

# BUILDING HOMES FOR A BETTER TOMORROW

ANNUAL REPORT 2012-13

QUALITY | ON TIME

**Indiabulls**  
REAL ESTATE



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### Forward-looking statement

In this Annual Report, we have disclosed forward-looking information to enable investors to comprehend our prospects and take investment decisions. This report and other statements - written and oral - that we periodically make contain forward-looking statements that set out anticipated results based on the management's plans and assumptions. We have tried wherever possible to identify such statements by using words such as 'anticipate', 'estimate', 'expects', 'projects', 'intends', 'plans', 'believes' and words of similar substance in connection with any discussion of future performance.

We cannot guarantee that these forward-looking statements will be realised, although we believe we have been prudent in assumptions. The achievements of results are subject to risks, uncertainties and even inaccurate assumptions. Should known or unknown risks or uncertainties materialise or should underlying assumptions prove inaccurate, actual results could vary materially from those anticipated, estimated or projected. Readers should keep this in mind. We undertake no obligation to publicly update any forward-looking statements, whether as a result of new information, future events or otherwise.

## Company Information

**Board of Directors**

Mr. Sameer Gehlaut  
 Mr. Saurabh Kumar Mittal  
 Mr. Rajiv Rattan  
 Mr. Narendra Gehlaut  
 Mr. Labh Singh Sitara  
 Mr. Shamsheer Singh Ahlawat  
 Mr. Aishwarya Katoch  
 Mr. Karan Singh Khara  
 Mr. Prem Prakash Mirdha

**Company Secretary**

Mr. Ravi Telkar

**Bankers**

Axis Bank Limited  
 Bank of India  
 Corporation Bank  
 HDFC Bank Limited  
 ICICI Bank Limited  
 IDBI Bank Limited  
 State Bank of Bikaner and Jaipur  
 State Bank of India  
 Vijaya Bank  
 Yes Bank Limited

**Registered Office**

F-60, Malhotra Building,  
 2nd Floor, Connaught Place,  
 New Delhi - 110 001, INDIA  
 Website: <http://realestate.indiabulls.com>

**Corporate Offices**

1. Indiabulls House, Indiabulls Finance Centre,  
 Tower 1, Senapati Bapat Marg,  
 Elphinstone Road, Mumbai - 400 013,  
 Maharashtra
2. Indiabulls House, 448-451  
 Udyog Vihar, Phase V,  
 Gurgaon - 122 016, Haryana

**Statutory Auditors**

Sharma Goel & Co.  
 Chartered Accountants

**Registrar and Share Transfer Agent**

Karvy Computershare Private Limited  
 Plot no. 17 to 24, Vittal Rao Nagar,  
 Madhapur, Hyderabad - 500 081



## Business Update

### Key Financial Highlights: FY 12-13

	FY 12-13	FY 11-12
Total Revenues (₹ Cr.)	1,300.56	1,391.59
PBT (₹ Cr.)	267.06	232.32
PAT (₹ Cr.)	175.47	168.19
EPS (₹)	3.74	3.73

### Year-on-Year (Y-o-Y) Comparison – Q4 FY 12-13 v/s Q4 FY 11-12

	Q4 FY 12-13	Q4 FY 11-12
Total Revenues (₹ Cr.)	412.30	445.24
PBT (₹ Cr.)	94.79	60.81
PAT (₹ Cr.)	60.29	57.77
EPS (₹)	1.17	1.17

*Dividend of 100% on face value of ₹2 per share has been declared for FY 2012-13*

- Total Sales of ₹ 3,002 Crores in FY-13 vs. ₹ 1,982 Crores for the year FY -12.
- Company completed Share Buyback of 5 Cr. shares for ₹ 273.2 Cr. in FY-13.
- Annualized rental income increased to ₹ 486 Cr. in FY-13 vs. ₹ 354 Cr. in FY-12.
- Added 220 acres to the land bank in Gurgaon and Panvel.
- While other real estate companies got downgraded IBREL retained its A+ rating for long term debt and A1+ (highest possible) for short term debt.
- Revenue recognition of only ₹ 1,110 crores in FY13 compared to Sales of ₹ 3,002 crore in same period creating large backlog for future Revenues\*

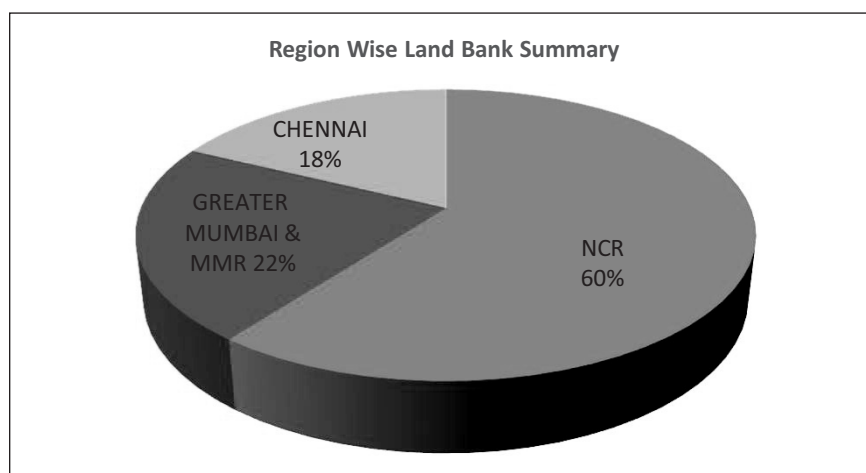
*\* All sales and marketing costs are expensed upfront and not amortized*

## Total Land Bank

Area (In Acres)	Residential	Commercial	*Total
Opening Balance (As on 1st Apr 2012)	792.85	43.18	<b>836.03</b>
Addition in FY '13	220.77	0	220.77
Less: Moved to AUD	53.26	0	53.26
<b>Closing Balance</b>	<b>960.36</b>	<b>43.18</b>	<b>1,003.54</b>

\* 2,588 Acres of Nashik SEZ not included in the above

- **Acquired 220.77 acres land in FY-13 primarily in NCR.**
- **Strategic land acquisition over the years have helped IBREL to aggregate a land bank of 3,592 acres across India.**



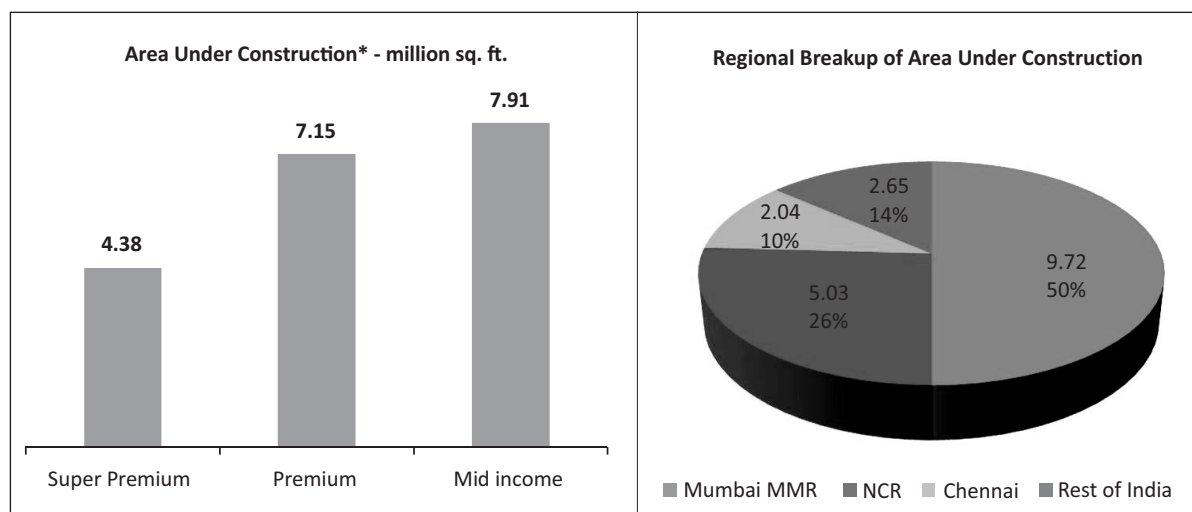
All land mentioned in the table is fully paid for and in our possession.

## Area Under Development – (Area under construction and Projects Under Approval Process)

TOTAL AUD (Region Wise Area in msft)				
Region	Commercial	Residential	Total	Percentage
GREATER MUMBAI & MMR	2.38	37.61	39.99	54.89%
NCR	3.94	16.08	20.02	27.48%
CHENNAI	—	8.67	8.67	11.90%
OTHERS	1.50	2.68	4.18	5.73%
<b>GRAND TOTAL</b>	<b>7.82</b>	<b>65.04</b>	<b>72.86</b>	<b>100%</b>

- Focus Geographies of Mumbai, NCR and Chennai constitute ~95% of AUD and ~99% of value of AUD
- All land acquisition and development effort focus is concentrated on these three centers

## Approved Projects



- Total Saleable Area Under Construction – 19.44 Mn. Sq. ft. as on 31st Mar-13.

\* All construction work being executed through 100% IBREL subsidiaries by Grade A contractors like Shapoorji Pallonji, Ahluwalia, Ramky etc.

## Approval Status of Major Projects

	Environmental Clearance	Building Plan Approval	Airport NOC	Fire NOC
Indiabulls Greens Panvel	✓	✓	✓	✓
Golf City Savroli	✓	✓	NA	✓
Indiabulls Blu Worli	✓	✓	✓	✓
One Indiabulls Worli	✓	✓	✓	✓
Centrum Park	✓	✓	✓	✓
Enigma	✓	✓	✓	✓
Chennai Greens	✓	✓	NA	NA
Sky	✓	✓	✓	✓
Sky Forest	✓	✓	✓	✓

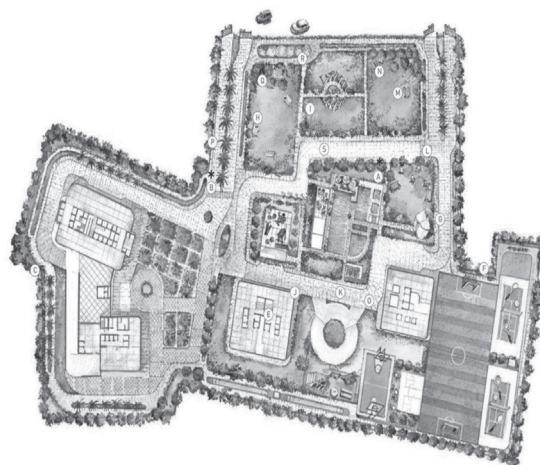
## Sales Inventory of approved under construction projects

Projects	Total Saleable Area (Mn Sqft)	Area Sold (Mn Sqft)	Area to be sold (Mn Sqft)	Total Value Sold (₹ Cr.)	Value of Unsold Inventory at Current Rates (₹ Cr.)
Super Premium	4.38	1.58	2.80	3,877	10,080
Premium	7.15	6.74	0.41	3,386	308
Mid Income	7.91	3.66	4.25	1,107	1,827
<b>Total</b>	<b>19.44</b>	<b>11.98</b>	<b>7.46</b>	<b>8,370</b>	<b>12,215</b>

- 11.98 msft already sold for Sales value of ₹ 8,370 crores
- 7.46 msft. remains to be sold with an estimated value of ₹ 12,215 crores at ongoing sale rates.
- Additional cash collections from Existing sales is ₹ 4,808 cr. linked to the construction progress of the projects.

## Indiabulls Blu, Worli

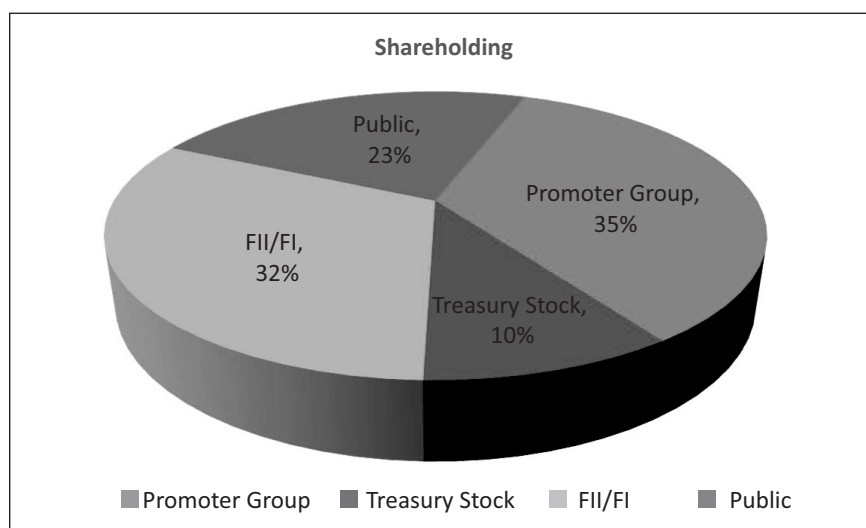
- Project launched at ₹ 36,000 psft in June 2012.
- Already achieved residential sale rate of ₹ 53,000 psft.
- Office - 250,000 sq ft x sale rate ₹ 25,000 (already contracted) = ₹ 625 Cr
- Construction cost (including IDC and all fees) = ₹ 1200 Cr
- Cash flow (after all costs) = ₹ 4425 Cr.
- Construction Status
  - All approvals in place
  - Complete civil construction by Dec 15
  - Shapoorji Pallonji has been awarded civil construction contract.



- 45% saleable area already sold in Blu - ₹ 4,425 pre tax cashflows over next 3 years.
- Revenue recognition in P&L expected from Q3 FY-14.

## Shareholding

	Shares
Buy Back in FY 13	5 .00 Cr
(post buyback) Mar'13	42.40 Cr
Treasury Shares	4.25 Cr
Effective outstanding	38.15 Cr





## Debt Profile

₹ in Cr

Bank Debt	March'13	March'12
Gross Debt	1,633	1,351
Net Debt*	1,195	1,134

\* Net Debt = Gross Debt – Cash and Cash Equivalents

Details of CCDs/OCDs and Pref Capital in Project SPVs		
Project	March'13	March'12
Tehkhand, New Delhi	314	314
Blu, Worli	183	147
Sector-106, Gurgaon	180	180
IB City, Sonapat	158	158
Centrum, Gurgaon	119	119
Sector-104, Gurgaon	108	108
Enigma-Gurgaon	96	96
Greens, Chennai	58	58
Sector -109, Gurgaon	52	52
<b>TOTAL</b>	<b>1,268</b>	<b>1,233</b>

- CCDs/OCDs and Pref capital in project SPVs are private equity investments with no recourse to Parent company

## CHAIRMAN'S MESSAGE

### Dear Shareholders,

The real estate sector in India has come a long way by becoming one of the fastest growing markets in the world. It is not only successfully attracting domestic real estate developers, but foreign investors as well. The growth of the industry is attributed mainly to a large population base, rising income level, and rapid urbanization. However, last couple of years have not been the best of the years for Indian real estate. While long-term factors are likely to work in favour of the real estate developers, the outlook for the short term remains subdued. The lukewarm sales and rising costs have had an impact on the profitability of real estate majors. Although, we saw some monetary easing by the Reserve Bank of India during the year, banks remain cautious towards issuing fresh loans to real estate companies. A silver lining for the sector, though, was that approval and clearances for the projects that were stuck for last few years, have started coming in, albeit slowly.

Notwithstanding the prevailing uncertainty, your Company has emerged resilient by balancing caution with diligence, evaluating all the potential opportunities with pragmatism. Not only have we managed to outperform our peers in the sector in terms of new project launches, speedy execution, and moderate debt, but have achieved spectacular sales together with a healthy bottom line. All this is reflected in the company's financials for the year gone by as also for the quarter ended 30<sup>th</sup> June, 2013. It's a sign of turning the corner that your company paid a dividend of ₹ 2 per share for the year 2012-13, and also declared an interim dividend of Re. 1 per share for the quarter ended 30<sup>th</sup> June, 2013.



Mr. Sameer Gehlaut  
Founder & Chairman

### Undeterred by the slow down

Despite the ongoing global uncertainties and spillover effect of slowdown of Indian economy, strong brand of Indiabulls has helped us achieve total Sales of ₹ 3,002 Crores in FY'13 vs. ₹ 1,982 Crores for FY'12. Profit after Tax (PAT) increased to ₹ 175.47 Crore from ₹ 168 Crore a year ago. The total income from operations for the FY'13 stood at ₹ 1,300.56 crores. These sales and profitability figure have to be seen in the context of overall economic slowdown as well sluggishness in the real estate sector, and they compare favourably with all the industry peers. Some of the key highlights that I'll like to share with you are as follows:

- Annualized rental income increased to ₹ 486 Cr. in FY'13 vs. ₹ 354 Cr. in FY'12.
- Added 220 acres to the land bank in Gurgaon and Panvel.
- While other real estate companies got downgraded, IBREL retained its A+ rating for long term debt and A1+ (highest possible) for short term debt.
- Revenue recognition of only ₹ 1,110 crores in FY'13 compared to Sales of ₹ 3,002 crore in same period, thereby creating large funnel for future revenues.
- First quarter of current financial year (April to June 2013) was marked by extremely robust sales across all our residential projects (₹ 1600 crore) with more than ₹ 1200 crore worth of sales being clocked by Western region alone, comprising IB Panvel, Savroli, and Sky range of projects.
- There was a good pick up in the sales of Chennai OMR project with more than 100 units being sold in the last quarter.

The outlook for the coming year, therefore, looks much brighter with several new launches planned in the next few months.

### Focused on expansion and execution

Strategic land acquisition over the years has helped your company to aggregate a land bank of 3,598 acres (including Nashik SEZ) across India. Out of a total saleable area of 19.44 msft currently under execution, we have already sold

## CHAIRMAN'S MESSAGE (Contd.)

11.98 msft, which corresponds to ₹ 8,370 crore of sales, with ₹ 12,215 crore of unsold inventory at current market prices. Your company has been steadily expanding its footprint in its chosen geographies, particularly in the Tier 1 locations in the three main macro markets of Mumbai, Chennai and NCR.

Presently, your company is developing both residential and commercial projects, mainly concentrating in the metros and the tier I cities. The projects range from mid-income housing projects to high-end to ultra luxury residential projects. Both the residential and the commercial projects are located in the areas of high growth with regard to infrastructure, connectivity and have high future potential. These projects are located in the Metros i.e. South Mumbai and Panvel (Mumbai Metropolitan Region), Chennai, Gurgaon (NCR), and other prime Tier I cities like Ahmedabad, Madurai and Hyderabad etc. The total Area under Development (AUD) stood at 72.86 msft at the end of FY 2012-13.

### Leasing gained traction

Mirroring the market conditions, new leased area in FY ended March, 2013 stood at 0.40 msft as against 0.60 msft in the previous year. However, of late, there has been a significant momentum in leasing with the first quarter (April-June 2013) itself accounting for nearly 0.5 msft. The total cumulative leased area stood at more than 3 msft with some of the marquee clients including big corporate houses like Starbucks, Yes Bank, Deloitte, GE Shipping, Franklin Templeton etc. among others. Most recently, we have added a slew of prestigious global MNCs like HSBC Bank, KPMG and Cadbury etc in our list of clients. This performance has been accomplished as both our commercial properties have become ultimate benchmark in the corporate office space in the central business district of Mumbai.

### Continue to add to land bank

Land reserves indicate the future development and expansion potential of the Company. The company intends to acquire land in the areas which are of strategic importance and high demand centers. Your company recently acquired a strategic land parcel of 210 acres in NCR, a good chunk of which is in the vicinity of Northern Periphery Road (NPR) and is billed to be the "New Gurgaon" in not too distant a future. Total land bank of Indiabulls (excluding Nashik SEZ) stands at 1003.54 acres in regions of Mumbai Metropolitan Region (MMR), National Capital Region (NCR) and Chennai, while the same in FY'12 stood at 836 acres. Out of total land bank of 1,003.54 acres, nearly 60% is in the NCR region, 22% in the MMR region and rest 18% in Chennai region. The size and location of the Company's land reserves allows it to respond quickly and effectively to the changes in the market conditions, regulatory environment and the overall demand.

### Projects gained significant momentum

During the year under review, our various existing projects gained momentum, while we launched several new ones at strategic locations.

- Almost entire Phase 1 of our integrated housing project at Panvel, called '**Indiabulls Greens**' has been sold out, with very little inventory left out of the existing stock. We are all set to start delivery of the Phase 1 in Panvel by the end of next year.
- Also, Phase 2 of Indiabulls Greens at Panvel re-launched recently has evoked an enthusiastic response, and the booking for the same, which was temporarily kept on hold last year, has been commenced.
- Our ultra luxury project in South Mumbai, "**Blu**", got tremendous response post its re-launch in August, 2012, and is all set to establish new benchmark of high end residential living in the city. Having first launched at ₹ 36,000 psft, it's currently commanding more than ₹ 58,000 psft.
- "**Golf city**" got launched with overwhelming response. Such a project is a scarce resource in the city of Mumbai. This 18 hole golf township is designed by Legendary Phill Ryan. Construction has started on the project and 1<sup>st</sup> phase will be ready in 2016. Phase 2 of the project too has been soft launched recently.
- Significant scaling up of construction in both '**Indiabulls Enigma**' and "**Centrum**" at Gurgaon. While Phase 1 of Enigma has been nearly sold out, Phase 2 of the same is in planning. Centrum will be the first project to be delivered starting end of this year, and Enigma likely to be delivered next year.

## CHAIRMAN'S MESSAGE (Contd.)

- **IB Greens at Chennai** has been a stupendous hit with the end users community of the IT professionals; delivery for the first phase is already underway. Phase 2 of the project is witnessing steady sales at a considerably superior price point than what was at the time of first phase. Your company will be looking to expand its land bank in Chennai in the vicinity of its existing land bank, since it is strategic location on OMR, in close proximity to all IT majors.

### **Our credit rating reflects the robust financials**

The Company has maintained its A+ (Single A Plus) rating for its long term debt (Term loans and NCDs) and A1+ (A One Plus) rating for its short term facilities for tenure up to one year (This is the highest rating that can be assigned for short-term debt). The ratings are a reflection of the track record of the management to execute and mobilize funds for the projects, Indiabulls Real Estate Limited's (IBREL's) recognized brand name and low financial leverage.

### **Share buy back**

You may recall in my last year message, I had announced that your Company's Board had approved buy-back of its equity at a maximum price of ₹ 75 per share from open market. I am glad to inform that your company has completed this buyback of 5 crore shares for ₹ 273.2 crore in FY'13. We shall constantly strive to protect and maximize shareholders' value at all times to come.

Thank you

Sameer Gehlaut  
Founder and Chairman

## DIRECTORS' REPORT

Dear Shareholders,

Your Directors have pleasure in presenting the Seventh Annual Report together with the audited accounts of the Company for the financial year ended March 31, 2013.

### FINANCIAL HIGHLIGHTS

The highlights of the financial results of the Company for the financial year ended March 31, 2013 are as under:

Particulars	Amount (in Rupees)	
	Year ended March 31, 2013	Year ended March 31, 2012
<b>Profit before Depreciation / Amortisation</b>	<b>3,446,559,581</b>	<b>239,485,236</b>
Less: Depreciation / Amortisation	33,330,752	31,945,110
<b>Profit before Tax</b>	<b>3,413,228,829</b>	<b>207,540,126</b>
Less: Provision for Tax	727,618,602	63,004,898
<b>Profit after Tax</b>	<b>2,685,610,227</b>	<b>144,535,228</b>
Balance of Profit Brought Forward	87,475,910	29,240,647
<b>Profit Available for Appropriation</b>	<b>2,773,086,137</b>	<b>173,775,875</b>
Transfer from Indiabulls Builders Limited merger, pursuant to Scheme of Arrangement	-	58,454,923
<b>Appropriations:</b>		
Interim Dividend on Equity shares	84,80,21,478	-
Dividend for previous year on Equity shares issued after the year end, under ESOP Scheme	-	189,000
Corporate Dividend Tax on Interim Dividend on Equity shares	16,658,750	-
Transfer to General Reserves	268,561,022	-
Transfer to Capital Redemption Reserves	100,000,000	-
Corporate Dividend Tax for previous year on Equity shares issued after the year end, under ESOP Scheme	-	30,660
Transferred to Debenture Redemption Reserve	1,334,560,908	144,535,228
<b>Balance of Profit Carried Forward</b>	<b>205,283,979</b>	<b>87,475,910</b>

### REVIEW OF OPERATIONS & BUSINESS UPDATE:

#### Key Financial Highlights:

- Total Sales in FY '13 increased to ₹ 3002 crores as against the sales of ₹ 1982 crores in FY '12.
- Annualized rental income in FY '13 increased to ₹ 486 crores as against ₹ 354 crores in FY '12
- The total income from operations for the year FY '13 stood at ₹ 1,300.56 crores and the Profit after tax (PAT) stood at ₹ 175.47 crores.
- While most of the other Real Estate companies got downgraded, the Company has retained its A+ (A Plus) rating for its long term debt (Term Loans and NCDs) and A1+ (A One Plus) rating for its short-term debt, which is the highest rating that can be assigned for short-term debt. With this the Company enjoys ease and most favorable terms on the loans/facilities being availed from the Banks/Financial Institutions. The ratings are the manifestation of the Company's strong fundamentals, low gearing and execution track record and juxtapose its long term growth prospects.



## DIRECTORS' REPORT (Contd.)

### Project development:

The Company has 25 ongoing projects totaling 72.86 million square feet, 2588 acres of SEZ development and additional land bank of 1003.54 acres. Each project bears a stamp of thoughtful solutions and highest quality. Company's projects has optimum mix of different categories and therefore the Company has diversified portfolio of super premium category, premium category & mid income category.

➤ The Company has launched following projects in FY '13:

**BLU, Worli, Mumbai** – 7-Star luxury residential complex spread over 10 acres in South Mumbai with breathtaking sea views. The project launched at ₹ 36,000 psft in June 2012 and within a short span of time it has achieved residential sale rate of ₹ 58,399 psft. Office space of 2,50,000 sq ft at Rs 25,000 psft is already contracted. 45% of the saleable area of this project is already sold with cash flows (after all costs) of ₹ 4425 Crores. Revenue recognition in P&L is expected during the current FY '14.

**IB Golf City, Savroli, MMR** – Premium residential township with 18-hole golf course spread over 350 acres of greens.

### Key Operational Highlights

Presently the Company is developing both residential and commercial projects mainly concentrating in the super metros and the tier I cities. The projects include from mid-income housing projects to high-end residential projects. Both the residential and the commercial projects are located in the areas of high growth with regards to infrastructure, connectivity and have high future potential. These projects are located in the Metros i.e. Panvel (Mumbai Metropolitan Region), Chennai, Gurgaon (NCR), and other prime Tier I cities like Ahmedabad, Madurai & Indore etc.

