B. SUJEET & CO.
Chartered Accountants

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304, Ram Residency,
Petbasheerabad,
Medchal Highway Road,
SECUNDERABAD - 500 055.

Independent Auditor's Report

To the Members of New Cyberabad City Projects Private Limited

Report on the Ind AS Financial Statements

We have audited the accompanying Ind AS financial statements of New Cyberabad City Projects 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.

B. SUJEET & CO. Chartered Accountants

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 unqualified audit opinion on the Ind AS financial statements.

Emphasis of Matter

1. The Company has made investments into real estate. Considering the long gestation period in real estate, the ability of the Company to continue as going concern depends on support from its holding company and other group companies. Ref Note No.12.12
2. The Company has given Corporate Guarantee and has mortgaged its immovable property at Visakhapatnam for the loan enjoyed by a third party with no underlying benefit accruing to the Company. The sanctioned loan from SBI to the third party is 45 Crores and the outstanding loan as at 31st March, 2017 is 40.19 Crores. Ref Note No. 12.5.

   Our opinion is not modified in respect of these matters.

Unqualified Opinion

In our opinion and to the best of our information and according to the explanations given to us, 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 31 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) 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. 12.6
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

B. BUDGET & CO. Chartered Accountants

accounts maintained by the Company. Refer Note 12.9 to the Ind AS financial statements.

for **B. Sujeet & Co.**
Chartered Accountants
Firm's registration number: 009308S

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 Ind AS financial statements for the year ended 31st March 2017, we report that:

(i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets

(b) The Company has a regular programme of physical verification of its fixed assets by which fixed assets are verified in a phased manner over a period of three years. In accordance with this programme, certain fixed assets were verified during the year and no material discrepancies were noticed on such verification. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets.

(c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties are held in the name of the Company except for the immovable properties for which only the development rights are owned by the Company.

(ii) The Company is a real estate company. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties held as inventories are held in the name of the Company except for the immovable properties for which only the development rights are owned by the Company.

(iii) (a) The Company has granted loans to two bodies corporate covered in the register maintained under section 189 of the Companies Act, 2013 ('the Act').

(b) The loans have been given with no specific interest rate and repayment period. Hence we cannot comment whether such loans are, prima facie, prejudicial to the interest of the Company or not.

(iv) In our opinion and according to the information and explanations given to us, as the Company is into real estate, the provisions of section 185 and 186 of the Act are not applicable to the Company. Hence paragraph 3(iv) of the Order is not applicable to the Company with respect to the loans and investments made.

(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.

B. SUDEEP & CO. Chartered Accountants

(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 material dues of duty or taxes 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. Accordingly, paragraph 3(x) of the Order is not applicable.

(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.

