

Independent Auditor's Report

To the Members of Adobe Realtors Private Limited

Report on the Ind AS Financial Statements

We have audited the accompanying Ind AS financial statements of Adobe Realtors Private Limited ('the Company'), which comprise the Balance Sheet as at 31st March 2017, the Statement of Profit and Loss (including other comprehensive income) and the Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information. (Herein after referred as "Ind AS financial statements").

Management's Responsibility for the 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 and presentation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

This responsibility also 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 judgments 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 presentation of the Ind AS 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 Ind AS 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 ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Ind AS financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Ind AS 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 Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. 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 Ind AS financial statements.

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

Basis for Qualified Opinion

We draw attention to the following matters in the Notes to the financial statements

- a) Note No.9.7 in the financial statements which indicates that the Company has accumulated losses and its net worth is fully eroded, the Company has incurred loss during the current and previous year(s) and the Company's current liabilities exceeded its current asset as at the balance sheet date. These conditions indicate the existence of a material uncertainty that may cast significant doubt about the Company's ability to continue as a going concern.

Qualified Opinion

In our opinion and to the best of our information and according to the explanations given to us except for the effects of the mater described in the Basis for Qualified Opinion paragraph, the aforesaid Ind AS 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 31st March 2017 and its 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, 2016 ("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, a statement on the matters specified in the paragraph 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 it appears from our examination of those books;
 - (c) Except for the effects of the matter described in the Basis for Qualified Opinion paragraph, 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 Ind AS 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 31st March 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March 2017 from being appointed as a director in terms of Section 164 (2) of the Act;
 - (f) with respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B"; and
 - (g) with respect to the other matters to be included in the Auditor's 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 has disclosed the impact of pending litigation on its financial position in its financial statements – Refer Note No. 9.3
 - ii. The Company did not have long term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.



- iv. The Company has provided requisite disclosures in its Ind AS financial statements as to holding as well as dealings in Specified Bank Notes during the period from 8th November, 2016 to 30th December, 2016 and these are in accordance with the books of accounts maintained by the Company. Refer Note 9.6 to the Ind AS financial statements.

for B. Sujeet & Co.

Chartered Accountants

Firm's Registration number: 009308S

B. Sujeet Kumar

B. Sujeet Kumar

Proprietor

Membership number: 209547



Hyderabad

18th May, 2017

Annexure - A to the Auditors' Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the financial statements for the year ended 31st March 2017, we report that:

- (i) The Company does not have any fixed assets during the year. Hence paragraph 3(i) of the Order is not applicable to the Company.
- (ii) The Company is a real estate company and it has affected the sale of development rights for the land holding held by it and hence the Company is not the beneficial owner of the land. Accordingly, it does not hold any physical inventories. Thus, paragraph 3(ii) of the Order is not applicable to the Company.
- (iii) The Company has not granted loans to any Body Corporate covered in the register maintained under section 189 of the Companies Act, 2013 ('the Act'). Thus, paragraph 3(iii) of the Order is not applicable to the Company.
- (iv) In our opinion and according to the information and explanations given to us, the Company has neither given any loans nor made any investments. Thus paragraph 3(iv) of the order is not applicable to the Company.
- (v) The Company has not accepted any deposits from the public.
- (vi) The Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act, for any of the services rendered by the Company.
- (vii) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted/ accrued in the books of account in respect of undisputed statutory dues including provident fund, income-tax, sales tax, value added tax, duty of customs, service tax, cess and other material statutory dues have been regularly deposited during the year by the Company with the appropriate authorities. As explained to us, the Company did not have any dues on account of employees' state insurance and duty of excise.

According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, income tax, sales tax, value added tax, duty of customs, service tax, cess and other material statutory dues were in arrears as at 31st March 2017 for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us, there are no dues of duty of customs or any tax which have not been deposited with the appropriate authorities on account of any dispute.
- (viii) The Company does not have any loans or borrowings from any financial institution, banks, government or debenture holders during the year. Accordingly, paragraph 3(viii) of the Order is not applicable.



