

May 27, 2016

<b>The General Manager, BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400 001</b>	<b>The Vice President, National Stock Exchange of India Limited "Exchange Plaza", Bandra – Kurla Complex, Bandra (E), Mumbai – 400 051</b>
Scrip Code : 533160	Scrip Symbol : DBREALTY
Fax No.: 022 – 2272 3121/ 2039	Fax No.: 022 – 26598237/38

Dear Sirs,

**Sub: Outcome of the Board Meeting and Press Release for the Annual audited Financial Results of the Company for the year ended 31<sup>st</sup> March, 2016**

We are enclosing herewith the Audited Financial Results of the Company for the year ended 31<sup>st</sup> March, 2016 approved at the Board Meeting held on Friday, the 27<sup>th</sup> May, 2016 at the Registered Office, along with Statement on Impact of Audit Qualifications (for Audit Report with Modified Opinion), the Reports of the Auditors and the Press Release of the Company.

The Board has not recommended Dividend on the Preference Shares and the Equity Shares for the year ended 31<sup>st</sup> March, 2016.

The above is for your information and record.

Thanking you,

Yours truly,

For D B Realty Limited,

  
**S A K Narayanan**  
 Company Secretary



**D B REALTY LIMITED**

**Regd. Office :** DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063. • Tel.: 91-22-4077 8600 • Fax: 91-22-2841 5550 / 2842 1667  
 E-mail: info@dbg.co.in • Website: www.dbrealty.co.in  
 CIN: L70200MH2007PLC166818



## **DB Realty Ltd. announces FY 15-16 Results**

Highlights of the Financials for FY 15-16:

- Total Income for the Year at Rs. 15,673.33 Lacs
- Profit at Rs. 7.77 Lacs

**Mumbai, May 27<sup>th</sup> 2016:** Real Estate developer, DB Realty Limited, announced its financial results today for the Financial Year 15-16.

Commenting on the results, Mr. Vipul Bansal, CEO, DB Realty, said: "This year the company has witnessed significant improvements in construction, especially with respect to DB Crown and Project Bandra.

This quarter has also seen a strong marketing push for all the projects with innovative marketing at the forefront of all communication predominantly for DB Crown. There have also been a number of aggressive tie ups with globally renowned organisations for the architecture, design, landscaping, security and functionality of a number of DB Realty projects- both current and upcoming.

Over the course of this quarter, we have also ensured the company focuses its efforts for a greater CSR push with continuous landscaping, civil works and beautification of the Bandra Worli Sea Link Promenade and recycling efforts at DB House, the funds from which go towards the Garbage Concern Welfare Society.

### **Update on Projects**

- **DB Skypark:** Work is ongoing at an accelerated pace with the completion of construction of the D Wing basement. Construction of the D Wind plinth and excavation of the E Wing is in progress. Additionally, the construction is progressing on the rehab building with beginning of the 10<sup>th</sup> slab expected by this coming week. In terms of construction, the 160-unit project is approximately 50% completed.
- **MIG Bandra (Project Bandra):** The project's construction has seen the completion of piling and is currently on rock anchoring and barricading work. The Project Bandra sales gallery is also nearing completion and should be ready in the coming months.
- **DB Crown:** Work at DB Crown continues at an impressive pace with the core walls of both Towers A and B having reached the 24<sup>th</sup> and 25<sup>th</sup> level, respectively. In each tower, the 21<sup>st</sup> and 22<sup>nd</sup> complete slabs have been cast. The construction of Tower C as reached the second basement level following the completion of the raft works. The company has also started its work with GA Residential, one of the leading interior design firms from the UK for the common areas, clubhouse, and finished apartments of Towers A and B.

This quarter has seen a significant marketing push on DB Crown with the installation of the LED signage on the DOKA Jump-form System, the architecture activity hosted for the Rachana Architecture Students who were allowed onto the DB Crown site for an entire day to observe and learn, the DB Crown Chopper Tour which was hosted for existing clients and prospective buyers to gauge the actual views from their homes and multiple Channel Partner Meets to share project updates with our business associates.



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- **Solitaire Business Hub:** The construction on this project is fast paced with the completion of the RCC structure and the ongoing progress of the walling work. The project should be ready for fit-outs by the end of 2016.  
Solitaire Business Hub was also the recipient of one of the most prestigious international property awards- the Asia Pacific Property Awards for the 'Best Office Development' category in India.

### **About DB Realty Ltd.**

DB Realty Limited, founded in 2007, has in a short span of time covered enormous ground, thereby establishing its place as a leading real estate developer in India. While our growth story is rooted in facts and figures, our legacy will be built on a strong reputation of excellence in residential, commercial and gated community developments. This is why, even during these challenging times, we remain deeply committed to our mission of creating superior developments in each of our market segments, and fulfilling our promise to all of our stakeholders.

Our expanding portfolio consists of over 90 million sq.ft. of prime real estate - managed by over 500 internationally and nationally acclaimed executives – across 36 exclusive projects that have served close to 20,000 satisfied customers till date. Most of the projects are based in and around Mumbai, and are under various stages of planning and construction.