- The total Area under Development (AUD) is increased from 71.55 msft as on March 31, 2012 to 72.86 msft as on March 31, 2013.
- Out of AUD of 72.86 msft, 65.04 msft is under residential scope and 7.82 msft is under commercial scope.
- Around 95% of the AUD is in the Metro cities i.e. major centers of Greater Mumbai & Mumbai Metropolitan Region (MMR), National Capital Region (NCR) and Chennai.
- Total Area under construction (AUC) increased from 17.17 msft as on March 31, 2012 to 19.44 msft (net of handovers).

### Land Bank:

Land reserves indicate the future development and expansion potential of the Company. The Company intends to acquire land in the areas which are of strategic importance and high demand centers. The size and location of the company's land reserves allows it to respond quickly and effectively to the changes in the market conditions, regulatory environment and the overall demand.

- Added approx. 220 acres land (mainly in Mumbai Metropolitan Region and National Capital Region) in FY '13.
- Total Land bank as at March 31, 2013 stands at 1003.54 acres, excluding 2588 acres land of Nashik SEZ, mainly in regions of Mumbai Metropolitan Region (MMR), National Capital Region (NCR) and Chennai (nearly 60% is in the NCR region, 22% in the MMR region and 18% in Chennai region).

## SIGNIFICANT DEVELOPMENTS & UPDATES

### BUYBACK OF EQUITY SHARES OF THE COMPANY

The Buy-back offer of the Company, which commenced w.e.f. April 30, 2012, closed on December 14, 2012, as scheduled. During Buy-back, the Company through Stock Exchange mechanism, bought back 5,00,00,000 equity shares, being 83.33% of the total buyback offer quantity of 6,00,00,000 equity shares at an average price of ₹ 54.64 per share. Funds amounting to ₹ 273.21 Crores approx. were utilized for the aforesaid purpose. Post Buy-back, the Issued & Paid-up capital of the Company stood at ₹ 848,021,478/-, comprising 424,010,739 equity shares of ₹ 2/- each.

### RAISING OF FUNDS THROUGH ISSUE OF SECURED NON-CONVERTIBLE DEBENTURES

During the financial year 2012-13, the Company successfully raised funds aggregating ₹ 300 Crores through issue of Secured Non-Convertible Debentures to Yes Bank Limited. During Q1 of FY 2013-14, the company raised funds

## DIRECTORS' REPORT (Contd.)

aggregating ₹ 500 Crores through issue of Secured Non-Convertible Debentures to Axis Bank Limited. These Debentures stands listed on the Wholesale Debt Market segment of the National Stock Exchange of India Limited.

### DIVIDEND

For the FY 2012-13, an Interim Dividend was declared by the Board on April 25, 2013, at the rate of ₹ 2/- per equity share on face value of ₹ 2/- each. Your Directors recommend that the aforesaid interim dividend be approved as final dividend for the financial year 2012-13.

### EMPLOYEES STOCK OPTIONS

The disclosures required to be made in the Directors' Report in respect of the stock options granted under various employee stock option schemes in force in the Company, in terms of the format prescribed under SEBI (Employee Stock Option Scheme and Stock Purchase Scheme) Guidelines 1999, are set out in the annexures forming a part of this Report.

### PUBLIC DEPOSITS

The Company has not accepted any deposits from the public during the year under review.

### SUBSIDIARIES

The statement pursuant to Section 212(1) (e) of the Companies Act, 1956 relating to subsidiary companies forms a part of the financial statements.

In accordance with the general circular issued by the Ministry of Corporate Affairs, Government of India, the Balance Sheet, Statement of Profit and Loss and other documents of subsidiary companies are not being attached with the Balance Sheet of the Company. However the financial information of the subsidiary companies is disclosed in the Annual Report in compliance with the said circular. The Company will make available the Annual Accounts of the subsidiary companies and the related detailed information to any member of the Company who may be interested in obtaining the same. The annual accounts of the subsidiary companies will also be kept open for inspection at the Registered Office of the Company and that of the respective subsidiary companies. The Consolidated Financial Statements presented by the Company include the financial results of its subsidiary companies.

### DIRECTORS

In accordance with the provisions of Section 255 and 256 of the Companies Act, 1956 and Article 129 of the Articles of Association of the Company, Mr. Aishwarya Katoch (DIN: 00557488) and Mr. Labh Singh Sitara (DIN: 01724648), Directors, retire by rotation at the ensuing Annual General Meeting of the Company and being eligible, have offered themselves for reappointment.

Brief resumes of the Directors seeking reappointment, nature of their expertise in specific functional areas, names of companies in which they hold directorships and memberships/chairmanships of Board Committees, as stipulated under Clause 49 of Listing Agreement with the Stock Exchanges in India, are provided in the Report on Corporate Governance, forming part of the Annual Report.

### LISTING WITH STOCK EXCHANGES

The equity shares of the Company continue to remain listed with the BSE Limited (BSE) and the National Stock Exchange of India Limited (NSE). The listing fees payable to both the exchanges for the financial year 2013-14 has been paid. The Global Depository Receipts issued by the Company also continue to be listed on the Luxembourg Stock Exchange. All outstanding Secured Non-Convertible Debentures issued by the Company so far, continue to remain listed on the Wholesale Debt Market segment of NSE.

### MANAGEMENT DISCUSSION AND ANALYSIS REPORT

Management Discussion and Analysis Report, as stipulated under clause 49 of the Listing Agreement with the Stock Exchanges in India, is presented in a separate section forming part of the Annual Report.

## DIRECTORS' REPORT (Contd.)

### CORPORATE GOVERNANCE REPORT

Pursuant to Clause 49 of the Listing Agreements with the Stock Exchanges, a detailed report on Corporate Governance is included in the Annual Report. A Certificate from a Practicing Company Secretary, certifying Company's compliance with the requirements of Corporate Governance, as stipulated under Clause 49 of the Listing Agreement, is annexed to the Corporate Governance Report.

### AUDITORS & AUDITORS' REPORT

M/s Sharma Goel & Co., Chartered Accountants (Registration no.: 000643-N), Auditors of the Company will retire at the conclusion of the ensuing Annual General Meeting and being eligible, offer themselves for reappointment. The Company has received a certificate from the Auditors to the effect that their reappointment, if made, would be in accordance with Section 224(1B) of the Companies Act, 1956. The Board recommends their re-appointment.

The Notes to the Accounts referred to in the Auditors' Report are self-explanatory and therefore do not call for any further explanation.

### INFORMATION PURSUANT TO SECTION 217 OF THE COMPANIES ACT, 1956

The information required to be disclosed under Section 217 (1)(e) of the Companies Act, 1956, read with the Companies (Disclosure of Particulars in the Report of the Board of Directors) Rules, 1988 with respect to conservation of Energy, Technology Absorption and Foreign Exchange Earnings and Outgo, is given in the Annexure and forms part of this Report.

In terms of the provisions of Section 217 (2A) of the Companies Act, 1956 read with the Companies (Particulars of Employees) Rules, 1975 as amended, the names and other particulars of the employees are required to be set out in the Annexure to the Directors' Report. However, having regard to the provisions of Section 219(1)(b)(iv) of the said Act, the Annual Report excluding the aforesaid information, is being sent to all the Members of the Company and others entitled thereto. Any Member who is interested in obtaining such particulars may write to the Company Secretary at the Registered Office of the Company.

### DIRECTORS' RESPONSIBILITY STATEMENT

As required under Section 217 (2AA) of the Companies Act, 1956, your Directors confirm that:

1. in the preparation of the annual accounts, the applicable accounting standards have been followed and that there are no material departures from the same;
2. the Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2013 and the profit of the Company for the year ended on that date;
3. the Directors have taken proper and sufficient care for maintaining of adequate accounting records in accordance with the provisions of the Companies Act, 1956 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities; and
4. the Directors have prepared the Annual Accounts of the Company on a 'going concern' basis.

### ACKNOWLEDGEMENT

Your Directors wish to express their gratitude for the continuous assistance and support received from the investors, clients, bankers, regulatory and government authorities, during the year. Your Directors also wish to place on record their deep sense of appreciation for the contributions made and committed services rendered by the employees of the Company at various levels, to the growth & success of the Company.

For and on behalf of the Board of Directors

Sd/-  
Sameer Gehlaut  
Chairman

New Delhi,  
September 3, 2013

## DIRECTORS' REPORT (Contd.)

### ANNEXURE FORMING PART OF THE DIRECTORS' REPORT

Information pursuant to section 217(1)(e) of the Companies Act, 1956, read with the Companies (Disclosure of Particulars in the Report of the Board of Directors) Rules, 1988, in respect of conservation of energy, technology absorption and foreign exchange earnings & outgo.

#### A. Conservation of Energy

The Company uses electric energy for its equipment such as office equipment, computers, lighting and utilities in the work premises. As an ongoing process, the following measures are undertaken to conserve energy:

- a) Implementation of viable energy saving proposals.
- b) Installation of automatic power controllers to save maximum demand charges and energy.
- c) Training front-end operational personnel on opportunities of energy conservation.
- d) Awareness and training sessions for maintenance personnel conducted by experts.

#### B. Technology Absorption

The Company believes that technological obsolescence is a practical reality. Our research activities will help us to prepare for future growth & opportunities.

At the Company we encourage continuous innovations with the prime purpose of providing maximum benefits to our clients and other users by working proactively (self driven research) and reactively (client driven research).

Our objective is to carry out applied research in the areas that are closely related to realization of the business objectives of the Company and seek to encash available business opportunities.

#### C. Foreign Exchange Earnings and Outgo

While there were no earnings in foreign exchange during the year under review, the foreign exchange outgo on account of various heads is depicted in the table given below:

Particulars	(Amount in Rupees)	
	For the year ended March 31, 2013	For the year ended March 31, 2012
Travelling & Conveyance	614,565	1,157,436
Professional Fees	2,145,062	4,062,755
Rent	2,236,208	-
Others	6,956,076	3,143,407
<b>Total</b>	<b>11,951,911</b>	<b>8,363,598</b>

**ANNEXURE TO THE DIRECTORS' REPORT (Contd.)****Indiabulls Real Estate Limited Employee Stock Option Scheme 2006 - As on March 31, 2013**

Particulars	
a. Options Granted	9,000,000
b. Exercise price	₹ 60
c. Options vested	5,025,500
d. Options exercised	2,567,000
e. The total number of Shares arising as a result of exercise of option	2,567,000
f. Options lapsed	2,578,500
g. Variation in terms of options during the year	Nil
h. Money realized by exercise of options	₹ 154,020,000
i. Total number of options in force	3,854,500
j. Employee wise details of options granted during the year, to:	
i. Senior Management Personnel	Nil
ii. any other employee who received a grant of option amounting to 5% or more of options granted during the year	Nil
iii. identified employees who were granted option, during the year, equal to or exceeding 1% of the issued capital of the Company.	Nil
k. Diluted Earnings Per Share (EPS) pursuant to issue of shares on exercise of option calculated in accordance with [Accounting Standard (AS) 20 'Earnings Per Share']	₹ 6.07
l. Where the Company has calculated the employee compensation cost using the intrinsic value of the stock options, the difference between the employee compensation cost so computed and the employee compensation cost that shall have been recognized if it had used the fair value of the options, shall be disclosed. The impact of this difference on profits and on EPS of the Company shall also be disclosed	Refer Note 27 of Notes to Accounts, forming part of the Financial Statements
m. Weighted-average exercise prices and weighted-average fair values of options shall be disclosed separately for options whose exercise price either equals or exceeds or is less than the market price of the stock	Refer Note 27 of Notes to Accounts, forming part of the Financial Statements
n. A description of the method and significant assumptions used during the year to estimate the fair values of options, including the following weighted-average information:	Refer Note 27 of Notes to Accounts, forming part of the Financial Statements
i. risk free interest rate	
ii. expected life	
iii. expected volatility	
iv. expected dividends, and	
v. the price of the underlying share in market at the time of option grant	



## ANNEXURE TO THE DIRECTORS' REPORT (Contd.)

### Indiabulls Real Estate Limited Employees Stock Option Scheme 2008 (II) - As on March 31, 2013

Particulars	
a. Options Granted	2,000,000
b. Exercise price	₹ 110.50
c. Options vested	696,500
d. Options exercised	128,500
e. The total number of Shares arising as a result of exercise of option	128,500
f. Options lapsed	958,000
g. Variation in terms of options during the year	Nil
h. Money realized by exercise of options	₹ 14,199,250
i. Total number of options in force	913,500
j. Employee wise details of options granted during the year, to:	
i. Senior Management Personnel	Nil
ii. any other employee who received a grant of option amounting to 5% or more of options granted during the year	Nil
iii. identified employees who were granted option, during the year, equal to or exceeding 1% of the issued capital of the Company.	Nil
k. Diluted Earnings Per Share (EPS) pursuant to issue of shares on exercise of option calculated in accordance with [Accounting Standard (AS) 20 'Earnings Per Share']	₹ 6.07
l. Where the Company has calculated the employee compensation cost using the intrinsic value of the stock options, the difference between the employee compensation cost so computed and the employee compensation cost that shall have been recognized if it had used the fair value of the options, shall be disclosed. The impact of this difference on profits and on EPS of the Company shall also be disclosed	Refer Note 27 of Notes to Accounts, forming part of the Financial Statements
m. Weighted – average exercise prices and weighted – average fair values of options shall be disclosed separately for options whose exercise price either equals or exceeds or is less than the market price of the stock.	Refer Note 27 of Notes to Accounts, forming part of the Financial Statements
n. A description of the method and significant assumptions used during the year to estimate the fair values of options, including the following weighted – average information:	Refer Note 27 of Notes to Accounts, forming part of the Financial Statements
i. risk free interest rate	
ii. expected life	
iii. expected volatility	
iv. expected dividends, and	
v. the price of the underlying share in market at the time of option grant	

## MANAGEMENT DISCUSSION AND ANALYSIS REPORT



Mr. Rajiv Rattan - Vice Chairman

### ECONOMIC AND INDUSTRIAL REVIEW

The Indian economy experienced robust growth in the past decade and is expected to be one of the fastest growing economies in the coming years. The real estate sector in India assumed greater prominence with the liberalization and growth of the economy. At present, the real estate and construction sectors are playing a crucial role in the overall development of India's core infrastructure.

The year 2012-13 has been a challenging one for Indian Economy. Although the year 2012-13 started on positive note, it got slowed down as the monetary tightening was continued to arrest the inflationary pressure. Fundamentals of India's real estate sector are however improving, as seen by better liquidity and improved demand. The recovery has given way to belief in the sustained healthy levels, if not a rapid growth. Increase in business opportunities and labor migration led to rising demand for commercial and housing space. Demand for commercial property is being driven by the country's economic growth. Urban population has been increasing and this urbanization and growing household income is driving demand for residential real

estate and growth in the retail sector. The growth of Indian real estate industry is also linked with developments in the retail, hospitality, economic services (hospitals, schools) and IT enabled services (like call centers) etc. Contrary to the Indian economy, decreasing value of rupee has increased a demand in Real Estate with the higher participation and inflow of funds from NRIs.

### SEGMENTS OF INDIAN REAL ESTATE SECTOR:

#### Residential Real Estate –

Despite high demand & strong fundamentals, owing to global meltdown residential real estate witnessed a staggering fall in demand during last 2-3 fiscal years. This segment has however now experienced a speedy recovery & demand. Going forward, strong underlying demand would continue to aid an improvement in the sector, owing to the following reasons:

- Continuous growth in population
- Rapid urbanization
- Migration towards urban areas
- Ample job opportunities in service sectors
- Growing income levels
- Repatriation of NRIs and HNIs
- Rise in nuclear families
- Easy availability of finance

#### Commercial Real Estate:

The growth of commercial real estate is dependent on economic growth. The segment has been driven largely by service sectors, which employs large number of employees and therefore requires huge office space. During the economic slowdown, demand for commercial real estate dropped sharply. Demand for commercial space has been increased and expected to be improved further consequent to business growth and resulted resumption of hiring in business sectors especially in the key sectors like IT/ITES, financial services etc.

#### Retail Real Estate:

In the past few years, India's organized retail industry is on high growth rates primarily due to lavish lifestyles, high disposable incomes and propensity to spend. The demand of retail real estate, which was earlier mainly concentrated

## MANAGEMENT DISCUSSION AND ANALYSIS REPORT (Contd.)

in Tier I cities until a few years back, spread to Tier II and Tier III cities as well. Going forward, retailing is expected to grow with revival in economy. Government's approval to the FDI for multi-brand retail will lead to significant rise in demand for retail space. International retail brands are collaborating with Indian partners and a high demand in quality retail is expected in next few years.

### Hospitality Real Estate:

India's hospitality industry is enjoying exuberant growth since last few years. Increase in domestic, business and leisure travel has benefited hotels & tourism industry in India, which has in-turn resulted a high demand of real estate in this sector. Rising incomes, higher weekend trips and increased access to travel-related information over the internet are the key drives for the hospitality industry and will lead to significant rise in the sector. Premium segment hotels are more prominent in major business. A very high demand of hospitality real estate is expected in coming years.

### BUSINESS OVERVIEW

Indiabulls Real Estate is one of the largest real estate company in India and national player across multiple realty and infrastructure sectors with development projects spread across high-end office and commercial complexes, premium residential developments, mega townships, retail spaces, hotel and resorts, state of the art special economic zones and infrastructure development. It has 25 ongoing projects totaling 72.86 million square feet, 2588 acres of SEZ development and additional land bank of 1003.54 acres. Each project bears a stamp of thoughtful solutions and highest quality. The Company has partnered with specialists, from India and abroad, working on various aspects including design, landscaping, engineering and structural strength of each of the developments.

The Company's operations span all aspects of real estate development, from the identification and acquisition of land, to the planning, execution, construction and marketing of its projects (including architecture, design management and interior design), through to the maintenance and management of its completed developments, as well as providing consultancy and advisory services on engineering, industrial and technical matters to all forms of industries including companies engaged in construction-development of real estate and infrastructure projects.

The Company has launched following projects in last fiscal year 2012-13:

**BLU, Worli, Mumbai** – 7-Star luxury residential complex spread over 10 acres in South Mumbai with breathtaking sea views

**IB Golf City, Savroli, MMR** – Premium residential township with 18-hole golf course spread over 350 acres of greens

### COMPETITIVE STRENGTHS

The Company's principal competitive strengths are set forth below:

#### Delivery and Execution Track Record

The Company has delivered a record 3.3 million sq ft developed space (within 4 years of inception). This is fastest and largest delivery in value terms by any Indian real estate developer in the same time period. With this the Company enjoys high confidence of the investors and customers.

#### Highest rating for term facilities

While most of the other Real Estate companies got downgraded, the Company has retained its A+ (A Plus) rating for its long term debt (Term Loans and NCDs) and A1+ (A One Plus) rating for its short-term debt, which is the highest rating that can be assigned for short-term debt. With this the Company enjoys ease and most favorable terms on the loans/facilities being availed from the Banks/Financial Institutions.

#### Land Reserves

The Company through acquisitions and government allotments has established a sizeable land bank in preferred locations at competitive prices. The Company has sufficient land to meet its development plans. The size and location of the Company's land reserves allows it to respond more effectively to changes in market conditions and demand. The Company believes that sizeable land reserves are the most important resource for a property developer.

## MANAGEMENT DISCUSSION AND ANALYSIS REPORT (Contd.)

### Strong Brand Recognition

One of the Company's key strengths is the strong brand recognition with the brand name "Indiabulls". The Company forms part of Indiabulls Group, one of the country's leading business houses with business interests in several business. Indiabulls Group companies are listed in Indian and overseas financial markets. Indiabulls has been conferred the status of a "Business Superbrand" by The Brand Council, Superbrands India. The Company believes that the brand recognition and trust associated with the Indiabulls name carry over into the Company's growing real estate.

### Most Advanced Construction Equipments and Technologies

The Company employs most advanced construction equipments and technologies like advanced jump form technology, internal climbing tower crane and concrete boom placer, advanced vertical transportation system, wind tunnel engineering and advanced design inputs with leading international consultants. International quality, high grade steel is used in all projects. High performance M70 self compacting concrete is used for key elements. In-house advanced RMC plant with chillers are used to produce quality concrete and temperature controlled concrete for mass elements.

### High demand locations of the Projects

The Company has more than 95% of its portfolio in Mumbai (Mumbai Metro Region), Delhi (NCR) and Chennai markets. Out of 72.86 million sq ft area under development, 68.68 million sq ft is in high demand locations i.e. Mumbai Metro Region, National Capital Region & Chennai (39.99 msft in MMR, 20.02 in NCR & 8.67 in Chennai). The Company's commercial developments are located in areas that are attractive to corporate and multi-national clients. The locations of the Projects provide a strong basis for the success core property-development business and a platform from which it can further expand its related business, such as project management and investment advisory services.

### Execution Capabilities

The Company has assembled an experienced team that has strong capabilities in the various aspects of project execution, as well as in-depth knowledge of the localities in which the Company is developing projects. Our highly professional business approach and a very adept technical and design team handpicked from across the world, ensures that there is high efficiency with zero tolerance for lapses. It has the personnel and internal systems to successfully manage large construction projects with on time delivery and quality. International safety equipment like edge protection system, fan catch etc. are used and paramount importance is given to safety in all phases of construction.

## STRATEGY

The key elements of the Company's strategy include:

### Focus on land acquisition in preferred locations at competitive prices & creating land bank for future development

The Company has a land bank of approx 1003.54 acres, in addition to 2588 acres of Nashik SEZ land, for future development. With the continue acquisition of quality land in preferred locations at competitive prices, the Company has sufficient land to meet its development plans. Total 220.77 acres land bank in NCR & MMR (Gurgaon & Panvel) was acquired during last fiscal year 2012-13. Total 420.47 acres land in NCR and MMR was acquired during FY 11-12. Total 192.75 acres lands (which includes Bharat and Poddar Mills, prime land in South Mumbai, bought in NTC Auction) were acquired in FY 10-11. The Company plans to put maximum land bank under development for launch of new projects and augment existing projects under constructions. The Company intends to focus on exploiting its existing land bank to develop its future projects in order to improve the cash realizations from its projects.

### Focus on Super Metros

95% of the Company's portfolio is in Super-Metro Cities i.e. Mumbai Metro Region, National Capital Region and Chennai. Both the residential and the commercial projects are located in the areas of high growth with regards to infrastructure, connectivity and have high future potential. The Company will continue to focus on the areas which have high demand for both the residential and commercial.

## MANAGEMENT DISCUSSION AND ANALYSIS REPORT (Contd.)



Mr. Narendra Gehlaut - Managing Director

intends to concentrate its construction and development activities towards projects that are pre-sold or pre-leased. The Company intends to continue developing its land reserves, replacing its developed land as and when required for new developments. The Company believes that in following this strategy, it will be able to maximize its earnings per share and return on capital.

### Quality construction

Highest quality construction is the key driver for mounting the long term results. The Company employs the most advanced construction equipments, cutting-edge technologies like advanced jump form technology, advanced vertical transportation system, wind tunnel engineering and also finest quality raw materials.

### Projects for each category and segments

The total area under construction under different projects is approx 19.44 msft, out of which approx 4.38 msft is for super premium category, 7.15 msft is for premium category and balance 7.91 is for mid income category. Thereby the Company has products for each category & segments and therefore well placed for getting sales & revenues from each category of the buyers.

### RISKS & OPPORTUNITIES

The Company believes that there are lots of opportunities and demand in Indian Real Estate Sector:

#### Outlook: Commercial Real Estate

- Office rents to start appreciating during the current FY
- More outright purchases by occupiers as well as private equity players
- IT/ITES and BFSI would continue to account for 60-70% of office demand

#### Outlook: Residential Real Estate

- Demand for premium products to continue, albeit at a slower pace
- Demand for Ultra Low Cost (ULC) Housing 'Housing for all' to enhance at very high growth rate

#### Outlook: Retail Real Estate

- FDI in multi brand retail will open up portals to major retail brands in India, which will be instrumental to increase the retail space absorption in the Country

### Focus on Clear Title Projects

The Company focuses on acquisition of clear tile lands, which allows timely execution and speedy delivery of its project. The speedy and efficient execution of our projects remains a key priority. \$900 million worth lands were acquired through government auctions. The Company will continue to acquire such clear title lands in future also to retain customer's/investor's confidence on our timely delivery without any delay.

### Focus on execution & timely delivery

On time delivery is our key driver for success of all our projects. The Company has a track record of timely & fastest delivery. The Company in near future have plans to launch projects, post receiving all necessary constructions approvals in line with its successful track record of on time delivery.

### Focus on Results

Whilst, Company seeks to turn over its land as soon as possible by adding value through its developments and then selling the properties or holding them for rental income, the Company



## MANAGEMENT DISCUSSION AND ANALYSIS REPORT (Contd.)

- More collaborative models such as revenue sharing to emerge in the sector
- Retailers would continue to expand beyond Tier I into Tier II and III cities and large number of malls slated to become operational
- More international retailers to venture into India, which would result high demand and increased rentals in retail real estate

In the course of its business the Company is exposed to stiff competition from other developers in the market. In addition, it is exposed to certain market related risks, such as increase in interest rates and foreign currency rates, customer risks and changes in the government policies.

### HUMAN RESOURCES

Your Company's multi-business context poses unique challenges to the Human Resource function. The Company's businesses are managed by a team of competent and passionate leaders, capable of enhancing your Company's standing in the competitive market. The Company's employees have a defining role in significantly accelerating its growth and transformation, thereby enhancing its position as one of the largest corporate houses. The Company has a structured recruitment process, the focus is on recruiting people who have the right mindset for working at Indiabulls, supported by structured training programs and internal growth opportunities.

The Company's focus is on unlocking the people potential and further developing their functional, operational and behavioral competencies. The launch of new Employee Stock Option Schemes for its employees ensures the employee participation in the growth and progress of the Company. The belief "great people create great organization" has been at the core of the Company's approach to its people.

### INTERNAL CONTROLS AND THEIR ADEQUACY

The Company has a proper and adequate system of internal controls commensurate with the size of the Company and the nature of its business to ensure that all the assets are safeguarded and protected against loss from unauthorized use or disposition and that transactions are authorized, recorded and reported correctly and adequately.

The Company's internal controls are supplemented by internal audits, review by management and documented policies, guidelines and procedures. The system has been designed to ensure that financial and other records are reliable for preparing financial information and for maintaining accountability of assets. All financial and audit control systems are also reviewed by the Audit Committee of the Board of Directors of the Company.

### Cautionary Statement

*Statements in this report on Management Discussions and Analysis describing the Company's objectives, estimates and expectations may be forward looking statements based on certain assumptions and expectations of future events. Actual results might differ substantially or materially from those expressed or implied.*

*The Company assumes no responsibility nor is under any obligation to publicly amend, modify or revise any forward looking statements on the basis of any subsequent developments, information or events.*

## CORPORATE GOVERNANCE REPORT

### 1. The Company's philosophy on Corporate Governance

Sound Corporate Governance practices and responsible corporate behaviour contribute to long term performance of companies. Best practices on governance issues are an evolutionary and continuing process. There is no single template to define good governance. Broadly, however, Corporate Governance practices should aim at striking a balance between interests of various stakeholders on one hand and the duties and responsibilities of the Board and senior management in overseeing the affairs of the Company on the other.