- (ix) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3(ix) of the Order is not applicable.
- (x) According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- (xi) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not paid/provided for managerial remuneration during the year. Accordingly, paragraph 3(xi) of the Order is not applicable.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.
- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the Ind AS financial statements as required by the applicable accounting standards.
- (xiv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.
- (xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
- (xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

for B. Sujeet & Co.
Chartered Accountants

Firm's registration number: 009308S


B. Sujeet Kumar
Proprietor

Membership number: 209547



Hyderabad

18th May, 2017

ADOBE REALTORS PRIVATE LIMITED
Corporate Identification Number: U70102TG2007PTC052826
Balance Sheet as at March 31, 2017

	Particulars	Note No.	As at Mar 31, 2017	As at Mar 31, 2016	As at April 1, 2015
	ASSETS				
(1)	Non Current Assets				
	(a) Property, Plant and Equipment		-	-	-
	(b) Capital work-in-progress		-	-	-
	(c) Financial Assets				
	(i) Investments		-	-	-
	(ii) Trade receivables		-	-	-
	Total Financial Asset		-	-	-
	(d) Other non current assets		-	-	-
	Total Non Current Assets		-	-	-
(2)	Current assets				
	(a) Inventories		-	-	-
	(b) Financial Assets				
	(i) Investments		-	-	-
	(ii) Trade receivables		-	-	-
	(iv) Loans	2	-	-	27,358,964
	(v) Cash and cash equivalents	3	51,491	51,491	52,615
	Total Financial Asset		51,491	51,491	27,411,579
	(c) Other current assets		-	-	-
	Total Current Assets		51,491	51,491	27,411,579
(3)	Non current assets classified as held for sale		-	-	-
	Total Assets		51,491	51,491	27,411,579
	EQUITY AND LIABILITIES				
	EQUITY				
	(a) Equity Share Capital	4	100,000	100,000	100,000
	(b) Other Equity		(2,911,244)	(2,552,773)	25,141,509
	Total Equity		(2,811,244)	(2,452,773)	25,241,509
	LIABILITIES				
(1)	Non Current Liabilities				
	(a) Financial Liabilities				
	(i) Borrowings	5	2,830,285	2,471,864	2,158,833
	(ii) Trade payables		-	-	-
	Total Financial Liabilities		2,830,285	2,471,864	2,158,833
	(b) Other non current liabilities		-	-	-
	Total Non Current Liabilities		2,830,285	2,471,864	2,158,833
(2)	Current Liabilities				
	(a) Financial Liabilities				
	(i) Borrowings	6	32,450	32,400	11,236
	(ii) Trade payables		32,450	32,400	11,236
	Total Financial Liabilities		32,450	32,400	11,236
	(b) Other current liabilities		-	-	-
	Total Current Liabilities		32,450	32,400	11,236
(3)	Liabilities associated with non current assets held for sale		-	-	-
	Total Equity and Liabilities		51,491	51,491	27,411,579
	Significant Accounting Policies	1			
	<p>The accompanying notes form an integral part of the financial statements As per our report of even date attached. For M/s. B. SUJEET & CO., CHARTERED ACCOUNTANTS Firm Registration No. 009005</p> <p style="text-align: right;">For and on behalf of the Board of Directors</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p><i>B. Sujeet Kumar</i> B. SUJEET KUMAR Proprietor Membership No. 209547</p> </div> <div style="width: 30%;"> <p><i>P. Bhanu Prakash</i> P. Bhanu Prakash Director DIN - 05274446</p> </div> <div style="width: 30%;"> <p><i>Jhansi Sureddi</i> Jhansi Sureddi Director DIN - 01113261</p> </div> </div> <p>Place: Hyderabad Date: 18th May, 2017</p>				

ADOBE REALTORS PRIVATE LIMITED
Corporate Identification Number: U70102TG2007PTC052826
Statement of Profit and Loss for the Year ended March 31, 2017

	Particulars	Note	Year ended March 31, 2017	Year ended March 31, 2016
I	Revenue from Operations			
II	Other Income			
III	Total Income (I + II)		-	-
IV	Expenses			
	Employee Benefit Expense and Payment to Contractors			
	Finance Costs	7	358,420	313,031
	Depreciation and Amortisation			
	Other Operating and General Expenses	8	12,700	45,008
	Total expenses (IV)		371,120	358,039
V	Profit Before Tax and Exception items (III - IV)		(371,120)	(358,039)
VI	Exceptional Items		-	-
VII	Profit/ (Loss) Before Tax (V - VI)		(371,120)	(358,039)
VIII	Tax Expenses			
	Current Tax		-	-
	Deferred Tax		-	-
	Minimum Alternative Tax Credit		-	-
	Tax relating to earlier years		-	-
	Total		-	-
IX	Profit for the year after tax (VII - VIII)		(371,120)	(358,039)
X	Other Comprehensive income, net of tax			
	(A) Items that will not be reclassified subsequently to profit and loss			
	Change in fair value of loans		-	-
	Change in fair value of equity instruments designated irrevocably as FVTOCI		-	-
	Less :-income tax expense		-	-
	(B) Items that will be reclassified subsequently to profit and loss			
	Currency translation difference (net)		-	-
	Other Comprehensive income for the year, net of tax		-	-
XI	Total Comprehensive Income for the year (IX - X)		(371,120)	(358,039)
XII	Earnings Per Share	9		
	Basic and Diluted - (Rs.)		(37.11)	(35.80)
	Face Value per Ordinary share - (Rs.)		10.00	10.00