B. SUJEET & CO. Chartered Accountants

(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

NEW CYBERABAD CITY PROJECTS PRIVATE LIMITED
Corporate Identification Number: U45201TG2006PTC050706
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	2	91,415	101,675	-
	(b) Capital work-in-progress		-	-	-
	(c) Financial Assets				
	(i) Investments	3	310,673,219	310,673,219	286,249,525
	(ii) Loans	4	-	-	-
	Total Financial Asset		310,764,634	310,774,894	286,249,525
	(d) Other non current assets	5	2,220,976,459	2,220,979,439	2,243,531,976
	Total Non Current Assets		2,531,741,093	2,531,754,333	2,529,781,501
(2)	**Current assets**				
	(a) Inventories		-	-	-
	(b) Financial Assets				
	(i) Investments		-	-	-
	(ii) Trade receivables		-	-	-
	(iii) Cash and cash equivalents	6	31,934	44,634	67,194
	(iv) Other financial assets	7	12,820	-	-
	Total Financial Asset		44,754	44,634	67,194
	(c) Other current assets		-	-	-
	Total Current Assets		44,754	44,634	67,194
(3)	**Non current assets classified as held for sale**		-	-	-
	Total Assets		**2,531,785,847**	**2,531,798,967**	**2,529,848,695**
	EQUITY AND LIABILITIES				
	EQUITY				
	(a) Equity Share Capital	8	12,470,000	12,470,000	12,470,000
	(b) Other Equity		2,518,952,265	2,519,094,294	2,517,204,537
	Total Equity		2,531,422,265	2,531,564,294	2,529,674,537
	LIABILITIES				
(1)	**Non Current Liabilities**				
	(a) Financial Liabilities				
	(i) Borrowings		-	-	-
	(ii) Trade payables		-	-	-
	(iii) Other financial liabilities		-	-	-
	Total Financial Liabilities		-	-	-
	(b) Other non current liabilities		-	-	-
	Total Non Current Liabilities		-	-	-
(2)	**Current Liabilities**				
	(a) Financial Liabilities				
	(i) Borrowings		-	-	-
	(ii) Trade payables	9	340,136	216,223	153,540
	(iii) Other financial liabilities		-	-	-
	Total Financial Liabilities		340,136	216,223	153,540
	(b) Other current liabilities	10	23,446	18,450	20,618
	Total Current Liabilities		363,582	234,673	174,158
(3)	**Liabilities associated with non current assets held for sale**		-	-	-
	Total Equity and Liabilities		**2,531,785,847**	**2,531,798,967**	**2,529,848,695**
	Significant Accounting Policies	1			

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

For and on behalf of the Board of Directors

Jhansi Sureddi
Director
DIN - 01113261

R. Nagarajan
Director
DIN - 00443963

Place: Hyderabad
Date: 18th May, 2017

NEW CYBERABAD CITY PROJECTS PRIVATE LIMITED
Corporate Identification Number: U45201TG2006PTC050706
Statement of Profit and Loss for the Year ended March 31, 2017

	Particulars	Note	March 31, 2017	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		-	-
	Depreciation and Amortisation	2	10,260	6,325
	Other Operating and General Expenses	11	598,065	601,083
	Total expenses (IV)		**608,325**	607,408
V	**Profit Before Tax and Exception items (III - IV)**		**(608,325)**	(607,408)
VI	Exceptional Items			
VII	**Profit/ (Loss) Before Tax (V - VI)**		**(608,325)**	(607,408)
VIII	**Tax Expenses**			
	Current Tax		-	-
	Deferred Tax		-	-
	Minimum Alternative Tax Credit		-	-
	Tax relating to earlier years			
	Total		-	-
IX	**Profit for the year after tax**		**(608,325)**	(607,408)
X	**Other Comprehensive income, net of tax**			
	(A) Items that will not be reclassified subsequently to profit and loss			
	Remeasurement 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**		**(608,325)**	**(607,408)**
XII	**Earnings Per Share**	12		
	Basic and Diluted - (Rs.)		**(0.49)**	**(0.49)**
	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. 009308S

B. SUJEET KUMAR
Proprietor
Membership No. 209547

For and on behalf of the Board of Directors

Jhansi Sureddi
Director
DIN - 01113261

R. Nagarajan
Director
DIN - 00443963

Place: Hyderabad
Date: 18th May, 2017

NEW CYBERABAD CITY PROJECTS PRIVATE LIMITED

Corporate Identification Number: U45201TG2006PTC050706

Cash Flow Statement for the year ended March 31, 2017

Particulars	31-03-2017	31-03-2016
A. CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Profit/(Loss) before taxation	(608,325)	(607,408)
Adjustments for operating activities :		
Depreciation & Amortization	10,260	6,325
Provision no longer required written back	-	-
Operating Profit before Working Capital Changes	**(598,065)**	**(601,083)**
Adjustments for :		
(Increase)/Decrease in Inventory	2,980	(175,000)
(Increase)/Decrease Other Financial Assets	(12,820)	-
(Increase)/Decrease in Loans and Advances	-	-
Increase/(Decrease) in Current Liabilities & Trade Payable	128,909	60,515
Cash generated from operations (A)	**(478,996)**	**(715,568)**
B. CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of Non-Current Investments	-	130,000
Acquistion of Fixed Assets	-	
Net cash from Investing activities (B)	**-**	**130,000**
C. CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from Long Term Borrowings	466,296	563,008
Secured Loans Availed	-	-
Net cash from financing activities (C)	**466,296**	**563,008**
Net Increase in Cash and Cash Equivalents (A+B+C)	**(12,700)**	**(22,560)**
Cash and cash equivalents at the beginning of the year	44,634	67,194
Cash and cash equivalents at the end of the year	**31,934**	**44,634**
Components of Cash and Cash Equivalents		
Cash and cheques on Hand	-	-
Balances with Banks		
-On Current Accounts	31,934	44,634
-On Deposit Accounts		
Cash and cash Equivalent (as per Note 6)	**31,934**	**44,634**

