the year	-	-	-	-
2	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	-	-	-	-
3	At the end of the year	-	-	-	-

V.INDEBTEDNESS

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

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

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. Remuneration to Managing Director, Whole-time Directors and/or Manager:

S. No.	Particulars of Remuneration	Name of MD/WTM/ Manager	Total
		-	-
1	Gross salary	-	-
	(a) Salary as per provisions contained in Section 17(1) of the Income Tax Act, 1961	-	-
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	-	-
	(c) Profits in lieu of salary under Section 17(3) Income Tax Act,1961	-	-
2	Stock Option	-	-
3	Sweat Equity	-	-
4	Commission - as % of profit	-	-
5	Others	-	-
6	Total (A)	-	-
	Ceiling as per the Act	-	-

B. Remuneration to other directors

S.No.	Particulars of Remuneration	Name of the Director		
1	Independent Directors			Total
	Fee for attending board and committee meetings			
	Commission			
	Others			
	Total (1)			
2	Other Non-Executive Directors	Shri Sree Kumar Nair	Shri S.K. Vats	NIL
	Fee for attending board/ committee meetings	NIL	NIL	NIL
	Commission	NIL	NIL	NIL
	Others	NIL	NIL	NIL
3	Total (2)	NIL	NIL	NIL
4	Total (B)=(1+2)	-	-	-
5	Total Managerial Remuneration	-	-	-
6	Overall Ceiling as per the Act	100000/- (per meeting)	100000/- (per meeting)	

C. Remuneration to key managerial personnel other than MD/Manager/WTD

S.No.	Particulars of Remuneration	Key Managerial Personnel		
		CS	CFO	TOTAL
1	Gross salary			
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	N.A	N.A	N.A
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	-	-	-
	(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	-	-	-
2	Stock Option	-	-	-
3	Sweat Equity	-	-	-
4	Commission - as % of profit Others, (Allowances)	-	-	-
5	Others,(Provident Fund)	-	-	-
6	Total	-	-	-

VII. 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)
Penalty	-	-	-	-	-
Punishment	-	-	-	-	-
Compounding	-	-	-	-	-
OTHER OFFICERS IN DEFAULT					

Penalty	-	-	-	-	-
Punishment	-	-	-	-	-
Compounding	-	-	-	-	-

For & on behalf of the Board

IIDL Realtors Private Limited

Date: August 4, 2015
Place: New Delhi

Sd/-
Samik Dasgupta
DIN: 02763211
Director

Sd/-
S.K. Nair
DIN: 00004837
Director

Annexure II**Related Party Transactions****FORM NO. AOC -2**

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014

1. Details of contracts or arrangements or transactions not at Arm's length basis.

S.No.	Particulars	Details
i	Name (s) of the related party & nature of relationship	NIL
ii	Nature of contracts/arrangements/transaction	N.A
iii	Duration of the contracts/arrangements/transaction	N.A
iv	Salient terms of the contracts or arrangements or transaction including the value, if any	N.A
v	Justification for entering into such contracts or arrangements or transactions'	N.A
vi	Date of approval by the Board	N.A
vii	Amount paid as advances, if any	N.A
viii	Date on which the special resolution was passed in General meeting as required under first proviso to section 188	N.A

2. Details of contracts or arrangements or transactions at Arm's length basis.

S.No.	Particulars	Details	
i	Name (s) of the related party & nature of relationship	IFCI Infrastructure Development Limited – Holding Company	
ii	Nature of contracts/arrangements/transaction	Payments made on behalf of IIDL Realtors Pvt Ltd	
iii	Duration of the contracts/arrangements/transaction	One year	
iv	Salient terms of the contracts or arrangements or transactions including the value, if any	Particulars	Amt
		LOANS AND ADVANCES	
		Payment made on behalf of IIDL Realtors Pvt. Ltd during the year	1,28,86,544/-
		OUTSTANDING AS ON MARCH 31,2015	
		Liabilities	
		In current account	74,04,649/-
V	Date of approval by the Board, if any	-	
vi	Amount paid as advances, if any	Nil	

3. Details of contracts or arrangements or transactions at Arm's length basis.

S. No.	Particulars	Details	
I	Name (s) of the related party & nature of relationship	IFCI Limited- (Ultimate Holding Company)	
ii	Nature of contracts/arrangements/transaction	Security Deposit, Maintenance Charges	
iii	Duration of the contracts/arrangements/transaction	One Year	
iv	Salient terms of the contracts or arrangements or transaction including the value, if any	Particulars	Amt
		LOANS AND ADVANCES	
		Security Deposit returned back	92,84,800/-
		INCOME	
		Reimbursement of Maintenance Charges	3,18,336/-
v	Date of approval by the Board, if any	N.A	
vi	Amount paid as advances, if any	N.A	

For & on behalf of the Board

IIDL Realtors Private Limited

Sd/-
Samik Dasgupta
DIN: 02763211
Director

Sd/-
S.K. Nair
DIN: 00004837
Director

Date: August 4, 2015
Place: New Delhi

COMMENTS OF THE COMPTROLLER AND AUDITOR GENERAL OF INDIA UNDER SECTION 143(6)(b) OF THE COMPANIES ACT, 2013 ON THE FINANCIAL STATEMENTS OF IIDL REALTORS PRIVATE LIMITED FOR THE YEAR ENDED 31 MARCH 2015.

The preparation of financial statements of IIDL Realtors Private Limited for the year ended 31 March 2015 in accordance with the financial reporting framework prescribed under the Companies Act, 2013 is the responsibility of the management of the company. The statutory auditor appointed by the Comptroller and Auditor General of India under section 139 (5) of the Act is responsible for expressing opinion on the financial statements under section 143 of the Act based on independent audit in accordance with the standards on auditing prescribed under section 143 (10) of the Act. This is stated to have been done by them vide their Audit Report dated 01 May, 2015.