For more information on the company, please visit, [www.dbrealty.co.in](http://www.dbrealty.co.in)



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STATEMENT OF UNAUDITED RESULTS FOR THE QUARTER AND AUDITED RESULTS FOR THE YEAR ENDED 31/03/2016										CONSOLIDATED RESULTS				₹ in Lacs	
PARTICULARS										STANDALONE RESULTS				Year Ended	
		Quarter Ended		Year Ended		Quarter Ended		Year Ended		Quarter Ended		Year Ended		Year Ended	
		31/03/2016	31/12/2015	31/03/2015	31/03/2016	31/03/2015	31/03/2015	31/03/2015	31/03/2016	31/03/2015	31/12/2015	31/03/2015	31/03/2015	31/03/2016	31/03/2015
		Audited	Unaudited	Audited	Audited	Audited	Audited	Audited	Audited	Audited	Unaudited	Audited	Audited	Audited	Audited
1	Income from Operations														
a.	Net Sales / Income From Operations	4,796.67	1,956.27	-	17,208.98	-	-	-	5,990.44	4,697.03	2,359.92	4,697.03	21,016.69	25,894.16	
b.	Other Operating Income	441.95	7.70	-	494.52	-	-	-	597.00	173.87	43.38	-	787.96	448.79	
c.	Share of Profit (Loss) from investment in Partnership Firms (net)	(1,612.71)	39.49	(2.33)	(2,030.17)	(2.33)	107.80	107.80	-	-	-	-	-	-	
	<b>Total Income from Operations (Net)</b>	<b>3,627.91</b>	<b>2,003.46</b>	<b>(2.33)</b>	<b>15,673.33</b>	<b>(2.33)</b>	<b>107.80</b>	<b>107.80</b>	<b>6,587.44</b>	<b>4,870.90</b>	<b>2,403.30</b>	<b>4,870.90</b>	<b>21,804.65</b>	<b>26,343.96</b>	
2	Expenses														
a.	Project Expenses	2,125.18	227.64	2,418.97	4,997.25	2,809.69	-	-	11,390.16	15,972.89	24,617.27	15,972.89	58,542.82	49,053.34	
b.	Purchase of stock in trade	954.26	-	-	5,699.70	-	-	-	159.93	-	-	-	4,905.37	-	
c.	Changes in Inventories	(1,158.99)	1,087.80	(2,418.97)	(2,715.84)	(2,809.69)	-	-	(9,486.18)	(13,850.62)	(22,922.04)	(13,850.62)	(52,176.76)	(31,158.85)	
d.	Employee Benefits Expenses	608.18	305.91	368.07	1,595.41	1,125.86	-	-	733.21	674.02	488.24	674.02	2,187.02	1,812.90	
e.	Legal and Professional Expenses	100.29	52.36	(879.20)	315.25	269.52	-	-	258.56	109.82	109.82	109.82	846.64	475.28	
f.	Advertisement and Publicity	11.84	10.21	314.69	35.29	329.53	-	-	520.43	862.98	(216.99)	862.98	607.04	1,249.49	
g.	Business Promotion Expenses	12.15	17.89	(22.68)	48.60	11.25	-	-	(498.44)	4.05	673.56	4.05	300.99	76.84	
h.	Depreciation and Amortisation	138.14	117.74	100.56	506.87	548.39	-	-	225.58	742.84	204.50	742.84	853.25	1,431.95	
i.	Other Expenses	274.67	174.25	157.29	763.69	433.13	-	-	3,797.34	1,052.53	382.47	1,052.53	5,149.94	3,183.82	
	<b>Total Expenses</b>	<b>3,065.72</b>	<b>1,993.80</b>	<b>38.73</b>	<b>11,237.22</b>	<b>2,717.69</b>	<b>(41.06)</b>	<b>(2,609.69)</b>	<b>7,100.59</b>	<b>3,336.83</b>	<b>(933.53)</b>	<b>4,374.31</b>	<b>21,016.11</b>	<b>26,123.77</b>	
3	Profit (Loss) from Operations before Other Income, Finance Costs and Exceptional Items (1-2)	562.19	9.66	41.06	4,436.11	(2,609.69)	-	-	(513.15)	486.59	2,336.83	486.59	788.54	220.19	
4	Other Income	215.24	319.37	537.96	1,101.25	3,490.40	-	-	263.18	422.29	422.29	422.29	1,612.34	2,265.92	
5	Profit (Loss) from ordinary activities before Finance Costs and Exceptional Items (3+4)	777.43	329.03	496.90	5,537.36	880.51	-	-	(249.97)	(511.23)	(511.23)	(511.23)	2,400.88	2,486.11	
6	Finance Costs	1,052.52	1,836.57	830.70	4,809.51	4,112.52	-	-	484.86	2,587.87	2,587.87	2,587.87	5,259.92	5,282.74	
7	Profit (Loss) from ordinary activities after Finance Costs but before Exceptional Items (5-6)	(275.09)	(1,507.54)	(333.80)	727.85	(3,232.01)	-	-	(734.83)	(3,099.21)	(3,099.21)	(3,099.21)	(2,859.03)	(2,796.62)	
8	Exceptional Items	-	(750.00)	(3.08)	(750.00)	(476.80)	-	-	-	(191.76)	(750.00)	(191.76)	(750.00)	705.15	
9	Profit (Loss) from ordinary activities before tax (7+8)	(275.09)	(2,257.54)	(336.88)	(22.15)	(2,755.21)	-	-	(734.83)	(3,291.97)	(3,291.97)	(3,291.97)	(3,609.03)	(2,991.47)	
10	Tax Expenses														
	Current Tax	0.96	(283.00)	315.00	(141.00)	315.45	-	-	4.82	(281.41)	(281.41)	118.09	(131.85)	167.44	
	Deferred Tax (Income)/Expenses	(164.48)	74.63	(100.45)	(39.22)	(398.08)	-	-	(68.44)	(2.66)	(2.66)	(578.39)	(490.65)	(1,068.14)	
	Provision for tax relating to prior years	(21.29)	141.00	(302.00)	119.71	(302.00)	-	-	(135.45)	141.00	141.00	13.00	(1,486.00)	(1,486.00)	
11	Net Profit (Loss) from Ordinary activities after tax (9-10)	(90.28)	(2,190.17)	(249.43)	38.35	(2,400.58)	-	-	(535.76)	(3,706.12)	(3,706.12)	(1,711.01)	(2,992.09)	295.22	
12	Prior Period Item (Expenses)/ Income	(9.87)	(19.28)	(43.13)	(30.58)	(43.18)	-	-	53.94	(19.28)	(19.28)	(43.13)	33.68	(43.18)	
13	Extraordinary items (Net of Tax Expenses)														
14	Net Profit (Loss) for the period (11-12+13)	(100.15)	(2,209.45)	(292.56)	7.77	(2,443.76)	-	-	(481.82)	(3,725.40)	(3,725.40)	(1,754.14)	(2,958.41)	252.04	
15	Minority Interest	-	-	-	-	-	-	-	195.60	506.38	506.38	405.53	467.55	(692.82)	
16	Share of Profit / (Loss) in Associates, (net)	-	-	-	-	-	-	-	(143.92)	(6.11)	(6.11)	320.06	1.09	497.57	
17	Net Profit (Loss) after Taxes, Minority Interest and Share of Profit/ (Loss) of Associates (14+15+16)	(100.15)	(2,209.45)	(292.56)	7.77	(2,443.76)	-	-	(429.84)	(3,225.13)	(3,225.13)	(1,028.55)	(2,488.77)	56.79	
18	Paid up Equity Share Capital (243,256,782 Shares of ₹ 10 each)	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	-	-	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	24,325.88	
19	Reserves Excluding Revaluation Reserves (As per balance sheet of previous accounting year)	-	-	-	-	-	-	-	-	-	-	-	-	-	
20	EPS (in ₹) Before and After Extra Ordinary Items (Face value of ₹ 10 per Equity Share)	-	-	-	-	3,10,739.02	-	-	-	-	-	-	-	3,16,827.42	
	Basic	(0.04)	(0.91)	(0.12)	0.00	(1.00)	-	-	(0.18)	(1.33)	(1.33)	(0.42)	(1.02)	0.02	
	Diluted	(0.04)	(0.91)	(0.12)	0.00	(1.00)	-	-	(0.18)	(1.33)	(1.33)	(0.42)	(1.02)	0.02	