The accompanying notes form an integral part of the Financial Statements

As per our Report of even date

For M/s. B. SUJEET & CO.,
CHARTERED ACCOUNTANTS
Firm Registration No. 009308S

B. SUJEET KUMAR
Proprietor
Membership No. 209547

For and on behalf of the Board of Directors

Jhansi Sureddi
Director
DIN - 01113261

R. Nagarajan
Director
DIN - 00443963

Place: Hyderabad
Date: 18th May, 2017

NEW CYBERABAD CITY PROJECTS PRIVATE LIMITED

Corporate Identification Number: U45201TG2006PTC050706

Notes to Balance Sheet as at March 31, 2017

Note No (2) : Property, Plant & Equipment

Following are the changes in the carrying value of property, plant and equipment for the year ended March 31, 2016

Particulars	Furniture & Fixtures	Total
Gross carrying value as at April 1, 2015	-	-
Additions	108,000	108,000
Deletions	-	-
Translation difference	-	-
Gross carrying value as at March 31, 2016	**108,000**	**108,000**
Accumulated Depreciation as of April 1, 2015	-	-
Depreciation	6,325	6,325
Accumulated depreciation on deletions	-	-
Translation difference	-	-
Accumulated Depreciation as of March 31, 2016	6,325	6,325
Carrying value as of March 31, 2016	**101,675**	**101,675**
Carrying value as of April 1, 2015	-	-

Following are the changes in the carrying value of property, plant and equipment for the year ended March 31, 2017:

Gross carrying value as of April 1, 2016	**108,000**	**108,000**
Additions	-	-
Deletions	-	-
Translation difference	-	-
Gross carrying value as of March 31, 2017	**108,000**	**108,000**
Accumulated Depreciation as of April 1, 2016	6,325	6,325
Depreciation	10,260	10,260
Accumulated depreciation on deletions	-	-
Translation difference	-	-
Accumulated Depreciation as of March 31, 2017	**16,585**	**16,585**
Carrying value as of March 31, 2017	**91,415**	**91,415**
Carrying value as of March 31, 2016	**101,675**	**101,675**