I, on behalf of the Comptroller and Auditor General of India, have decided not to conduct the supplementary audit of the financial statements of IIDL Realtors Private Limited for the year ended 31 March 2015 and as such have no comments to make under section 143(6)(b) of the Act.

**For and on behalf of the
Comptroller & Auditor General of India**

Sd/-
(Suparna Deb)
**Principal Director of Commercial Audit
& Ex-officio Member, Audit Board-II,
New Delhi**

**Place: Delhi
Date: 26.06.2015**

R. C. AGARWAL & CO.
CHARTERED ACCOUNTANTS

102, Laxman Palace, 19, Veer Savarkar Block, Madhuban Road, Shakarpur, Delhi-110092
Ph.: Off: 42445220 Tele fax: 22450737
Mob: 9810039548 E Mail-rcagg2003@yahoo.com

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF IIDL REALTORS PVT. LIMITED

Report on the Financial Statements

We have audited the accompanying financial statements of **IIDL REALTORS PVT. LIMITED** ("the company"), which comprise the Balance Sheet as at 31 March 2015, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these 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 principles 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 also includes the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding of the assets of the Company and for preventing and detecting the frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial control, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and 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 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 there under.

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 ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and 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 true and fair view in order to design audit

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procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by 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 financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid 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;

- a) in the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2015;
- b) in the case of the Statement of Profit and Loss, of the Profit for the year ended on that date; and
- c) in the case of the Cash Flow Statement, of the 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 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 purposes of our audit.
- b) In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books
- c) As per the information and explanations given to us, the company has no branch office(s). Hence, no requirement to consider report of branch auditor and dealt with it in preparing our report.
- d) The Balance Sheet, the Statement of Profit and Loss, and Cash Flow Statement dealt with by this Report are in agreement with the books of account.

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- e) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- f) In our opinion, there is no such observation which may have adverse effect on the functioning of the company.
- g) On the basis of written representations received from the directors as on 31 March, 2015, taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2015, from being appointed as a director in terms of Section 164(2) of the Act.
- h) There is no qualification, reservation or adverse remark relating to the maintenance of accounts and other matters connected therewith.
- i) The company has adequate internal financial control system in place and the operating effectiveness of such controls.
- j) With respect to the other matters to be included in the Auditor's Report in accordance with rule 11 of 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 including derivatives contracts for which there were any material foreseeable losses.

- iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

3 As per directions/sub directions issued by the C&AG of India under section 143(5) of the Companies Act 2013, The detail is attached below in Annexure 1 & Annexure 2.

For R.C. AGARWAL & CO.

Chartered Accountants

Firm's registration number: 003175N

Sd/-

R.C AGARWAL

Partner

Membership number: 10200

Place: Delhi

Date: **1st May, 2015**

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ANNEXURE REFERRED TO IN PARAGRAPH 1 UNDER THE HEADING “REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS” OF OUR REPORT OF EVEN DATE ON THE ACCOUNTS OF IIDL REALTORS PRIVATE LIMITED FOR THE YEAR ENDED MARCH 31, 2015

- (i) (a) Whether the company is maintaining proper records showing full particulars, including quantitative details and situation of Fixed Assets:

IIDL Realtors Private Limited has maintained proper records showing full particulars including quantitative details and situation of Fixed Assets.

- b) Whether these Fixed Assets have been physically verified by the management at reasonable intervals, whether any material discrepancies were noticed on such verification and if so whether the same have been properly dealt with in the books of accounts.

The Fixed Assets of the company are physically verified by the Management. As per the information given by the Management, no material discrepancies were noticed during such verification.

- (ii) (a) Whether physical verification of inventory has been conducted at reasonable intervals by the management.

Physical verification of inventory has been made at reasonable intervals.

- (b) Are the procedures of physical verification of inventory followed by the management reasonable and adequate in relation to the size of the company and the nature of its business if not the inadequacies in such procedures should be reported.

The procedure of physical verification of stock followed by the management is reasonable and adequate in relation to the size of the company and nature of its business

- (c) Whether the company is maintaining proper records of inventory and whether any material discrepancies were noticed on physical verification and if so, whether the same have been properly dealt with in the books of account.

The Company maintains proper records of inventory. No discrepancies noticed on verification between the physical stocks and book records. However there was no movement or transactions of land in form of inventory of Rs.9, 28,90,185/-

- (iii) Whether the company granted or taken any loans, secured or unsecured to the companies, firms or other parties covered in the register maintained under section 189 of the Companies Act. If so,

The company has not granted any loans, secured or unsecured to the companies, firms or other parties covered in the register maintained under section 189 of the Companies Act as such paragraph (iii) (a) & (b) are not applicable to the company.

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- (iv) Is there an adequate internal control procedure commensurate with the size of the company and the nature of its business for the purchase of inventory and fixed assets and for the sale of goods and services. Whether there is a continuing failure to correct major weakness in internal control system.

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 nature of the business for the purchase of inventory and fixed assets and for the sale of goods and services.

- (v) In case the company has accepted deposits, whether the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Companies Act and the rules framed there under, where applicable have been complied with? If not, the nature of contravention should be stated; if an order has been passed by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any court or any other tribunal, whether the same has been complied with or not?

The company has not accepted any deposits from the public within the meaning of sec. 73 to 76 of the Companies Act, 2013 read with the directives issued by the Reserve Bank of India as such the clause (v) is not applicable to the company.

- (vi) Where maintenance of cost records has been specified by the Central Government under sub-section (1) of section 148 of the Companies Act, whether such accounts and records have been made and maintained.