NOTES :

- The above results for the quarter and year ended March 31, 2016 were reviewed by the Audit Committee and thereafter were approved and taken on record by the Board of Directors in its meeting held on May 27, 2016. The Statutory Auditors have carried out audit of the above results pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The figures of the last quarter are the balancing figure between audited figures in respect of full financial year and the published year to date reviewed figures up to the third quarter of the respective financial years.
- The Company is mainly engaged in the business of real estate development viz. construction of residential / commercial properties. On that basis, the Company has only one reportable business segment, the results of which are embodied above.
- The Consolidated Financial Results for the quarter and year ended March 31, 2016 have been prepared in accordance with principles and procedures as set in the AS-21 on 'Accounting for Investments in Associates in Consolidated Financial Statements' and AS-27 on 'Financial Reporting of Interests in Joint Ventures'.
- Out of the cost of beautification of Bandra Worli Sea Link, impairment loss of ₹ 750 lacs has been charged during the previous quarter as an exceptional item. The balance cost amounting to ₹ 1,990.58 lacs has been treated as Intangible asset under development. As per agreement with MSRDC, the Company has a right to commercial use of such area for defined purposes as per agreement for next 9 years. The management is of the opinion that the future revenue from this would be higher than the carrying value.

In respect of a Company which falls under the definition of the subsidiary as per the Companies Act, 2013 and is under the definition of associate as per Accounting Standard 23, the financial results of that company have been consolidated as a subsidiary. Such results have not yet been approved by board of that company and not reviewed by its auditors.

Pursuant to the Order passed by the Hon. High Court, Bombay on October 16, 2015 and taken on record by the Registrar of Companies, Ministry of Corporate Affairs, on December 23, 2015, Gokuldharm Real Estate Development Company Private Limited (GREDCPL), an erstwhile subsidiary of the Company has been amalgamated with the Company w.e.f. April 1, 2013, the Appointed Date as per the Scheme of Amalgamation. Accordingly, the impact of the Scheme has been incorporated in the Standalone Financial Results and Consolidated Financial Results from the previous quarter. The DB Woods project of GREDCPL has also been closed during the quarter and the cost of unsold units of the project form a part of the closing inventories.





- 7 The standalone results for the quarter ended 31st December 2015 and quarter and year ended 31st March 2016 include the results of merged subsidiary giving effect to the Scheme discussed in Note 6 above, while the standalone results of the quarter ended and previous year ended 31st March, 2015 do not include the results of the merged subsidiary and hence the same are not comparable.
- 8 In respect of a project under development having a value of ₹ 3,513.39 lacs (forming a part of inventory) the Bombay High Court has ordered payment of money under the award as and by way of part compensation of ₹ 728.88 lacs towards land acquisition (included under current liabilities). The Company has moved Supreme Court against such order of the High Court seeking further compensation of ₹ 2,168.13 lacs. The Company also expects to recover amounts paid to other parties towards the project. Pending outcome of the matter, no adjustments have been made in the accounts in this regard.
- 9 The Company is in receipt of Summons from Special Court for Prevention of Money Laundering Act (PMLA), Mumbai as one of the accused in connection with a complaint filed by Enforcement Directorate under ECIR No. ECIR/MBZO/07/2015 & ECIR/MBZO/08/2015. The Hon'ble Court has also now summoned one of the KMPs of the Company as one of the accused as per the said complaint. The matter in relation to the Company and the KMP involves certain advances given by the Company in the ordinary course of its business to another company, which was subsequently refunded fully upon cancellation of the understanding. The Company does not expect any financial liability.
- 10 Statement of Assets & Liabilities :