The corporate governance policy of Indiabulls Real Estate Limited ("the Company" or "IBREL") encompasses the simple tenets of integrity, transparency and fairness in whatever the company does and what it basically aims at achieving is a complete adherence to the applicable statutes whilst at the same time ensuring a complete commitment to values and the highest ethical standards in every facet of its operations and in each of the functional areas. This, in turn, ensures that best in the class concept of corporate governance practices become a way of life in the Company.

In line with the nature and size of operations of the Company, the Corporate Governance framework in IBREL is based on the following main principles:

- Constitution of a Board of Directors of appropriate composition, size, varied experience and commitment to discharge their responsibilities and duties.
- Transparency and independence in the functions of the Board.
- Ensuring timely flow of information to the Board and its Committees to enable them discharge their functions effectively.
- Independent verification and assured integrity of financial reporting.
- Timely and balanced disclosure of all material information related to the Company to all stakeholders and protection of their rights and interests.
- A sound system of risk management and internal control.
- Compliance with applicable laws, rules and regulations in letter and spirit.

### 2. Board of Directors (Board)

#### (A) Composition and size of the Board

The Board of Directors in IBREL has been constituted in a manner which ensures appropriate mix of executive, non-executive and independent directors to ensure proper governance and management. The Board members have collective experience in diverse fields like construction, mining, finance, banking, engineering, hospitality and technology.

As on March 31, 2013, the Board consisted of nine directors, one of whom was Executive Director. The remaining eight directors were Non-Executive Directors, with five of such Directors being Independent Directors and three Promoter Directors. The Chairman being a Non-Executive Director, the number of Independent Non-Executive Directors on the Board was 50% of the Board strength at any point of time during FY'13. The details of various directors on the Board of the Company, the nature of their directorships, the number of directorships held by them in other companies as also the number of committee memberships or chairmanships held by them on the Audit Committees and the Shareholders' / Investors' Grievance Committees of IBREL and other companies as on March 31, 2013, is depicted in the table given below:

**CORPORATE GOVERNANCE REPORT (Contd.)**

Sl. No.	Name of the Director	Category of Directorship	No. of Directorships in other Companies*	No. of Memberships/ Chairmanships in Board Committees of various companies (including the Company)**	
				Member***	Chairman
1.	Mr. Sameer Gehlaut (DIN: 00060783)	Non-Executive Promoter Director	4	3	1
2.	Mr. Rajiv Rattan (DIN: 00010849)	Non-Executive Promoter Director	6	2	Nil
3.	Mr. Saurabh Kumar Mittal (DIN: 01175382)	Non-Executive Promoter Director	3	3	Nil
4.	Mr. Narendra Gehlaut (DIN: 01246303)	Executive Director	4	1	Nil
5.	Mr. Labh Singh Sitara (DIN: 01724648)	Non-Executive Independent Director	3	2	Nil
6.	Mr. Shamsher Singh Ahlawat (DIN: 00017480)	Non-Executive Independent Director	7	7	5
7.	Mr. Aishwarya Katoch (DIN: 00557488)	Non-Executive Independent Director	3	7	3
8.	Mr. Karan Singh Khera (DIN: 00017236)	Non-Executive Independent Director	7	6	4
9.	Mr. Prem Prakash Mirdha (DIN: 01352748)	Non-Executive Independent Director	4	4	Nil

\* Does not include directorships held in private limited companies and foreign companies.

\*\* Only memberships/chairmanships of the Audit Committees and Shareholders' Grievance Committees in various public limited companies, considered.

\*\*\* This includes the chairmanship in the Committees.

# During the FY 2012-13, Mr. Vipul Bansal resigned from Directorship w.e.f. July 25, 2012. Accordingly, his Directorship in other companies and his Membership/Chairmanship in Committees of Company/other Companies as of March 31, 2013, has not been given in aforesaid table.

Except Mr. Narendra Gehlaut, who is brother of Mr. Sameer Gehlaut, no other Director is related to each other.

**(B) Details of Board Meetings and the last Annual General Meeting and attendance record of Directors thereat**

During the FY 2012-13 the Board of IBREL met 10 (Ten) times. The dates of the Board meetings were April 9, 2012, April 25, 2012, June 29, 2012, July 25, 2012, August 30, 2012, September 28, 2012, October 23, 2012, December 24, 2012, January 22, 2013 and February 25, 2013.

The last Annual General Meeting (AGM) of the Company was held on September 27, 2012.

A table depicting the attendance of Directors at various Board Meetings and the AGM held during financial year 2012-13, is given below:

Sl. No.	Name of the Director	No. of Board Meetings attended	Attendance at the last AGM
1.	Mr. Sameer Gehlaut	3	No
2.	Mr. Rajiv Rattan	10	Yes
3.	Mr. Saurabh Kumar Mittal	8	No
4.	Mr. Vipul Bansal#	2	N.A.
5.	Mr. Narendra Gehlaut	10	No
6.	Mr. Labh Singh Sitara	6	No
7.	Mr. Shamsher Singh Ahlawat	7	Yes
8.	Mr. Aishwarya Katoch	8	Yes
9.	Mr. Karan Singh Khera	8	Yes
10.	Mr. Prem Prakash Mirdha	7	No

#Resigned from Directorship w.e.f. July 25, 2012

## CORPORATE GOVERNANCE REPORT (Contd.)

### (C) Code of Conduct

The Board has laid down a Code of Conduct for all Board members and Senior Management Personnel of the Company. The Code of Conduct is available on the website of the company <http://realestate.indiabulls.com>. All Board members and Senior Management Personnel have affirmed compliance with the Code of Conduct. A declaration signed by the Managing Director of the Company to this effect is enclosed at the end of this Report.

The Code of Conduct seeks to ensure that the Directors and the Senior Management Personnel observe a total commitment to their duties and responsibilities while ensuring a complete adherence with the applicable statutes on one hand and values and ethics on the other.

### 3. COMMITTEES OF THE BOARD

The Board constituted committees namely, Audit Committee, Remuneration Committee and Share Transfer cum Shareholders'/ Investors' Grievance Committee to act in accordance with the terms of reference determined by the Board. Meetings of each of these Committees are convened by the respective Chairman. Matters requiring Board's attention/approval are placed before the Board. The role, the composition of these Committees including the number of meetings held during the financial year 2012-13 and the related attendance detail are provided hereunder.

#### (A) Audit Committee

##### Composition

The Audit Committee comprises of three members namely Mr. Shamsher Singh Ahlawat as the Chairman, Mr. Aishwarya Katoch and Mr. Saurabh Kumar Mittal, all Non-Executive Directors. Two out of three members comprising the committee i.e. Mr. Shamsher Singh Ahlawat and Mr. Aishwarya Katoch are Independent Directors. Mr. Ravi Telkar, Company Secretary, also acts as the Secretary to the Audit Committee.

##### Terms of reference of the Audit Committee

The terms of reference of the Audit Committee, *inter-alia*, include:

- to oversee the financial reporting process and disclosure of financial information;
- to review with management, quarterly and annual financial statements and ensure their accuracy and correctness before submission to the Board;
- to review with management and internal auditors, the adequacy of internal control systems, approving the internal audit plans and reviewing the efficacy of their function, discussion and review of periodic audit reports including findings of internal investigations;
- to recommend the appointment of the internal and statutory auditors and fixing their remuneration;
- to hold discussions with the Statutory and Internal Auditors to decide the scope of audit.

##### Meetings and attendance thereat during the year

During the financial year 2012-13, the Audit Committee met four times. The dates of the meetings being April 25, 2012, July 25, 2012, October 23, 2012 and January 22, 2013.

The attendance record of committee members in respect of the meetings so held is depicted in the table given below:

Name of the Member	Meetings held	Meetings attended
Mr. Shamsher Singh Ahlawat	4	4
Mr. Aishwarya Katoch	4	4
Mr. Saurabh Kumar Mittal	4	2

The Chief Financial Officer and Auditors attended the meetings by invitation.

## CORPORATE GOVERNANCE REPORT (Contd.)

### (B) Remuneration Committee

#### Composition

The Company has in place a Remuneration Committee comprising of three Independent, Non-Executive Directors namely, Mr. Aishwarya Katoch, as Chairman, Mr. Prem Prakash Mirdha and Mr. Shamsher Singh Ahlawat.

#### Terms of reference

The terms of reference of Remuneration Committee, *inter-alia*, include:

- to recommend to the Board compensation terms of the Executive Directors;
- to assist the Board in determining and implementing the Company's Policy on the remuneration of Executive Directors.

#### Meetings and attendance thereat during the year

During the year, no meeting of the Committee was held.

#### Remuneration Policy

Company's Remuneration Policy is market-led and takes into account the competitive circumstances of the business so as to attract and retain quality talent and leverage performance significantly.

#### Directors' Remuneration

##### (i) Remuneration of Executive Directors

The table given below specifies the details of remuneration package of Executive Directors and their relationship with other Directors on the Board:

₹ (Per Annum)				
Name of the Director	Relationship with other Directors	Salary and allowances	Monetary Value of perquisites	Total
Mr. Narendra Gehlaut	Brother of Mr. Sameer Gehlaut	17,212,805	9,600,000	26,812,805
Mr. Vipul Bansal <sup>#</sup>	None	7,480,000	—	7,480,000

<sup>#</sup>Resigned from Directorship w.e.f. July 25, 2012

#### Notes:

1. Components of the salary includes the Basic salary, House rent allowance and perquisites in the shape of Rent-free accommodation, Gratuity and Leave encashment etc. as per the Company rules.
2. The figures given in respect of perquisites represents either the actual expenditure incurred or the annualized figures for provisions made by the Company for the financial year 2012-13.
3. Mr. Vipul Bansal had been granted 30,00,000 Stock Options under the "Employee Stock Option Scheme 2006" of the Company, not being part of remuneration package.
4. The terms and conditions of service of Executive Directors are contractual in nature and are governed by applicable rules and policy of the Company.

##### (ii) Remuneration of Non-Executive Directors

Non-Executive Directors have not been paid any remuneration/sitting fees during the financial year 2012-13.

### (C) Share Transfer cum Shareholders'/ Investors' Grievance Committee

#### Composition

The Share Transfer cum Shareholders'/ Investors' Grievance Committee constituted by the Board comprises of three directors namely, Mr. Aishwarya Katoch, Mr. Sameer Gehlaut and Mr. Rajiv Rattan. Mr. Aishwarya Katoch, an Independent & Non-Executive Director, is the Chairman of the Committee.

#### Terms of Reference

The scope, terms of reference and functioning of the Committee is as per areas prescribed by Clause 49 of the Listing Agreement. One of the primary functions carried out by the Committee is to approve requests for



## CORPORATE GOVERNANCE REPORT (Contd.)

share transfers and transmissions and those pertaining to remat of shares/sub-division/consolidation/issue of renewed and duplicate share certificates etc. For this purpose, the required authority has been delegated to Mr. Rajiv Rattan.

The Committee oversees all matters encompassing the shareholder / investor related issues.

### Meetings and attendance thereat during the year

During the financial year 2012-13, the Shareholders' / Investors' Grievance Committee met four times. The dates of the meetings were April 4, 2012, July 4, 2012, October 5, 2012 and January 7, 2013.

The attendance record of committee members in respect of the meetings so held is depicted in the table given below:

Name of the Member	No. of Meetings held	No. of Meetings attended
Mr. Aishwarya Katoch	4	4
Mr. Sameer Gehlaut	4	2
Mr. Rajiv Rattan	4	4

### Name and designation of Compliance Officer

Mr. Ravi Telkar, Company Secretary, is the Compliance Officer pursuant to clause 47(a) of the Listing Agreement with Stock Exchanges.

### Details of queries / complaints received and resolved during the year 2012-13

Sl. No.	Nature of the Complaint	Complaints received	Complaints redressed
1.	Letter from SEBI / Stock Exchange	8	8
2.	Non-credit of shares in Demat Account	1	1
3.	Non-receipt of Dividend	43	43
4.	Non-receipt of Annual Report	8	8

## 4. General Body Meetings

### (A) Location and time of previous three Annual General Meetings

Annual General Meeting	Date of the AGM	Location where held	Time at which held
4 <sup>th</sup> AGM	30 <sup>th</sup> of September 2010	Centaur Hotel, IGI Airport, Delhi - Gurgaon Road, New Delhi - 110 037	11:00 A.M.
5 <sup>th</sup> AGM	30 <sup>th</sup> of September 2011	Centaur Hotel, IGI Airport, Delhi - Gurgaon Road, New Delhi - 110 037	10:30 A.M.
6 <sup>th</sup> AGM	27 <sup>th</sup> of September 2012	Centaur Hotel, IGI Airport, Delhi - Gurgaon Road, New Delhi - 110 037	11:00 A.M.

### (B) Details of special resolutions passed in previous three AGMs

- (1) At the 4<sup>th</sup> AGM of the Company held on September 30, 2010, one special resolution as briefly described below, was passed:

Sl. No.	Matter covered by special resolution
1.	Special resolution according consent to the amendment of 'Employees Stock Option Scheme 2006' and 'Employees Stock Option Scheme 2008(II)', to empower the Board of Directors of the Company, to entrust the holding of Securities for the benefit of the Eligible Employees and to manage the implementation of Stock Option Schemes, by the Employees Welfare Trust.

## CORPORATE GOVERNANCE REPORT (Contd.)

- (2) At the 5<sup>th</sup> AGM of the Company held on September 30, 2011, five special resolutions as briefly described below, were passed:

Sl. No.	Matters covered by special resolutions
1.	Special resolution pursuant to section 81(1A) and other applicable provisions, if any, of the Companies Act, 1956, Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999, the Articles of Association of the Company and of other applicable statutes, if any, to create, issue, offer and allot at any time or from time to time, directly or through a trust, to the Eligible Employees of the Company and its subsidiaries and the Directors of the Company and its subsidiaries, whether whole-time or not (except the promoter directors or directors holding by themselves or through the relatives or any body corporate, 10% or more of the outstanding equity share capital of the Company) stock options not exceeding 15,000,000 in number, representing 15,000,000 equity shares of face value ₹ 2/- each of the Company, in one or more tranches, under the Scheme titled 'Indiabulls Real Estate Limited Employee Stock Option Scheme - 2011' ("IBREL ESOP-2011").
2.	Special resolution pursuant to section 81(1A) and other applicable provisions, if any, of the Companies Act, 1956, Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999, the Articles of Association of the Company and of other applicable statutes, if any, to create, issue, offer and allot at any time or from time to time, directly or through a trust, to the permanent employees of the subsidiaries of the Company and the Directors of the subsidiaries of the Company whether whole-time or not (except promoter directors or directors holding by themselves or through the relatives or any body corporate, 10% or more of the outstanding equity of the Company), stock options under the Scheme titled 'Indiabulls Real Estate Limited Employee Stock Option Scheme - 2011' ("IBREL ESOP-2011").
3.	Special resolution pursuant to section 81(1A) and other applicable provisions, if any, of the Companies Act, 1956, Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999, the Articles of Association of the Company and of other applicable statutes, if any, to identify specific Eligible Employees and grant options, during any one year, equal to, or exceeding, 1% of the issued capital (excluding outstanding warrants and conversions) of the Company at the time of grant under the 'Indiabulls Real Estate Limited Employee Stock Option Scheme - 2011' ("IBREL ESOP-2011").
4.	Special Resolution pursuant to the applicable provisions of the Companies Act, 1956, Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999, the Articles of Association of the Company and other applicable statutes, if any, for amending the Stock Option Schemes namely 'Indiabulls Real Estate Limited Employees Stock Option Scheme 2006' and 'Indiabulls Real Estate Limited Employees Stock Option Scheme 2008 (II)', so as to provide that the exercise price under the respective Stock Option Schemes, shall be the market price of the equity shares of the Company, being the latest available closing price, prior to the date of grant or the price as may be decided by the Board.
5.	Special Resolution pursuant to Section 314(1) of the Companies Act, 1956, for approving appointment and remuneration of Mr. Saurabh Kumar Mittal, Director and Vice-Chairman of the Company, on holding of an office or place of profit in a subsidiary company, Indiabulls Realtech Limited w.e.f. February 1, 2011.

- (3) At the 6<sup>th</sup> AGM of the Company held on September 27, 2012, no special resolution was passed.

### (C) Postal Ballot

#### (i) Special resolutions passed through Postal Ballot during the financial year 2012-13:

During the financial year 2012-13, no resolution was passed by the Company through Postal Ballot.

## CORPORATE GOVERNANCE REPORT (Contd.)

### (ii) Procedure for Postal Ballot

For conducting a postal ballot, notice specifying the resolutions proposed to be passed through postal ballot as also the relevant explanatory statement and the postal ballot forms, are dispatched to all the shareholders along with self addressed postage pre-paid envelope. The shareholders are requested to send back the postal ballot forms duly filled up and signed, in the postage pre-paid envelopes provided to them by the Company, so as to reach the Scrutinizer (in whose name the envelopes are marked) on or before the 30<sup>th</sup> day from the date of issue of notice by the company.

The Scrutinizer compiles the postal ballot result out of the postal ballot forms found valid and hands over the results to the Chairman. The Chairman thereupon declares the result of the postal ballot and the same is displayed on a notice board at the Registered office of the Company.

## 5. Disclosures

### (i) Details on materially significant related party transactions

Details of materially significant related party transactions made during the financial year 2012-13, are contained in the Notes to the annual accounts which form a part of the Annual Report.

### (ii) Details of non-compliance, penalties etc. imposed by Stock Exchange, SEBI etc. on any matter related to capital markets, during the last three years

There has been no instance of any non-compliance by the Company on any matter related to capital markets, and hence, no penalties or strictures have been imposed on the Company by SEBI or the Stock Exchanges or any other statutory authority on any such matter.

### (iii) Whistle Blower policy and affirmation that no personnel have been denied access to the Audit Committee

The Company has in place a highly effective Whistle blower policy which sets out the process and mechanism whereby employees at various levels in the organization can bring to the notice of the management any violations of the applicable laws/regulations as also any unethical or unprofessional conduct.

All such reports are taken up for consideration at appropriate intervals depending upon the gravity of the matter reported so that adequate remedial measures can be initiated in the right earnest, at the appropriate levels.

In order to encourage the employees to freely air their views and voice their concerns on various matters and to prevent any victimization of the employees, identity of the employees is kept strictly confidential.

Further, in order to enable the employees to easily communicate their concerns, the Company has joined the 'Corporate Whistleblower Initiative' (CWI) – an independent initiative, aimed at facilitating communication between the organization and its stakeholders. Employees can log on to [www.cwiportal.com](http://www.cwiportal.com) and lodge their concerns or complaints effectively through this portal. The CWI acts as an objective interface in such endeavour of Company, which aims at a totally unbiased evaluation and follow-up of employee concerns.

It would be important to mention here that the Audit committee set by the Board constitutes a vital component of the whistle blower mechanism and instances of financial misconduct if any, are reported to the Audit committee. No employee is denied access to the Audit Committee.

### (iv) Details of compliance with mandatory requirements and adoption of the non-mandatory requirements of this clause

The Company has complied with all the mandatory requirements of Clause 49 of the Listing Agreement. The details of these compliances have been given in the relevant sections of this Report. The status on adoption of the non-mandatory requirements is given at the end of the Report.

## 6. Means of Communication

(i) **Publication of Results:** The quarterly/annual results of the Company are usually published in the leading newspapers viz; Financial Express, Business Standard and Jansatta.

(ii) **News, Release etc.:** The Company has its own website <http://realestate.indiabulls.com>, and all vital information relating to the Company and its performance including financial results, press releases pertaining to important developments, performance updates and corporate presentations etc. are regularly posted on the website.

## CORPORATE GOVERNANCE REPORT (Contd.)

- (iii) **Investor Relations:** The Company's website contains separate dedicated section "Investors" where Shareholders & Media related information is available.
- (iv) **Management's Discussion and Analysis Report:** The same has been included in a separate section, which forms a part of the Annual Report.

### 7. General Shareholders' Information

#### (A) Date, Time and Venue of AGM

The date, time and venue of the ensuing AGM have been indicated in the Notice convening the meeting which is annexed to the Annual Report.

#### (B) Profile of Directors seeking appointment/re-appointment

As per the Articles of Association of the Company, one-third of the Directors liable to retire by rotation every year, shall so retire by rotation at the Annual General Meeting and are eligible to be reappointed. Consequently, at the ensuing AGM, Mr. Aishwarya Katoch (DIN: 00557488) and Mr. Labh Singh Sitara (DIN: 01724648), Directors, shall retire by rotation and being eligible, offer themselves for reappointment, in accordance with the provisions of the Companies Act, 1956. Brief profiles of the said directors are given below:

##### Mr. Aishwarya Katoch

Mr. Aishwarya Katoch, aged 43 years, has been an Independent Director on the Board of the Company since May 23, 2006. He holds a Bachelor's degree in Business Administration and Merchandising from American College of Applied Arts, London. Mr. Katoch runs a successful business engaged in the business of leisure & heritage Hotels and Resorts. His business skills will be to the benefit of the Company in the years to come, meriting his reappointment as Director on the Board of the Company. He is also on the Board of Indiabulls Housing Finance Limited, Indiabulls Securities Limited, Indiabulls Distribution Services Limited, Store One Retail India Limited, Kangra Hotels Private Limited, Royal Expeditions Private Limited and Royal Kangra Consultants Private Limited. He is a member of Audit Committee of the Company, Indiabulls Securities Limited, Store One Retail India Limited and Indiabulls Housing Finance Limited. He is also the Chairman of Shareholders'/Investors' Grievance Committee of the Company, Indiabulls Housing Finance Limited and Store One Retail India Limited. He is also the Chairman of Remuneration Committee of the Company, Indiabulls Securities Limited, Store One Retail India Limited and Indiabulls Housing Finance Limited. He is also the Chairman of Compensation Committee of the Company, Store One Retail India Limited and Member of Compensation Committee of Indiabulls Housing Finance Limited and Indiabulls Securities Limited.

Mr. Katoch does not hold any share in the Company. He is not related to any other Director on the Board of the Company.

##### Mr. Labh Singh Sitara

Brigadier (Retd.) Labh Singh Sitara, aged 74 years, has been an Independent Director on the Board of the Company since January 9, 2007. He graduated from Government College, Maler Kotla, Punjab with a degree in Economics and joined the National College of Physical Education, Gwalior. He has represented India at an international level and won three medals in the Asian Games. Mr. Sitara joined the Indian army in 1962 and had a career spanning three decades during which he led troops both in war and peace. He is an Honorary Sports Advisor to the Sports Department of the Government of Punjab and is also a member of the Punjab Sports Council and Vice President of District Sainik Welfare Department of the Government of Punjab. Mr. Sitara is also on the Board of Indiabulls Securities Limited, Lucina Land Development Limited and Indiabulls Power Limited. He is a member of Shareholders'/Investors' Grievance Committee of Indiabulls Securities Limited, and also a member of Shareholders'/Investors' Grievance Committee, Remuneration Committee and Compensation Committee of Indiabulls Power Limited.

Mr. Sitara does not hold any share in the Company. He is not related to any other Director on the Board of the Company.

#### (C) Date of Book Closure

Information about the Book Closure dates has been provided in the Notice convening the AGM, which is annexed to Annual Report.

## CORPORATE GOVERNANCE REPORT (Contd.)

### (D) Dividend Payment

An Interim Dividend of ₹ 2/- per equity share (on face value of ₹ 2/- each) for the FY 2012-13 was declared by the Board on April 25, 2013, which was duly paid to the shareholders by the Company in terms of the provisions of the Companies Act, 1956. The aforesaid Interim Dividend is to be confirmed by the shareholders as Final Dividend for the FY 2012-13, at the ensuing Annual General Meeting.

### (E) (i) Distribution of shareholding as on March 31, 2013

Sl. No.	Shareholding of nominal value (₹)	No. of holders	% to total holders	Value in ₹	% to nominal value
	From To				
1	1 - 5,000	100421	98.11	36,218,794	4.27
2	5,001 - 10,000	935	0.91	6,887,552	0.81
3	10,001 - 20,000	424	0.41	6,360,570	0.75
4	20,001 - 30,000	129	0.13	3,230,180	0.38
5	30,001 - 40,000	80	0.08	2,920,108	0.35
6	40,001 - 50,000	38	0.04	1,746,916	0.21
7	50,001 - 1,00,000	106	0.10	7,581,254	0.89
8	1,00,001 and above	226	0.22	783,076,104	92.34
	<b>TOTAL</b>	<b>102359</b>	<b>100.00</b>	<b>848,021,478</b>	<b>100.00</b>

### (ii) Shareholding pattern as on March 31, 2013

Sl. no.	Category	No. of Shares	% holding
1.	Promoters	188,161,281	44.38
2.	Mutual Funds	2,221,022	0.52
3.	FII's	133,132,675	31.40
4.	Private Bodies Corporate	31,586,461	7.45
5.	Indian Public	29,947,213	7.06
6.	NRIs / OCBs	1,871,360	0.44
7.	GDRs (Shares underlying)	713,592	0.17
8.	Other foreign entities	9,701,540	2.29
9.	Others	26,675,595	6.29
	<b>TOTAL</b>	<b>424,010,739</b>	<b>100.00</b>

### (F) Dematerialization of shares and liquidity

Equity Shares of the Company are compulsorily traded in dematerialized form and are available for trading under both the depositories i.e. NSDL and CDSL.

As on March 31, 2013, 99.99% Equity shares of the Company representing 423,975,336 shares out of a total of 424,010,739 Equity shares, were held in dematerialized form and the balance 35,403 shares were held in physical form.

### (G) Outstanding GDRs/Warrants/Stock Options

The number of outstanding GDRs as on March 31, 2013 was 7,13,592. Each GDR represents one equity share of ₹ 2 each in the Company.

An aggregate of 47,68,000 stock options, granted under Company's ESOP Schemes were outstanding as on March 31, 2013, which are exercisable as per the vesting schedule of respective ESOP Schemes. As and when these options get exercised, the equity share capital of the Company will stand increased accordingly.