The Central Govt. has not prescribed maintenance of cost records under sub section (1) of section 148 of the Companies Act 2013 for any of the products of the company as such this clause (vi) is not applicable to the company.

- (vii) (a) Is the company regular in depositing undisputed statutory dues including Provident Fund, Employees State Insurance, Income-Tax, Sales Tax, Wealth Tax, Service Tax, Custom Duty, Excise Duty, value added tax Cess and any other statutory dues with the appropriate authorities and if not, the extent of the arrears of outstanding statutory dues as at the last day of the financial year concerned for a period of more than six months from the date they became payable, shall be indicated by the auditor.

According to information and explanations given to us, the company is depositing with appropriate authorities undisputed statutory dues including provident fund, employees state insurance, income tax, sales tax, wealth tax, service tax, custom duty, excise duty, cess and other Statutory dues to the extent applicable to it and there are no arrears outstanding for more than six months.

(b) In case dues of sales tax/income tax/ custom tax/wealth tax/excise duty/cess/Service Tax have not been deposited on account of any dispute, then the amount involved and the forum where dispute is pending may please be mentioned. (A mere representation to the Department shall not constitute the dispute).

There were no disputed amount payable in respect of Income Tax, Wealth Tax, Sales Tax, Service Tax Custom Duty and Excise Duty, which were outstanding for more than six months.

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(c) Whether the amount required to be transferred to investor education and protection fund in accordance with the relevant provisions of Companies Act and rules made there under has been transferred to such fund within time.

According to information and explanations given to us no amount is required to be transferred to Investor Protection Fund pursuant to provisions of Companies Act.

(viii) Where in case of a company which has been registered for a period not less than five years, its accumulated losses at the end of the financial year are not less than fifty percent of its net worth and whether it has incurred cash losses in such financial year and in the financial year immediately preceding financial year so;.

The clause (viii) is not applicable to the company.

(ix) Whether the company has defaulted in repayment of dues to a financial institution or bank or debenture holders? If yes, the period and amount of default to be reported.

This clause (ix) is not applicable to the company as there is no default in repayment of dues.

(x) Whether the company has given any guarantee for loans taken by others from banks or financial institution, the terms and conditions whereof prejudicial to the interest of the company are;

According to the information and explanations given to us, the Company has not given any guarantee for loans taken by others from banks or financial institutions.

(xi) Whether term loans were applied for the purpose for which the loans were obtained.

Based on our audit procedures and on the information given by the management, we report that the company has not obtained any loans during the year.

(xii) Whether any fraud on or by the company has been noticed or reported during the year, if yes, the nature and the amount involved is to be indicated.

Based on the audit procedures performed and the information and explanations given to us, we report that no fraud on or by the Company has been noticed or reported during the year, nor have we been informed of such case by the management.

FOR R.C. AGARWAL AND CO.
Chartered Accountants
FRN – 001375N

Sd/-

R.C AGARWAL

Partner

Membership number: 10200

Place: Delhi

Date: **1st May, 2015**

R. C. AGARWAL & CO.
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Annexure -1

Directions for the year 2014-15.

1. If the Company has been selected for disinvestment, a complete status report in terms of valuation of Assets (including intangible assets and land) and Liabilities (including Committed & General Reserves) may be examined including the mode and present stage of disinvestment process.”

The Company has not been selected for disinvestment during the year under audit.

2. Please report whether there are any cases of waiver/ write off of debts/loans/interest etc., if yes, the reasons thereof and the amount involved.

There are no cases for waiver /write off of interest etc. during the year under audit.

3. Whether proper records are maintained for inventories lying with third parties & assets received as gift from Govt. or other authorities.

No inventories are lying with third party and no asset has been received from Government or other authorities.

4. A report on age-wise analysis of pending legal/ arbitration cases including the reasons of pendency and existence/ effectiveness of a monitoring mechanism for expenditure on all legal cases(foreign and local) may be given

No legal/arbitrations cases are pending against the Company .

For R.C. AGARWAL & CO.

Chartered Accountants

Firm's registration number: 003175N

Sd/-

R.C AGARWAL

Partner

Membership number: 10200

Place: Delhi

Date: **1st May,2015**

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Annexure –II

Sub-Directions under section 143(5) of Companies Act 2013 for the year 2014-15.

On the basis of the Books of accounts of the Company, the reply to the following questions and/or information may be supplied:-

1. Land

Whether the Company has clear title/lease deeds for freehold and leasehold land respectively? If not, please state the area of freehold and leasehold for which title/lease deeds are not available. One free hold land at village Morta for which company has sale certificate but is not registered with appropriate authority. This property has been shown as inventory under current assets.

2. Confirmation of balances

(i) Whether amount of (a) bank balances (b) trade receivables (c) trade payables (d) loans and advances for which third party confirmation was not made available has been reported?

(ii) Where such balance has been confirmed by respective parties, whether it varies widely from the amounts reflected under respective heads in the financial statements, and if so, difference to be disclosed.

i) The amount has been confirmed from third parties..

ii) No difference has been found in confirmation of balances.

3. Reconciliation of deposits

Whether the deposits/advances made by the Company to the Customs, Excise, Income tax, Sales tax (VAT), Service tax and other authorities have been verified and reconciled with the respective authorities?

The deposits with Statutory Authorities have been reconciled.

4. Employee Benefits

Independent verification may be made of information/inputs furnished to Actuary, viz number of employees, average salary, retirement age and assumptions made by the Actuary regarding discount rate, future cost increase, mortality rate, etc for arriving at the provision for liability of retirement benefits, viz gratuity, leave encashment, post-retirement medical benefits etc.

There are no employee on the payroll of the company.