NEW CYBERABAD CITY PROJECTS PRIVATE LIMITED

Corporate Identification Number: U45201TG2006PTC050706

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- 3	NON CURRENT INVESTMENTS			
	Unsecured and considered good			
	Adobe	16,011,327	16,011,327	18,793,876
	PVP Media Pvt Ltd	294,661,892	294,661,892	100,925,000
	PVP Global Venturs Pvt Ltd - Fellow Subsidiary Company	-	-	166,530,649
		310,673,219	310,673,219	286,249,525
Note- 4	NON CURRENT LOANS AND ADVANCES			
	Unsecured and considered good			
	Loans and advances to related parties	-	-	-
	Other Doubtful Advances	9,000,000	9,000,000	9,000,000
		9,000,000	9,000,000	9,000,000
	Less: Provision for Doubtful Advances made	9,000,000	9,000,000	9,000,000
		-	-	-
Note- 5	**Non-Current Assets**			
	Other Non Current Assets			
	Inventory	2,220,976,459	2,220,979,439	2,243,531,976
		2,220,976,459	2,220,979,439	2,243,531,976
Note- 6	CASH AND CASH EQUIVALENTS			
	Cash in hand			
	(as certified by management)			
	Balance with banks in current accounts	31,934	44,634	67,194
		31,934	44,634	67,194
Note- 7	OTHER FINANCIAL ASSETS			
	Advance Income Tax	12,820	-	-
		12,820	-	-
Note: 8	SHARE CAPITAL			
	(A) Authorised, Issued, Subscribed and Paid-up share capital and par value per share			
	Authorised Share Capital			
	20,00,000 Equity Shares of Rs. 10/- each	20,000,000	20,000,000	20,000,000
	Issued, Subscribed and Paid Up			
	12,47,000 Equity Shares of Rs. 10/- each	12,470,000	12,470,000	12,470,000
		12,470,000	12,470,000	12,470,000
	(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	1,247,000	1,247,000	1,247,000
	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	1,247,000	1,247,000	1,247,000
	(C)Shareholding in the company of the holding company and their subsidiaries / associates			
	PVP Ventures Ltd & its nominee	1,010,000	1,010,000	1,010,000
		1,010,000	1,010,000	1,010,000
	(D) Shares in the company held by each shareholder holding more than 5%:			
	Name of shareholder		No of shares at year end	
	PVP Ventures Ltd	1,010,000	1,010,000	1,010,000
	Erebus Projects Private Limited	237,000	237,000	237,000
		1,247,000	1,247,000	1,247,000
	Name of shareholder		% as at year end	
	PVP Ventures Ltd & its nominee	81	81	81
	Erebus Projects Private Limited	19	19	19
		100	100	100

NEW CYBERABAD CITY PROJECTS PRIVATE LIMITED

Corporate Identification Number: U45201TG2006PTC050706

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
(E) Rights, preferences and restrictions attaching to various classes of shares	NIL	NIL	NIL
(F) Shares reserved for issue under options and contracts:	NIL	NIL	NIL
(G) Commitments for sale of shares/ disvestment	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.

Note- 9	**TRADE PAYABLE**			
	Sundry Creditors for services	340,136	216,223	153,540
		340,136	216,223	153,540
Note- 10	**OTHER CURRENT LIABILITIES**			
	TDS - Professional services	10,000	11,000	20,618
	TDS - Contract Services	13,446	7,450	-
		23,446	18,450	20,618

NEW CYBERABAD CITY PROJECTS PRIVATE LIMITED
Corporate Identification Number: U45201TG2006PTC050706
Notes to Balance Sheet as at March 31, 2017

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	12,470,000	997,630,000	(662,276,809)	-		-	-		2,181,851,346	2,529,674,537
Transferred to General Reserve	-	-	-	-		-	-	-	-	-
Remeasurement of the loan	-	-	-	-		-		-	2,497,165	2,497,165
Profit for the period	-	-	(607,408)	-		-	-	-	-	(607,408)
Balance as on 31st March 2016	12,470,000	997,630,000	(662,884,217)	-		-	-	-	2,184,348,511	2,531,564,294
Transferred to General Reserve	-	-	-	-		-	-	-	-	-
Remeasurement of the loan	-	-	-	-		-		-	466,296	466,296
Profit for the period	-	-	(608,325)	-		-	-	-	-	(608,325)
Balance as on 31st March 2017	12,470,000	997,630,000	(663,492,542)	-		-	-	-	2,184,814,807	2,531,422,265

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

Jhansi Sureddi
Director
DIN - 01113261

R. Nagarajan
Director
DIN - 00443963

NEW CYBERABAD CITY PROJECTS PRIVATE LIMITED
Corporate Identification Number: U45201TG2006PTC050706
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- 11	Other Expenses		
	Rates and taxes	5,250	23,800
	Payment to statutory auditors		
	as Audit fee	115,000	114,500
	Bank Charges	630	-
	Legal, professional and consultancy	11,500	67,117
	Security charges	448,860	377,625
	Miscellaneous Expenses	16,825	18,041
		598,065	601,083