## CORPORATE GOVERNANCE REPORT (Contd.)

### (H) Listing on Stock Exchanges

The Company's securities are listed on the following stock exchanges as of March 31, 2013:

Equity Shares	Global Depository Receipts (GDRs)
BSE Limited (BSE) Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001	Luxembourg Stock Exchange Societe de la Bourse de Luxembourg, 11, av. de la Porte – Neuve, L-2227, Luxembourg
National Stock Exchange of India Limited (NSE) “Exchange Plaza”, Bandra-Kurla Complex, Bandra (E), Mumbai – 400 051	

### (I) Stock Code

BSE Limited	–	532832
National Stock Exchange of India Limited	–	IBREALEST
ISIN for Dematerialisation	–	INE069I01010

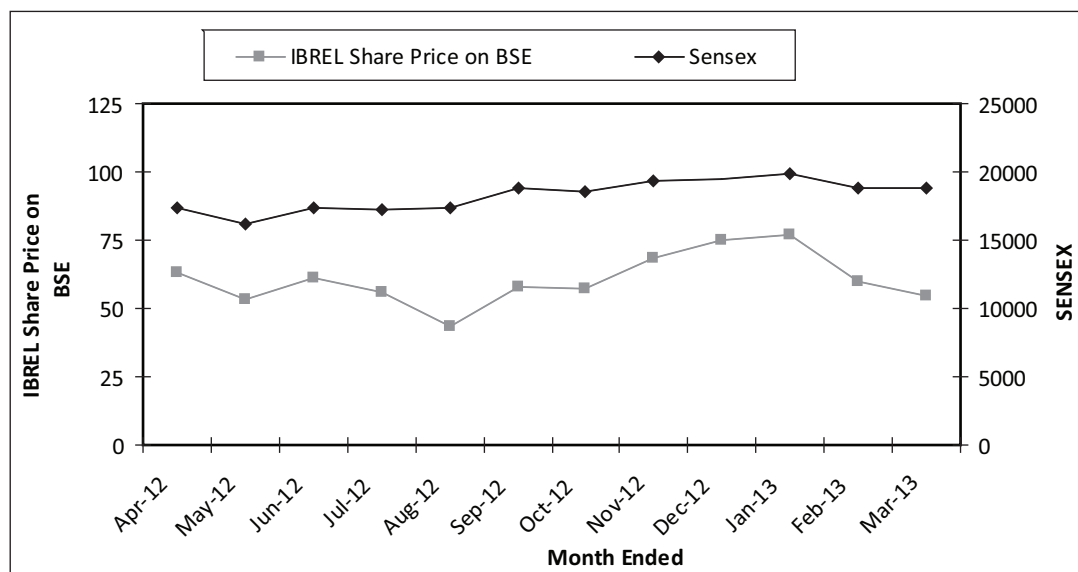
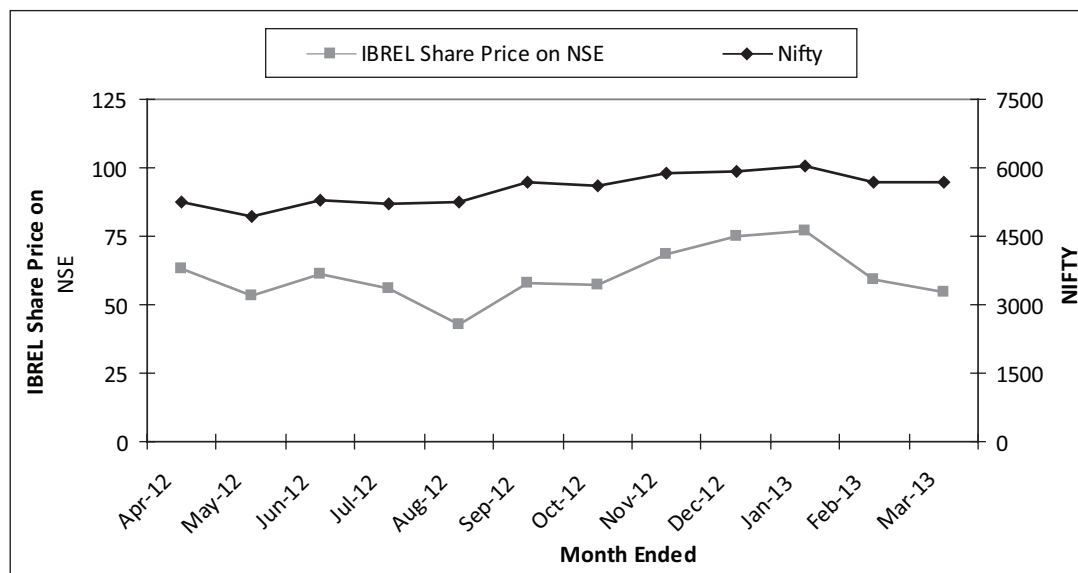
### (J) Stock Market Price at National Stock Exchange of India Limited (NSE) and BSE Limited (BSE)

Month	Share Prices at NSE		Share Prices at BSE	
	High (₹)	Low (₹)	High (₹)	Low (₹)
April 2012	69.50	59.15	68.55	59.20
May 2012	63.75	48.30	63.80	48.35
June 2012	61.35	49.40	61.55	49.50
July 2012	65.65	52.60	65.75	52.70
August 2012	57.65	42.85	57.70	42.90
September 2012	60.90	41.65	60.90	41.75
October 2012	68.25	55.80	68.25	55.75
November 2012	70.90	56.20	70.80	56.60
December 2012	83.35	67.90	77.65	67.90
January 2013	81.75	70.50	81.75	70.50
February 2013	82.35	58.05	82.35	58.25
March 2013	67.95	51.60	67.95	51.60



## CORPORATE GOVERNANCE REPORT (Contd.)

### (K) Comparison of Company's share price with the broad-based indices viz. NSE Nifty & BSE Sensex.



## CORPORATE GOVERNANCE REPORT (Contd.)

### (L) Registrar and Transfer Agents

M/s Karvy Computershare Private Limited are acting as the Registrar and Transfer Agents of the Company for handling the share related matters both in physical and dematerialised mode.

The contact details are as under:

#### **Karvy Computershare Private Limited**

(Unit: Indiabulls Real Estate Limited)

Plot no. 17-24, Vittal Rao Nagar,

Madhapur, Hyderabad - 500 081.

Contact Person: Mr. S.D. Prabhakar, Asst. Gen. Manager

Tel no.: 040-44655000 / 23420815-825

Fax no. 040-23420814

E-mail: einward.ris@karvy.com

### (M) Share Transfer System

For speedy processing of share transfers, the Board has delegated powers to approve share transfers to the Shareholders'/Investors' Grievance Committee. The share transfer requests are processed on timely basis, thereby ensuring that share transfers are processed and the transferred certificates are sent to the concerned investors well within the stipulated time as prescribed under the Listing Agreements.

### (N) Address for Correspondence

#### (i) Registered Office:

Indiabulls Real Estate Limited  
F-60, Malhotra Building, 2<sup>nd</sup> Floor,  
Connaught Place, New Delhi - 110 001

#### (ii) Corporate Offices:

Indiabulls Finance Center,  
Tower 1, Elphinstone Mills,  
Senapati Bapat Marg,  
Elphinstone Road, Mumbai - 400 013  
Maharashtra

"Indiabulls House"

448-451, Udyog Vihar, Phase V,  
Gurgaon - 122 016  
Haryana

### 8. Compliance Certificate from Practicing Company Secretary

Certificate from a Practicing Company Secretary, certifying the Company's compliance with the provisions of Corporate Governance as stipulated under clause 49 of the Listing Agreement, is annexed to and forms a part of this report.

The certificate is also being forwarded to the Stock Exchanges in India where the securities of the Company are listed.

### 9. Chief Executive Officer (CEO) & Chief Financial Officer (CFO) Certification

The Certificate referred to under clause 49 (V) of the Listing Agreement duly signed by the Managing Director and CFO has been submitted to the Board.

### 10. Non-Mandatory Requirements

#### (A) Non –Executive Chairman

The Company has a non-executive Chairman and hence, the requirements recommended as to a Non-executive Chairman under the clause 49, have been adopted by the Company.

**CORPORATE GOVERNANCE REPORT (Contd.)****(B) Remuneration Committee**

The Company has a properly constituted Remuneration Committee in place. For details as to the constitution of the Remuneration Committee and the functional responsibility vested in it, please refer to point no. 3(B) in the earlier part of this Report.

**(C) Shareholders Rights**

The Company publishes its quarterly / annual financial results in leading newspapers with wide distribution across the country and regularly updates the same on its public domain website.

**(D) Unqualified Financial Statements**

The Auditors' Report on the annual accounts of the Company does not contain any qualification from the Statutory Auditors, and it shall be the endeavour of the Company to continue the trend by building up accounting systems and controls which ensure complete adherence to the applicable accounting standards and practices obviating the possibility of the Auditors qualifying their report as to the audited accounts.

**(E) Whistle Blower Policy**

The Company has a well-established Whistle blower policy in place, which lays down an effective mechanism for the employees to report violations of laws, rules, regulations as also unethical conduct, at the appropriate management levels for taking timely and appropriate actions in respect thereof, without loss of time. For a detailed description of the whistle blower policy, please refer to point no. 5 (iii) in the earlier part of this report.

At present, the Company has not adopted the non-mandatory requirements as to any of the other matters recommended under Annexure 1D to the Clause 49 of the listing agreements with the Stock Exchanges.

**ANNUAL DECLARATION BY THE CEO PURSUANT TO CLAUSE 49(I)(D)(ii) OF THE LISTING AGREEMENT**

As the Managing Director of Indiabulls Real Estate Limited, and as required by Clause 49(I)(D)(ii) of the Listing Agreement, I hereby declare that all the Board Members and Senior Management personnel of the Company have affirmed compliance with the Company's Code of Business Conduct and Ethics, for the financial year 2012-13.

Sd/-

**Narendra Gehlaut**  
Managing Director

Date: September 3, 2013

Place: New Delhi

## **CORPORATE GOVERNANCE REPORT (Contd.)**

### **CERTIFICATE REGARDING COMPLIANCE OF CONDITIONS OF CORPORATE GOVERNANCE**

To the Members of **Indiabulls Real Estate Limited**,

We have examined the compliance of conditions of Corporate Governance by Indiabulls Real Estate Limited ("the Company"), for the year ended March 31, 2013, as stipulated in Clause 49 of the Listing Agreement entered into by the Company with the Stock Exchanges.

The compliance of conditions of Corporate Governance is the responsibility of the Company's management. Our examination was limited to procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion, and to the best of our information and according to the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in Clause 49 of the Listing Agreement entered into by the Company with the Stock Exchanges.

We state that there was no outstanding investor grievances as on March 31, 2013 as per the records maintained by the Company and its Registrar and Share Transfer Agent.

We further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

**For S. Khandelwal & Co.**  
Company Secretaries

**Sanjay Khandelwal**  
Proprietor  
C.P. No. - 6128

Membership No.: FCS-5945

Date: September 3, 2013

Place: New Delhi

## INDEPENDENT AUDITOR'S REPORT

### To the Board of Directors of Indiabulls Real Estate Limited

1. We have audited the attached Consolidated financial statements of Indiabulls Real Estate Limited ("the Company") and its subsidiaries (the Company and its subsidiaries constitute the "Group") as which comprise the consolidated Balance Sheet as at March 31, 2013, and the consolidated Statement of Profit and Loss and the consolidated Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

### 2. Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation of these consolidated financial statements that give a true and fair view of the consolidated financial position, consolidated financial performance and consolidated cash flows of the Company in accordance with accounting principles generally accepted in India. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

### 3. Auditor's Responsibility

We report that the consolidated Financial Statements have been prepared by the Company's management in accordance with requirements of Accounting Standard 21, (Consolidated Financial Statements) as notified under the Companies (Accounting Standards) Rules, 2006, as amended.

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on our judgement, including the assessment of the risks of material

misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the Company's preparation and presentation of the consolidated 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 accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We however did not audit the Financial Statements of certain subsidiaries, whose Financials statements reflect Net total Assets of ₹ 46,917,985,552 as at March 31, 2013 and Total Revenue of ₹ 418,121,202 and Net cash Inflow of ₹ 11,626,613 for the year then ended.

These Financial statements and other financial information have been audited by other auditors whose reports have been furnished to us by the management of the group, and our opinion is based solely in the report of other auditors.

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

### 4. Opinion

In our opinion and to the best of our information and according to the explanations given to us, the consolidated financial statements give a true and fair view in conformity with the accounting principles generally accepted in India:

- in the case of the consolidated Balance Sheet, of the state of affairs of the Company as at March 31, 2013 ;
- in the case of the consolidated Statement of Profit and Loss, of the profit for the year ended on that date; and
- in the case of the consolidated Cash Flow Statement, of the cash flows for the year ended on that date.

For **Sharma Goel & Co.**  
 Chartered Accountants  
 FRN:000643N

**Amar Mittal**  
 Partner  
 M.No.017755

Place: New Delhi  
 Date: April 25, 2013

# CONSOLIDATED BALANCE SHEET OF INDIABULLS REAL ESTATE LIMITED GROUP AS AT MARCH 31, 2013

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	Notes	As at March 31, 2013	As at March 31, 2012
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' Funds</b>			
Share Capital	5	848,021,478	948,021,478
Reserves and Surplus	6	66,940,902,206	70,827,286,639
Money received against share warrants	7	-	-
<b>Total of Shareholders' Fund</b>		<b>67,788,923,684</b>	<b>71,775,308,117</b>
Minority Interest	29	2,358,914,709	6,914,244,922
Preference Share Capital of Subsidiary Companies	8	2,576,911,320	2,576,911,320
<b>Non Current Liabilities</b>			
Long-term Borrowings	9	18,279,990,130	18,887,220,290
Deferred Tax Liabilities	27	10,490,782	19,355,910
Other Long term liabilities	10	1,181,240,573	863,957,505
Long-term provisions	11	36,311,033	37,847,516
<b>Total of Non Current Liabilities</b>		<b>19,508,032,518</b>	<b>19,808,381,221</b>
<b>Current Liabilities</b>			
Trade Payables	12	597,308,393	642,027,984
Other current liabilities	10	33,559,321,804	19,541,256,596
Short-term provisions	11	1,966,068,335	602,596,043
<b>Total of Current Liabilities</b>		<b>36,122,698,532</b>	<b>20,785,880,623</b>
<b>Total of Equity and Liabilities</b>		<b>128,355,480,763</b>	<b>121,860,726,203</b>
<b>ASSETS</b>			
<b>Non Current Assets</b>			
Fixed Assets	13		
Tangible assets		3,150,281,049	3,224,096,822
Intangible assets		19,085,657	18,412,234
Capital work in progress		715,777,732	807,332
Non-current investments	14	52,624,360,631	49,092,764,693
Deferred Tax Assets	27	740,530,468	250,294,229
Long-term loans and advances	15	445,311,593	483,718,768
Other non-current assets	16	247,821,275	368,150,150
<b>Total of Non Current Assets</b>		<b>57,943,168,405</b>	<b>53,438,244,228</b>
<b>Current Assets</b>			
Current Investments	14	-	201,000,183
Inventories	17	49,781,664,243	51,107,768,887
Trade Receivables	18	7,228,419,677	9,302,942,837
Cash and bank balances	19	4,134,116,558	1,605,405,369
Short-term loans and advances	15	9,161,318,227	6,141,210,130
Other current assets	20	106,793,653	64,154,569
<b>Total of Current Assets</b>		<b>70,412,312,358</b>	<b>68,422,481,975</b>
<b>Total of Assets</b>		<b>128,355,480,763</b>	<b>121,860,726,203</b>
<b>Significant accounting policies</b>	3		

The accompanying notes are an integral part of financial statements

As per our report of even date

For **Sharma Goel & Co.**

Chartered Accountants

FRN: 000643N

**Amar Mittal**

Partner

Membership No: 017755

Place : New Delhi

Date: April 25, 2013

For and on behalf of the Board

**Narendra Gehlaut**

Managing Director

Place : New Delhi

Date: April 25, 2013

**Rajiv Rattan**

Director

**Ravi Telkar**

Company Secretary



## CONSOLIDATED STATEMENT OF PROFIT AND LOSS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	Notes	For the Year ended March 31, 2013	For the Year ended March 31, 2012
<b>INCOME</b>			
Revenue From Operations	21	13,005,581,022	13,915,963,009
Other Income	22	457,251,126	951,452,753
<b>Total Income</b>		<b>13,462,832,148</b>	<b>14,867,415,762</b>
<b>EXPENSES</b>			
Cost of Sales			
- Cost of materials consumed		3,428,057,230	9,788,244,815
- (Increase) / decrease in real estate projects under development		1,326,104,644	(3,888,099,288)
Other operating expenses	23	1,333,843,178	2,416,426,416
Employees benefits expenses	24	557,475,780	496,838,914
Finance Cost	25	2,269,071,907	2,285,218,265
Depreciation and Amortisation expenses	13	203,559,073	209,398,884
Other expenses	26	1,869,412,911	1,336,273,523
<b>Total Expenses</b>		<b>10,987,524,723</b>	<b>12,644,301,529</b>
<b>Profit before tax</b>		<b>2,475,307,425</b>	<b>2,223,114,233</b>
Tax Expenses	27		
- Current Tax (including earlier year taxes)		1,430,042,792	884,950,327
- Deferred Tax		(514,085,537)	(243,641,262)
<b>Profit for the year before Minority Interest</b>		<b>1,559,350,170</b>	<b>1,581,805,168</b>
Minority Interest		(182,628,101)	(76,382,680)
<b>Profit for the year after Minority Interest</b>		<b>1,741,978,271</b>	<b>1,658,187,848</b>
<b>Earnings Per Equity Share</b>	28		
Basic EPS		3.74	3.73
Diluted EPS		3.73	3.72
Face value Per Equity Share		2.00	2.00
<b>Significant accounting policies</b>	3		

The accompanying notes are an integral part of financial statements

As per our report of even date

For **Sharma Goel & Co.**

Chartered Accountants

FRN: 000643N

**Amar Mittal**

Partner

Membership No: 017755

Place : New Delhi

Date: April 25, 2013

For and on behalf of the Board

**Narendra Gehlaut**  
Managing Director

**Rajiv Rattan**  
Director

**Ravi Telkar**  
Company Secretary

Place : New Delhi  
Date: April 25, 2013

# CONSOLIDATED CASH FLOW STATEMENT OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	For the year ended March 31, 2013	For the year ended March 31, 2012
<b>A Cash Flow from Operating Activities :</b>		
Net Profit Before Tax	2,475,307,425	2,223,114,233
<i>Adjustments to statement of profit and loss items:</i>		
Depreciation and Amortisation expenses	217,528,813	209,398,884
Loss on Sale of Fixed Assets, Net	411,964	1,944,664
Profit on Sale of Investments	(48,593,991)	(445,638,338)
Provision for Gratuity and Compensated Absences	1,412,456	(2,326,127)
Bad Debts	20,000	97,759,365
Share in Loss of Associate	195,300,721	100,125,328
Dividend Income on units of mutual fund/ preference/equity shares	(50,102,307)	(185,783,531)
Interest Income on Loans and Advances	(251,629,538)	(140,077,328)
Interest Income on Fixed Deposits	(94,560,426)	(135,211,124)
Interest Expenses	1,859,828,926	2,126,537,990
<b>Operating Profit before Working Capital Changes</b>	<b>4,304,924,043</b>	<b>3,849,844,016</b>
<i>Working Capital changes and other adjustments</i>		
Decrease / (Increase) in Inventories, Sundry Debtors and Loans and Advances	2,460,203,423	(3,333,655,654)
(Decrease) / Increase in Trade Payables and other liabilities	2,953,218,505	(11,171,021,771)
<b>Cash generated from / (used in) Operating activities</b>	<b>9,718,345,971</b>	<b>(10,654,833,409)</b>
Income Tax (Paid) / Refund received, Net	(1,538,671,259)	(1,222,296,975)
<b>Net Cash generated from / (used in) Operating Activities</b>	<b>8,179,674,712</b>	<b>(11,877,130,384)</b>
<b>B Cash Flow from Investing Activities :</b>		
Purchase of Fixed Assets (including Capital Work in Progress)	(209,678,565)	(323,467,121)
Proceeds from Sale of Fixed Assets	4,870,839	2,131,022
Investments in Equity / Preference Shares of Companies / Share Application Money Paid	-	(2,341,410,137)
Proceeds from Sale of / (Investments in) Equity / Preference Shares / Debentures of Companies, Net	-	909,500,000
Loans and Advances (Placed) / Received back, Net	(2,290,404,059)	2,354,576,235
Proceeds from Maturity of / (Investments in) Fixed Deposit Accounts, Net	1,069,084,552	2,156,202,956
(Investments in) / Redemption of Units of Mutual Funds, Net	60,000,000	242,388,338

## CONSOLIDATED CASH FLOW STATEMENT OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	For the year ended March 31, 2013	For the year ended March 31, 2012
Dividend received on units of mutual fund/ preference/equity shares	50,102,307	185,783,531
Interest Received on Loans and Advances	197,480,380	144,670,771
Interest Received on Fixed Deposits	106,070,500	144,997,642
<b>Net Cash generated from / (used in) Investing Activities</b>	<b>(1,012,474,046)</b>	<b>3,475,373,237</b>
<b>C Cash Flow from Financing Activities</b>		
Proceeds from issue of Equity Shares Including Securities Premium	-	2,970,225,186
Buyback of Equity Share Capital	(2,732,038,863)	-
Proceeds from issue of Equity Shares by Subsidiary Company/ies	141,223,680	679,625,328
Redemption of Preference Share Capital by Subsidiary Company	-	(547,632,000)
Proceeds of / (Redemption of) Compulsorily Convertible Debentures by Subsidiary Company/ies	358,776,320	352,943,740
Proceeds from / (Repayment of) Unsecured Loans, Net	(2,558,750,000)	-
Proceeds from / (Repayment of) Secured Loans, Net	2,748,600,000	2,629,818,550
Dividend paid on Equity Share Capital	-	(120,684,222)
Corporate Dividend Tax paid on Dividend on Equity Share Capital	-	(19,577,998)
Interest Paid	(1,925,933,786)	(2,016,543,704)
<b>Net cash generated from / (used in) Financing Activities</b>	<b>(3,968,122,649)</b>	<b>3,928,174,880</b>
<b>D Exchange difference on translation of balances denominated in foreign currency</b>	<b>77,609,319</b>	<b>161,939,663</b>
<b>E Net (Decrease) / Increase in Cash and Cash Equivalents (A + B + C + D)</b>	<b>3,276,687,336</b>	<b>(4,311,642,604)</b>
<b>F Cash and Cash Equivalents at the beginning of the year</b>	<b>857,399,875</b>	<b>21,910,765,911</b>
<b>G Opening Cash and Cash equivalents of Indiabulls Power Limited Group Demerged</b>	<b>-</b>	<b>16,741,723,432</b>
<b>H Opening Cash and Cash equivalents of Indiabulls Infrastructure Development Limited Demerged</b>	<b>220,653</b>	<b>-</b>
<b>I Cash and Cash Equivalents at the end of the year (E + F - G - H)</b>	<b>4,133,866,558</b>	<b>857,399,875</b>

Note:-

- The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in Accounting Standard 3 (AS 3) on Cash Flow Statements as notified under the Companies (Accounting Standards) Rules, 2006 as amended.

## CONSOLIDATED CASH FLOW STATEMENT OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

### 2 Cash and Cash Equivalents include:

	As at March 31, 2013	As at March 31, 2012
Cash on hand	47,788,811	35,616,744
Bank Balances		
In Current Accounts	3,750,767,408	457,802,963
In Fixed Deposit Accounts	581,388,722	1,478,136,923
In unclaimed dividend accounts	1,992,892	1,998,889
Current Investments in Units of Mutual Funds	-	201,000,183
	<u>4,381,937,833</u>	<u>2,174,555,702</u>
Less : Balance with bank in Fixed Deposit Accounts with original maturity of more than 3 months.	<u>(248,071,275)</u>	<u>(1,317,155,827)</u>
<b>Total Cash and Cash Equivalents</b>	<u><b>4,133,866,558</b></u>	<u><b>857,399,875</b></u>

- 3 Previous year figures have been regrouped and/or reclassified wherever necessary to conform to those of the current year grouping and/or classification.
- 4 Unclaimed dividend account pertains to dividend not claimed by equity shareholders and the Company does not have any right on the said money.

As per our report of even date

For **Sharma Goel & Co.**  
Chartered Accountants  
FRN: 000643N

**Amar Mittal**  
Partner  
Membership No: 017755  
Place : New Delhi  
Date: April 25, 2013

For and on behalf of the Board

**Narendra Gehlaut**  
Managing Director

Place : New Delhi  
Date: April 25, 2013

**Rajiv Rattan**  
Director

**Ravi Telkar**  
Company Secretary

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013

(All Amounts in Indian Rupees, except share data and where otherwise stated)

### Note 1

#### COMPANY OVERVIEW

Indiabulls Real Estate Limited ("the Company", "IBREL") was incorporated on April 04, 2006 with the main objects of carrying on the business of project management, investment advisory, project marketing, maintenance of completed projects, engineering, industrial and technical consultancy, construction and development of real estate properties and other related and ancillary activities.

A Scheme of Arrangement ("IBFSL Scheme of Arrangement") between Indiabulls Financial Services Limited ("Demerged Company", "IBFSL") and the Company ("IBREL", "Resulting Company") and their respective shareholders and creditors under Sections 391 – 394 of the Companies Act, 1956, was sanctioned by the Hon'ble High Court of Delhi at New Delhi on November 24, 2006. Upon coming into effect of the Scheme of Arrangement on December 20, 2006 and with effect from the Appointed Date on May 01, 2006, the real estate undertaking of IBFSL ("real estate undertaking") was demerged from IBFSL and transferred to and vested in IBREL on a going concern basis.

### Note 2

#### BASIS OF CONSOLIDATION AND PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS

##### i) Basis of Consolidation and Preparation :

The Consolidated Financial Statements are prepared in accordance with Accounting Standard 21 (AS 21) on Consolidated Financial Statements and Accounting Standard 23 (AS 23) on Accounting for Investment in Associates in Consolidated Financial Statements as notified under the Companies (Accounting Standards) Rules, 2006, as amended. Reference in these notes to the Company, Holding Company, Companies or Group shall mean to include Indiabulls Real Estate Limited ("IBREL") or any of its subsidiaries and associate companies, unless otherwise stated.

##### ii) Principles of Consolidation :

The Consolidated Financial Statements comprise of the Financial Statements of Indiabulls Real Estate Limited ("Parent Company"), its subsidiaries ("Subsidiary Companies") and associate companies. The Consolidated Financial Statements are prepared according to uniform accounting policies, in accordance with accounting principles generally accepted in India. Subsidiary Companies acquired and held by the parent or its subsidiaries for disposal in the near future are excluded from the Consolidated Financial Statements.

The Consolidated Financial Statements are combined on a line-by-line basis by adding together the book values of like items of assets, liabilities, income and expenses, after fully eliminating intra-group balances and intra-group transactions resulting in unrealised profits or losses in accordance with Accounting Standard 21 (AS 21) Consolidated Financial Statements as notified under the Companies (Accounting Standards) Rules, 2006, as amended.