PARTICULARS	STANDALONE RESULTS				CONSOLIDATED RESULTS			
	Year Ended		Year Ended		Year Ended		Year Ended	
	31/03/2016	31/03/2015	31/03/2016	31/03/2015	31/03/2016	31/03/2015	31/03/2016	31/03/2015
A	Audited	Audited	Audited	Audited	Audited	Audited	Audited	Audited
<b>EQUITY AND LIABILITIES</b>								
1 Shareholders' Funds								
(a) Share Capital	31,501.45	24,325.88	31,501.45	24,325.88	31,501.45	24,325.88	31,501.45	24,325.88
(b) Reserve and Surplus	3,23,466.66	3,10,739.02	3,12,229.37	3,16,827.42	3,12,229.37	3,16,827.42	3,12,229.37	3,16,827.42
(c) Money received against Share Warrants								
Sub-total Shareholders' Funds	3,54,968.11	3,35,064.90	3,43,730.82	3,41,153.30	3,43,730.82	3,41,153.30	3,43,730.82	3,41,153.30
2 Share Application Money pending allotment								
3 Minority Interest			751.34	7,725.25				
4 Non-current Liabilities								
(a) Long-term Borrowings	11,569.24	3,060.50	1,07,691.78	64,535.34	1,07,691.78	64,535.34	1,07,691.78	64,535.34
(b) Deferred Tax Liabilities (Net)	9.32	-	-	-	-	-	-	-
(c) Other Long-term Liabilities	318.80	283.97	38,494.73	1,680.53	38,494.73	1,680.53	38,494.73	1,680.53
(d) Long-term Provisions	11,897.36	3,344.47	539.95	526.32	539.95	526.32	539.95	526.32
Sub-total Non-current Liabilities	11,897.36	3,344.47	1,46,726.46	66,742.19	1,46,726.46	66,742.19	1,46,726.46	66,742.19
5 Current Liabilities								
(a) Short-term Borrowings	23,866.58	18,208.54	32,844.84	42,200.34	32,844.84	42,200.34	32,844.84	42,200.34
(b) Trade Payables	2,781.43	1,258.66	15,167.45	14,475.51	15,167.45	14,475.51	15,167.45	14,475.51
(c) Other Current Liabilities	28,132.56	31,783.72	1,92,179.68	1,70,801.94	1,92,179.68	1,70,801.94	1,92,179.68	1,70,801.94
(d) Short-term Provisions	198.05	203.60	5,248.13	3,921.10	5,248.13	3,921.10	5,248.13	3,921.10
Sub-total Current Liabilities	54,978.61	51,454.52	2,45,440.11	2,31,398.89	2,45,440.11	2,31,398.89	2,45,440.11	2,31,398.89
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>4,21,844.09</b>	<b>3,89,863.89</b>	<b>7,36,648.72</b>	<b>6,47,019.64</b>	<b>7,36,648.72</b>	<b>6,47,019.64</b>	<b>7,36,648.72</b>	<b>6,47,019.64</b>
<b>B ASSETS</b>								
1 Non-Current Assets								
(a) Fixed Assets	2,822.17	3,320.59	21,082.36	21,971.91	21,082.36	21,971.91	21,082.36	21,971.91
(b) Goodwill on Consolidation	-	-	29,136.66	29,138.90	29,136.66	29,138.90	29,136.66	29,138.90
(c) Non-current Investments	2,37,020.51	2,32,979.44	1,72,270.17	1,70,616.89	1,72,270.17	1,70,616.89	1,72,270.17	1,70,616.89
(d) Deferred Tax Assets (Net)	686.88	634.53	5,858.25	5,208.67	5,858.25	5,208.67	5,858.25	5,208.67
(e) Long-term Loans and Advances	56,242.87	67,037.91	69,647.31	86,536.90	69,647.31	86,536.90	69,647.31	86,536.90
(f) Other Non-current Assets	-	330.30	10.06	1,388.57	10.06	1,388.57	10.06	1,388.57
Sub-total Non-Current Assets	2,96,772.43	3,04,302.77	2,98,004.81	3,14,861.83	2,98,004.81	3,14,861.83	2,98,004.81	3,14,861.83
2 Current Assets								
(a) Current Investments	8,582.75	18,083.10	11.97	50.69	11.97	50.69	11.97	50.69
(b) Inventories	31,389.79	25,431.30	2,81,961.92	2,30,482.57	2,81,961.92	2,30,482.57	2,81,961.92	2,30,482.57
(c) Trade Receivables	4,541.18	-	11,515.88	13,619.98	11,515.88	13,619.98	11,515.88	13,619.98
(d) Cash and Bank Balances	981.99	189.17	2,810.21	1,877.05	2,810.21	1,877.05	2,810.21	1,877.05
(e) Short-term Loans and Advances	76,450.45	41,845.59	1,05,184.30	90,177.65	1,05,184.30	90,177.65	1,05,184.30	90,177.65
(f) Other Current Assets	3,125.51	11.96	37,159.63	5,949.87	37,159.63	5,949.87	37,159.63	5,949.87
Sub-total Current Assets	1,25,071.66	85,561.12	4,38,643.91	3,32,157.81	4,38,643.91	3,32,157.81	4,38,643.91	3,32,157.81
<b>TOTAL ASSETS</b>	<b>4,21,844.09</b>	<b>3,89,863.89</b>	<b>7,36,648.72</b>	<b>6,47,019.64</b>	<b>7,36,648.72</b>	<b>6,47,019.64</b>	<b>7,36,648.72</b>	<b>6,47,019.64</b>

11 The figures of the corresponding periods have been regrouped/ reclassified, wherever necessary, to make them comparable.

PLACE : MUMBAI  
DATED : MAY 27, 2016



*(Signature)*

VINOD GOENKA  
CHAIRMAN & MANAGING DIRECTOR

**Auditor's Report on Annual Standalone Financial Results of the Company Pursuant to  
Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations,  
2015**

To  
The Board of Directors  
DB Realty Limited

1. We have audited the accompanying Statement of Annual Standalone Financial Results of DB Realty Limited ('the Company') for the year ended 31<sup>st</sup> March, 2016 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This Statement is the responsibility of the Company's management and has been approved by its Board of Directors. This Statement has been prepared on the basis of the annual financial statements. Our responsibility is to express an opinion on this Statement, based on our audit of such annual financial statements, which have been prepared in accordance with the Accounting Standards specified under Section 133 of the Companies Act, 2013 ('the Act') read with Rule 7 of the Companies (Account) Rules, 2014 and other accounting principles generally accepted in India.
2. We conducted our audit of the Statement in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Statement is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed in the Statement. An audit also includes assessing the accounting principles used and significant estimates made by management.
3. We believe that the audit evidences obtained by us is sufficient and appropriate to provide a reasonable basis for our opinion on the Statement.
4. (i) Share of profit of Rs. 1.92 Lacs from an investment in a Limited Liability Partnership ('LLP') , included in the Statement is based on the unaudited financial results of such LLP, which are approved by only three partners representing the Company out of the total six partners of the LLP.