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5. Investments

Whether the titles of ownership in respect of CGS/SGS/Bonds/Debentures etc. are available in physical/demat form and these, in aggregate, agree with the respective amounts shown in the Company's books of accounts?

There are no investment of the company in Bonds/Debentures etc.

For R.C. AGARWAL & CO.

Chartered Accountants

Firm's registration number: 003175N

Sd/-

R.C AGARWAL

Partner

Membership number: 10200

Place: Delhi

Date: **1st May, 2015**

IIDL REALTORS PRIVATE LIMITED
Cash Flow Statement for the year ended 31st March,2015

Particulars	For the year ended		For the year ended	
	31st March 2015		31st March 2014	
A. Cash flow from operating activities				
Net Profit / (Loss) before extraordinary items and tax		97,92,715		80,62,312
<u>Adjustments for:</u>				
Depreciation and amortisation	(81,54,173)		41,29,865	
Finance costs	-		1,99,910	
Provision for tax			(21,48,280)	
		(81,54,173)		21,81,495
Operating profit / (loss) before working capital changes		16,38,542		1,02,43,807
<u>Changes in working capital:</u>				
<u>Adjustments for (increase) / decrease in operating assets:</u>				
Inventories				
Trade receivables	-		-	
Short-term loans and advances	-		-	
Long-term loans and advances	-		-	
Other current assets	1,56,09,925		2,60,65,993	
Other non-current assets	-		-	
<u>Adjustments for increase / (decrease) in operating liabilities:</u>				
Trade payables	-		-	
Other current liabilities	(1,46,06,877)		22,11,709	
Other long-term liabilities	1,43,25,120		(92,84,800)	
Short-term provisions	(79,74,366)		(61,72,151)	
Long-term provisions	-		-	
		73,53,802		1,28,20,751
Direct tax paid		89,92,344		2,30,64,558
		91,63,710		1,99,17,275
Net cash flow from / (used in) operating activities (A)		(1,71,366)		31,47,283
B. Cash flow from investing activities				
Capital expenditure on fixed assets	(13,99,230)		-	
Deposits with Banks	-		-	
Investment	-		-	
		(13,99,230)		-
Net cash flow from / (used in) investing activities (B)		(13,99,230)		-
C. Cash flow from financing activities				
Proceeds from issue of equity shares	-		-	
Proceeds from long-term borrowings	-		-	
Repayment of Borrowings	-		-	
Redemption of Equity Share Capital	-		-	
Short term Borrowing	-		-	
Finance cost	-		(1,99,910)	(1,99,910)
Net cash flow from / (used in) financing activities (C)		-		(1,99,910)
Net increase / (decrease) in Cash and cash equivalents (A+B+C)		(15,70,596)		29,47,373
Cash and cash equivalents at the beginning of the year		38,29,006		8,81,633
Effect of exchange differences on restatement of foreign currency Cash and cash		-		-
Cash and cash equivalents at the end of the year		22,58,410		38,29,006
Reconciliation of Cash and cash equivalents with the Balance Sheet:				
Cash and cash equivalents as per Balance Sheet (Refer Note 19)		22,58,410		38,29,006
Less: Bank balances not considered as Cash and cash equivalents as defined in AS 3				
Net Cash and cash equivalents (as defined in AS 3 <i>Cash Flow Statements</i>) included		22,58,410		38,29,006
Add: Current investments considered as part of Cash and cash equivalents (as defined				
Cash and cash equivalents at the end of the year *		22,58,410		38,29,006

As per our report of even date attached
For R.C Aggarwal & Co.
Chartered Accountants

FRN - 001375N

Sd/-

R.C. Aggarwal

Partner

M.No.10200

Date : 01/05/2015

Place : NEW DELHI

For & on behalf of the Board

Sd/-

(Samik Dasgupta)

DIN: 02763211

Director

Sd/-

(S.K. Nair)

DIN: 00004837

Director

IIDL REALTORS PRIVATE LIMITED
BALANCE SHEET AS AT 31.03.2015

		Note No.	As at 31st March, 2015 Reviewed	As at 31st March, 2014 Audited
I.	EQUITY & LIABILITIES			
(1)	Shareholders' Funds			
	- Share Capital	I	8,37,000	8,37,000
	- Reserves and Surplus	II	16,24,72,821	15,45,54,018
(2)	Non-current Liabilities			
	(a) Long-term Borrowings	III	-	-
	(b) Deferred Tax Liability (Net)		-	-
	(b) Other Long-term Liabilities	IV	1,43,25,120	-
	(c) Long-term Provisions	V	-	-
(3)	Current Liabilities			
	(a) Short-term Borrowings	VI		-
	(b) Trade Payables	VII		-
	(c) Other Current Liabilities	VIII	74,82,420	2,20,89,297
	(d) Short-term Provisions	IX	39,50,198	1,00,50,652
	TOTAL		18,90,67,559	18,75,30,967
II.	ASSETS			
(1)	Non-current Assets			
	(a) Fixed Assets			
	Tangible Assets	X	8,80,20,845	7,84,67,442
	(b) Non-current Investments	XI	-	-
	(c) Deferred Tax Asset (Net)		-	-
	(d) Long-term Loans & Advances	XII	-	-
	(e) Other Non-current Assets	XIII	-	-
(2)	Current Assets			
	(a) Current Investments	XIV	-	-
	(b) Inventories	XV	9,28,90,185	9,28,90,185
	(b) Trade Receivables	XVI	-	-
	(c) Cash and Cash Equivalents	XVII	22,58,410	38,29,006
	(d) Short-term Loans and Advances	XVIII	-	-
	(e) Other Current Assets	XIX	58,98,119	1,23,44,334
	TOTAL		18,90,67,559	18,75,30,967