The accompanying notes form an integral part of the Financial Statements

As per our report of even date attached.

For M/s. B. SUJEET & CO.,

CHARTERED ACCOUNTANTS

Firm Registration No. 0093088

B. Sujee Kumar

B. SUJEET KUMAR

Proprietor

Membership No. 209547

Place: Hyderabad

Date: 18th May, 2017



For and on behalf of the Board of Directors

P. Bhanu Prakash

P. Bhanu Prakash

Director

DIN - 05274446

Jhansi Sureddi

Jhansi Sureddi

Director

DIN - 01113261

ADOBE REALTORS PRIVATE LIMITED
Corporate Identification Number: U70102TG2007PTC052826
Cash Flow Statement for the Year ended March 31, 2017

Particulars	31-03-2017	31-03-2016
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit Before Tax	(371,120)	(358,039)
Adjustments for:		
Interest paid	-	-
Interest on Loans	358,420	313,031
Operating Profit Before Working Capital changes	(12,700)	(45,008)
Adjustments for:		
Increase/(Decrease) in Trade Payables	50	21,164
Increase/(Decrease) in Other Current Liabilities	-	-
(Increase)/Decrease in Long Term Loans & Advances	-	-
(Increase)/Decrease in Other Current Assets	-	-
(Increase)/Decrease in Short Term Loans & Advances	-	-
Cash Generated from Operations	(12,650)	(23,844)
Direct Taxes paid		
Net Cash from Operating Activities	(12,650)	(23,844)
B. CASH FROM INVESTING ACTIVITIES		
Interest Earned	-	-
Dividend Earned	-	-
Net Cash used in Investing Activities		-
C. CASH FROM FINANCING ACTIVITIES		
Proceeds From Long Term Borrowings	12,650	22,721
Net Cash from Financing Activities	12,650	22,721
Net increase in cash and cash equivalents	-	(1,123)
Cash and cash equivalents at the beginning of the year	51,491	52,615
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	51,491	51,491
Components of Cash and Cash Equivalents		
Cash and cheques on Hand	24,200	24,200
Balances with Banks		
-On Current Accounts	27,291	27,291
-On Deposit Accounts		
Cash and cash Equivalent (as per Note 3)	51,491	51,491
The accompanying notes form an integral part of the Financial Statements		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>As per our report of even date attached.</p> <p>For B.Sujeet & Co.</p> <p>Chartered Accountants</p> <p>Firm Regn No. 009308S</p> <p><i>B. Sujeet Kumar</i></p> <p>B.Sujeet Kumar</p> <p>Proprietor</p> <p>M.No: 209547</p> <p>Place: Hyderabad</p> <p>Date : 18th May, 2017</p> </div> <div style="width: 45%; text-align: right;"> <p>For and on behalf of the Board of Directors</p> <p><i>P. Bhanu Prakash</i></p> <p>P. Bhanu Prakash</p> <p>Director</p> <p>DIN: 05274446</p> <p><i>S. Jhansi Suredi</i></p> <p>Jhansi Suredi</p> <p>Director</p> <p>DIN: 01113261</p> </div> </div>		

ADOBE REALTORS PRIVATE LIMITED
Corporate Identification Number: U70102TG2007PTC052826
Notes to Balance Sheet as at March 31, 2017