The Company accounts for its share in the change in the net assets of the associates, post acquisition, after eliminating unrealized profits and losses resulting from transactions between the Company and its associate companies to the extent of its share, through its Statement of Profit and Loss to the extent such change is attributable to their Statement of Profit and Loss and through its reserves for the balance, based on available information, in accordance with Accounting Standard 23 (AS 23) Accounting for Investments in Associates in Consolidated Financial Statements as notified under the Companies (Accounting Standards) Rules, 2006, as amended.

##### iii) Goodwill / Capital Reserve :

The difference between the cost of investment in the subsidiaries and the net assets at the time of acquisition of shares in the subsidiaries is recognised in the Consolidated Financial Statements as Goodwill or Capital Reserve as the case may be. Goodwill/Capital Reserve represents the difference between the Company's share in the net worth of subsidiaries and the cost of acquisition at each point of time of making the investment in the subsidiaries. For this purpose, the Company's share of net worth is determined on the basis of the latest financial statements of such subsidiaries, prior to the acquisition, after making necessary adjustments for material events between the date of such financial statements and the date of respective acquisition. Capital Reserve on consolidation is adjusted against Goodwill on consolidation, if any.

# NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

The difference between the proceeds from disposal of investment in subsidiaries and the carrying amount of its net assets as of the date of disposal is recognised in the consolidated Statement of Profit and Loss being the profit or loss on disposal of investment in subsidiary.

## iv) Minority Interest :

Share of Minority interest in consolidated subsidiaries is arrived at and identified:

- in case of Statement of Profit and Loss for the year ended, net profit attributable to them
- in case of balance sheet, net assets attributable to them

## v) Investment in Associates :

Investment in entities in which the holding company has significant influence but not a controlling interest are accounted for under the equity method i.e. the investment is initially recorded at cost, identifying any Goodwill / Capital Reserve arising at the time of acquisition, as the case may be. The carrying amount of the investment is adjusted thereafter for the post acquisition change in the Company's share of net assets of the investee. The Consolidated Statement of Profit and Loss includes the Company's share of the results of the operations of the investee.

The particulars of investment in associate company as at March 31, 2013 are as under:

Name of Associate : Indiabulls Properties Investment Trust

Country of Incorporation : Singapore

Year / Period : April 01, 2012 to March 31, 2013

Ownership Interest : 46.47%

## vi) Companies included in consolidation :

Name of Subsidiary Company	Country of Incorporation	Proportion of ownership interest	Year / period ended included in consolidation
Lenus Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Albina Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Developers and Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Maximus Entertainments Limited	India	100.00%	April 01, 2012 to March 31, 2013
Vindhyachal Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Flora Land Development Limited	India	100.00%	April 01, 2012 to March 31, 2013
Athena Infrastructure Limited	India	51.00%	April 01, 2012 to March 31, 2013
Angles Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Nerissa Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Majesta Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Infrastructure Limited	India	51.00%	April 01, 2012 to March 31, 2013
IPMT (Mauritius) Limited	Mauritius	100.00%	December 27, 2012 to March 31, 2013
Indiabulls Commercial Estate Limited	India	51.00%	April 01, 2012 to March 31, 2013
Lakisha Infrastructure Limited (formerly Indiabulls Infradevelopers Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Majesta Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Fama Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Name of Subsidiary Company	Country of Incorporation	Proportion of ownership interest	Year / period ended included in consolidation
Manjola Real Estate Limited (formerly Indiabulls Realtors Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Triton Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Arianca Limited	Cyprus	100.00%	April 01, 2012 to March 31, 2013
Airmid Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Airmid Real Estate Limited	India	100.00%	April 01, 2012 to September 24, 2012
Lucina Builders and Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Majesta Builders Limited	India	100.00%	April 01, 2012 to March 31, 2013
Fama Builders And Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
IPMT Limited	London	100.00%	May 22, 2012 to March 31, 2013
Juventus Buildwell Limited	India	100.00%	April 01, 2012 to April 30, 2012
Amadis Land Development Limited (formerly Karakoram Land Development Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Zeus Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Echo Facility Services Limited	India	100.00%	April 01, 2012 to March 31, 2013
Mabon Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Sepset Real Estate Limited	India	100.00%	April 01, 2012 to September 24, 2012
Airmid Aviation Services Private Limited	India	100.00%	April 01, 2012 to March 31, 2013
Zeus Buildwell Limited	India	100.00%	April 01, 2012 to March 31, 2013
Ariston Investments Limited	Mauritius	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Real Estate Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Lenus Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Elena Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Albasta Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Hermes Builders And Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Kaltha Developers Limited (formerly Karakoram Developers Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Yashita Buildcon Limited	India	100.00%	April 01, 2012 to March 31, 2013
Devona Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Mabon Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Sentia Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Vindhyachal Land Development Limited	India	100.00%	April 01, 2012 to March 31, 2013
Lorena Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Serida Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Projects Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Property Management Trustee Pte. Ltd.	Singapore	100.00%	April 01, 2012 to March 31, 2013
Alexander Transport Solutions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Ivonne Real Estate Limited (formerly			

# NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Name of Subsidiary Company	Country of Incorporation	Proportion of ownership interest	Year / period ended included in consolidation
Indiabulls Town Developers Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Juventus Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Varali Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Athena Buildwell Limited	India	100.00%	April 01, 2012 to March 31, 2013
Linnet Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Selene Estate Limited	India	51.00%	April 01, 2012 to March 31, 2013
Dev Property Development Limited	Isle of Man	100.00%	April 01, 2012 to March 31, 2013
Lavone Builders And Developers Limited (formerly Juventus Builders And Developers Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Sepset Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Citra Properties Limited	India	51.00%	April 01, 2012 to March 31, 2013
Indiabulls Commercial Properties Limited	India	51.00%	April 01, 2012 to March 31, 2013
Albina Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Sophia Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Juventus Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Triton Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Vindhyachal Buildwell Limited	India	100.00%	April 01, 2012 to March 31, 2013
Juventus Estate Limited	India	51.00%	April 01, 2012 to March 31, 2013
Selene Buildwell Limited	India	100.00%	April 01, 2012 to March 31, 2013
Vonnie Real Estate Limited (formerly Serida Real Estate Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Lakisha Developers Limited (formerly Indiabulls Greenfield Realities Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Majesta Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Ceres Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Ib Holdings Limited (formerly Fornax Properties Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Lucina Buildwell Limited	India	100.00%	April 01, 2012 to March 31, 2013
Sentia Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Multiplex Services Limited	India	100.00%	April 01, 2012 to March 31, 2013
Triton Buildwell Limited	India	100.00%	April 01, 2012 to March 31, 2013
Nilgiri Commercial Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Energy Limited	India	100.00%	April 01, 2012 to March 31, 2013
Mariana Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Tefia Land Development Limited (formerly Triton Land Development Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Kailash Buildwell Limited	India	100.00%	April 01, 2012 to March 31, 2013
Lorena Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013

**NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF  
 INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)**

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Name of Subsidiary Company	Country of Incorporation	Proportion of ownership interest	Year / period ended included in consolidation
Apesh Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Chloris Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Jwalaji Buildtech Limited	India	100.00%	April 01, 2012 to March 31, 2013
Parmida Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Malls Limited	India	100.00%	April 01, 2012 to March 31, 2013
Shoxell Holdings Limited	Cyprus	100.00%	April 01, 2012 to March 31, 2013
Nerissa Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Fama Land Development Limited	India	100.00%	April 01, 2012 to March 31, 2013
Lucina Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Triton Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Housing Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Karakoram Buildwell Limited	India	100.00%	April 01, 2012 to March 31, 2013
Albasta Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Ashkit Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Software Parks Limited	India	100.00%	April 01, 2012 to March 31, 2013
Foundvest Limited	Cyprus	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Land Holdings Limited	India	51.00%	April 01, 2012 to March 31, 2013
Serida Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Mariana Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Edesia Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Linnet Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Serida Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Fornax Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Lands Limited	India	100.00%	April 01, 2012 to March 31, 2013
Selene Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Zeus Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Fornax Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Selene Constructions Limited	India	51.00%	April 01, 2012 to March 31, 2013
Indiabulls Infrastructure Projects Limited	India	51.00%	April 01, 2012 to March 31, 2013
Selene Builders And Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Mabon Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Devona Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Home Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Sepset Properties Limited	India	100.00%	April 01, 2012 to September 21, 2012
Fama Construction Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Infrabuild Limited	India	100.00%	April 01, 2012 to March 31, 2013
Nilgiri Infrastructure Projects Limited	India	100.00%	April 01, 2012 to March 31, 2013
Sylvanus Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013

# NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Name of Subsidiary Company	Country of Incorporation	Proportion of ownership interest	Year / period ended included in consolidation
Albasta Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Majesta Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Industrial Infrastructure Limited	India	89.01%	April 01, 2012 to March 31, 2013
Nilgiri Resources Limited	India	100.00%	April 01, 2012 to March 31, 2013
Lucina Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Athena Land Development Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Estate Limited	India	51.00%	April 01, 2012 to March 31, 2013
Nilgiri Land Development Limited	India	51.00%	April 01, 2012 to March 31, 2013
Elena Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Galium Builders And Developers Limited (formerly Triton Builders And Developers Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Nerissa Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Parmida Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Diana Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Lenus Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Communication Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Nilgiri Infraestate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Lucina Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Angina Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Edesia Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Lorena Builders Limited	India	100.00%	April 01, 2012 to March 31, 2013
Ceres Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Ceres Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Lorita Developers Limited (formerly Serida Developers Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Property Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Sentia Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Ivonne Infrastructure Limited (formerly Indiabulls Land Development Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Ib Assets Limited (formerly Indiabulls Resources Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Nerissa Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Linnet Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Albasta Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Aurora Builders And Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Kenneth Builders & Developers Limited	India	51.00%	April 01, 2012 to March 31, 2013
Airmid Developers Limited	India	51.00%	April 01, 2012 to March 31, 2013

**NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF  
 INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)**

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Name of Subsidiary Company	Country of Incorporation	Proportion of ownership interest	Year / period ended included in consolidation
Bridget Builders And Developers Limited	India	51.00%	April 01, 2012 to March 31, 2013
Lenus Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Chloris Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Selene Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Buildcon Limited	India	100.00%	April 01, 2012 to March 31, 2013
Hecate Power and Land Development Limited	India	100.00%	April 01, 2012 to March 31, 2013
Nav Vahan Autotech Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Vindhyachal Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Albasta Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Juventus Land Development Limited	India	100.00%	April 01, 2012 to March 31, 2013
Zeus Builders And Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Airmid Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Real Estate Builders Limited	India	100.00%	April 01, 2012 to March 31, 2013
Ashkit Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Nerissa Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Platane Infrastructure Limited (formerly Albina Infrastructure Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Fama Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Mariana Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Edesia Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Paidia Infrastructure Limited (formerly Sepset Infrastructure Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Brenformexa Limited	Cyprus	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Hotel Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Varali Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Lorena Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Natural Resources Limited	India	100.00%	April 01, 2012 to March 31, 2013
Ashkit Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Juventus Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Nilgiri Lands Limited	India	51.00%	April 01, 2012 to March 31, 2013
Elena Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Mariana Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Athena Builders And Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Nilgiri Infrastructure Development Limited	India	100.00%	April 01, 2012 to March 31, 2013
Varali Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Engineering Limited	India	51.00%	April 01, 2012 to March 31, 2013
Parmida Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Name of Subsidiary Company	Country of Incorporation	Proportion of ownership interest	Year / period ended included in consolidation
Lenus Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Infraestate Limited	India	88.43%	April 01, 2012 to March 31, 2013
Apesh Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Road And Infrastructure Services Limited (formerly Indiabulls Buildwell Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Nilgiri Land Holdings Limited	India	51.00%	April 01, 2012 to March 31, 2013
Edesia Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Manjola Infrastructure Limited (formerly Indiabulls Estate Developers Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Ariston Investments Sub C Limited	Mauritius	100.00%	April 01, 2012 to March 31, 2013
Milky way Buildcon Limited	India	100.00%	April 01, 2012 to March 31, 2013
Varali Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Edesia Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Nilgiri Infrastructure Limited	India	51.00%	April 01, 2012 to March 31, 2013
Indiabulls Infratech Limited	India	100.00%	April 01, 2012 to March 31, 2013
Hermes Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Sophia Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Diana Land Development Limited	India	100.00%	April 01, 2012 to March 31, 2013
Lucina Land Development Limited	India	100.00%	April 01, 2012 to March 31, 2013
Diana Buildwell Limited	India	66.00%	April 01, 2012 to March 31, 2013
Mabon Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Varali Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Mariana Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Parmida Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Aurora Land Development Limited	India	100.00%	April 01, 2012 to September 24, 2012
Lorena Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Housing and Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Grapene Limited	Cyprus	100.00%	April 01, 2012 to March 31, 2013
Shivalik Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Parmida Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Lakisha Real Estate Limited (formerly Indiabulls Realcon Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Devona Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Mabon Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Ashkit Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Makala Infrastructure Limited (formerly Indiabulls Builders and Developers Limited)	India	100.00%	April 01, 2012 to March 31, 2013



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Name of Subsidiary Company	Country of Incorporation	Proportion of ownership interest	Year / period ended included in consolidation
Noble Realtors Limited	India	100.00%	April 01, 2012 to March 31, 2013
Angina Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Housing and Land Development Limited	India	100.00%	April 01, 2012 to March 31, 2013
Fama Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Ceres Land Development Limited	India	100.00%	April 01, 2012 to March 31, 2013
Sentia Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Realty Company Limited	India	100.00%	April 01, 2012 to March 31, 2013
Karakoram Properties Limited	India	100.00%	April 01, 2012 to March 31, 2013
Corus Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Linnet Constructions Limited	India	100.00%	April 01, 2012 to March 31, 2013
Apesh Real Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Linnet Infrastructure Limited	India	100.00%	April 01, 2012 to March 31, 2013
Nilgiri Buildwell Limited	India	100.00%	April 01, 2012 to March 31, 2013
Aedos Real Estate Company Limited (formerly Karakoram Real Estate Company Limited)	India	100.00%	April 01, 2012 to March 31, 2013
Indiabulls Commercial Builders Limited	India	100.00%	April 01, 2012 to March 31, 2013
Ceres Estate Limited	India	100.00%	April 01, 2012 to March 31, 2013
Catherine Builders & Developers Limited	India	51.00%	April 01, 2012 to March 31, 2013
Selene Land Development Limited	India	100.00%	April 01, 2012 to March 31, 2013
Citra Developers Limited	India	100.00%	April 01, 2012 to March 31, 2013
Ivonne Developers Limited (formerly Indiabulls Property Builders Limited)	India	100.00%	April 01, 2012 to March 31, 2013

The Company holds indirectly, through one of its subsidiaries, 20% Equity Share Capital of Highland Meadows Private Limited and Parkland Developers Private Limited each. In absence of significant influence, the same have not been consolidated as Associates in accordance with Accounting Standard 23 (AS 23) on Accounting for Investment in Associates in Consolidated Financial Statements as notified under the Companies (Accounting Standards) Rules, 2006, as amended. The same have been accounted for as Long Term Investments in accordance with Accounting Standard 13 (AS 13) Accounting for Investments, as notified under the Companies (Accounting Standards) Rules, 2006, as amended.

The Consolidated Financial Statements are presented, to the extent possible, in the same format as that adopted by the Company for its standalone financial statements.

# NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

vii) Information relating to Subsidiaries including subsidiaries of subsidiaries  
(All Amounts in Indian Rupees, except share data and where otherwise stated)  
(In terms of Government of India, Ministry of Corporate Affairs General Circular No: 2/2011, No: 5/12/2007-CL-III dated 8th February, 2011)

Name of the Subsidiary Company	Year	Currency	Share Capital	Reserves and Surplus (Net of debit balance of statement of profit & loss)	Total Assets (Fixed Assets + Non Current Assets + Current Assets + Deferred Tax Assets)	Total Liabilities (Debts + Non Current Liabilities + Current Liabilities & Provisions + Deferred tax Liabilities)	Details of Investments (excluding investment in the subsidiary companies)	Turnover / Total Income	Profit/(Loss) before Taxation	Provision for Taxation	Profit/(Loss) after Taxation	Proposed Dividend (including Corporate Dividend Tax)
Lenus Infrastructure Limited	2012-13	₹	500,000	2,275,237	139,800,641	137,025,404	-	-	(68,388)	(36,164)	(32,224)	-
Albina Properties Limited	2012-13	₹	500,000	(6,849,629)	297,496,954	303,846,583	-	-	(103,485)	-	(103,485)	-
Indiabulls Developers and Infrastructure Limited	2012-13	₹	500,000	(214,128)	297,108	11,236	-	-	(18,726)	-	(18,726)	-
Maximus Entertainments Limited	2012-13	₹	500,000	(330,177)	227,127	57,304	-	14,360	(54,328)	-	(54,328)	-
Vndhyachal Infrastructure Limited	2012-13	₹	500,000	195,712	102,301,319	101,605,607	-	-	(19,674)	-	(19,674)	-
Flora Land Development Limited	2012-13	₹	500,000	(20,039)	107,851,197	107,371,236	-	-	(186,246)	-	(186,246)	-
Athena Infrastructure Limited	2012-13	₹	315,079,390	149,018,350	4,226,933,514	3,762,835,774	-	965,999,375	38,546,291	9,866,407	28,679,884	-
Angles Constructions Limited	2012-13	₹	500,000	(242,969)	200,013,335	199,756,304	-	-	(68,988)	-	(68,988)	-
Nerissa Properties Limited	2012-13	₹	500,000	(1,206,760)	12,543,038	13,249,798	-	-	(1,172,454)	-	(1,172,454)	-
Majesta Properties Limited	2012-13	₹	500,000	(2,147,009)	66,595,892	68,242,901	-	-	(2,111,448)	-	(2,111,448)	-
Indiabulls Infrastructure Limited	2012-13	₹	391,389,650	3,279,364,528	5,854,430,782	3,457,012,634	-	352,636	242,178	55,207	186,971	-
IPMT (Mauritius) Limited	2012-13	₹	55	(231,971)	54	231,970	-	-	(231,180)	-	(231,180)	-
Indiabulls Commercial Estate Limited	2012-13	₹	500,000	(1,281,046)	111,772,712	112,553,758	-	-	(276,757)	-	(276,757)	-
Lakisha Infrastructure Limited (formerly Indiabulls Infradevelopers Limited)	2012-13	₹	500,000	(208,609)	302,627	11,236	-	-	(17,490)	-	(17,490)	-
Majesta Developers Limited	2012-13	₹	500,000	(54,439)	26,269,359	25,823,798	-	-	(20,133)	-	(20,133)	-
Fama Properties Limited	2012-13	₹	500,000	(712,649)	41,688,960	41,901,609	-	8,851,000	352,954	58,684	294,270	-
Manjola Real Estate Limited (formerly Indiabulls Realtors Limited)	2012-13	₹	500,000	(357,765)	271,671	129,436	-	-	(19,226)	-	(19,226)	-
Triton Infrastructure Limited	2012-13	₹	500,000	(511,660)	55,625,865	55,637,525	-	-	(113,032)	-	(113,032)	-
Arianca Limited	2012-13	₹	69,974	(28,574,492)	553,291,836	581,796,354	-	-	(7,534,839)	-	(7,534,839)	-
Airmid Properties Limited	2012-13	₹	500,000	(200,340)	66,769,376	66,469,716	-	-	(47,626)	-	(47,626)	-
Lucina Builders and Developers Limited	2012-13	₹	500,000	(901,183)	40,739,043	41,140,226	-	-	(190,522)	-	(190,522)	-
Majesta Builders Limited	2012-13	₹	500,000	(169,673)	83,388,125	83,057,798	-	-	(135,202)	-	(135,202)	-
Fama Builders And Developers Limited	2012-13	₹	500,000	(1,009,242)	30,560,812	31,070,054	-	-	(180,003)	-	(180,003)	-
IPMT Limited	2012-13	₹	86,841	(8,450,543)	17,974,386	26,338,088	-	-	(8,852,369)	-	(8,852,369)	-

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Name of the Subsidiary Company	Year	Currency	Share Capital	Reserves and Surplus (Net of debit balance of statement of profit & loss)	Total Assets (Fixed Assets + Non Current Assets + Current Assets + Deferred Tax Assets)	Total Liabilities (Debts + Non Current Liabilities + Current Liabilities & Provisions + Deferred tax Liabilities)	Details of Investments (excluding investment in the subsidiary companies)	Turnover / Total Income	Profit/(Loss) before Taxation	Provision for Taxation	Profit/(Loss) after Taxation	Proposed Dividend (including Corporate Dividend Tax)
Amadis Land Development Limited (formerly Karakoram Land Development Limited)	2012-13	₹	500,000	(522,874)	40,027,786	40,050,660	-	-	(113,539)	-	(113,539)	-
Zeus Properties Limited	2012-13	₹	500,000	(2,155,193)	99,180,113	100,835,306	-	-	(113,032)	-	(113,032)	-
Echo Facility Services Limited	2012-13	₹	500,000	(234,712)	322,592	57,304	-	-	(68,595)	-	(68,595)	-
Mabon Real Estate Limited	2012-13	₹	500,000	(256,826)	651,287,001	651,043,827	-	-	(68,903)	-	(68,903)	-
Airmid Aviation Services Private Limited	2012-13	₹	50,000,000	(632,345,149)	2,135,457,609	2,717,802,758	-	500,835,791	(27,148,715)	-	(27,148,715)	-
Zeus Buildwell Limited	2012-13	₹	500,000	(5,705,238)	1,002,291	6,265,369	-	-	(647,923)	(9,327)	(638,596)	-
Ariston Investments Limited	2012-13	₹	7,198,986	11,252,560,853	1,860,498,729	377,301,916	6,948,417,850	24,807,023	24,373,482	-	24,373,482	-
Indiabulls Real Estate Developers Limited	2012-13	₹	500,000	(153,077)	358,159	11,236	-	-	(19,291)	-	(19,291)	-
Lenus Properties Limited	2012-13	₹	500,000	(3,361,887)	62,875,875	65,737,762	-	-	(644,503)	163,458	(807,961)	-
Elena Constructions Limited	2012-13	₹	500,000	173,720,130	1,306,538,852	1,132,318,722	-	-	(1,697,356)	(13,464,802)	11,767,446	-
Albasta Properties Limited	2012-13	₹	500,000	(652,280)	211,021,024	211,173,304	-	20,948	(49,502)	-	(49,502)	-
Hermes Builders And Developers Limited	2012-13	₹	500,000	(270,876)	441,032	211,908	-	-	(17,826)	-	(17,826)	-
Kalsha Developers Limited (formerly Karakoram Developers Limited)	2012-13	₹	500,000	(489,023)	2,036,629	2,025,652	-	-	(102,003)	-	(102,003)	-
Yashita Buildcon Limited	2012-13	₹	500,000	(68,596)	442,640	11,236	-	-	(17,940)	-	(17,940)	-
Devona Developers Limited	2012-13	₹	500,000	(452,293)	113,777,797	113,730,090	-	-	(26,814)	-	(26,814)	-
Mabon Infrastructure Limited	2012-13	₹	500,000	(272,429)	11,875	249,784,304	250,000,000	-	(68,388)	-	(68,388)	-
Sentia Real Estate Limited	2012-13	₹	500,000	(6,845,307)	74,290,363	80,635,670	-	8,033,059	(36,661,219)	(11,347,643)	(25,313,576)	-
Vindhyachal Land Development Limited	2012-13	₹	500,000	(550,524)	394,949,991	395,000,515	-	-	(71,123)	-	(71,123)	-
Lorena Developers Limited	2012-13	₹	500,000	(2,144,290)	66,378,508	68,022,798	-	-	(2,111,064)	-	(2,111,064)	-
Serida Infrastructure Limited	2012-13	₹	5,804,500	(5,663,399)	18,405	377,304	-	-	(69,788)	-	(69,788)	-
Indiabulls Projects Limited	2012-13	₹	1,000,000,000	30,784,146	7,903,576,958	6,872,792,812	-	131,358	(840,387)	(6,151,623)	5,311,236	-
Indiabulls Property Management Trustee Pte. Ltd.	2012-13	₹	3,943,000	761,430,384	228,493,568	85,611,321	622,404,296	389,134,591	228,302,009	37,395,735	190,906,274	-
Alexander Transport Solutions Limited	2012-13	₹	500,000	377,102	888,338	11,236	-	54,919	36,793	-	36,793	-
Ivonne Real Estate Limited (formerly Indiabulls Town Developers Limited)	2012-13	₹	500,000	(175,242)	335,994	11,236	-	-	(18,726)	-	(18,726)	-
Juventus Properties Limited	2012-13	₹	500,000	(4,243,055)	35,441,301	39,184,356	-	-	(114,394)	-	(114,394)	-
Varali Constructions Limited	2012-13	₹	500,000	(1,297,985)	10,890,126	11,688,111	-	-	(623,770)	517	(624,287)	-

# NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Name of the Subsidiary Company	Year	Currency	Share Capital	Reserves and Surplus (Net of debit balance of statement of profit & loss)	Total Assets (Fixed Assets + Non Current Assets + Current Assets + Deferred Tax Assets)	Total Liabilities (Debts + Non Current Liabilities + Current Liabilities & Provisions + Deferred tax Liabilities)	Details of Investments (excluding investment in the subsidiary companies)	Turnover / Total Income	Profit/(Loss) before Taxation	Provision for Taxation	Profit/(Loss) after Taxation	Proposed Dividend (including Corporate Dividend Tax)
Athena Buildwell Limited	2012-13	₹	500,000	(4,468,087)	105,006,536	108,974,623	-	-	(68,988)	-	(68,988)	-
Linnet Properties Limited	2012-13	₹	500,000	(73,508)	437,728	11,236	-	-	(18,522)	-	(18,522)	-
Selene Estate Limited	2012-13	₹	192,824,390	(29,617,161)	2,054,538,074	1,891,330,845	-	364,598,138	(109,010,462)	(33,797,347)	(75,213,115)	-
Dev Property Development Limited	2012-13	₹	99,345,317	9,487,605,123	754,824,452	980,578	-	4,889,952	3,520,952	-	3,520,952	-
Lavone Builders And Developers Limited (formerly Juventus Builders And Developers Limited)	2012-13	₹	500,000	(931,673)	57,355,731	57,787,404	-	-	(112,939)	-	(112,939)	-
Sepset Developers Limited	2012-13	₹	500,000	(228,018)	529,058,386	528,786,404	-	-	(68,688)	-	(68,688)	-
Citra Properties Limited	2012-13	₹	171,264,390	18,509,479	802,489,289	612,715,420	-	1,765,307	(754,262)	(1,371,202)	616,940	-
Indiabulls Commercial Properties Limited	2012-13	₹	500,000	(378,974)	32,442,262	32,321,236	-	-	(17,397)	-	(17,397)	-
Albina Real Estate Limited	2012-13	₹	500,000	732,681,166	753,136,155	19,954,989	-	15,318,363	(71,708,135)	4,836,942	(76,545,077)	-
Sophia Real Estate Limited	2012-13	₹	500,000	(27,329,240)	1,236,043,917	1,262,873,157	-	137,805	(18,950,455)	(1,226)	(18,949,229)	-
Juventus Infrastructure Limited	2012-13	₹	500,000	(686,974)	34,550,226	35,237,200	-	-	(181,516)	-	(181,516)	-
Triton Properties Limited	2012-13	₹	500,000	(285,729)	37,640,507	37,426,236	-	-	(17,826)	-	(17,826)	-
Vindhyachal Buildwell Limited	2012-13	₹	500,000	(4,845,072)	439,197,440	443,542,512	-	2,753,291	(4,753,291)	-	(4,753,291)	-
Juventus Estate Limited	2012-13	₹	356,607,390	(124,623,209)	2,374,252,426	2,142,268,245	-	5,504,660	(100,839,847)	(34,104,136)	(66,735,711)	-
Selene Buildwell Limited	2012-13	₹	500,000	79,672	24,382,034	23,802,362	-	-	(102,096)	-	(102,096)	-
Vonnie Real Estate Limited (formerly Serida Real Estate Limited)	2012-13	₹	16,369,500	(12,282,068)	72,736	485,304	-	-	(69,695)	-	(69,695)	-
Lakisha Developers Limited (formerly Indiabulls Greenfield Realities Limited)	2012-13	₹	500,000	(1,588,515)	4,721	1,093,236	-	1,236	(16,962)	-	(16,962)	-
Majesta Infrastructure Limited	2012-13	₹	500,000	(54,604)	82,249,194	81,803,798	-	-	(20,133)	-	(20,133)	-
Ceres Properties Limited	2012-13	₹	500,000	2,839,541	55,241,312	51,901,771	-	-	(651,832)	-	(651,832)	-
Ib Holdings Limited (formerly Fornax Properties Limited)	2012-13	₹	500,000	(196,748,607)	4,727,304	13,941,825,911	-	-	(6,588,571)	-	(6,588,571)	-
Lucina Buildwell Limited	2012-13	₹	500,000	(1,360,773)	170,644,810	171,505,583	-	-	(136,726)	-	(136,726)	-
Sentia Infrastructure Limited	2012-13	₹	500,000	41,992,120	607,335,482	564,843,362	-	155,216,245	995,092	478,627	516,465	-
Indiabulls Multiplex Services Limited	2012-13	₹	500,000	(48,931,827)	4,682,249	53,114,076	-	1,321	(893,131)	(517,117)	(376,014)	-
Triton Buildwell Limited	2012-13	₹	500,000	(632,808)	78,903,936	79,036,744	-	-	(101,796)	-	(101,796)	-
Nilgiri Commercial Estate Limited	2012-13	₹	500,000	(647,258)	32,244,146	32,391,404	-	-	(68,988)	-	(68,988)	-
Indiabulls Energy Limited	2012-13	₹	500,000	(229,136)	282,100	11,236	-	1,236	(18,086)	-	(18,086)	-

**NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF  
 INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)**

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Name of the Subsidiary Company	Year	Currency	Share Capital	Reserves and Surplus (Net of debit balance of statement of profit & loss)	Total Assets (Fixed Assets + Non Current Assets + Current Assets + Deferred Tax Assets)	Total Liabilities (Debts + Non Current Liabilities + Current Liabilities & Provisions + Deferred tax Liabilities)	Details of Investments (excluding investment in the subsidiary companies)	Turnover / Total Income	Profit/(Loss) before Taxation	Provision for Taxation	Profit/(Loss) after Taxation	Proposed Dividend (including Corporate Dividend Tax)
Mariana Infrastructure Limited	2012-13	₹	500,000	362,309	677,033,897	678,971,588	-	777,148	362,350	116,918	245,432	-
TEFIA LAND DEVELOPMENT LIMITED (FORMERLY TRITON LAND DEVELOPMENT LIMITED)	2012-13	₹	500,000	(1,150,106)	6,189,064	6,839,170	-	-	(196,067)	-	(196,067)	-
KAILASH BUILDWELL LIMITED	2012-13	₹	500,000	(532,505)	29,086,433	29,118,938	-	-	(114,375)	-	(114,375)	-
LORENA INFRASTRUCTURE LIMITED	2012-13	₹	500,000	(2,144,290)	64,328,508	65,972,798	-	-	(2,111,064)	-	(2,111,064)	-
APESH CONSTRUCTIONS LIMITED	2012-13	₹	500,000	653,435	136,099,739	135,446,304	-	38,815,893	(21,545,394)	(20,298)	(21,525,096)	-
CHLORIS REAL ESTATE LIMITED	2012-13	₹	500,000	(140,386)	145,765,600	145,405,986	-	-	(25,917)	-	(25,917)	-
JWALAJI BUILDTECH LIMITED	2012-13	₹	500,000	(68,596)	442,640	11,236	-	-	(17,940)	-	(17,940)	-
PARMIDA DEVELOPERS LIMITED	2012-13	₹	500,000	(51,259)	460,539	11,798	-	-	(18,033)	-	(18,033)	-
INDIABULLS MALLS LIMITED	2012-13	₹	500,000	(176,160)	335,076	11,236	-	1,236	(17,990)	-	(17,990)	-
SHOXELL HOLDINGS LIMITED	2012-13	₹	63,240	12,015,879,941	85,806	1,896,225	-	-	(380,321)	-	(380,321)	-
NERISSA DEVELOPERS LIMITED	2012-13	₹	500,000	(54,439)	18,719,359	18,273,798	-	-	(20,133)	-	(20,133)	-
FAMA LAND DEVELOPMENT LIMITED	2012-13	₹	500,000	(524,099)	55,526,852	55,550,951	-	-	(113,032)	-	(113,032)	-
LUCINA CONSTRUCTIONS LIMITED	2012-13	₹	500,000	(274,054)	3,499,182	3,273,236	-	1,236	(16,890)	-	(16,890)	-
TRITON ESTATE LIMITED	2012-13	₹	500,000	(250,739)	303,413	54,152	-	-	(17,826)	-	(17,826)	-
INDIABULLS HOUSING DEVELOPERS LIMITED	2012-13	₹	500,000	(208,333)	302,903	11,236	-	-	(18,726)	-	(18,726)	-
KARAKORAM BUILDWELL LIMITED	2012-13	₹	500,000	(743,194)	59,812,031	60,055,225	-	-	(113,632)	-	(113,632)	-
ALBASTA CONSTRUCTIONS LIMITED	2012-13	₹	500,000	(102,610)	1,143,626	746,236	-	-	(17,826)	-	(17,826)	-
ASHKIT CONSTRUCTIONS LIMITED	2012-13	₹	6,752,500	(5,648,622)	1,489,182	885,304	-	88,411	19,123	-	19,123	-
INDIABULLS SOFTWARE PARKS LIMITED	2012-13	₹	500,000	(374,582)	136,654	11,236	-	-	(19,257)	-	(19,257)	-
FOUNDVEST LIMITED	2012-13	₹	57,840	217,875,441	214,298,969	373,371	-	1,241,291	1,021,137	-	1,021,137	-
INDIABULLS LAND HOLDINGS LIMITED	2012-13	₹	500,000	(1,496,236)	115,577,921	116,574,157	-	-	(70,757)	-	(70,757)	-
SERDA PROPERTIES LIMITED	2012-13	₹	500,000	(220,014,779)	9,525	219,524,304	-	-	(68,988)	-	(68,988)	-
MARIANA PROPERTIES LIMITED	2012-13	₹	500,000	(266,619)	70,040,685	569,807,304	500,000,000	-	(68,388)	-	(68,388)	-
EDESIA INFRASTRUCTURE LIMITED	2012-13	₹	500,000	(74,008)	50,187,228	49,761,236	-	-	(18,522)	-	(18,522)	-
LINNET REAL ESTATE LIMITED	2012-13	₹	500,000	(45,439)	465,797	11,236	-	18,169	(384)	-	(384)	-
SERDA CONSTRUCTIONS LIMITED	2012-13	₹	500,000	(633,273)	804,383	937,656	-	-	(163,619)	-	(163,619)	-
FORNAX REAL ESTATE LIMITED	2012-13	₹	548,612,390	227,994,434	2,465,238,032	1,688,631,208	-	-	(4,904,847)	35,674,558	(40,579,405)	-
INDIABULLS LANDS LIMITED	2012-13	₹	500,000	(409,115)	28,936,321	28,845,436	-	-	(18,788)	-	(18,788)	-
SELENE INFRASTRUCTURE LIMITED	2012-13	₹	100,000,000	56,253,253	156,361,221	107,968	-	-	(1,504,781)	95,536	(1,600,317)	-

# NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Name of the Subsidiary Company	Year	Currency	Share Capital	Reserves and Surplus (Net of debit balance of statement of profit & loss)	Total Assets (Fixed Assets + Non Current Assets + Current Assets + Deferred Tax Assets)	Total Liabilities (Debts + Non Current Liabilities + Current Liabilities & Provisions + Deferred tax Liabilities)	Details of Investments (excluding investment in the subsidiary companies)	Turnover / Total Income	Profit/(Loss) before Taxation	Provision for Taxation	Profit/(Loss) after Taxation	Proposed Dividend (including Corporate Dividend Tax)
Zeus Estate Limited	2012-13	₹	500,000	(745,976)	18,469,710	18,715,686	-	1,236	(17,591)	-	(17,591)	-
Fornax Constructions Limited	2012-13	₹	500,000	(235,768)	72,304,532	72,040,300	-	-	(14,915)	-	(14,915)	-
Selene Constructions Limited	2012-13	₹	392,499,390	43,643,480	2,316,884,368	1,880,741,498	-	881,057,077	(8,268,918)	(882,449)	(7,386,469)	-
Indiabulls Infrastructure Projects Limited	2012-13	₹	500,000	(957,407)	44,125,479	44,582,886	-	-	(70,226)	-	(70,226)	-
Selene Builders And Developers Limited	2012-13	₹	500,000	(285,201)	317,246	102,447	-	-	(22,826)	-	(22,826)	-
Mabon Developers Limited	2012-13	₹	500,000	(456,504)	3,266,800	3,223,304	-	-	(68,388)	-	(68,388)	-
Devona Properties Limited	2012-13	₹	500,000	(164,409)	45,831,827	45,496,236	-	-	(22,026)	-	(22,026)	-
Indiabulls Home Developers Limited	2012-13	₹	500,000	(840,239)	1,197	341,436	-	-	(19,226)	-	(19,226)	-
Fama Construction Limited	2012-13	₹	500,000	(2,337,730)	84,649,284	86,487,014	-	60,000	(998,764)	-	(998,764)	-
Indiabulls Infrabuild Limited	2012-13	₹	500,000	(116,936)	394,300	11,236	-	23,819	4,593	-	4,593	-
Nilgiri Infrastructure Projects Limited	2012-13	₹	500,000	(7,726,124)	522,176,180	529,402,304	-	217,023,484	(6,050,275)	-	(6,050,275)	-
Sylvanus Properties Limited	2012-13	₹	100,000,000	436,785,035	3,088,644,012	2,551,858,977	-	1,463,721,864	676,100,991	219,743,485	456,357,506	-
Albasta Developers Limited	2012-13	₹	500,000	(250,695)	12,609	499,763,304	500,000,000	-	(68,388)	-	(68,388)	-
Majesta Constructions Limited	2012-13	₹	500,000	(629,946)	82,779,852	82,909,798	-	-	(595,475)	-	(595,475)	-
Indiabulls Industrial Infrastructure Limited	2012-13	₹	730,273,100	14,136,782	1,955,898,017	1,211,488,135	-	73,335,020	37,663,963	12,138,229	25,525,734	-
Nilgiri Resources Limited	2012-13	₹	500,000	(336,363)	2,504,644	2,341,007	-	-	(16,590)	-	(16,590)	-
Lucina Properties Limited	2012-13	₹	500,000	(1,205,163)	28,684,659	29,389,822	-	-	(149,817)	-	(149,817)	-
Athens Land Development Limited	2012-13	₹	500,000	4,251,726	1,160,030	196,408,304	200,000,000	-	(68,688)	-	(68,688)	-
Indiabulls Estate Limited	2012-13	₹	239,086,880	1,508,979,877	4,297,818,226	2,554,751,469	-	12,174,750	(16,018,588)	(4,852,782)	(11,165,806)	-
Nilgiri Land Development Limited	2012-13	₹	1,000,000	(1,979,911)	92,714,162	93,694,073	-	-	(72,195)	-	(72,195)	-
Elena Properties Limited	2012-13	₹	500,000	6,783,367	7,294,603	11,236	-	-	(18,426)	-	(18,426)	-
Galium Builders And Developers Limited (formerly Triton Builders And Developers Limited)	2012-13	₹	500,000	(671,436)	9,557,272	9,728,708	-	-	(101,703)	-	(101,703)	-
Nerissa Infrastructure Limited	2012-13	₹	500,000	(1,624,561)	1,292,227,331	1,300,351,892	-	-	(1,590,255)	-	(1,590,255)	-
Parmida Infrastructure Limited	2012-13	₹	500,000	(53,203)	1,820,595	1,373,798	-	-	(18,333)	-	(18,333)	-
Diana Infrastructure Limited	2012-13	₹	500,000	49,973,342	575,269,078	524,795,736	-	415,603,658	(1,739,949)	(1,558,649)	(181,300)	-
Lenus Real Estate Limited	2012-13	₹	500,000	(1,054,262)	12,974	567,236	-	-	(17,826)	-	(17,826)	-
Indiabulls Communication Infrastructure Limited	2012-13	₹	500,000	(206,454)	304,782	11,236	-	1,236	(17,490)	-	(17,490)	-
Nilgiri Infraestate Limited	2012-13	₹	500,000	(379,066)	417,338	296,404	-	-	(68,688)	-	(68,688)	-

**NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF  
 INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)**

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Name of the Subsidiary Company	Year	Currency	Share Capital	Reserves and Surplus (Net of debit balance of statement of profit & loss)	Total Assets (Fixed Assets + Non Current Assets + Current Assets + Deferred Tax Assets)	Total Liabilities (Debts + Non Current Liabilities + Current Liabilities & Provisions + Deferred tax Liabilities)	Details of Investments (excluding investment in the subsidiary companies)	Turnover / Total Income	Profit/(Loss) before Taxation	Provision for Taxation	Profit/(Loss) after Taxation	Proposed Dividend (including Corporate Dividend Tax)
Lucina Estate Limited	2012-13	₹	500,000	(1,058,998)	61,926,850	62,485,848	-	-	(115,174)	1,158	(116,332)	-
Angina Properties Limited	2012-13	₹	500,000	(4,569,576)	1,155,430	5,225,006	-	-	(69,288)	-	(69,288)	-
Edesia Properties Limited	2012-13	₹	500,000	(51,602)	459,634	11,236	-	-	(18,426)	-	(18,426)	-
Lorena Builders Limited	2012-13	₹	500,000	(51,287)	460,511	11,798	-	-	(18,033)	-	(18,033)	-
Ceres Constructions Limited	2012-13	₹	500,000	(460,276)	36,266,775	36,227,051	-	-	(21,210)	-	(21,210)	-
Ceres Infrastructure Limited	2012-13	₹	500,000	(506,896)	35,601,440	35,608,336	-	-	(60,525)	-	(60,525)	-
Lorita Developers Limited (formerly Serida Developers Limited)	2012-13	₹	21,921,500	(15,878,053)	3,600,751	57,304	-	5,957	(63,738)	-	(63,738)	-
Indiabulls Property Developers Limited	2012-13	₹	500,000	(164,595)	346,641	11,236	-	-	(18,726)	-	(18,726)	-
Sentia Developers Limited	2012-13	₹	500,000	(247,876)	35,428	720,308,304	720,525,000	-	(68,660)	-	(68,660)	-
Ivonne Infrastructure Limited (formerly Indiabulls Land Development Limited)	2012-13	₹	500,000	934,557	85,684,864	84,250,307	-	12,250,000	1,825,150	563,971	1,261,179	-
Ib Assets Limited (formerly Indiabulls Resources Limited)	2012-13	₹	57,246,500	(25,400,990)	27,386,115	2,040,605	-	2,046,654	1,923,161	472,065	1,451,096	-
Nerissa Constructions Limited	2012-13	₹	500,000	(1,454,258)	75,532,540	76,486,798	-	-	(1,419,452)	-	(1,419,452)	-
Linnet Developers Limited	2012-13	₹	500,000	(45,714)	465,522	11,236	-	18,169	(353)	-	(353)	-
Albasta Real Estate Limited	2012-13	₹	500,000	(141,430)	19,646,806	19,288,236	-	-	(17,826)	-	(17,826)	-
Aurora Builders And Developers Limited	2012-13	₹	500,000	(270,069)	241,167	11,236	-	1,236	(16,497)	-	(16,497)	-
Kenneth Builders & Developers Limited	2012-13	₹	500,000	(65,975,956)	5,879,144,978	5,944,620,934	-	-	(26,309,073)	9,332	(26,318,405)	-
Airmid Developers Limited	2012-13	₹	593,644,390	10,170,775	3,146,047,382	2,542,232,217	-	12,062,701	(39,087,583)	(12,897,528)	(26,190,055)	-
Bridget Builders And Developers Limited	2012-13	₹	500,000	806,425	1,113,729	57,304	-	90,704	(42,763)	-	(42,763)	-
Lenus Developers Limited	2012-13	₹	500,000	(56,993)	454,243	11,236	-	-	(18,126)	-	(18,126)	-
Chloris Constructions Limited	2012-13	₹	500,000	(127,300)	383,936	11,236	-	-	(18,126)	-	(18,126)	-
Selene Properties Limited	2012-13	₹	500,000	(547,467)	12,235,481	12,282,948	-	-	(101,796)	-	(101,796)	-
Indiabulls Buildcon Limited	2012-13	₹	6,689,200	711,904,132	718,668,229	74,897	-	-	(986,635)	(4,227,168)	3,240,533	-
Hecate Power and Land Development Limited	2012-13	₹	500,000	(1,040,515)	7,967,889	8,508,404	-	-	(68,660)	50,186	(118,846)	-
Nav Vahan Autotech Limited	2012-13	₹	500,000	225,601	782,905	57,304	-	46,045	(25,143)	-	(25,143)	-
Indiabulls Constructions Limited	2012-13	₹	500,000	101,374,035	14,089,425,059	15,569,551,024	-	3,206,314,706	(61,182,438)	(17,344,472)	(43,837,966)	-
Vindhyachal Developers Limited	2012-13	₹	500,000	(506,312)	47,533,833	47,540,145	-	-	(1,270,439)	-	(1,270,439)	-
Albasta Infrastructure Limited	2012-13	₹	500,000	(111,619)	129,501,685	4,629,113,304	4,500,000,000	39,891	(28,497)	-	(28,497)	-



# NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Name of the Subsidiary Company	Year	Currency	Share Capital	Reserves and Surplus (Net of debit balance of profit & loss)	Total Assets (Fixed Assets + Non Current Assets + Current Assets + Deferred Tax Assets)	Total Liabilities (Debts + Non Current Liabilities + Current Liabilities + Provisions + Deferred tax Liabilities)	Details of Investments (excluding investment in the subsidiary companies)	Turnover / Total Income	Profit/(Loss) before Taxation	Provision for Taxation	Profit/(Loss) after Taxation	Proposed Dividend (including Corporate Dividend Tax)
Juventus Land Development Limited	2012-13	₹	500,000	(345,403)	32,955,833	32,801,236	-	-	(19,386)	-	(19,386)	-
Zeus Builders And Developers Limited	2012-13	₹	500,000	(750,448)	8,760,949	9,011,397	-	-	(124,228)	817	(125,045)	-
Airmid Infrastructure Limited	2012-13	₹	500,000	(9,602,269)	527,763,396	536,865,665	-	-	(3,290,875)	-	(3,290,875)	-
Indiabulls Real Estate Builders Limited	2012-13	₹	500,000	(152,012)	359,224	11,236	-	-	(19,226)	-	(19,226)	-
Ashkit Properties Limited	2012-13	₹	500,000	(336,699)	174,537	11,236	-	-	(17,826)	-	(17,826)	-
Nerissa Real Estate Limited	2012-13	₹	500,000	(507,329)	42,196,469	42,203,798	-	-	(472,913)	-	(472,913)	-
Platane Infrastructure Limited (formerly Albina Infrastructure Limited)	2012-13	₹	20,719,500	(20,172,471)	17,333	1,470,304	-	-	(69,195)	-	(69,195)	-
Fama Infrastructure Limited	2012-13	₹	500,000	(299,074)	14,127,362	13,926,436	-	-	(18,542)	-	(18,542)	-
Mariana Real Estate Limited	2012-13	₹	500,000	(59,896)	13,440	499,573,336	500,000,000	-	(17,826)	-	(17,826)	-
Edesia Developers Limited	2012-13	₹	500,000	(73,740)	30,437,496	30,011,236	-	-	(18,754)	-	(18,754)	-
Paidia Infrastructure Limited (formerly Sepset Infrastructure Limited)	2012-13	₹	12,089,500	(10,987,480)	658,824	56,804	-	-	(68,695)	-	(68,695)	-
Brenformexa Limited	2012-13	₹	138,572	4,575,949,977	49,503	1,098,962	-	-	(370,410)	-	(370,410)	-
Indiabulls Hotel Properties Limited	2012-13	₹	500,000	(339,691)	228,645	68,336	-	1,236	(17,990)	-	(17,990)	-
Varali Infrastructure Limited	2012-13	₹	500,000	(338,748)	10,488	2,799,849,236	2,800,000,000	1,236	(16,890)	-	(16,890)	-
Lorena Real Estate Limited	2012-13	₹	500,000	(1,815,521)	80,586,277	81,901,798	-	-	(1,782,295)	-	(1,782,295)	-
Indiabulls Natural Resources Limited	2012-13	₹	500,000	(338,935)	255,401	94,336	-	1,236	(18,491)	-	(18,491)	-
Ashkit Developers Limited	2012-13	₹	500,000	(618,381)	12,855	131,236	-	-	(17,826)	-	(17,826)	-
Juventus Constructions Limited	2012-13	₹	500,000	83,606	27,999,917	27,416,311	-	554,200	(42,301)	-	(42,301)	-
Nilgiri Lands Limited	2012-13	₹	500,000	(1,470,958)	109,366,313	110,337,271	-	-	(145,047)	7,351	(152,398)	-
Elena Real Estate Limited	2012-13	₹	500,000	(776,676)	7,730	284,406	-	-	(18,426)	-	(18,426)	-
Mariana Developers Limited	2012-13	₹	500,000	(345,586)	566,259,278	566,104,864	-	-	(102,185)	-	(102,185)	-
Athens Builders And Developers Limited	2012-13	₹	500,000	(785,062)	31,732,411	32,017,473	-	6,116,000	2,120,166	655,131	1,465,035	-
Nilgiri Infrastructure Development Limited	2012-13	₹	500,000	(138,283,297)	94,619,107	1,732,402,404	1,500,000,000	-	(68,388)	-	(68,388)	-
Varali Properties Limited	2012-13	₹	500,000	(11,043,381)	415,839,140	426,382,521	-	2,234,977	(12,622,683)	(4,000,543)	(8,622,140)	-
Indiabulls Engineering Limited	2012-13	₹	500,000	(1,262,972)	111,818,827	112,581,799	-	-	(69,757)	-	(69,757)	-
Parmida Properties Limited	2012-13	₹	500,000	(54,259)	157,449,539	157,003,798	-	-	(21,333)	-	(21,333)	-
Lenus Constructions Limited	2012-13	₹	500,000	383,291	4,818,472	3,935,181	-	15,244,022	14,671,305	(63,690)	14,734,995	-
Indiabulls Infraestate Limited	2012-13	₹	565,440	(397,484,701)	21,733,445,218	22,130,364,479	-	13,929,432	(1,332,356,643)	(415,098,222)	(917,258,421)	-
Apesh Properties Limited	2012-13	₹	500,000	(1,604,082)	189,354,037	190,458,119	-	-	(620,321)	326	(620,647)	-
Indiabulls Road And Infrastructure												

**NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF  
 INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)**

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Name of the Subsidiary Company	Year	Currency	Share Capital	Reserves and Surplus (Net of debit balance of statement of profit & loss)	Total Assets (Fixed Assets + Non Current Assets + Current Assets + Deferred Tax Assets)	Total Liabilities (Debts + Non Current Liabilities + Current Liabilities & Provisions + Deferred tax Liabilities)	Details of Investments (excluding investment in the subsidiary companies)	Turnover / Total Income	Profit/(Loss) before Taxation	Provision for Taxation	Profit/(Loss) after Taxation	Proposed Dividend (including Corporate Dividend Tax)
Services Limited (formerly Indiabulls Buildwell Limited)	2012-13	₹	500,000	(424,932)	86,304	11,236	-	-	(18,726)	-	(18,726)	-
Nilgiri Land Holdings Limited	2012-13	₹	500,000	(1,050,814)	138,231,137	138,781,951	-	-	(76,195)	-	(76,195)	-
Edesia Constructions Limited	2012-13	₹	500,000	(77,508)	437,728	15,236	-	-	(22,522)	-	(22,522)	-
Manjula Infrastructure Limited (formerly Indiabulls Estate Developers Limited)	2012-13	₹	500,000	(336,169)	231,167	67,336	-	1,236	(17,490)	-	(17,490)	-
Ariston Investments Sub C Limited	2012-13	₹	360,019	2,799,472,869	199,954	28,511,296	2,828,144,230	-	(2,998,765)	-	(2,998,765)	-
Milkyway Buildcon Limited	2012-13	₹	500,000	(425,263)	1,602,420	1,527,683	-	-	(68,895)	-	(68,895)	-
Varali Developers Limited	2012-13	₹	500,000	1,225,278	118,862,995	117,137,717	-	14,864	(99,014)	-	(99,014)	-
Edesia Real Estate Limited	2012-13	₹	500,000	(6,759)	504,477	11,236	-	30,115	11,689	-	11,689	-
Nilgiri Infrastructure Limited	2012-13	₹	500,000	(2,722,325)	181,655,559	183,877,884	-	-	(278,694)	-	(278,694)	-
Indiabulls Infraitech Limited	2012-13	₹	500,000	(8,405,067)	5,082,471,627	5,090,376,694	-	324,825	(15,342,579)	-	(15,342,579)	-
Hermes Properties Limited	2012-13	₹	500,000	(298,568)	11,360,768	11,159,336	-	-	(18,209)	-	(18,209)	-
Sophia Constructions Limited	2012-13	₹	500,000	(2,630,110)	199,172,362	201,302,472	-	4,769,632	(2,410,690)	-	(2,410,690)	-
Diana Land Development Limited	2012-13	₹	500,000	(280,815)	6,371,621	6,152,436	-	-	(27,435)	-	(27,435)	-
Lucina Land Development Limited	2012-13	₹	500,000	2,455,345,344	11,507,707,294	9,054,381,950	-	4,543,096,817	1,344,827,428	447,203,430	897,623,998	871,668,750
Diana Buildwell Limited	2012-13	₹	1,000,000	532,750,139	733,201,655	199,451,516	-	804,649	(1,146,019)	3,066	(1,149,085)	-
Mabon Properties Limited	2012-13	₹	500,000	(5,900,678)	291,035,894	296,436,572	-	4,574,421	(2,810,773)	-	(2,810,773)	-
Varali Real Estate Limited	2012-13	₹	500,000	(460,975)	10,510,261	10,471,236	-	-	(18,126)	-	(18,126)	-
Mariana Constructions Limited	2012-13	₹	500,000	(12,168,153)	1,514,160	13,182,313	-	-	(68,388)	-	(68,388)	-
Parmida Real Estate Limited	2012-13	₹	500,000	(554,331)	3,588,454	3,642,785	-	6,165,060	(459,302)	-	(459,302)	-
Lorena Constructions Limited	2012-13	₹	500,000	(1,982,027)	81,582,771	83,064,798	-	-	(1,948,801)	-	(1,948,801)	-
Indiabulls Housing and Constructions Limited	2012-13	₹	500,000	(115,580)	395,656	11,236	-	23,500	4,274	-	4,274	-
Grapene Limited	2012-13	₹	16,594,891,375	10,811,787,825	1,175,579,845	2,319,112,906	28,550,212,261	15,727,033	(13,152,326)	-	(13,152,326)	-
Shivalik Properties Limited	2012-13	₹	500,000	(1,623,507)	38,173,353	39,296,860	-	-	(986,269)	3,501	(989,770)	-
Parmida Constructions Limited	2012-13	₹	500,000	(75,959)	435,839	11,798	-	-	(18,033)	-	(18,033)	-
Lakisha Real Estate Limited (formerly Indiabulls Realcon Limited)	2012-13	₹	100,000,000	(65,299,098)	844,143,333	809,442,431	-	50,046,937	(64,480,611)	(16,528,080)	(47,952,531)	-
Devona Infrastructure Limited	2012-13	₹	500,000	(137,436,518)	786,822,786	923,759,304	-	3,926,882	(8,659,113)	-	(8,659,113)	-
Mabon Constructions Limited	2012-13	₹	500,000	(230,509)	1,000,024,795	999,755,304	-	-	(68,388)	-	(68,388)	-
Ashkit Real Estate Limited	2012-13	₹	500,000	(310,417)	246,887	57,304	-	-	(68,388)	-	(68,388)	-

# NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Name of the Subsidiary Company	Year	Currency	Share Capital	Reserves and Surplus (Net of debit balance of profit & loss)	Total Assets (Fixed Assets + Non Current Assets + Current Assets + Deferred Tax Assets)	Total Liabilities (Debits + Non Current Liabilities + Current Liabilities & Provisions + Deferred tax Liabilities)	Details of Investments (excluding investment in the subsidiary companies)	Turnover / Total Income	Profit/(Loss) before Taxation	Provision for Taxation	Profit/(Loss) after Taxation	Proposed Dividend (including Corporate Dividend Tax)
Makala Infrastructure Limited (formerly Indiabulls Builders and Developers Limited)	2012-13	₹	500,000	(6,035,907)	496,670,429	502,206,336	-	1,999,818	(5,690,740)	-	(5,690,740)	-
Noble Realtors Limited	2012-13	₹	500,000	(138,177,856)	12,086,691	149,764,547	-	-	(68,988)	-	(68,988)	-
Angina Real Estate Limited	2012-13	₹	500,000	(1,085,535)	106,787,184	107,372,719	-	-	(96,191)	-	(96,191)	-
Indiabulls Housing and Land Development Limited	2012-13	₹	500,000	(205,181)	306,055	11,236	-	1,236	(17,490)	-	(17,490)	-
Farma Estate Limited	2012-13	₹	500,000	(1,377,193)	139,742,552	140,619,745	-	-	(173,032)	-	(173,032)	-
Ceres Land Development Limited	2012-13	₹	500,000	(365,249)	48,618,020	48,483,269	-	-	(81,631)	-	(81,631)	-
Sentia Constructions Limited	2012-13	₹	500,000	19,348,916	47,706,496	27,857,580	-	-	(18,126)	-	(18,126)	-
Indiabulls Realty Company Limited	2012-13	₹	500,000	211,565,892	212,123,196	57,304	-	-	(365,858)	(2,472,328)	2,106,470	-
Karakoram Properties Limited	2012-13	₹	500,000	(595,435)	2,630,759	2,726,194	-	-	(127,396)	-	(127,396)	-
Corus Real Estate Limited	2012-13	₹	500,000	5,596,283	75,579,587	69,483,304	-	406,250	(264,661)	-	(264,661)	-
Linnet Constructions Limited	2012-13	₹	500,000	(45,708)	465,528	11,236	-	18,169	(353)	-	(353)	-
Apesh Real Estate Limited	2012-13	₹	500,000	(199,272)	42,009,887	41,709,159	-	-	(18,126)	-	(18,126)	-
Linnet Infrastructure Limited	2012-13	₹	500,000	(96,379)	414,857	11,236	-	-	(18,522)	-	(18,522)	-
Nilgiri Buildwell Limited	2012-13	₹	500,000	(747,827)	9,934,493	10,182,320	-	-	(136,503)	(2,345)	(134,158)	-
Aedos Real Estate Company Limited (formerly Karakoram Real Estate Company Limited)	2012-13	₹	500,000	(502,533)	22,809,015	22,811,548	-	-	(112,939)	-	(112,939)	-
Indiabulls Commercial Builders Limited	2012-13	₹	500,000	(151,012)	360,224	11,236	-	-	(20,726)	-	(20,726)	-
Ceres Estate Limited	2012-13	₹	750,000,000	804,565,580	4,469	2,433,132,504	-	-	(256,909)	221,739	(478,648)	-
Catherine Builders & Developers Limited	2012-13	₹	500,000	(41,003,740)	166,664	40,920,404	-	-	(135,379)	(634)	(134,745)	-
Selene Land Development Limited	2012-13	₹	500,000	(691,540)	76,930,572	77,122,112	-	-	(26,641)	-	(26,641)	-
Citra Developers Limited	2012-13	₹	500,000	63,138,913	64,388,117	749,204	-	-	(143,958)	(676,232)	532,274	-
Ivonne Developers Limited (formerly Indiabulls Property Builders Limited)	2012-13	₹	500,000	(360,695)	196,609	57,304	-	-	(69,288)	-	(69,288)	-

Note: For converting the figures given in foreign currency appearing in the accounts of the subsidiary companies into equivalent INR (Rupees), following exchange rates are used

Sr No	Currency	Balance Sheet (Closing Rate) (1 USD equivalent to INR)	Statement of Profit & Loss (Average Rate) (1 USD equivalent to INR)	
			2012-13	2011-12
1	USD	54.39	51.16	47.95

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

### Note 3

#### SIGNIFICANT ACCOUNTING POLICIES

##### i) Statement of compliance :

The Consolidated Financial Statements are prepared under the historical cost convention on an accrual basis, in accordance with the generally accepted accounting principles in India and in compliance with the applicable accounting standards as notified under the Companies (Accounting Standards) Rules, 2006, as amended and as per Revised Schedule VI to the Companies Act, 1956. All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in the Revised Schedule VI to the Companies Act, 1956.

##### ii) Use of Estimate :

The presentation of financial statements is in conformity with the generally accepted accounting principles and require estimates and assumptions to be made that affect the reported amount of assets and liabilities and disclosure of contingent liabilities as on the date of the financial statements and the reported amount of revenues and expenses during the reporting year. Differences between the actual results and estimates are recognized in the year in which the results are known or materialized.

##### iii) Revenue Recognition :

- a) Revenue from real estate development projects and plots under development is recognized in the financial year in which the agreement to sell or application forms (containing salient terms of agreement to sell) is executed, on the percentage of completion method which is applied on a cumulative basis in each accounting year to the current estimate of contract revenue and related project costs, when the stage of completion of each project reaches a significant level which is estimated to be at least 25% of the total estimated construction cost of the respective projects.
- b) Revenue and related expenditures in respect of short term works contracts that are entered into and completed during the year are accounted for on accrual basis as they are earned or incurred though revenue and related expenditures in respect of Long term works contracts are accounted for on the basis of "Percentage of Completion Method".
- c) Income from project advisory services is recognized on accrual basis.
- d) Marketing and lease management income are accounted for when the underline contracts are duly executed, on accrual basis.
- e) Revenue from air transportation services is recognised in the year in which the service has been rendered, and billed as per terms of contract / arrangements with customers, provided that collection is reasonably certain.
- f) Revenue from sale of developed land and plots is recognised in the year in which the underlying sale deed is executed.
- g) Construction revenue and cost / expenditures for construction contracts are accounted as they are earned or incurred as per Accounting Standard 7 (AS 7) (Revised) Construction Contracts as notified under the Companies (Accounting Standards) Rules, 2006, as amended.
- h) Upfront Lease Premium received and present value of future annual income from subleasing of the leasehold land is recognised on straight line basis over the lease term in accordance with the requirement set out in 'Technical Guide on Accounting for Special Economic Zones (SEZ) - Development Activities' issued by ICAI.
- i) Interest income from deposits, loans & advances and others is recognised on accrual basis.
- j) Dividend income is recognised when the right to receive the dividend is unconditionally established.
- k) Profit / Loss on sale of investment is recognised on the date of transaction of sale and is computed with reference to the carrying amounts of investments.
- l) Incomes from sale of goods are recognised on dispatch of goods. Gross sale are stated at contractual realizable values and net of sale tax and trade discounts.

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

m) Interest on delayed receipts, cancellation / forfeiture and transfer fees from the customers is recognized as per revenue recognition principles laid down in Accounting Standard - 9 on "Revenue Recognition" i.e., when certainty of its collection is established.

### iv) Fixed Assets :

Tangible fixed assets are stated at cost, net of tax or duty credits availed, less accumulated depreciation and accumulated impairment losses, if any. Cost includes original cost of acquisition, including incidental expenses related to such acquisition and installation.

Intangible assets are stated at cost, net of tax or duty credits availed, less accumulated amortization and accumulated impairment losses, if any. Cost includes original cost of acquisition, including incidental expenses related to such acquisition.

Costs of fixed assets under construction are disclosed under capital work-in-progress. Advances paid towards acquisition or construction of fixed assets or intangible assets is included as capital advances under long term loans and advances.

### v) Depreciation / Amortisation :

Depreciation on fixed assets is provided on the straight-line method at the rates and in the manner prescribed in Schedule XIV of the Companies Act, 1956, on a pro-rata basis from the date the asset is ready to put to use till the end of its useful life or till the asset is discarded, whichever is earlier. Individual assets costing up to ₹ 5,000 per item are fully depreciated in the year of purchase. Temporary structures are depreciated over a period of twelve months, on a pro-rata basis, from the date it is ready to put to use.

Intangible assets are amortized over the expected useful life from the date the assets are available for use, as mentioned below:

Description of asset	Estimated useful life
Computer Software	4 years

### vi) Impairment of Assets :

At each reporting date, the Company assesses whether there is any indication that an asset may be impaired, based on internal or external factors. If any such indication exists, the Company estimates the recoverable amount of the asset or the cash generating unit. If such recoverable amount of the asset or cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the statement of profit and loss. If, at the reporting date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount. Impairment losses previously recognized are accordingly reversed.

### vii) Borrowing Costs :

Borrowing costs attributable to the acquisition, construction or production of qualifying assets are capitalised as part of cost of the asset. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to statement of profit and loss.

### viii) Investments :

Investments are classified as long term or current investments. Long term investments are stated at cost. Provision for diminution in value of long term investments is made only if such a decline is other than temporary in the opinion of the management. Current investments are stated at lower of cost or fair value.

### ix) Taxes on Income :

#### Current Tax

Current Tax is determined as the tax payable in respect of taxable income for the year and is computed in accordance with relevant tax regulations.

#### Deferred Tax

Deferred tax resulting from timing differences between taxable income and accounting income is accounted for

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

at the current rate of tax or substantively enacted tax rates as at reporting date, to the extent that the timing differences are expected to crystallize.

Deferred tax assets are recognized where realization is reasonably certain whereas in case of carried forward losses or unabsorbed depreciation, deferred tax assets are recognized only if there is a virtual certainty supported by convincing evidence that such deferred tax assets will be realized. Deferred tax assets are reviewed for the appropriateness of their respective carrying values at each reporting date.

### x) Leases :

In case of assets taken on operating lease, the lease rentals are charged to the statement of profit and loss in accordance with Accounting Standard 19 (AS 19) – 'Leases', as notified under the Companies (Accounting Standards) Rules, 2006, as amended.

### xi) Foreign Currency Transactions :

As stipulated in Accounting Standard 11, The Effects of Changes in Foreign Exchange Rates, notified under the Companies (Accounting Standards) Rules, 2006, as amended, foreign currency operations of the Company are classified as (a) Integral Operations and (b) Non Integral Operations. Overseas subsidiaries are treated as Non Integral Operations.

#### Initial Recognition

Foreign currency transactions are recorded in the reporting currency, by applying the exchange rate between the reporting currency and the foreign currency at the date of the transaction to the foreign currency amount.

#### Conversion

Foreign currency monetary items are converted to reporting currency using the closing rate. Non monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transaction; and non-monetary items which are carried at fair value or any other similar valuation denominated in a foreign currency are reported using the exchange rates that existed when the values were determined.

#### Exchange Differences

Exchange differences arising on settlement, or restatement as at reporting date, of long term foreign currency monetary items, at rates different from those at which they were initially recorded, in so far as it relates to acquisition of depreciable capital asset are added to or deducted from cost of such capital asset and depreciated or amortized over remaining useful life of the asset.

Exchange differences arising on all other monetary items are recognized in the statement of profit and loss account in the year in which they arise except those arising from investments in non-integral operations. Exchange differences arising on monetary items that in substance forms part of the Company's net investment in a non-integral foreign operation are accumulated in a foreign currency translation reserve in the financial statements until the disposal of the net investment, at which time they are recognized in the statement of profit and loss.

#### Translation of Non-integral operations

In respect of non-integral operations, assets and liabilities are translated at the exchange rate prevailing at the date of the balance sheet. The items in the Statement of Profit and Loss are translated at the average exchange rate during the year. The differences arising out of the translation are transferred to foreign currency translation reserve, in the balance sheet until the disposal of the net investments at which time they are recognised as income or as expenses.

### xii) Employee Benefits :

The Company's contribution to provident fund and employee state insurance schemes is charged to the statement of profit and loss or inventorized as a part of real estate project under development, as the case may be. The Company has unfunded defined benefit plans namely compensated absences and gratuity for its employees, the liability for which is determined on the basis of actuarial valuation, conducted semi-annually, by an independent actuary, in accordance with Accounting Standard 15 (Revised 2005) – 'Employee Benefits', notified under the Companies (Accounting Standards) Rules, 2006, as amended.

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

For Subsidiary Companies with few employees, liability for gratuity and compensated absences has been determined on accrual basis, as permitted under AS 15.

### xiii) Stock based compensation expense

Stock based compensation expense are recognized in accordance with the guidance note on 'Accounting for employee share based payments' issued by the Institute of Chartered Accountants of India, which establishes financial accounting and reporting principles for employee share based payment plans. Employee stock compensation costs are measured based on the estimated intrinsic value of the stock options on the grant date. The compensation expense is amortized over the vesting period of the options.

### xiv) Inventories :

Land other than that transferred to real estate projects under development is valued at lower of cost or net realisable value.

Cost includes cost of acquisition and internal and external development costs, construction costs, and development/construction materials. Inventory work-in-progress represents land under development, cost incurred directly in respect of construction activity and indirect construction cost to the extent to which the expenditure is related to the construction or incidental thereto on unsold real estate projects is valued at cost.

Construction materials, stores and spares, tools and consumable are valued at lower of cost or net realisable value, on the basis of first-in first-out method.

### xv) Provisions, Contingent Liabilities and Contingent Assets :

Provisions are recognized only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made. Contingent liability is disclosed for:

- i) Possible obligations which will be confirmed only by future events not wholly within the control of the Company or,
- ii) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent Assets are not recognised in the financial statements since this may result in the recognition of income that may never be realized.

### xvi) Share Issue / Buyback Expenses :

Share issue / buyback expenses are adjusted against securities premium account to the extent of balance available and thereafter, the balance portion is charged off to statement of profit and loss, as incurred.

### xvii) Earnings Per Share :

Basic earnings per share is computed using the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed using the weighted average number of equity and dilutive potential equity shares outstanding during the year.

### xviii) Preliminary Expenses :

Preliminary expenses are adjusted against securities premium account (net of tax) to the extent of balance available and thereafter, the balance portion is charged off to the statement of profit and loss, as incurred.

## Note 4

### CORPORATE RESTRUCTURING

- a) A Scheme of Arrangement (Scheme-I) between Indiabulls Real Estate Limited (IBREL) ("Demerged Company") and the Indiabulls Wholesale Services Limited ("IBWSL", "Resulting Company") and their respective shareholders and creditors under Sections 391 – 394 of the Companies Act, 1956, was sanctioned by the Hon'ble High Court of Delhi at New Delhi on March 03, 2011. Upon coming into effect of the Scheme of Arrangement on March 31, 2011 and with effect from the Appointed Date on April 01, 2010, the Wholesale trading business stand demerged from IBREL and transferred to and vested in IBWSL on a going concern basis.
- b) A composite Scheme of Arrangement (Scheme-II) under Section 391 to 394 of the Companies Act, 1956, by and among Indiabulls Real Estate Limited (the Company), Indiabulls Infrastructure and Power Limited (IIPL), Indiabulls



**NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF  
 INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)**

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Builders Limited (IBL), Indiabulls Power Limited. (IPL) and Poena Power Supply Limited (PPSL) and their respective shareholders and creditors (Scheme), which had been approved by the Hon'ble High Court of Delhi vide its order dated October 17, 2011 and came into effect on November 25, 2011, with effect from April 1, 2011 i.e. the Appointed Date. Pursuant to and in terms of Scheme II, the power business undertaking of the Company which included the Company's investment in the IPL, stood demerged from the Company and transferred to and vested in favour of Indiabulls Infrastructure and Power Limited (IIPL) on a going concern basis. Indiabulls Builders Limited (IBL) a wholly owned subsidiary of the Company was merged with the Company as a going concern under the 'pooling of interests method' with the entire business, including all the assets and liabilities as recorded in the books of IBL as on the Appointed Date (there were no fixed assets), being transferred to the Company at their book values as on the said date. The investment in IBL was transferred by the Company to IBREL-IBL Scheme Trust and accounted for as "Interest in IBREL-IBL Scheme Trust" in the Company. In consideration for an aggregate of 42,500,000 Equity shares of face value of ₹ 2 each held in Indiabulls Builders Limited, an equivalent number of fully paid Equity shares of face value ₹ 2 each were issued in the Company to the IBREL - IBL Scheme Trust, the shareholder of IBL, as of the aforesaid effective date of the Scheme. The trust holds these shares for the sole benefits of Indiabulls Real Estate Limited.

- c) A Scheme of Arrangement between Indiabulls Infrastructure Development Limited ("Amalgamating Company") a subsidiary of the Company and Indiabulls Power Limited ("Amalgamated Company") and their respective shareholders and creditors under Sections 391 – 394 of the Companies Act, 1956, was approved by the Hon'ble High Court of Delhi at New Delhi vide its order dated May 24, 2012 and came into effect on April 1, 2012 i.e. the Appointed Date.

Pursuant to and in terms of Scheme, with effect from the appointed date:

- All the assets and liabilities of the Amalgamating Company became the assets and liabilities of the Amalgamated Company and were recorded at their book values as appearing in the books of the Amalgamating Company.
- The Amalgamated Company issued and allotted to the shareholders of the Amalgamating Company whose names were recorded in the register of members on the Effective Date, in the ratio of 3.37 equity shares of the Amalgamated Company of face value of ₹ 10/- for every 1 equity shares of face value of ₹ 10/- each fully paid up held by such member in the Amalgamating Company on the Effective Date.

	As at March 31, 2013		As at March 31, 2012	
<b>Note 5</b>				
<b>SHARE CAPITAL</b>				
<b>Authorised:</b>	<b>No. of Shares</b>		<b>No. of Shares</b>	
Equity shares of face value of ₹ 2 each	500,000,000	1,000,000,000	500,000,000	1,000,000,000
Preference shares of face value of ₹138 each	30,000,000	4,140,000,000	30,000,000	4,140,000,000
		<b>5,140,000,000</b>		<b>5,140,000,000</b>
<b>Issued, subscribed and fully paid up</b>	<b>No. of Shares</b>		<b>No. of Shares</b>	
Equity shares of face value of ₹ 2 each				
Balance at the beginning of the year	474,010,739	948,021,478	402,242,239	804,484,478
Additions during the year	-	-	71,868,500	143,737,000
Less: Forfeited shares	-	-	100,000	200,000
Less: reduction on account of buyback of equity shares	50,000,000	100,000,000	-	-
<b>Total of equity share capital</b>	<b>424,010,739</b>	<b>848,021,478</b>	<b>474,010,739</b>	<b>948,021,478</b>

- (i) The holders of equity shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company. In the event of liquidation of the Company, all preferential amounts, if any, shall be discharged by the Company. The remaining assets of the Company shall be distributed

# NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

to the holders of equity shares in proportion to the number of shares held to the total equity shares outstanding as on that date. The holders of preference shares are entitled to receive dividends, but do not carry the right to vote. All shares rank equally with regard to the Company's residual assets, except that holders of preference shares participate only to the extent of the face value of the shares.

- (ii) Of the above fully paid equity shares, 11,500,000 equity shares of face value ₹ 2 each were allotted to Oberon Limited on July 21, 2007, pursuant to exercise of their option to convert 11,500,000 Convertible Preference Shares of Face Value ₹ 138 each into 11,500,000 equity shares of Face Value ₹ 2 each at a premium of ₹ 136 per share.
- (iii) Of the above fully paid equity shares, 16,685,580 Equity Shares of face value ₹ 2 each (representing 16,685,580 Global Depository Receipts ("GDRs")) were allotted to Dev Property Development Limited's (formerly Dev Property Development Plc.) ("DPD") shareholders pursuant to and in terms of a Scheme of Arrangement approved by High Court of Justice of the Isle of Man on May 7, 2008, for the acquisition of 100% ordinary shares of DPD, without consideration being received in cash.
- (iv) Of the above fully paid equity shares, 42,500,000 Equity Shares of face value ₹ 2 each were allotted to IBREL-IBL scheme trust, the shareholder of IBL, for the sole benefit of Indiabulls Real Estate Limited pursuant to and in terms of a scheme of Arrangement approved by High Court of Delhi on October 17, 2011.
- (v) During the Financial year ended March 31, 2012, upon exercise of Stock options vested in terms of Indiabulls Real Estate Limited Employees Stock options Scheme 2006 by eligible employees and upon receipts of full consideration in cash, the Company has allotted an aggregate of 668,500 Equity Shares of face value ₹ 2 each at an exercise price of ₹ 60 each.
- (vi) During the Financial year ended March 31, 2012, Pursuant to and in terms of the Court approved Scheme of Arrangement under Section 391 to 394 of the Companies Act, 1956, by and among Indiabulls Real Estate Limited (the Company), Indiabulls Infrastructure and Power Limited (IIPL), Indiabulls Builders Limited (IBL), Indiabulls Power Limited. (IPL) and Poena Power Supply Limited (PPSL) and their respective shareholders and creditors (Scheme -II), which had been approved by the Hon'ble High Court of Delhi, IBL a wholly owned subsidiary of the Company got merged with the Company as a going concern and in consideration of which, 42,500,000 fully paid Equity shares were allotted by the Company in favor of IBREL-IBL Scheme Trust, the shareholder of IBL as on the effective date of the Scheme II for the sole benefit of Indiabulls Real Estate Limited.

Further to the Scheme II, the warrants issued on August 26, 2010 and remaining outstanding as on the effective date of the Scheme, were converted into 28,700,000 partly paid equity shares of the Company. The holders of partly paid shares had paid the final call except one of such shareholder to whom 100,000 partly paid up equity shares (₹ 0.50 per share paid) were allotted had forfeited due to non payment of call money, accordingly 28,600,000 equity shares had become fully paid up shares.

- (vii) During the Financial year ended March 31, 2013, 50,000,000 equity shares bought back at an average price of ₹54.64 from the open market through stock exchanges using electronic trading facilities of BSE Limited(BSE) and National Stock Exchange of India Limited(NSE) in accordance with section 77A, 77AA and 77B of the Company Act 1956 and SEBI Regulation 1998.
- (viii) Details of Shareholding in excess of 5 % of Share Capital

## Equity Capital

- Number of share holders [including their nominees]	5	3
- Number of shares held	160,286,959	104,600,298

**NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF  
 INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)**

(All Amounts in Indian Rupees, except share data and where otherwise stated)

(ix) Equity shares reserved for issuance under Employees stock options-Refer Note 33

	As at March 31, 2013	As at March 31, 2012
<b>Note 6</b>		
<b>RESERVES AND SURPLUS</b>		
<b>Capital Reserve</b>		
Balance as at the beginning of the year	2,772,050,000	2,772,000,000
Add : Forfeiture of partly paid equity share	-	50,000
	<b>2,772,050,000</b>	<b>2,772,050,000</b>
<b>Capital Reserve on consolidation</b>		
Balance as at the beginning of the year	12,682,111,394	31,414,573,860
Add / (Less) : Transferred / Adjustment during the year	(2,087,584,182)	(18,732,462,466)
	<b>10,594,527,212</b>	<b>12,682,111,394</b>
<b>Securities Premium Account</b>		
Balance as at the beginning of the year	48,722,649,020	50,646,364,735
Add : Issue of equity share capital during the year	-	4,003,624,486
Less: Reduction on buyback of equity shares	2,632,038,863	-
Less: Reduction on account of transfer of net asset of Power business (demerged undertaking) pursuant to scheme II of arrangement to Indiabulls Infrastructure and Power Limited (refer note 4)	-	5,927,340,201
	<b>46,090,610,157</b>	<b>48,722,649,020</b>
<b>Debenture Redemption Reserve</b>		
Balance as at the beginning of the year	602,589,093	458,053,864
Add: Transfer from profit for the year	1,462,165,074	144,535,229
	<b>2,064,754,167</b>	<b>602,589,093</b>
<b>Capital Redemption Reserve</b>		
Balance as per last Balance Sheet	-	-
Add: Transfer from profit for the year {refer note 5 (viii)}	100,000,000	-
	<b>100,000,000</b>	<b>-</b>
<b>General Reserve</b>		
Balance as at the beginning of the year	4,704,640,753	4,704,640,753
Add: Transfer from profit for the year	358,323,422	-
	<b>5,062,964,175</b>	<b>4,704,640,753</b>
<b>Foreign Currency Translation Reserve</b>		
Foreign Currency Translation Reserve	(297,565,463)	(375,174,782)
	<b>(297,565,463)</b>	<b>(375,174,782)</b>

# NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
<b>Retained earnings</b>		
Balance as at the beginning of the year	1,718,421,161	204,985,718
Add: Profit for the year	1,741,978,271	1,658,187,848
<b>Profit available for appropriation</b>	<b>3,460,399,432</b>	<b>1,863,173,566</b>
<b>Less: Appropriations</b>		
Transferred to Debenture Redemption Reserve	1,462,165,074	144,535,229
Transferred to General Reserve	358,323,422	-
Transferred to Capital Redemption Reserve	100,000,000	-
Interim Dividend on Equity Shares	848,021,478	-
Corporate Dividend Tax thereon	138,327,500	-
Dividend for previous year on Equity shares issued after the year end pursuant to allotment of ESOP	-	189,000
Corporate Dividend Tax thereon	-	30,660
Proposed Dividend on Preference Shares - Subsidiary Company	-	(2,128)
Corporate Dividend Tax thereon - Subsidiary Company	-	(356)
<b>Total Appropriations</b>	<b>2,906,837,474</b>	<b>144,752,405</b>
<b>Balance of Profit Carried forward</b>	<b>553,561,958</b>	<b>1,718,421,161</b>
<b>Total of reserves and surplus</b>	<b>66,940,902,206</b>	<b>70,827,286,639</b>

## Note 7

### MONEY RECEIVED AGAINST SHARE WARRANTS

Money received against share warrants

As at the beginning of the year	-	1,089,626,300	
Less: converted into partly paid up equity shares pursuant to the Scheme II	-	1,089,626,300	-
<b>Total of money received against share warrants</b>	<b>-</b>	<b>-</b>	<b>-</b>

During the year ended March 31, 2012, Pursuant to and in terms of the Court approved Scheme of Arrangement under Section 391 to 394 of the Companies Act, 1956, by and among Indiabulls Real Estate Limited (the Company), Indiabulls Infrastructure and Power Limited (IIPL), Indiabulls Builders Limited (IBL), Indiabulls Power Limited. (IPL) and Poena Power Supply Limited (PPSL) and their respective shareholders and creditors (Scheme), which had been approved by the High Court of Delhi, the warrants issued on August 26, 2010 and remaining outstanding, as on the effective date of the Scheme, were converted into 28,700,000 partly paid equity shares in the Company.