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
ASSETS							
Non Current Assets							
(a) Property, Plant and Equipment		-			101,675		101,675
(b) Capital work-in-progress		-	-	-	-	-	-
(c) Investment Property		-	-	-	-	-	-
(d) Goodwill		-	-	-	-	-	-
(e) Other Intangible assets		-	-	-	-	-	-
(f) Intangible assets under development		-	-	-	-	-	-
(g) Financial Assets							
(i) Investments		-	286,249,525	286,249,525		310,673,219	310,673,219
(ii) Trade receivables		-	-	-	-	-	-
(iii) Service concession receivables		-	-	-	-	-	-
(iv) Loans		286,249,525	(286,249,525)		310,673,219	(310,673,219)	
(v) Other financial assets		-	-	-	-	-	-
Total Financial Asset		286,249,525	-	286,249,525	310,774,894	-	310,774,894
(h) Deferred tax assets (net)		-	-	-	-	-	-
(i) Other non current assets		2,243,531,976		2,243,531,976	2,220,979,439		2,220,979,439
Total Non Current Assets		2,529,781,501	-	2,529,781,501	2,531,754,333	-	2,531,754,333
Current assets							
(a) Inventories		-	-	-	-	-	-
(b) Financial Assets				-			-
(i) Investments		-	-	-	-	-	-
(ii) Trade receivables		-	-	-	-	-	-
(iii) Service concession receivables		-	-	-	-	-	-
(iv) Loans		-	-	-	-	-	-
(v) Cash and cash equivalents		67,194	-	67,194	44,634	-	44,634
(vi) Bank balances		-	-	-	-	-	-
(vii) Other financial assets		-	-	-	-	-	-
Total Financial Asset		67,194	-	67,194	44,634	-	44,634
(c) Current tax assets (Net)		-	-	-	-	-	-
(d) Other current assets		-	-	-	-	-	-
Total Current Assets		67,194	-	67,194	44,634	-	44,634
Non current assets classified as held for sale		-	-	-	-		
Total Assets		2,529,848,695	-	2,529,848,695	2,531,798,967	-	2,531,798,967

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		12,470,000	-	12,470,000	12,470,000	-	12,470,000
(b) Other Equity		335,353,191	2,181,851,346	2,517,204,537	334,745,783	2,184,348,511	2,519,094,294
Total Equity		347,823,191	2,181,851,346	2,529,674,537	347,215,783	2,184,348,511	2,531,564,294
LIABILITIES							
Non Current Liabilities							
(a) Financial Liabilities							
(i) Borrowings		2,181,851,346	(2,181,851,346)		2,184,348,511	(2,184,348,511)	
(ii) Trade payables		-	-	-	-	-	-
(iii) Other financial liabilities		-	-	-	-	-	-
Total Financial Liabilities		2,181,851,346	(2,181,851,346)	-	2,184,348,511	(2,184,348,511)	-
(b) Provisions		-	-	-	-	-	-
(c) Deferred tax liabilities (Net)		-	-	-	-	-	-
(d) Other non current liabilities		-	-	-	-	-	-
Total Non Current Liabilities		2,181,851,346	(2,181,851,346)	-	2,184,348,511	(2,184,348,511)	-
Current Liabilities							
(a) Financial Liabilities							
(i) Borrowings			-	-	-	-	-
(ii) Trade payables		153,540	-	153,540	216,223	-	216,223
(iii) Other financial liabilities		-	-	-		-	-
Total Financial Liabilities		153,540	-	153,540	216,223	-	216,223
(b) Other current liabilities		20,618	-	20,618	18,450.0	-	18,450.0
(c) Provisions		-	-	-	-	-	-
(d) Current tax liabilities (Net)		-	-	-	-	-	-
Total Current Liabilities		174,158	-	174,158	234,673	-	234,673
Liabilities associated with non current assets held for sale		-	-	-	-	-	-
Total Equity and Liabilities		2,529,848,695	-	2,529,848,695	2,531,798,967	-	2,531,798,967
		-	-	-	-	-	-

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

1 **Investments**

Adjustments includes regrouping of loans to group companies as Investments

2 **Borrowings**

Adjustments includes regrouping of loans from group companies as Other Equity

3 **Other Equity**

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

Reconciliation Statement of Profit and Loss as previously reported under IGAAP in Ind AS