For & on behalf of the Board

As per our report of even date attached
Chartered Accountants

FRN - 001375N

Sd/-

R.C. Aggarwal

Partner

M.No.10200

Date : 01/05/2015

Place : NEW DELHI

Sd/-
(Samik Dasgupta)
DIN: 02763211
Director

Sd/-
(S.K. Nair)
DIN: 00004837
Director

IIDL REALTORS PRIVATE LIMITED
STATEMENT OF PROFIT AND LOSS FOR THE PERIOD ENDED 31.03.2015

	Note No.	For the year ended 31st March, 2015 Reviewed	For the year ended 31st March, 2014 Audited
I. INCOME			
Revenue from Operations	XX	-	-
Other Income	XXI	70,67,126	1,88,38,100
TOTAL REVENUE (A)		70,67,126	1,88,38,100
II. EXPENDITURE			
Cost of Sale		-	-
Finance Cost	XXII	-	1,99,910
Employees Benefit Expenses	XXIII	-	5,48,606
Establishment and Other Expenses	XXIV	54,28,584	58,97,408
Depreciation (Net of transfer from Revaluation Reserve)	X	15,17,784	41,29,865
Depreciation Written Back		(96,71,957)	-
TOTAL EXPENDITURE (B)		(27,25,589)	1,07,75,789
III. PROFIT BEFORE PROVISIONS/ WRITE OFF (A-B)		97,92,715	80,62,312
IV. Bad and Doubtful Loans & Advances and other Assets			
Write-off		-	-
Provision u/s 36(1)(vii)(c)		-	-
Provision Reversal		-	-
V. Exceptional Item			
V. PROFIT BEFORE TAX		97,92,715	80,62,312
Provision for Taxation			
- Income Tax		18,73,912	21,48,280
- Deferred Tax Charge (Net)		-	-
VI. PROFIT AFTER TAX		79,18,803	59,14,032
Surplus brought forward from Previous Year		7,15,31,018	6,56,16,986
Add : Adjustment related to previous year		-	-
Profit available for appropriation		7,94,49,821	7,15,31,018
Earning Per Share		791.88	591.40

As per our report of even date attached
For R.C Aggarwal & Co.
Chartered Accountants
FRN - 001375N

Sd/-
R.C. Aggarwal
Partner
M.No.10200
Date : 01/05/2015
Place : NEW DELHI

For & on behalf of the Board
Sd/-
(Samik Dasgupta)
DIN: 02763211
Director

Sd/-
(S.K. Nair)
DIN: 00004837
Director

Notes forming Part of the Accounts		
Particulars	As at 31st March, 2015 Reviewed	As at 31st March, 2014 Audited
<u>NOTE-I: SHARE CAPITAL</u>		
<u>AUTHORISED</u>		
15000 (Previous Period - 15,000) Equity Shares of Rs.10/- each	1,50,000	1,50,000
85,000 (Previous Period - 85,000) Optionally convertible Non- cumulative Redeemable Preference Shares of Rs.10/- each, redeemable anytime within 20 years.	8,50,000	8,50,000
	10,00,000	10,00,000
<u>ISSUED</u>		
10,000 (Previous Period - 10,000) Equity Shares of Rs 10/- each	1,00,000	1,00,000
73,700 (Previous Period - 73,700) Optionally convertible Non-Cumulative Redeemable Preference Shares of Rs. 10/- each, redeemable anytime within 20 years at the option of company..	7,37,000	7,37,000
<u>SUBSCRIBED</u>	1,00,000	1,00,000
10,000 (Previous Period - 10,000) Equity Shares of Rs 10/- each	7,37,000	7,37,000
73,700 (Previous Period - 73,700) Optionally convertible Non-Cumulative Redeemable Preference Shares of Rs. 10/- each, redeemable anytime within 20 years at the option of company..		
<u>PAID UP</u>		
(A) EQUITY	1,00,000	1,00,000
10,000 (Previous Period - 10,000) Equity Shares of Rs 10/- each		
TOTAL (A)	1,00,000	1,00,000
(B) PREFERENCE		
73,700 (Previous Period - 73,700) Optionally convertible Non-Cumulative Redeemable Preference Shares of Rs. 10/- each, redeemable anytime within 20 years at the option of company..	7,37,000	7,37,000
TOTAL (B)	7,37,000	7,37,000
TOTAL (A + B)	8,37,000	8,37,000

<u>NOTE-III: LONG-TERM BORROWINGS</u>			
(A) Secured			
From Others - IFCI Factors Ltd		-	-
Notes:		-	-
Rs. 13.50 Cr. Term loan obtained from IFCI Factors Ltd is secured against Future Lease Rentals Receivable from IFCI Ltd as rent from the Property situated at Mumbai repaid on 10.06.2013.			
(B) Unsecured		-	-
TOTAL		-	-
<u>NOTE-IV: OTHER LONG-TERM LIABILITIES</u>			
(A) Security Deposit			
(B) Other Liabilities		1,43,25,120	-
TOTAL		1,43,25,120	-
<u>NOTE-V: LONG-TERM PROVISIONS</u>			
(A) Provision for Standard Assets			
(B) Provision for Assets transferred to Securitisation/ Reconstruction Companies			
TOTAL		-	-
<u>NOTE-VI: SHORT-TERM BORROWINGS</u>			
(A) Others		-	-
TOTAL		-	-
<u>NOTE-VII: TRADE PAYABLES</u>			
Sundry Creditors			-
TOTAL		-	-
<u>NOTE - VIII: OTHER CURRENT LIABILITIES</u>			
(A) Interest accrued on borrowings			
(i) Due		-	-
(ii) Not Due		-	-
(B) Advance Receipts		30,922	-
(C) Other Liabilities		74,51,498	2,20,89,297
(D) Current maturity of long-term liabilities		-	-
TOTAL		74,82,420	2,20,89,297
<u>NOTE - IX: SHORT-TERM PROVISIONS</u>			
(A) Employee Benefits		-	-
(B) Expenses		84,507	78,856
(C) Current Income Tax		38,65,691	99,71,796
TOTAL		39,50,198	1,00,50,652