	Particulars	As at 31st March 2017	As at 31st March 2016	As at 01st April 2015
Note-2	Current Assets			
	Loans			
	Short Term Loans			
	Loans to Related Parties			
	PVP Global Ventures Ltd - Holding Company		-	27,358,964
	Other Advances		-	-
		-	-	27,358,964
Note-3	CASH AND CASH EQUIVALENTS			
	Cash in hand	24,200	24,200	24,200
	(as certified by management)			
	Balance with banks in current accounts	27,291	27,291	28,414
		51,491	51,491	52,614
Note: 4	SHARE CAPITAL			
	(A) Authorised, Issued, Subscribed and Paid-up share capital and par value per share			
	Authorised Share Capital			
	10,000 Equity Shares of Rs. 10/- each	100,000	100,000	100,000
	Issued, Subscribed and Paid Up			
	10,000 Equity Shares of Rs. 10/- each	100,000	100,000	100,000
		100,000	100,000	100,000
	(B) Reconciliation of number of equity shares outstanding at the beginning and at the end of the year:			
	Number of equity shares outstanding as at the beginning of the year	10,000	10,000	10,000
	Add: Number of Shares allotted during the year	-	-	-
	Less: Number of Shares bought back	-	-	-
	Number of equity shares outstanding as at the end of the year	10,000	10,000	10,000
	(C) Rights, preferences and restrictions attaching to various classes of shares	NIL	NIL	NIL
	(D) Shareholding in the company of the holding company and ultimate holding company and their subsidiaries / associates			
	PVP Global Ventures Private Limited and it's nominees	10,000	10,000	10,000
	(E) Shares in the company held by each shareholder holding more than 5%:			
	Name of shareholder	No of shares at year end		
	PVP Global Ventures Private Limited and it's nominees	10,000	10,000	10,000
		10,000	10,000	10,000
	Name of shareholder	% as at year end		
	PVP Global Ventures Private Limited and it's nominees	100	100	100
		100	100	100
	(F) Shares reserved for issue under options and contracts:	NIL	NIL	NIL
	(G) Commitments for sale of shares/ divestment	NIL	NIL	NIL
	(H) Details of allotment of shares for consideration other than cash, allotments of bonus shares and shares bought back	NIL	NIL	NIL
	(I) The Company has only one class of shares issued and paid-up capital referred to as equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share.			
	(J) In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the company, after payment of all external liabilities. The distribution will be in proportion to the number of equity shares held by the shareholders.			



ADOBE REALTORS PRIVATE LIMITED
Corporate Identification Number: U70102TG2007PTC052826
Notes to Balance Sheet as at March 31, 2017

Particulars		As at 31st March 2017	As at 31st March 2016	As at 01st April 2015
Note: 5	Current Liabilities			
	Financial Liabilities			
	Borrowings			
	(Unsecured)			
	Intercompany Loans	2,830,285	2,471,864	2,158,833
		<u>2,830,285</u>	<u>2,471,864</u>	<u>2,158,833</u>
Note: 6	TRADE PAYABLE	32,450	32,400	11,236
	Sundry Creditors for services	<u>32,450</u>	<u>32,400</u>	<u>11,236</u>



ADOBE REALTORS PRIVATE LIMITED
Corporate Identification Number: U70102TG2007PTC052826
Notes to the Statement of Profit & Loss Account for the Year Ended March 31, 2017

	Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Note- 7	Finance Cost		
	Interest on Loans	358,420	313,031
		<u>358,420</u>	<u>313,031</u>
Note- 8	Other Expenses		
	Rates and taxes	1,200	5,700
	Payment to statutory auditors as Audit fee	-	-
	Legal, professional and consultancy	11,500	11,400
		-	27,908
		<u>12,700</u>	<u>45,008</u>





Statement of changes in equity

Particulars	Equity Share Capital	Reserves & Surplus					Other Comprehensive Income		Equity component of Parent Company	Total Equity attributable to equity holders of the company
		Security Premium Reserve	Retained Earnings	Capital Reserve	General Reserve	Business Transfer Adjustment Reserve	Equity Instruments through other comprehensive Income	Other Items of Other Comprehensive Income		
Balance as on 01st April 2015	100,000	-	(18,206,061)	-	-	-	-	-	43,347,570	25,241,509
Transferred to General Reserve	-	-	-	-	-	-	-	-	-	-
Remeasurement of the loans	-	-	-	-	-	-	-	-	(27,336,243)	(27,336,243)
Remeasurement of the net defined benefit liability/asset , net of tax effect	-	-	-	-	-	-	-	-	-	-
Profit for the period	-	-	(358,039)	-	-	-	-	-	-	(358,039)
Balance as on 31st March 2016	100,000	-	(18,564,100)	-	-	-	-	-	16,011,327	-2,452,773
Transferred to General Reserve	-	-	-	-	-	-	-	-	-	-
Remeasurement of the loans	-	-	-	-	-	-	-	-	12,650	12,650
Remeasurement of the net defined benefit liability/asset , net of tax effect	-	-	-	-	-	-	-	-	-	-
Profit for the period	-	-	(371,120)	-	-	-	-	-	-	(371,120)
Balance as on 31st March 2017	100,000	-	(18,935,221)	-	-	-	-	-	16,023,977	(2,811,244)