Page 1 of 5



(ii) Observations in para 4(i) and 6(iii) to 6(xiii) made by the auditors in their report on Financial Results and their impact on the Statement have not been disclosed in the Statement.

5. In our opinion and to the best of our information and according to the explanations given to us and subject to the possible effects of the matter described in paragraph 4 above, the Statement:

- (i) is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; and
- (ii) gives a true and fair view of the net profit and other financial information of the Company for the year ended 31<sup>st</sup> March, 2016.

6. We draw attention to the following matters:

- (i) Note No. 4 to the Statement regarding the carrying value of beautification of Bandra Worli Sea Link project aggregating Rs. 1,990.58 Lacs. The Management is of the opinion that the future revenue from this project would be higher than the cost.
- (ii) Note No. 8 to the Statement regarding no adjustment having been made in the value of inventory, pending outcome of the matter referred by the Company to the Supreme Court.
- (iii) The Company has issued guarantees and provided securities for amounts aggregating Rs. 389,443.40 Lacs to banks and financial institutions on behalf of various entities as on 31<sup>st</sup> March, 2016, which are significant in relation to the net-worth of the Company. In the opinion of the Management, these are not expected to result into any financial liability on the Company.
- (iv) The Company has investments aggregating Rs. 23,118.87 Lacs and loans and advances aggregating Rs. 38,579.38 Lacs as on 31<sup>st</sup> March, 2016 in/to certain subsidiaries, associates and jointly controlled entities, which have incurred losses and have negative net worth. As explained to us, these entities are in early stages





of real estate development and the investments/ loans and advances are considered good and recoverable based on management's assessment of the projects under execution.

- (v) The Company's loans and advances aggregating Rs. 22,818.29 Lacs (including amount inventorised Rs. 300.50 Lacs), and the investments aggregating Rs. 3,840.79 Lacs as on 31<sup>st</sup> March, 2016 are under litigation and are sub-judice. Based on management's assessment of the outcome, no adjustments are considered necessary in respect of these assets.
- (vi) As regards return on investment of Rs. 142,769.61 Lacs in preference shares of an entity as on 31<sup>st</sup> March, 2016, as explained by the management, this investment considered strategic and long term in nature and the current market value and future prospects of this investment is significantly in excess of Company's investment in this entity.
- (vii) As regards security deposits aggregating Rs. 35,755.16 Lacs as on 31<sup>st</sup> March, 2016 given to various parties for acquisition of development rights, as explained by management, the Company is in process of obtaining necessary approvals with regard to these properties and that their current market values are significantly in excess of their carrying values and are expected to achieve adequate profitability on substantial completion of the projects.
- (viii) As regards status of the projects and the opinion framed by the management about realizable value of the cost incurred, being a technical matter, have been relied upon by us.
- (ix) The status of various ongoing projects, recognition of expense and income and the realizable value of the costs incurred are as per the judgment of management of the entity and certified by their technical personnel and being of technical nature, have been relied upon by us.
- (x) As regards the manner of recognition of the Company's share in Association of Persons ('AOPs'), such share of profit/loss, as the case may be, are being recognised only when the AOP debits/credits the Company's account in its books.



- (xi) MAT Credit Entitlement aggregating Rs. 358.00 Lacs as on 31<sup>st</sup> March, 2016 is based on the judgment of management.
- (xii) Note No. 31(A)(iii)(1) & (2) to the standalone financial statements regarding following disclosures in the audited financial statements of a partnership firm where the Company is one of the partners:
- (a) Allegations made by the Central Bureau of Investigation (CBI) relating to the 2G spectrum case and regarding attachment order issued by adjudicating authority under Prevention of Money Laundering Act, 2002. This matter is sub-judice and the impact, if any, of its outcome is currently unascertainable.
- (b) Recoverability of trade receivables of Rs. 5,562.77 Lacs outstanding for more than six months. These amounts are considered as good and recoverable.
- (xiii) Note No. 43 of the standalone financial statements regarding attachment order issued by adjudicating authority under Prevention of Money Laundering Act, 2002, by which the Company's assets amounting to Rs. 5,216.22 Lacs have been attached on August 30, 2011. Consequently, the adjudicating authority has taken over the bank balance of Rs. 68.93 Lacs and Investment in Redeemable Optionally Convertible Cumulative Preference Shares - Series A of an entity of Rs. 5,040.02 Lacs in earlier years. This matter is sub-judice and the impact, if any, of its outcome is currently unascertainable.
- (xiv) Note No. 9 to the Statement regarding certain allegations made by the Enforcement Directorate against the Company and one of its Key Managerial Persons, in a matter relating to Prevention of Money Laundering Act, 2002. This matter is sub-judice and the impact, if any, of the outcome is unascertainable at this stage.

Our report is not modified in respect of these matters.



7. Share of loss (net) from investment in three partnership firms, seven Limited Liability Partnership ("LLPs") and one joint venture aggregating Rs. 2,032.09 Lacs, included in the Statement, is based on the financial results of such entities. These financial results have been reviewed by the auditors of these entities, whose reports have been furnished to us by the management and our audit report on the Statement is based solely on such audit reports of the other auditors.
8. The Statement includes the results for the Quarter ended 31<sup>st</sup> March, 2016, being the balancing figure between audited figures in respect of full financial year and the published year to date figures up to the third quarter of the current financial year which were subjected to limited review by us.