<u>NOTE-XI: NON-CURRENT INVESTMENTS</u>			
A. QUOTED			
1.	Equity Shares	-	-
2.	Bonds	-	-
3.	Units	-	-
B. UNQUOTED			
1.	Equity Shares	-	-
2.	Preference shares	-	-
3.	Debentures/ Bonds	-	-
TOTAL		-	-
<u>NOTE-XII: LONG-TERM LOANS & ADVANCES</u>			
(A)	Capital Advances	-	-
(B)	Loans to Assisted Concerns	-	-
(C)	Loan to Subsidiaries/ Associates	-	-
(D)	Other Institutions	-	-
TOTAL		-	-
<u>NOTE-XIII: OTHER NON-CURRENT ASSETS</u>			
(A)	Other Loans and advances	-	-
TOTAL		-	-
<u>NOTE-XIV: CURRENT INVESTMENTS</u>			
A. QUOTED			
1.	Equity Shares	-	-
2.	Bonds	-	-
3.	Units	-	-
B. UNQUOTED			
1.	Equity Shares	-	-
2.	Preference shares	-	-
3.	Debentures/ Bonds	-	-
TOTAL		-	-
<u>NOTE-XV: INVENTORIES</u>			
(A)	Raw- Materials	-	-
(B)	Work-in Progress	-	-
(C)	Finished Goods	-	-
(D)	Stock -in- Trade	-	-
(E)	Stores and Spares	-	-
(F)	Loose Tools	-	-
(G)	Others(Land)	9,28,90,185	9,28,90,185
TOTAL		9,28,90,185	9,28,90,185
<u>NOTE - XVI: TRADE RECEIVABLES</u>			
(A)	Sundry Debtors		
	- Less than 6 months		-
	- More than 6 months		-
	Less: Provision	-	-
TOTAL		-	-
Note :			
Out of the above,			
	(i) Considered good	-	-
	(ii) Considered doubtful		-
TOTAL		-	-
<u>NOTE - XVII: CASH & CASH EQUIVALENTS</u>			
(A)	Cash in hand (including postage stamps)		
(B)	Balances with Scheduled Banks		
	- Current Account in India	35,416	4,763
	- Deposit Account in India	22,22,994	38,24,243
TOTAL		22,58,410	38,29,006

<u>NOTE - XVIII: SHORT-TERM LOANS & ADVANCES</u>			
(A) Other Loans and advances			
(I) Secured	-	-	
(II) Unsecured	-	-	
- Considered good	-	-	
- Considered doubtful	-	-	
(B) Sundry Deposits	-	-	
(C) Pre-paid Expenses	-	-	
TOTAL	-	-	
<u>NOTE - XIX: OTHER CURRENT ASSETS</u>			
(A) Advance Tax paid			
-Advance Tax	15,90,000	36,00,000	
-Tax Deducted at Source	28,82,143	82,91,567	
(B) Accrued Income			
Interest on Investments	-	47,454	
(C) Others - IFCI Factors Ltd	-	-	
(D) Others	14,25,976	4,05,313	
TOTAL	58,98,119	1,23,44,334	
<u>NOTE - XX: INCOME FROM OPERATIONS</u>			
(A) Sale of Properties			
(B) Project Advisory Fees			
TOTAL	-	-	
<u>NOTE - XXI: OTHER INCOME</u>			
(A) Rental Income	65,20,119	1,85,69,600	
(B) Miscellaneous Income		-	
Interest Earned and Accrued on Fixed Deposits	20,658	2,65,500	
(C) Others Maintaince, parking, Tax recoverable)	5,26,349	3,000	
TOTAL	70,67,126	1,88,38,100	
<u>NOTE - XXII: FINANCE COST</u>			
(A) Interest on other Borrowings	-	1,99,910	
(B) Others	-	-	
TOTAL	-	1,99,910	
<u>NOTE - XXIII: EMPLOYEES BENEFITS EXPENSE</u>			
(A) Salaries and Allowances	-	5,43,556	
(B) Staff Welfare Expenses	-	5,050	
TOTAL	-	5,48,606	
<u>NOTE - XXIV: ESTABLISHMENT AND OTHER EXPENSES</u>			
(A) Rent	-	12,00,000	
(B) Rates and Taxes	16,35,319	26,35,886	
(C) Repairs and Maintenance	-	-	
- Buildings	3,980	6,36,672	
- Others	-	-	
(D) Electricity	2,45,796	1,61,176	
(E) Auditors' Remuneration	48,000	30,000	
(F) Directors' Fees	-	-	
(G) Legal & Professional Charges	27,84,551	5,29,100	
(H) Travelling & Conveyance	56,664	18,427	
(I) Training & Development	-	2,000	
(K) Security Expenses	4,77,122	4,11,004	
(L) Telephone Exp	3,873	10,666	
(M) Other Miscellaneous Expenses	1,73,279	2,62,497	
TOTAL	54,28,584	58,97,428	

NOTE-II: RESERVES AND SURPLUS

		As at 31st March, 2014	Additions/ transfers /Adjustment during the period	Deduction/ transfers during the period	As at 31st March 2015
(A)	Capital Redemption Reserve	2,00,000	-	-	2,00,000
(B)	Security Premium	8,28,23,000	-	-	8,28,23,000
(C)	Profit & Loss Account	7,15,31,018	79,18,803	-	7,94,49,821
TOTAL		15,45,54,018	79,18,803	-	16,24,72,821
Previous Period		14,86,39,986	59,14,032	-	15,45,54,018