	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				-
	Depreciation and Amortisation		6,325		6,325
	Other Operating and General Expenses		601,083		601,083
	Total		607,408	-	607,408
	Profit Before Tax and Exception items		(607,408)		(607,408)
	Exceptional Items				-
	Profit/ (Loss) Before Tax		(607,408)	-	(607,408)
	Tax Expenses				
	Current Tax				-
	Deferred Tax		-		-
	Minimum Alternative Tax Credit		-		-
	Tax relating to earlier years		-		-
	Total		-	-	-
	Profit for the year after tax		(607,408)	-	(607,408)
	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		(607,408)	-	(607,408)
	Earnings Per Share				
	Basic and Diluted - (Rs.)		(0.49)		(0.49)
	Face Value per Ordinary share - (Rs.)		10.00		10.00

B. SUJEET & CO. Chartered Accountants

NOTE 1: COMPANY'S OVERVIEW AND SIGNIFICANT ACCOUNTING POLICIES

A. **BACKGROUND:** The Company is incorporated in the State of Telangana in 2006. The Company is into real estate sector. It owns a sizeable land near Hyderabad and at Visakhapatnam.

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. 12.

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.

(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 Revenue Recognition

As a consistent practice, the Company recognizes revenue on an accrual basis.

1.3 Inventories

Land, Land development rights and work in progress are valued at cost or Net Realisable Value whichever is lower. Cost comprises of all expenses incurred for the purpose of acquisition of land and land development rights, development of land and other related direct expenses.

1.4 Property, Plant and Equipment

Property, Plant and Equipment are stated at cost, less accumulated depreciation and impairment, if any. Costs directly attributable to acquisition are capitalized until the property, plant and equipment are ready for use, as intended by management. The Company depreciates property, plant and equipment over their estimated useful lives using the straight line method. The estimated useful lives of assets are as follows:
Furniture – 8 years
Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets and the cost of assets not put to use before each data as disclosed under 'Capital Work-in-progress'. Subsequent expenditures relating to property, plant and equipment is capitalized only when it is probable that future economic benefits associated with these will flow to the Company and the cost of the item can be measured reliably. Repairs and maintenance costs are recognized in the statement of profit and loss when incurred. The cost and related accumulated depreciation are eliminate from the financial statements upon sale or retirement of the asset and the resultant gains or losses are recognized in the statement of profit and loss. Assets to be disposed off are reported at the lower of the carrying value or the fair value less cost to sell.

1.5 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.

1.6 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.

1.7 Borrowing Cost

Expenditure on borrowing cost on the loans obtained specifically for acquisition, construction or production of qualifying assets is capitalized as part of the cost of that asset. Other borrowing costs are charged to revenue over the tenure of the loan.

1.8 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 recognised 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 realised. In situations where the company has unabsorbed depreciation or carry forward tax losses, deferred tax assets are recognised only if there is virtual certainty supported by convincing evidence that such deferred tax assets can be realised against future taxable profits.

1.9 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.

1.10 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 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.

NOTE 12. OTHER ITEMS

12.1 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 12.2

12.2 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 asset, an entity may make an irrevocable election to present subsequent changes in the fair value of an investment in an equity instrument in other comprehensive income. Ind AS 101 allows such designation of previously recognized financial assets, as 'FVOCI' on the basis of facts and circumstances that existed at the date of transition to Ind AS.

Under Ind AS 109, at initial recognition of a financial asset and a financial liability, an entity may make an irrevocable election to present subsequent changes in the fair value of a loans and advances and loan liability in group companies in other comprehensive income. Ind AS 101 allows such designation of previously recognized financial assets and financial liabilities, as 'FVOCI' on the basis of facts and circumstances that existed at the date of transition to Ind AS. Loans and Advances given to fellow subsidiary companies with no repayment schedule and carrying nil rate of interest has been considered as Investments in Equity in those companies. Further, 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.