The accompanying notes form an integral part of the Financial Statements


As per our report of even date attached.
For M/s. B. SUJEET & CO.,
CHARTERED ACCOUNTANTS
Firm Registration No. 009308S




B. SUJEET KUMAR
Proprietor
Membership No. 209547

Place: Hyderabad
Date: 18th May, 2017

For and on behalf of the Board of Directors



P. Bhanu Prakash
Director
DIN - 05274446



Jhansi Sureddi
Director
DIN - 01113261

Reconciliation of equity as previously reported under IGAAP in Ind AS

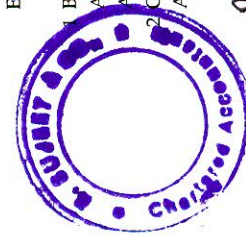
Particulars	Note No.	Opening Balance Sheet as at April 1, 2015		Balance Sheet as at March 31, 2016		
		IGAAP	Effects of transition to Ind-AS	Ind - AS	IGAAP	Effects of transition to Ind-AS
ASSETS						
Non Current Assets						
(a) Property, Plant and Equipment		-	-	-	-	-
(b) Capital work-in-progress		-	-	-	-	-
(c) Investment Property		-	-	-	-	-
(d) Goodwill		-	-	-	-	-
(e) Other Intangible assets		-	-	-	-	-
(f) Intangible assets under development		-	-	-	-	-
(g) Financial Assets		-	-	-	-	-
(i) Investments		-	-	-	-	-
(ii) Trade receivables		-	-	-	-	-
(iii) Service concession receivables		-	-	-	-	-
(iv) Loans		-	-	-	-	-
(v) Other financial assets		-	-	-	-	-
Total Financial Asset		-	-	-	-	-
(h) Deferred tax assets (net)		-	-	-	-	-
(i) Other non current assets		-	-	-	-	-
Total Non Current Assets		-	-	-	-	-
Current assets						
(a) Inventories		-	-	-	-	-
(b) Financial Assets		-	-	-	-	-
(i) Investments		-	-	-	-	-
(ii) Trade receivables		-	-	-	-	-
(iii) Service concession receivables		-	-	-	-	-
(iv) Loans		27,358,964	-	27,358,964	-	-
(v) Cash and cash equivalents		52,615	-	52,615	51,491	-
(vi) Bank balances		-	-	-	-	-
(vii) Other financial assets		-	-	-	-	-
Total Financial Asset		27,411,579	-	27,411,579	51,491	-
(c) Current tax assets (Net)		-	-	-	-	-
(d) Other current assets		-	-	-	-	-
Total Current Assets		27,411,579	-	27,411,579	51,491	-
Non current assets classified as held for sale		-	-	-	-	-
Total Assets		27,411,579	-	27,411,579	51,491	-
						51,491



Reconciliation of equity as previously reported under IGAAP in Ind AS

Reconciliation of equity as previously reported under IGAAP in Ind AS							
Particulars	Note No.	Opening Balance Sheet as at April 1, 2015		Balance Sheet as at March 31, 2016			
		IGAAP	Effects of transition to Ind-AS	Ind - AS	IGAAP	Effects of transition to Ind-AS	Ind - AS
EQUITY AND LIABILITIES							
EQUITY							
(a) Equity Share Capital		100,000	-	100,000	100,000	-	100,000
(b) Other Equity		(21,047,228)	46,188,737	25,141,509	(21,092,236)	18,539,463	(2,552,773)
Total Equity		(20,947,228)	46,188,737	25,241,509	(20,992,236)	18,539,463	(2,452,773)
LIABILITIES							
Non Current Liabilities							
(a) Financial Liabilities		48,347,570	(46,188,737)	2,158,833	21,011,327	(18,539,463)	2,471,864
(i) Borrowings		-	-	-	-	-	-
(ii) Trade payables		-	-	-	-	-	-
(iii) Other financial liabilities		-	-	-	-	-	-
Total Financial Liabilities		48,347,570	(46,188,737)	2,158,833	21,011,327	(18,539,463)	2,471,864
(b) Provisions		-	-	-	-	-	-
(c) Deferred tax liabilities (Net)		-	-	-	-	-	-
(d) Other non current liabilities		-	-	-	-	-	-
Total Non Current Liabilities		48,347,570	(46,188,737)	2,158,833	21,011,327	(18,539,463)	2,471,864
Current Liabilities							
(a) Financial Liabilities		-	-	-	-	-	-
(i) Borrowings		-	-	-	-	-	-
(ii) Trade payables		11,236	-	11,236	32,400	-	32,400
(iii) Other financial liabilities		-	-	-	-	-	-
Total Financial Liabilities		11,236	-	11,236	32,400	-	32,400
(b) Other current liabilities		-	-	-	-	-	-
(c) Provisions		-	-	-	-	-	-
(d) Current tax liabilities (Net)		-	-	-	-	-	-
Total Current Liabilities		11,236	-	11,236	32,400	-	32,400
Liabilities associated with non current assets held for sale		-	-	-	-	-	-
Total Equity and Liabilities		27,411,579	-	27,411,579	51,491	-	51,491
		-	-	-	-	-	-