NOTE-X: TANGIBLE ASSETS											
PARTICULARS	Rate	GROSS BLOCK				DEPRECIATION				NET BLOCK	
		As at 31/03/2014	Additions	Deductions	As at 31/03/2015	As at 31/03/2014	For the period	Deductions/ Transfer	As at 31/03/2015	As at 31/03/2015	As at 31/03/2014
Building	2%	9,32,70,990	13,99,230	-	9,46,70,220	1,48,03,548	15,17,784	96,71,957	66,49,375	8,80,20,845	7,84,67,442
TOTAL		9,32,70,990	13,99,230	-	9,46,70,220	1,48,03,548	15,17,784	96,71,957	66,49,375	8,80,20,845	7,84,67,442
Previous Period		9,32,70,990	-	-	9,32,70,990	1,06,73,683	41,29,865	-	1,48,03,548	7,84,67,442	-

IIDL REALTORS PRIVATE LIMITED
NOTE – XXV TO THE ACCOUNTS FOR THE YEAR ENDED 31-03-2015

1. BACKGROUND

IIDL Realtors Private Limited (IRPL) (Formerly known as Ambitious Realtors Private Limited) is a Company registered under the Companies Act, 2013 which was incorporated in year 2005. The Company has been primarily engaged in the activities relating to Real Estate.

2. SIGNIFICANT ACCOUNTING POLICIES

a. Basis of Accounting

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with all material respects with the Accounting Standards notified under the Companies (Accounting Standards) Rules, 2014 and the relevant provisions of the Companies Act, 2013 and as amended provisions applicable of Companies Act 2013. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year except as reported.

b. Use of Estimates

The preparation of financial statements in conformity with the generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported accounts of revenue and expenses for the years presented. Actual results could differ from these estimates.

c. Fixed Assets

Fixed assets are stated at cost of acquisition / construction less accumulated depreciation. Cost includes purchase price and all other attributable costs of bringing the assets to the working condition for intended use. Costs of self constructed fixed assets (including Work-in-progress) comprise those costs that relate directly to the specific asset and those, which are attributable to the construction activity in general and can be allocated to the specific asset.

d. Revenue Recognition

- Rental income is recognized on accrual basis.
- Revenue from sale of property held as stock-in-trade is recognized upon transfer of possession or execution of sale deed, whichever is earlier.

e. Depreciation

Depreciation on fixed assets is provided on straight Line Method at the estimated useful life of fixed assets prescribed by Schedule II of the Companies Act, 2013 or based on Management assessment of useful life, if lower than what is prescribed under schedule. Fixed Assets costing less than Rs.5000/- individually are charged to the Profit & Loss Account in the year of purchase.

In case where useful life of the assets is exhausted, salvage value of the assets or value of the asset as on April 01, 2014 whichever is lower is transferred to the retained earnings.

f. Taxes on Income

Current Income tax is the amount of tax payable for the period as determined in accordance with the provisions of the Income Tax Act, 1961. Deferred tax Assets and Liabilities are recognized for the future tax consequences of timing differences, subject to the consideration of prudence. Deferred Tax assets and Deferred Tax Liabilities are measured using the tax rates prevailing on the Balance Sheet date, and are reflected in the accounts on net Basis.

g. Provisions

Provision is recognized at present obligation as a result of past events for which it is probable that an outflow of resources will be required to settle the obligation and in respect of which a reliable estimate can be made. Provisions are determined based on management 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 management estimate.

h. Impairment of Assets

The Company assesses at each Balance Sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset is less than its carrying amount, the carrying amount is reduced to its recoverable amount. Reduction is treated as an impairment loss and is recognized in the Profit and Loss Account.

i. Preliminary Expenses

Preliminary expenditure incurred by the company is written off over a period of 5 years.

3. Fixed Assets include the cost of the office space comprising of 13264 Sq. Ft. of area at 10th Floor of Naman Centre, Bandra Kurla Complex, Mumbai.

4. Additional Information pursuant to Companies Act, 2013

	PARTICULARS	Year ended 31-3-2015	Year ended 31-3-2014		
i.	Salaries	Nil	Nil		
ii.	Perquisites and Other benefits	Nil	Nil		
	Total	Nil	Nil		
a.	Earning in Foreign Currency	Nil	Nil		
b.	Expenditure in Foreign Currency	Nil	Nil		
c.	CIF Value of Imports <ul style="list-style-type: none">Capital Goods	Nil	Nil		
d. Quantitative Information in respect of Inventories					
Description		Opening Stock		Closing Stock	
		Units	Amount (Rs.)	Units	Amount (Rs.)
		(Locations)		(Locations)	
		CURRENT YEAR			
Land		1	9,28,90,185	1	9,28,90,185
		PREVIOUS YEAR			
Land		1	9,28,90,185	1	9,28,90,185

5. The Company operates in one reportable business segment namely 'Real Estate Activities' comprising Rental Income within India. Hence, no segment wise disclosure is required as per Accounting Standard-17 issued by Institute of Chartered Accountants of India.
6. As per the best estimate of the management, no provision is required to be made as per Accounting Standard-29 issued by the Institute of Chartered Accountants of India, in respect of any present obligation because of a past event that could lead to a probable outflow of resources, which would be required to settle the obligation.
7. There are no dues payable to Small Scale Industrial Undertakings, as defined under Industries (Development & Regulation) Act, 1951 as at the period end.
8. As per the information available with the Company, there were no transactions with enterprises covered under Micro, Small and Medium Enterprises Development Act, 2006.
9. Effective April 01, 2014, the Company has with retrospective effect changed its method of providing depreciation on fixed assets from the 'Written Down Value' method to the 'Straight Line' method, at the rates prescribed in Schedule II to the Companies Act, 2013. Management believes that this change will result in more appropriate presentation and will give a systematic basis of depreciation charge, representative of the time pattern in which the economic benefits will be derived from the use of these assets. Accordingly, the Company has written back the depreciation of ₹ 96.72 lacs relating to the period up to March 31, 2014.
Had the Company continued to use the earlier method of depreciation, the profit after tax for the current year would have been lower by ₹ 101.61 lacs.