12.3 The Company owns land admeasuring 50 acres and 5 guntas and development rights over another 679 acres and 28 guntas at Nadergul at Shamshabad and 9. 25 acres of land in Visakhapatnam. As per the independent valuation done in May 2012, the fair market value of the above land and land development rights of 729 Acres and 33

Guntas is assessed to be Rs. 364.66 Crores, which is higher than their carrying cost of Rs. 222.09 Crores (PY: Rs. 222.09 Crores). The carrying value of said land is considered under Other Non Current Assets signifying the long gestation time required for its development.

12.4 The interest free loan given by the Holding Company M/s PVP Ventures Limited amounting to Rs. 218.43 lakhs (PY: 218.43 lakhs) is secured against the immovable property owned by the Company.

12.5 The Company has given has given a Corporate Guarantee for Rs. 45 Crores to State Bank of India for the loan availed by Third party. The Company has created a charge on 2 Acres 60 Cents of land at Vishakhapatnam. The outstanding loan as at the year-end is Rs. 40.19 crores (PY: 25.68 crores) to the banker by Third party.

12.6 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 its fellow subsidiary Company. The said attachment order has been confirmed by the Adjudicating Authority of the Enforcement Directorate. The Fellow Subsidiary Company - PVP Global Ventures has already filed an appeal against the said Order before Appellate Authority, Delhi. Based on the expert advice, the Company is confident of succeeding before the appellate authority.

12.7 Earnings per Share

Particulars	Ref	Year ended March 31, 2017	Year ended March 31, 2016
Profit/ (Loss) before Exceptional Items (in Rs.)	A	(6,08,325)	(6,07,408)
Number of shares outstanding	B	1,247,000	1,247,000
Earnings per share after Exceptional Items - Basic and Diluted (Rs.)	A/B	(0.49)	(0.49)

12.8 Related Party Disclosures

List of related parties where control exists and related parties with whom transactions have taken place and relationships are as follows:

Names of the Related party	Relationship
PVP Ventures Limited (PVP)	Holding Company
PVP Global Ventures Private Limited (PVPGVPL)	Fellow Subsidiary
PVP Media Ventures Private Limited (PVPMVPL)	Fellow Subsidiary
Adobe Realtors Private Limited (ARPL)	Subsidiary of a Fellow Subsidiary

Summary of transactions and outstanding balances with above related parties

Nature of transactions	Transactions for the		Balance as at	
	Year ended March 31, 2017	Year ended March 31, 2016	March 31, 2017	March 31, 2016
	(in Rs.)	(in Rs.)	(in Rs.)	(in Rs.)
(i) Loans / Advances given (Net)				
(a) Holding Company (PVP)		Nil	Nil	Nil
(b)PVPGVPL	(4,66,296)	(16,65,30,649)	(4,66,296)	Nil
(c)PVPMVPL	Nil	19,37,36,892	29,46,61,892	29,46,61,892
(d)ARPL	Nil	2,45,53,694	1,60,11,327	1,60,11,327
(ii) Secured Interest Free Loan				
(a) Holding Company (PVP)	Nil	27,82,549	218,43,48,511	218,43,48,511
(iii) Inventory- Land Development Rights Purchased				
ARPL		Nil		6,98,47,400

12.9 Specified notes disclosure:

	SBNs	Other denomination notes	Total (Rs.)
Closing cash in hand as on 08.11.2016	Nil	Nil	Nil
(+) 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	Nil	Nil

12.10 The Company has not recognized deferred tax asset on carry forward losses on the grounds of prudence.

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

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.

12.12 The Company has made investments in real estate. The Company is unable to develop its real estate and make it into a cash generating asset and due to which the ability of the Company to continue as going concern depends on support from Holding Company and other group companies.

12.13 Explanatory notes 1 to 12 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

B. Sujeet Kumar
(Proprietor)
M. No : 209547
Place: Hyderabad
Date: 18th May, 2017

For and on behalf of the Board of Directors

Jhansi Sureddi
(Director)
DIN: 01113261

R. Nagarajan
(Director)
DIN: 00443963