Explanation for reconciliation of Balance Sheet as previously reported under IGAAP to Ind AS.



Borrowings

Adjustments includes impact of discounting the loan

Adjustments includes regrouping of loans from group companies as Other Equity

Other Equity

Adjustments to retained earnings and other comprehensive income has been made in accordance with IndAS, for the above mentioned line items

Signature

Profit & Loss Account as at March 31, 2016				
Particulars	Note	IGAAP	Effects of transition to Ind-AS	Ind - AS
Income				
Revenue from Operations		-	-	-
Other Income		-	-	-
Total		-	-	-
Expenses				
Employee Benefit Expense and Payment to Contractors				-
Finance Costs			313,031	313,031
Depreciation and Amortisation				-
Other Operating and General Expenses		45,008		45,008
Total		45,008	313,031	358,039
Profit Before Tax and Exception items		(45,008)		(358,039)
Exceptional Items		-	-	-
Profit/ (Loss) Before Tax		(45,008)	-	(358,039)
Tax Expenses				
Current Tax				-
Deferred Tax		-		-
Minimum Alternative Tax Credit		-		-
Tax relating to earlier years		-		-
Total		-	-	-
Profit for the year after tax		(45,008)	-	(358,039)
Other Comprehensive income, net of tax				
Items that will not be reclassified subsequently to profit and loss				
Remeasurement of defined benefit obligation		-		-
Items that will be reclassified subsequently to profit and loss				
Currency translation difference (net)		-	-	-
Other Comprehensive income for the year, net of tax				
		-	-	-
Total Comprehensive Income for the year		(45,008)	-	(358,039)
Earnings Per Share -				
Basic and Diluted - (Rs.)		(4.50)		(35.80)
Face Value per Ordinary share - (Rs.)		10.00		10.00
The accompanying notes form an integral part of the Financial Statements				
Explanation for reconciliation of Balance Sheet as previously reported under IGAAP to Ind AS.				
Adjustments reflect impact of discounting pertaining to Borrowings				



ADOBE REALTORS PRIVATE LIMITED
Corporate Identification Number: U70102TG2007PTC052826
Notes forming part of the financial statements for the year ended March 31, 2017

NOTE 1: COMPANY'S OVERVIEW AND SIGNIFICANT ACCOUNTING POLICIES

A. BACKGROUND: Adobe Realtors Private Limited (Corporate Identification Number: U70102AP2007PTC052826) was incorporated in the year 2007. The Company is into Real Estate sector. The Company has its place of business in Hyderabad, India. The Company is a wholly owned subsidiary of M/s. PVP Global Ventures Private Limited.

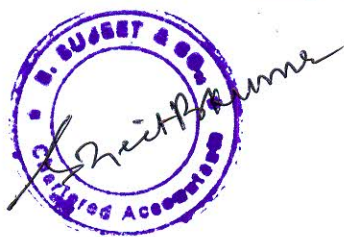
B. SIGNIFICANT ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

(A) The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) under the historical cost convention on the accrual basis except for certain financial instruments which are measured at fair values, the provisions of the Companies Act, 2013 ("Act") (to the extent notified). The Ind AS are prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The Company has adopted all the Ind AS standards and the adoption was carried out in accordance with Ind AS 101. - First time adoption of Indian Accounting Standards. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP. Reconciliations and descriptions of the effect of the transition has been summarized in Note No. 9.

Accounting Policies have been consistently applied except where a newly accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.