For Haribhakti & Co. LLP

Chartered Accountants

ICAI Firm Registration No.103523W



Chetan Desai

Partner

Membership No.: 17000

Mumbai

27<sup>th</sup> May, 2016



**Auditor's Report on Annual Consolidated Financial Results of the Company Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

To  
The Board of Directors  
DB Realty Limited

1. We have audited the accompanying Statement of Annual Consolidated Financial Results of DB Realty Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), its associates and jointly controlled entities for the year ended 31<sup>st</sup> March, 2016 ('the Statement'), being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This Statement is the responsibility of the Holding Company's management and has been approved by its Board of Directors. This Statement has been prepared on the basis of the annual consolidated financial statements (CFS) of the Holding Company. Our responsibility is to express an opinion on this Statement based on our audit of such CFS, which have been prepared in accordance with the Accounting Standards specified under Section 133 of the Companies Act, 2013 ('the Act') read with Rule 7 of the Companies (Account) Rules, 2014 and other accounting principles generally accepted in India.
2. We conducted our audit of the Statement in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Statement is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed in the Statement. An audit also includes assessing the accounting principles used and significant estimates made by management.
3. We believe that the audit evidences obtained by us and obtained by the other auditors in terms of their report referred to in paragraph 7 below, is sufficient and appropriate to provide a reasonable basis for our opinion on the Statement.
4. (i) The Statement includes unaudited financial results of a subsidiary, whose results for the year ended 31<sup>st</sup> March, 2016 reflect total assets of Rs. 77,414.85 Lacs, total revenue of Rs. Nil and net loss after tax of Rs. 106.77 Lacs, which are unapproved by its Board (Refer Note No. 28(a)(i) to the CFS).



(ii) The Statement includes unaudited financial results of a Limited Liability Partnership ('LLP'), a jointly controlled entity, whose results for the year ended 31<sup>st</sup> March, 2016 reflect total assets of Rs. 559.53 Lacs, total revenue of Rs. Nil and net profit after tax of Rs. 3.26 Lacs, which are approved by only three partners representing the Company out of the total six partners of the LLP (Refer Note No. 28(c)(i) to the CFS).

(iii) As stated in Note No. 33(B)(iv) to the CFS, one of the subsidiaries has not accounted for its share of profit/loss in a Partnership firm ('Firm') for FY 2015-16 as the financial statements of the Firm are not available.

(iv) As stated in Note No. 52 of the CFS, the financial statements of one of the Jointly Controlled entities have not been considered in the CFS. This is not in compliance with Accounting Standard - 27 "Financial Reporting of Interests in Joint Ventures".

(v) Observations in para 4(i) to 4(iv) and 6(iv) to 6(xxv) made by the auditors in their report on Financial Results and their impact on the Statement have not been disclosed in the Statement.

We are unable to comment upon the consequential impact of the above, if any, on the Statement of the Group.

5. In our opinion and to the best of our information and according to the explanations given to us, and on consideration of the reports of the other auditors and subject to the effects of the matter described in paragraph 4 above, the Statement:

- (i) includes the annual financial results of the following entities:

Sr. No.	Name of the Entity	Relationship
1	DB Realty Limited	Holding Company
2	Conwood DB Joint Venture	Subsidiary
3	D B Contractors & Builders Private Limited	Subsidiary
4	DB Man Realty Limited	Subsidiary
5	MIG (Bandra) Realtors and Builders Private Limited	Subsidiary
6	DB View Infracon Private Limited	Subsidiary
7	ECC DB Joint Venture	Subsidiary
8	Esteem Properties Private Limited	Subsidiary
9	M/s Evergreen Industrial Estate	Subsidiary
10	Goregaon Hotel and Realty Private Limited	Subsidiary





11	M/s Mira Real Estate Developers	Subsidiary
12	N A Estates Private Limited	Subsidiary
13	Neelkamal Realtors Suburban Private Limited	Subsidiary
14	Neelkamal Realtors Tower Private Limited	Subsidiary
15	Nine Paradise Erectors Private Limited	Subsidiary
16	Neelkamal Shantinagar Properties Private Limited	Subsidiary
17	Priya Constructions Private Limited	Subsidiary
18	Real Gem Buildtech Private Limited	Subsidiary
19	Royal Netra Constructions Private Limited	Subsidiary
20	Saiffee Bucket Factory Private Limited	Subsidiary
21	Shree Shantinagar Venture	Subsidiary
22	Turf Estate Joint Venture	Subsidiary
23	Vanita Infrastructure Private Limited	Subsidiary
24	Spacecon Realty Private Limited	Subsidiary
25	DB Realty & Shreepati Infrastructures LLP	Jointly Controlled Entity
26	M/s DBS Realty	Jointly Controlled Entity
27	Dynamix Realty	Jointly Controlled Entity
28	DB (BKC) Realtors Private Limited	Jointly Controlled Entity
29	Lokhandwala D B Realty LLP	Jointly Controlled Entity
30	M/s Lokhandwala Dynamix Balwas Joint Venture	Jointly Controlled Entity
31	National Tiles and Industries	Jointly Controlled Entity
32	M/s Suraksha D B Realty	Jointly Controlled Entity
33	M/s Sneh Developers	Jointly Controlled Entity
34	Mahal Pictures Private Limited	Associate
35	D B Hi-Sky Constructions Private Limited	Associate
36	Sangam City Township Private Limited	Associate
37	Shiva Buildcon Private Limited	Associate
38	Shiva Multitrade Private Limited	Associate
39	Shiva Realtors Suburban Private Limited	Associate

(ii) is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; and





(iii) gives a true and fair view of the consolidated net loss and other financial information of the Group including its associates and jointly controlled entities for the year ended 31<sup>st</sup> March, 2016.