10. Deferred tax

No deferred tax Asset/ Liability has been created for year ended 31.03.2015.

11. Disclosure in respect of Related Parties: (Accounting Standard-18)

a) Related Parties

- IFCI INFRASTRUCTURE DEVELOPMENT LIMITED(Holding Company)
- IFCI LIMITED (Ultimate Holding Company)
- IFCI FACTORS LIMITED (fellow-subsiidiary of IIDL)

Key Management Personnel:

- Mr. S. K. Vats, Director
- Mr. S.K. Nair, Director

b)

Particulars	IIDL	IFCI	Total
FINANCE			
- Payment made on behalf of IIDL Realtors Pvt Ltd during the year	12,886,544.00	-	12,886,544.00
- Repayment of Term loan	-	-	-
-Security Deposit returned Back	-	9,284,800.00	9,284,800.00
INCOME			

- Rent received (exclusive of service tax)	-	-	-
- Reimbursement of Maintenance Charges	-	318,336.00	318,336.00
EXPENSES			
- Rent Paid (inclusive of service tax)	-	-	-
- Interest paid on Term Loan	-	-	-
OUTSTANDING AS ON SEPTEMBER 30, 2014			
<u>Liabilities</u>			
- Security Deposit	-		-
- In current account	7,404,649.00	-	7,404,649.00
<u>Assets</u>			
Reimbursement Receivable	-		

12. EARNING PER SHARE (EPS)

The earning considered in ascertaining the Company's EPS comprises the profit available for Equity shareholders (i.e. profit after tax and statutory/regulatory appropriations). Basic earning per share is computed by dividing the net profit attributable to Equity Shareholders for the period by the Weighted Average nos. of Equity Shares outstanding during the reporting period.

	Year ended 31/03/15	Year ended 31/03/14
	Rs.	Rs.
Net Profit attributable to shareholders	79,18,803/-	59,14,032/-
Weighted Avg. No. of shares outstanding during the year	10,000	10,000
Basic & Diluted earnings per share	791.88	591.40
Nominal value of equity share	10.00	10.00

13. Disclosure in respect of applicable Accounting Standards and additional information pursuant to the Schedule III of the Companies Act, 2013 have been made in the Annual Accounts of the company. Previous period figures have been regrouped/ rearranged/ reclassified, wherever necessary, to make them comparable to the current year's presentation.

As per our report of even date attached
For R.C.Agarwal & Co.
Chartered Accountants
FRN -001375N

Sd/-
Samik Dasgupta
DIN: 02763211
Director

Sd/-
S.K. Nair
DIN: 00004837
Director

R C AGARWAL
Partner M. No.10200
Place - New Delhi
Dated: 01/05/2015

IIDL REALTORS PRIVATE LIMITED

CIN: U70100DL2005GOI223060

Regd. Office: IFCI Tower, 61 Nehru Place, New Delhi-110019

Tel: +91 11 41732000 Fax: +91 11 26487059

ATTENDANCE SLIP

Please complete the Attendance Slip and hand it over at the entrance of the meeting venue

DP. Id. *

Folio No. *

Client Id.

I hereby record my presence at the 10th Annual General Meeting of the Company to be held on Tuesday, September 15, 2015 at 2:00 P.M. IFCI Tower, 61 Nehru Place, New Delhi-110019.

NAME OF THE SHAREHOLDER

NAME OF PROXY #

*To be filled in case proxy attends instead of shareholder

SIGNATURE OF THE SHAREHOLDER/PROXY*

*Strike out whichever is not applicable

Proxy Form

IIDL REALTORS PRIVATE LIMITED

CIN: U70100DL2005GOI223060

Regd. Office: IFCI Tower, 61 Nehru Place, New Delhi-110019

Tel: +91 11 41732000 Fax: +91 11 26487059

Name of Member (s)	
Registered Address	
E-mail ID:	
Folio No./Client Id:	
DP ID.	

I/We, being the member (s) of _____ shares of the above named Company, hereby appoint:

1. Name: _____
Address: _____
E-mail Id: _____
Signature: _____, or failing him/her
2. Name: _____
Address: _____
E-mail Id: _____
Signature: _____, or failing him/her

as my/our Proxy to attend and vote for me/us and on my/our behalf at the 10th Annual General Meeting of the Company, to be held on **Tuesday, September 15, 2015 at 2.00 P.M. at the registered office of the company, at IFCI Tower, 61 Nehru Place, New Delhi-110019** and at any adjournment thereof in respect of such resolutions as are indicated below:

Resolution No.	Resolutions Matter	For	Against
1.	To consider & adopt the Audited Financial Statements for the financial year ended March 31, 2015 and reports of the Board of Directors and the Auditors' thereon.		
2.	To fix remuneration of Statutory Auditors of the company.		
3.	To appoint Shri Samik Dasgupta (DIN: 02763211) as Director of the Company.		

Signed this _____ day of _____, 2015

**Affix
Revenue
Stamp**

Signature of Shareholder(s)

Signature of Proxy holder(s)

Note: This form of proxy in order to be effective should be duly completed and deposited at the registered office of the Company, not less than 48 hours before the commencement of the meeting.