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(B) The classification of assets and liabilities of the Company is done into current and non-current based on the operating cycle of the business of the Company is less than twelve months and therefore all current and non-current classifications are done based on the status of reliability and expected settlement of the respective asset and liability within a period of twelve months from the reporting date.

(C) Use of Estimates

The preparation of financial statements in conformity with the Ind AS requires that the management to make estimates, judgements and assumptions. These estimates, judgements, and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, disclosure of contingent liabilities as at the date of the financial statements and the reported amounts of revenue and expenses during the reported period. Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made, if material, their effects are disclosed in the notes to the standalone financial statements.

1.2 Inventories

Inventories primarily constitute land and related development activities, which is valued at lower of cost or Net Realizable Value. Cost comprises of all expenses incurred for the purpose of acquisition of land and development of the same.

1.3 Borrowing Cost

- a) Expenditure on borrowing cost on the loans obtained specifically for acquisition, construction or production of qualifying assets are capitalized as part of the cost of that asset.



- b) All other borrowing costs are recognized as expense in the period in which they are incurred.

1.4 Impairment

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to life time ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12 month ECL unless there has been a significant increase in credit risk. From initial recognition in which case those are measured at life time ECL. The amount of expected credit losses (or reversals) that is required to adjust the loss allowance at the reporting date to the amount that is to be required to be recognized is recognized as an impairment gain or loss in the statement of profit and loss.

Intangible Assets and Property, Plant and Equipment are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing the recoverable amount i.e. higher of the fair value less cost to sell and the value in use is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for this cash generating unit to which the asset belongs.

If such assets are considered to be impaired, the impairment to be recognized in the statement of profit and loss is measured by the amount by which the carrying value of the assets exceeds the estimated recoverable amount of the asset. An Impairment loss is reversed in the statement of profit and loss if there has been a change in the estimates used to determine the recoverable amount. The carrying amount of the asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined net of (any



accumulated amortization or depreciation) had no impairment loss been recognized for the asset in prior years.

1.5 Accounting for taxes on Income

- (i) Provision for current tax is made for the amount of tax payable in respect of taxable income for the year under Income Tax Act, 1961.
- (ii) Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the balance sheet date. Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. In situations where the company has unabsorbed depreciation or carry forward tax losses, deferred tax assets are recognized only if there is virtual certainty supported by convincing evidence that such deferred tax assets can be realized against future taxable profits.

1.6 Provisions, Contingent Liabilities and Contingent Assets

a) General

Provisions are recognized when the Company has an obligation as a result of past events and it is probable that an outflow of resources will be required to settle the

Obligation and the amount can be reliably estimated. Obligations are assessed on an ongoing basis and only those having a largely probable outflow of resources are provided for. Provisions are determined by discounting the expected future cash flows at a pre tax rate that reflects current market assessment of the time value of money and the risks specific to the liability.

Contingent Liabilities are recognized only when there is a possible obligation arising from past events due to occurrence or non-occurrence of one or more



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Notes forming part of the financial statements for the year ended March 31, 2017

uncertain future events not wholly within the control of the Company or where any present obligation cannot be measured in terms of future outflow of resources or where a reliable estimate of the obligation cannot be made.

b) Other litigation Claims

Provision for litigation related obligation represents liabilities that are expected to materialize in respect of matters in appeal.

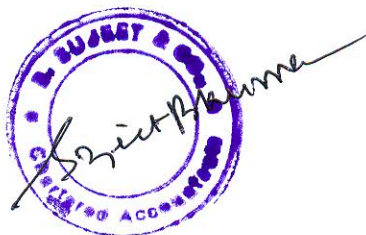
1.7 Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of nature or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the Company are segregated.

1.8 Earnings per share

i. Basic and diluted earnings per share are calculated by dividing the net profit for the year/period attributed to equity shareholders by the weighted average number of equity shares outstanding during the year/period.

ii. For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.



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Notes forming part of the financial statements for the year ended March 31, 2017

Note No. 9 Other Items

9.1 First-time adoption of Ind-AS

These financial statements of New Cyberabad City Projects Private Limited for the year ended 31s March, 2017 have been prepared in accordance with Ind AS. For the purpose of transition to Ind AS, the Company has followed the guidance prescribed in Ind AS 101 – First Time adoption of Indian Accounting Standard, with April 1, 2015 as the transition date and IGAAP as the previous GAAP.