6. We draw attention to the following matters:

- (i) Note No. 4 to the Statement regarding the carrying value of beautification of Bandra Worli Sea Link project aggregating Rs. 1,990.58 Lacs. The Management is of the opinion that the future revenue from this project would be higher than the cost.
- (ii) Note No. 8 to the Statement regarding no adjustment having been made by the Holding Company in the value of inventory, pending outcome of the matter referred by it to the Supreme Court.
- (iii) Note No. 9 to the Statement regarding certain allegations made by the Enforcement Directorate against the Company and one of the Key Managerial Persons, in the matter relating to Prevention of Money Laundering Act, 2002. This matter is sub-judice and the impact, if any, of the outcome is unascertainable at this stage.
- (iv) The Group has issued guarantees and provided securities for amounts aggregating Rs. 240,679.40 Lacs to banks and financial institutions on behalf of various entities as on 31<sup>st</sup> March, 2016, which are significant in relation to the net-worth of the Group. Further, the said guarantees issued and securities provided are prejudicial to the interests of the Group. In the opinion of the management of the Holding Company, these are not expected to result into any financial liability on the Group.
- (v) In case of Holding Company, loans and advances aggregating Rs. 5,446.02 Lacs and the project cost carried in inventory aggregating Rs. 17,434.19 Lacs as on 31<sup>st</sup> March, 2016 are under litigation and are sub-judice. Based on assessment done by the management of the Holding Company, no adjustments are considered necessary in respect of recoverability of these assets.
- (vi) The Group has investments aggregating Rs. 1,943.24 Lacs in certain associates and project advance aggregating Rs. 3,243.75 Lacs as on 31<sup>st</sup> March, 2016 to an associate, which have incurred losses and have negative net worth. As explained to us, these entities are in early stage of real estate development and the investments/ loans and advances are considered good and recoverable based on assessment of the projects under execution made by the management of the respective entity.



- (vii) In case of Holding Company and a subsidiary, as regards return on investments of Rs. 146,212.88 Lacs in preference shares of an entity as on 31<sup>st</sup> March, 2016, as explained by its Management, such investment is considered strategic and long term in nature and the current market value and future prospects of such investments are significantly in excess of its carrying value.
- (viii) In case of Holding Company, as regards security deposits aggregating Rs.35,755.16 Lacs as on 31<sup>st</sup> March, 2016, given for acquisition of development rights, as explained by its management, it is in process of obtaining necessary approvals with regard to said properties and the said properties have current market values significantly in excess of their carrying values and are expected to achieve adequate profitability on substantial completion of the projects.
- (ix) As regards the status of the projects of the Holding Company, the opinion framed by its management regarding realizable value of the cost incurred, being a technical matter, has been relied upon by us.
- (x) As regards the claim of a subsidiary over the ownership of salt pan land which is under litigation and is sub-judice, based on assessment of the outcome made by its the management,, it has a rightful claim over the ownership of the salt pan land and will be in a position to defend its title.
- (xi) As regards status of various ongoing projects, recognition of expense and income and the realizable value of the costs incurred, are as per the judgment of management of respective entity and certified by their technical personnel and being of technical nature, have been relied upon by us.
- (xii) In case of a subsidiary, as regards recoverability of short term loans and advances aggregating Rs. 9,433.59 Lacs given in 2010-11 to an erstwhile contractor for its project, which has remained outstanding since then. Management of the subsidiary considers such amount as good and recoverable.
- (xiii) MAT Credit Entitlement aggregating Rs. 358.00 Lacs as on 31<sup>st</sup> March, 2016 is based on the judgment of management.
- (xiv) Note no. 28(b)(i) to the CFS regarding the financial statements of an AOP having been signed by only one partner and that, the present arrangement between the partners is under re-consideration.





- (xv) Note No. 29 (i) to the CFS which, describes the notice received from land owner in respect for the cancellation of Development Agreement.
- (xvi) Note No. 33(A)(i)(b) & 33(A)(iii) of the CFS regarding following disclosures in the audited financial statements of a Firm where the Holding Company is one of the partners.
- (a) Recoverability of trade receivables of Rs. 5,562.77 Lacs outstanding for more than six months. These amounts are considered good and recoverable.
- (b) Allegations made by the Central Bureau of Investigation (CBI) relating to the 2G spectrum case and regarding attachment order issued by adjudicating authority under Prevention of Money Laundering Act, 2002. This matter is sub-judice and the impact, if any, of its outcome is currently unascertainable.
- (xvii) Note No. 33(A)(v) to the CFS regarding the classification of Rs 2,369.75 Lacs advanced to parties to acquire occupancy rights on behalf of such entity.
- (xviii) Note No. 33(A)(vi) to the CFS regarding non conversion/redemption of Redeemable Optionally Convertible Cumulative Preference Shares and Compulsory Convertible Preference Shares.
- (xix) Note No. 33(A)(vii) to the CFS regarding compensation to occupants.
- (xx) Note No. 33(A)(viii) to the CFS regarding accounting of compensation during the year.
- (xxi) Note No. 33(B)(i) to the CFS regarding loan of Rs. 814.00 Lacs granted to a Company, whose debts amounting to Rs. 2,280.57 Lacs have been acquired from Yes Bank Ltd. vis-a-vis the opinion framed by the Management that the said loan, though subject to confirmation is good for recovery.
- (xxii) Note No. 33(B)(ii) to the CFS regarding the debts acquired by way of assignment from Yes Bank Ltd. amounting to Rs.26,059.19 Lacs, including related matters such as non creation of charge in the favour of the Company, balance is subject to confirmation and the opinion framed that the debts are good for recovery.
- (xxiii) Note No. 33(B) (iii) and (iv) to the CFS regarding the status of the amounts due to Housing Development Infrastructure Limited.
- (xxiv) Note No. 33(B)(v) to the CFS regarding a writ filed against the Company and the government authorities by Jijamata Nagar Sankalp Co-Operative Housing Society against





designating the land under the Draft Development Plan 2034 (Draft DP 2034) dated 25<sup>th</sup> February 2015, is now being shown as designated for reservation of Public Open Space and Dispensary/Health Post as opposed to existing status of the plot which is partly in residential zone and partly in road and partly reserved for playground, vide letter of Intent (LOI) issued by Slum Rehabilitation Authority dated 15<sup>th</sup> April, 2009. Draft Development Plan 2034 (Draft DP 2034) dated 25<sup>th</sup> February 2015 has not been finalized and many changes are done by the Government Authorities in the said draft plan in recent times. The management is constantly observing the changes and progress to the Draft DP 2034 and is confident that the Final Plan would remove all the anomalies.