The transition to Ind AS has resulted in changes in the presentation of the standalone financial statements, disclosures in the notes thereto and accounting policies and principles. The accounting policies set out in Note No.1 have been applied in preparing the financial statements for the year ended March 31, 2017 and the comparative information. An explanation of how the transition from previous GAAP to Ind AS has affected the Company's Balance Sheet and Statement of Profit and Loss is enclosed with the financials. Exemption on first time adoption of Ind AS availed in accordance with Ind AS 101 have been set out in note 9.2

9.2 Exemptions availed on first time adoption of Ind AS 101

Ind AS 101 allows first time adopters certain exemption from the retrospective application of certain requirements under Ind AS. The Company has accordingly applied the following exemption

Designation of previously recognized financial instruments

Under Ind AS 109, at initial recognition of a financial liability, an entity may make an irrevocable election to present subsequent changes in the fair value of loans liability in group companies in other comprehensive income. Ind AS 101 allows



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such designation of previously recognized financial liabilities as 'FOVCI' on the basis of facts and circumstances that existed at the date of transition to Ind AS. In view of the above, Borrowings from holding company and other group companies with no specific repayment period and carrying nil rate of interest has been considered as Other Equity.

- 9.3 The Company purchased land during the financial year 2007-08 comprising 28 Acres and 8 Guntas at Nadergul Village, Ranga Reddy District based on the funds provided by M/s New Cyberabad City Project Private Ltd (NCCPL) and had given the development rights for development of the same to M/s NCCPL. The Enforcement Directorate had provisionally attached the land measuring 28 Acres and 8 Guntas of the Company in connection with the redemption of the investments in M/s. Mahalakshmi Energy Ventures Private Limited by the Holding Company. The said attachment order has been confirmed by the Adjudicating Authority of the Enforcement Directorate. The Company has gone for appeal against the aforesaid attachment order.

9.4 Earnings per Share (EPS)

Earnings		2016-17	2015-16
Net Profit for the year (in Rs.)	A	(371,120)	(358,039)
Shares			
No. of shares outstanding during the year	B	10,000	10,000
Basic/Diluted Earnings per share of par value Rs. 10	A/B	(37.11)	(35.80)

9.5 Related Party Transactions

a) Names of related parties and description of relationship:

Description of relationship	Names of related parties
Fellow Subsidiary of its Holding Company	New Cyberabad City Projects Private Limited
Holding Company	PVP Global Ventures Private Limited



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Notes forming part of the financial statements for the year ended March 31, 2017

- b) Summary of transactions with the related parties, during the year ended March 31, 2017 and balances as at the March 31, 2017.

Nature of transactions	Transactions for the Year Ended (Rs.)		Balance outstanding as at (Rs.)	
	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016
Unsecured Loans Advanced (Net)				
PVP Global Ventures Private Limited	12,650	(2,73,58,964)	12,650	Nil
Unsecured Loans Aailed (Net)				
New Cyberabad City Projects Private Limited	Nil	(2,73,36,243)	1,60,11,327	1,60,11,327

9.6 Specified notes disclosure :

	Specified Bank Notes	Other denomination notes	Total (In Rs.)
Closing cash in hand as on 08.11.2016	Nil	24,200	24,200
(+) Permitted receipts	Nil	Nil	Nil
(-) Permitted payments	Nil	Nil	Nil
(-) Amount deposited in Banks	Nil	Nil	Nil
Closing cash in hand as on 30.12.2016	Nil	24,200	24,200

9.7 The Company has made investments in real estate. The Company's net worth is fully eroded and the ability of the Company to continue as a going concern depends on support from its Holding Company and other group companies.

9.8 The Company has not received any intimation from suppliers, regarding their status, under Micro, Small and Medium Enterprises Development Act, 2006 and hence



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disclosure of any amount unpaid as at the year-end together with the interest paid / payable as required under the said Act have not been given.

- 9.9 In view of the uncertainty in the future income and profitability of the Company, the Company has not recognized Deferred Tax Asset on carry forward losses on the grounds of prudence.
- 9.10 Explanatory notes 1 to 9 form an integral part of the Balance Sheet and Statement of Profit and Loss and are duly authenticated.

As per report of our even date

For M/s. B SUJEET & CO

Chartered Accountants

Firm Reg.No.009308S

For and on behalf of the Board of Directors



B. Sujee Kumar
(Proprietor)

M. No : 209547

Place: Hyderabad

Date: 18th May, 2017



P. Bhanu Prakash

(Director)

DIN: 05274446



Jhansi Sureddi

(Director)

DIN: 01113261