- (xxv) Note No. 42 to the CFS regarding attachment order issued by adjudicating authority under Prevention of Money Laundering Act, 2002, by which the Holding Company's assets amounting to Rs. 5,216.22 Lacs have been attached on August 30, 2011. Consequently, the adjudicating authority has taken over the bank balance of Rs. 68.93 Lacs and Investment in Redeemable Optionally Convertible Cumulative Preference Share - Series A of an entity of Rs. 5,040.02 Lacs in earlier years. This matter is sub-judice and the impact, if any, of its outcome is currently unascertainable.

Our report is not modified in respect of these matters.

7. We did not audit the financial statements of twenty two subsidiaries and eight jointly controlled entities included in the Statement, whose financial statements reflect total assets of Rs. 468,722.32 Lacs as at 31<sup>st</sup> March, 2016, total revenues of Rs. 6,354.16 Lacs and total loss after tax of Rs 1,932.82 Lacs for the for the year ended on that date, as considered in the Statement. The Statement also include Group's share of net profit of Rs. 1.09 Lacs for the year ended 31<sup>st</sup> March, 2016, as considered in the Statement, in respect of six associates, whose financial statements have not been audited by us. These financial statements have been audited by the auditors of these entities whose reports have been furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, jointly controlled entities and associates, is based solely on the reports of the other auditors.


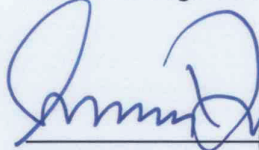


8. The Statement includes the results for the Quarter ended 31<sup>st</sup> March, 2016, being the balancing figure between audited figures in respect of full financial year and the published year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

For Haribhakti & Co. LLP

Chartered Accountants

ICAI Firm Registration No.103523W



Chetan Desai

Partner

Membership No.: 17000

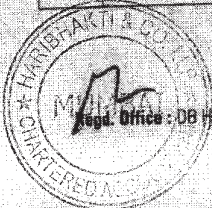
Mumbai

27<sup>th</sup> May, 2016



**D B REALTY LIMITED**
**Statement of Impact of Audit Qualifications  
 (on the basis of Form B existed till recently )**

1	Name of the Company	D B Realty Limited
2	Annual Financial Statements for the year ended	31 <sup>st</sup> March, 2016
3	Type of Audit Qualification	<ol style="list-style-type: none"> <li>Para 4(i) of the Auditors Report on the Statement of Annual Financial Results of the Company (SFS) and Para 4 (ii) of the Auditors Report on the Statement of Consolidated Financial Results (CFS): In respect of one of the LLP the financial statements have been signed by three partners representing the Company out of six partners.</li> <li>Para 4 (i) of the Auditors Report on the CFS : The financial statements of a subsidiary are unapproved by its Board.</li> <li>Para 4(iii) and i(v) of the Auditors Report on CFS: The financial statements of one of the subsidiaries have not accounted for the share of profit/loss in a particular firm and hence the CFS of the Company have not taken into consideration these results of the firm in the consolidation.</li> <li>In Para 4(ii) of the Auditors Report on the SFS and Para 4(v) of the Auditors Report on the CFS, the Auditors have made observations with regard to certain notes in the Audited Financial Statements on which attention is drawn and these observations are not statement of modified opinion.</li> </ol>
4	Frequency of Qualification	The above are appearing for the first time in the current year.
	Management response to the qualification in the Directors Report	<ol style="list-style-type: none"> <li>The Company is taking steps to complete the process and the financial impact on this account would not be significant or material</li> <li>In the opinion of the Directors there would not be any material impact on the financial statements arising out of its adoption at a later point in time. The process of adoption shall be completed in due course.</li> <li>The said subsidiary is taking steps to obtain the final statements of accounts of the firm and the impact on the Company's CFS is not material in the opinion of the Board of Directors</li> <li>The notes in the Audited Financial Statements referred to by the Auditors in their observations are self</li> </ol>


**D B REALTY LIMITED**

 Regd. Office : DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 083 • Tel.: 91-22-4077 8600 • Fax: 91-22-2841 5550 / 2841 5551  
 E-mail: info@dbg.co.in • Website: www.dbrealty.co.in  
 CIN: L70200MH2007PLC166818

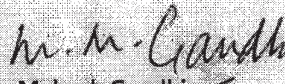


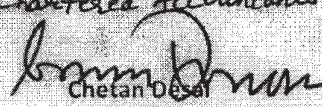

		explanatory and the Company is confident of positive outcome / realizations on all these matters.
	Additional comments from the Board/Audit Committee chair	The Company is hopeful of completing all the process stated above at the earliest

  
**Vinod K. Goenka**  
 Managing Director

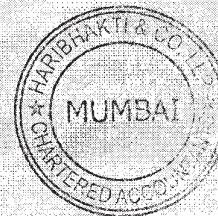
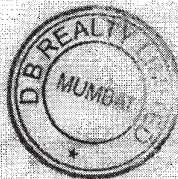
For D B Realty Limited

  
**N. M. Gattu**  
 C.F.O

  
**Mahesh Gandhi**  
 (Chairman Audit Committee)

For Haribhakti & Co. LLP  
*Chartered Accountants*  
  
**Chetan Desai**  
 Partner

Mumbai  
 Date: 27<sup>th</sup> May 2016



**D B REALTY LIMITED**

Regd. Office : DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063. • Tel: 91-22-4077 8600 • Fax: 91-22-2841 5550 / 2842 1667  
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