## Note 8

### PREFERENCE SHARE CAPITAL OF SUBSIDIARY COMPANIES

20,633,954 (Previous year 20,633,954) Optionally Convertible, Cumulative Preference Shares of ₹ 10 each fully paid up issued by Indiabulls Estate Limited

206,339,540

206,339,540

Pursuant to the Share Subscription and Shareholders Agreement executed, during the year ended March 31, 2007 and as amended from time to time, by and among the Company, Indiabulls Estate Limited (IEL) and FIM Limited (FIM), IEL had issued and allotted 20,633,954 optionally convertible cumulative preference

**NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF  
INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)**

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
shares of face value of ₹ 10 each fully paid to FIM at its face value.		
35,453,478 (Previous year 35,453,478) Optionally Convertible, Cumulative Preference Shares of ₹ 10 each fully paid up issued by Indiabulls Infrastructure Limited Pursuant to the Share Subscription and Shareholders Agreement executed, during the year ended March 31, 2007, and as amended from time to time, by and among the Company, Indiabulls Infrastructure Limited (IIL) and FIM Limited (FIM), IIL had issued and allotted 35,453,478 optionally convertible cumulative preference shares of face value of ₹ 10 each fully paid to FIM at its face value.	354,534,780	354,534,780
592,664 (Previous year 592,664) Compulsorily Convertible Preference Shares of ₹ 1,000 each fully paid up issued by Airmid Developers Limited Pursuant to the Share Subscription and Shareholders Agreement executed during the year ended March 31, 2008 and as amended from time to time, by and among the Company, Airmid Developers Limited (ADL) and FIM Limited (FIM), ADL had issued and allotted 592,664 compulsorily convertible preference shares of face value of ₹ 1,000 each fully paid to FIM at its face value.	592,664,000	592,664,000
314,099 (Previous year 314,099) Compulsorily Convertible Preference Shares of ₹ 1,000 each fully paid up issued by Athena Infrastructure Limited Pursuant to the Share Subscription and Shareholders Agreement executed during the year ended March 31, 2008 and as amended from time to time, by and among the Company, Athena Infrastructure Limited (AIL) and FIM Limited (FIM), AIL had issued and allotted 314,099 compulsorily convertible preference shares of face value of ₹ 1,000 each fully paid to FIM at its face value.	314,099,000	314,099,000
170,284 (Previous year 170,284) Compulsorily Convertible Preference Shares of ₹ 1,000 each fully paid up issued by Citra Properties Limited Pursuant to the Share Subscription and Shareholders Agreement executed, during the year ended March 31, 2008 and as amended from time to time, by and among the Company, Citra Properties Limited (CPL) and FIM Limited (FIM), CPL had issued and allotted 170,284 compulsorily convertible preference shares of face value of ₹ 1,000 each fully paid to FIM at its face value.	170,284,000	170,284,000
355,627 (Previous year 355,627) Compulsorily Convertible Preference Shares of ₹ 1,000 each fully paid up issued by Juventus Estate Limited Pursuant to the Share Subscription and Shareholders Agreement executed during the year ended March 31, 2008 and as amended from time to time, by and among the Company, Juventus Estate Limited (JEL) and FIM Limited (FIM), JEL had issued and allotted 355,627 compulsorily convertible preference shares of face value of ₹ 1,000 each fully paid to FIM at its face value.	355,627,000	355,627,000
391,519 (Previous year 391,519) Compulsorily Convertible Preference Shares of ₹ 1,000 each fully paid up issued by Selene Construction Limited Pursuant to the Share Subscription and Shareholders Agreement executed during the year ended March 31, 2008 and as amended from time to time, by and among the Company, Selene Constructions Limited (SCL) and FIM Limited (FIM), SCL had issued and allotted 391,519 compulsorily convertible preference shares of face value of ₹ 1,000 each fully paid to FIM at its face value.	391,519,000	391,519,000
191,844 (Previous year 191,844) Compulsorily Convertible Preference Shares of ₹ 1,000 each fully paid up issued by Selene Estate Limited	191,844,000	191,844,000

# NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
Pursuant to the Share Subscription and Shareholders Agreement executed during the year ended March 31, 2008 and as amended from time to time, by and among the Company, Selene Estate Limited (SEL) and FIM Limited (FIM), SEL had issued and allotted 191,844 compulsorily convertible preference shares of face value of ₹ 1,000 each fully paid to FIM at its face value.		
<b>Total of preference share capital of subsidiaries</b>	<b>2,576,911,320</b>	<b>2,576,911,320</b>
<b>Note 9</b>		
<b>BORROWINGS</b>		
Long term borrowings		
Term loans from bank (i)	1,082,347,070	1,018,014,350
Term loans from bank (ii)	-	339,200
Term loans from bank (iii)	3,000,000,000	-
	<b>4,082,347,070</b>	<b>1,018,353,550</b>

## Term loans from bank (i)

The term loan is availed by a subsidiary company of the Company from Axis Bank Limited in the form of buyer's credit facility of USD 19.9 million which will be converted to term loan during the next year. It is secured against hypothecation of one of the Aircraft owned by the subsidiary company and further secured by corporate guarantee provided by the Company.

## Term loans from bank (ii)

Term loans from banks for vehicles are secured against their respective hypothecation.

## Term loans from bank (iii)

During the year ended March 31, 2013, a subsidiary of the Company entered into borrowing arrangement to finance the construction and development of the real estate project by signing a Construction Term Loan arrangement with Yes Bank Limited ("YBL") for ₹ 6,000,000,000.

Yes Bank subsequently novated the loan of ₹ 3,000,000,000 vide deed of novation dated 25th March, 2013 in favour of Bank of India, Vijaya Bank and State Bank of Bikaner & Jaipur. The details are as follows :

Particulars	Sanction	Drawdown	Outstanding	Remarks
Yes Bank Limited (YBL)	3,000,000,000	1,500,000,000	1,500,000,000	The rates are determined on the basis of YBL's base rate and respective bank's margin. The current rate applicable is 12.75%P.A.
State Bank of Bikaner & Jaipur ( SBJ)	500,000,000	250,000,000	250,000,000	
Vijaya Bank (VB)	1,000,000,000	500,000,000	500,000,000	
Bank of India (BOI)	1,500,000,000	750,000,000	750,000,000	
<b>Total</b>	<b>6,000,000,000</b>	<b>3,000,000,000</b>	<b>3,000,000,000</b>	

The loans are secured by exclusive charge on both movable assets and current assets including project receivables and the bank account in which the receivables will flow and mortgaging of Bharat mill Land and Building (Present and Future). The loan is further secured by an unconditional and irrevocable Corporate guarantee of the Company.

The loan is repayable in equal quarterly instalments over 12 quarters starting from a period after 24 months from first disbursement. The disbursement of the loan was made on 26th July, 2012.

## Debentures -Secured

Redeemable non convertible debentures of face value of ₹ 1,000,000 each  
Less: Current maturity of long-term non convertible debentures

12,248,600,000	12,500,000,000
6,748,600,000	5,500,000,000
	2,970,000,000
	9,530,000,000



## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

### Redeemable Non Convertible Debentures include

- (i) On September 28, 2012, the Company had issued and allotted 3,000 Secured Redeemable Non-Convertible Debentures ("NCDs") of face value of ₹ 1,000,000 each carrying interest rate of 11.75% payable semi annually basis, aggregating to ₹ 3,000,000,000 on private placement basis for part finance of various projects undertaken by Company and its Subsidiary Companies. These Non-Convertible Debentures are secured by mortgage on specified immoveable properties held and owned by the Company and its certain Subsidiary Companies by way of pari-passu charge created in favour of IDBI Trusteeship Services Limited ("Debenture Trustee"). Additionally aforesaid NCDs are to be secured by way of pari-passu charge on all revenues and receivables including the account in which the receivables will flow and are redeemable at the end of 36th month from date of allotment. These NCDs are listed on Wholesale Debt Market (WDM) segment of National Stock Exchange of India Limited.
- (ii) On February 22, 2011, the Company had issued and allotted 1,000 Secured Redeemable Non-Convertible Debentures ("NCDs") of face value of ₹ 1,000,000 each carrying interest rate of 12.25% payable quarterly basis, aggregating to ₹ 1,000,000,000 on private placement basis to part finance of various projects undertaken by Company and its Subsidiary Companies. These Non-Convertible debentures are secured by mortgage on specified immoveable properties held and owned by Company and its Subsidiary Company by way of pari-passu charge created in favour of IDBI Trusteeship Services Limited ("Debenture Trustee"). Additionally aforesaid NCDs are also secured by way of second charge on the receivables from properties held and owned by Subsidiary Company. The NCD's are redeemable at the end of 36th month from date of allotment. These NCDs are listed on Wholesale Debt Market (WDM) segment of National Stock Exchange of India Limited.
- (iii) On December 10, 2010, the Company had issued and allotted 5,000 Secured Redeemable Non-Convertible Debentures ("NCDs") of face value of ₹ 1,000,000 each carrying interest rate of 11.75% payable quarterly basis, aggregating to ₹ 5,000,000,000 on private placement basis for part finance of various projects undertaken by Company and its Subsidiary Companies. These Non-Convertible Debentures are secured by mortgage on specified immoveable properties held and owned by the Company and its certain Subsidiary Company by way of pari-passu charge created in favour of IDBI Trusteeship Services Limited ("Debenture Trustee"). Additionally aforesaid NCDs are also secured by way of second charge on the receivables from properties held and owned by Subsidiary Company. These NCD's are redeemable in three installments, 33% at the end of 24th month, 33% at the end of 30th month and 34% at the end of 36th month from date of allotment. These NCDs are listed on Wholesale Debt Market (WDM) segment of National Stock Exchange of India Limited. During the year ended on March 31, 2013, NCD of ₹ 420,000,000 has been repurchased and NCD of ₹ 1,511,400,000 has been redeemed. Upon such redemption, an aggregate NCD of ₹ 3068,600,000 shall remain outstanding and is payable in next 12 months.
- (iv) On December 13, 2010, the Company had issued and allotted 4,000 Secured Redeemable Non-Convertible Debentures ("NCDs") of face value of ₹ 1,000,000 each carrying interest rate of 12% payable semi annually basis, aggregating to ₹ 4,000,000,000 on private placement basis for part finance of various projects undertaken by Company and its Subsidiary Companies. These Non-Convertible Debentures are secured by mortgage on specified immoveable properties held and owned by the Company and its certain Subsidiary Companies by way of pari-passu charge created in favour of IDBI Trusteeship Services Limited ("Debenture Trustee"). Additionally aforesaid NCDs are secured by way of pari-passu charge on all revenues and receivables including the account in which receivables will flow and movable assets of real estate projects under development of one of the Subsidiary and are redeemable in three installments, 33% at the end of 24th month, 33% at the end of 30th month and 34% at the end of 36th month from date of allotment. These NCDs are listed on Wholesale Debt Market (WDM) segment of National Stock Exchange of India Limited. During the year ended on March 31, 2013, NCD of ₹ 1,320,000,000 had been redeemed and upon such redemption, an aggregate NCD of ₹ 2,680,000,000 shall remain outstanding and is payable in next 12 months.
- (v) On November 26, 2011, two of the Subsidiaries of the Company had issued and allotted 2,500 Secured Redeemable Non Convertible Debentures ("NCDs") of face value of ₹ 1,000,000 each carrying interest rate of 13% payable quarterly basis, aggregating to ₹ 2,500,000,000 on private placement basis for part finance of various projects



# NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

undertaken by Company and its Subsidiary Companies. These Non Convertible Debentures are secured by an equitable mortgage of land in possession of the issuer companies and in possession of four other subsidiaries of the Company. These are additionally secured by way of corporate guarantee provided by the Company and are redeemable in two instalments, 50% at the end of 48th month and 50% at the end of 60th month from date of allotment. These NCDs are listed at National Stock Exchange of India Limited at Wholesale Debt Market (WDM) segment. The issuer companies holds an option to call back the issue on a annual basis.

- (vi) The Company has availed a Performance Guarantee Facility of ₹ 1,457,500,000 against creation of Pari passu charge on immovable property of certain subsidiaries of the Company.

As at  
March 31, 2013      As at  
March 31, 2012

## Debentures - Unsecured

### Compulsorily Convertible Debentures

183,031,206 (Previous year 147,153,574) Non Cumulative Compulsorily Convertible Debentures of Face value of ₹ 10 each issued by Indiabulls Infraestate Limited

1,830,312,060      1,471,535,740

Pursuant to and in terms of an investment agreement dated January 10, 2012 and November 02, 2012, Indiabulls Infraestate Limited, a subsidiary of the Company has issued debentures as per details below :

Type of debentures	Issued to	No. of debentures			Issue Price (₹)
		Opening Balance	Issued during the year	Closing Balance	
Compulsorily Convertible Debentures	IL& FS Trust Company Limited (#)	1,025,434	250,012	1,275,446	10.00
Compulsorily Convertible Debentures	Little Fairy Limited	146,128,140	35,627,620	181,755,760	10.00
<b>Total</b>		<b>147,153,574</b>	<b>35,877,632</b>	<b>183,031,206</b>	

(#) IFIN Realty Trust holds beneficial interest in these compulsory convertible debentures.

1,950,000 (Previous year 1,950,000) Compulsorily Convertible Debentures of Face value of ₹ 1,000 each issued by Indiabulls Infrastructure Limited

1,950,000,000      1,950,000,000

Pursuant to the Share Subscription and Shareholders Agreement executed, during the year ended March 31, 2008, and as amended from time to time, by and among the Company, Indiabulls Infrastructure Limited (IIL) and FIM Limited (FIM), IIL had issued and allotted 1,950,000 compulsorily convertible debentures of face value of ₹ 1,000 each fully paid to FIM at its face value.

797,081 (Previous year 797,081) Compulsorily Convertible Debentures of Face value of ₹ 1,000 each issued by Indiabulls Estate Limited

797,081,000      797,081,000

Pursuant to the Share Subscription and Shareholders Agreement executed, during the year ended March 31, 2009 and as amended from time to time, by and among the Company, Indiabulls Estate Limited (IEL) and Azelf Holdings Limited (AHL), IEL had issued and allotted 797,081 compulsorily convertible debentures of face value of ₹ 1,000 each fully paid to AHL at its face value.

1,210,500 (Previous year 1,210,500) Compulsorily Convertible Debentures of Face value of ₹ 1,000 each issued by Airmid Developers Limited

1,210,500,000      1,210,500,000

Pursuant to the Share Subscription and Shareholders Agreement executed during the year ended March 31, 2009 and as amended from time to time, by and among the Company, Airmid Developers Limited (ADL) and Saddle

**NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF  
INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)**

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
Rock Holdings Limited (SRHL), ADL had issued and allotted 1,210,500 compulsorily convertible debentures of face value of ₹ 1,000 each fully paid to SRHL at its face value.		
642,000 (Previous year 642,000) Compulsorily Convertible Debentures of Face value of ₹ 1,000 each issued by Athena Infrastructure Limited	642,000,000	642,000,000
Pursuant to the Share Subscription and Shareholders Agreement executed during the year ended March 31, 2009 and as amended from time to time, by and among the Company, Athena Infrastructure Limited (AIL) and Saddle Rock Holdings Limited (SRHL), AIL had issued and allotted 642,000 compulsorily convertible debentures of face value of ₹ 1,000 each fully paid to SRHL at its face value.		
348,500 (Previous year 348,500) Compulsorily Convertible Debentures of Face value of ₹ 1,000 each issued by Citra Properties Limited	348,500,000	348,500,000
Pursuant to the Share Subscription and Shareholders Agreement executed, during the year ended March 31, 2009 and as amended from time to time, by and among the Company, Citra Properties Limited (CPL) and Marfiozo Holdings Limited (MHL), CPL had issued and allotted 348,500 compulsorily convertible debentures of face value of ₹ 1,000 each fully paid to MHL at its face value.		
726,750 (Previous year 726,750) Compulsorily Convertible Debentures of Face value of ₹ 1,000 each issued by Juventus Estate Limited	726,750,000	726,750,000
Pursuant to the Share Subscription and Shareholders Agreement executed during the year ended March 31, 2009 and as amended from time to time, by and among the Company, Juventus Estate Limited (JEL) and FIMC Holdings Limited (FHL), JEL had issued and allotted 726,750 compulsorily convertible debentures of face value of ₹ 1,000 each fully paid to FHL at its face value.		
800,000 (Previous year 800,000) Compulsorily Convertible Debentures of Face value of ₹ 1,000 each issued by Selene Constructions Limited	800,000,000	800,000,000
Pursuant to the Share Subscription and Shareholders Agreement executed during the year ended March 31, 2009 and as amended from time to time, by and among the Company, Selene Constructions Limited (SCL) and FIMC Holdings Limited (FHL), SCL had issued and allotted 800,000 compulsorily convertible debentures of face value of ₹ 1,000 each fully paid to FHL at its face value.		
392,500 (Previous year 392,500) Compulsorily Convertible Debentures of Face value of ₹ 1,000 each issued by Selene Estate Limited	392,500,000	392,500,000
Pursuant to the Share Subscription and Shareholders Agreement executed during the year ended March 31, 2009 and as amended from time to time, by and among the Company, Selene Estate Limited (SEL) and FIMC Holdings Limited (FHL), SEL had issued and allotted 392,500 compulsorily convertible debentures of face value of ₹ 1,000 each fully paid to FHL at its face value.		
<b>Total of long term borrowings</b>	<b>18,279,990,130</b>	<b>18,887,220,290</b>
<b>Note 10</b>		
<b>OTHER LIABILITIES</b>		
Other Long Term Liabilities		
Interest payable	-	17,151,835
Lease Premium	1,181,240,573	846,805,670
<b>Total of Other Long Term Liabilities</b>	<b>1,181,240,573</b>	<b>863,957,505</b>

# NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
Other Current Liabilities		
Current Maturities of Long Term Debts		
- Redeemable non convertible debentures of face value of ₹1,000,000 each	6,748,600,000	2,970,000,000
- Others	339,084	328,300
Loans and Advances	5,095,000,000	-
Unpaid matured debentures	1,410,252,000	1,410,252,000
Interest Accrued	2,335,948,230	2,362,143,344
Advance from customers	14,522,574,346	11,895,830,908
Security Deposits from Customers	503,500,000	386,340,000
Unpaid Dividend on Equity Shares	1,992,892	1,998,889
Other Liabilities	2,941,115,252	514,363,155
<b>Total of Other Current Liabilities</b>	<b>33,559,321,804</b>	<b>19,541,256,596</b>
<b>Note 11</b>		
<b>PROVISIONS</b>		
Long Term Provisions		
Provision for employee benefits		
- Gratuity	26,024,257	26,587,231
- Compensated Absences	10,286,776	11,260,285
<b>Total of Long Term Provisions</b>	<b>36,311,033</b>	<b>37,847,516</b>
Short Term Provisions		
Provision for employee benefits		
- Gratuity	3,736,681	1,157,999
- Compensated Absences	1,993,952	1,623,695
- Others	603,779	15,672,531
Provision for Taxation (Net of advance tax and tax deducted at source)	973,384,945	584,141,818
Interim Dividend on Equity Shares	848,021,478	-
Corporate Dividend Tax on Interim Dividend on Equity Shares	138,327,500	-
<b>Total of Short Term Provisions</b>	<b>1,966,068,335</b>	<b>602,596,043</b>

**NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF  
 INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)**

(All Amounts in Indian Rupees, except share data and where otherwise stated)

**Note 12**
**TRADE PAYABLES**

(a) Due to Micro and Small Enterprises	-	-
(b) Due to others	597,308,393	642,027,984
<b>Total of Trade Payables</b>	<b>597,308,393</b>	<b>642,027,984</b>

Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSMED Act, 2006"):

Particulars	Amount
i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;	Nil
ii) the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	Nil
iii) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	Nil
iv) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil
v) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	Nil

The above information regarding micro, small and medium enterprises have been determined to the extent such parties have been identified on the basis of information available with the Company. This has been relied upon by the auditors.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF  
INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

## FIXED ASSETS

Particulars	Gross Block At Cost						Accumulated Depreciation / Amortisation					Net Block		
	As at April 01, 2012	Additions during the Year	Adjustments/ Sales during the Year	Asset going out of Consolidation due to Scheme of Arrangement on April 01, 2012	Asset going out of Consolidation due to scheme of arrangement on April 01, 2011	As at March 31, 2013	As at April 01, 2012	Provided during the Year*	Adjustments/ Sales during the Year	Opening Depreciation/ Amortisation on Assets going out of Consolidation due to Scheme of Arrangement on April 01, 2012	Opening Depreciation/ Amortisation on Assets going out of Consolidation due to Scheme of Arrangement on April 01, 2011	Accumulated Depreciation/ Amortisation on Assets transferred to IIP under Scheme of Arrangement on April 01, 2011	As at March 31, 2013	As at March 31, 2012
<b>A. Tangible Assets</b>														
Land	717,190,425					717,190,425	30,120,469	7,374,232	-				679,695,724	687,069,956
Building- Temporary Structures	16,030,222	5,847,148	754,994			21,422,376	13,380,116	5,952,075	881,343				18,450,848	2,650,106
Plant & Equipments	425,874,590	22,158,559	2,565,981	3,300		445,463,868	102,125,869	31,397,774	1,704,883	3,300			313,815,460	323,748,721
Office Equipments	31,033,640	4,869,152	257,752	702,232		34,942,808	4,654,396	2,115,615	22,520	157,119			6,590,372	28,352,436
Computers	30,862,737	3,691,132	130,846	354,590		33,868,433	9,347,614	5,480,254	24,888	177,739			14,575,241	21,315,123
Furniture and Fixtures	32,380,495	2,109,622	826,662	82,325		33,581,130	5,598,785	2,094,714	188,237	49,264			7,455,998	26,781,710
Vehicles	159,139,957	3,001,440	4,998,159	5,311,944		151,831,294	53,079,146	15,329,707	1,429,720	1,353,073			66,262,060	106,000,811
Aircrafts#	2,424,986,413	101,893,970	-			2,526,880,383	394,895,262	137,695,726	-				532,590,988	2,080,091,151
<b>TOTAL (A)</b>	<b>3,837,298,479</b>	<b>143,571,023</b>	<b>9,534,394</b>	<b>6,454,391</b>	<b>-</b>	<b>3,964,880,717</b>	<b>613,201,657</b>	<b>207,390,097</b>	<b>4,251,591</b>	<b>1,740,495</b>	<b>-</b>	<b>-</b>	<b>3,150,281,049</b>	<b>3,224,096,822</b>
<b>B. Intangible Assets</b>														
Computer Software	39,470,485	-	-	662,400		49,772,667	21,058,251	10,138,716	-	509,957			30,687,010	18,412,234
<b>TOTAL (B)</b>	<b>39,470,485</b>	<b>10,964,582</b>	<b>-</b>	<b>662,400</b>	<b>-</b>	<b>49,772,667</b>	<b>21,058,251</b>	<b>10,138,716</b>	<b>-</b>	<b>509,957</b>	<b>-</b>	<b>-</b>	<b>30,687,010</b>	<b>18,412,234</b>
<b>GRAND TOTAL (A+B)</b>	<b>3,876,768,964</b>	<b>154,535,605</b>	<b>9,534,394</b>	<b>7,116,791</b>	<b>-</b>	<b>4,014,653,384</b>	<b>634,259,908</b>	<b>217,528,813</b>	<b>4,251,591</b>	<b>2,250,452</b>	<b>-</b>	<b>-</b>	<b>3,169,366,706</b>	<b>3,242,509,056</b>
Previous Year	5,266,664,130	323,467,121	7,503,081	-	1,704,727,837	3,876,768,964	465,001,866	209,398,884	3,427,395	-	36,197,099	516,168	634,259,908	1,539,740,283
Capital Work in Progress													715,777,732	807,332

One of the Aircraft is hypothecated against secured long term borrowings taken by a subsidiary of the Company.

During the year, Depreciation of Rs. 13,969,740 (Previous Year - Nil) has been transferred to the Cost of Real Estate Projects Under Development.

The amount of foreign exchange gain or loss on translation of long term foreign currency borrowing capitalized, amortized and balance remaining to be amortized is as below:

Particulars	Exchange loss / (gain) capitalized			Exchange loss / (gain) amortized			Unamortized exchange loss / (gain)	
	As at April 1, 2012	Additions during the year	Sales during the year	As at March 31, 2013	As at April 1, 2012	Amortization for the year	Sales during the year	As at March 31, 2013
Aircrafts	72,465,850	101,893,970	-	174,355,820	2,410,088	5,954,575	-	8,364,663
Previous year	-	72,465,850	-	72,465,850	-	2,410,088	-	2,410,088
								165,995,157
								70,055,762

**NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF  
INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)**

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
<b>Note 14</b>		
<b>INVESTMENTS</b>		
<b>Non Current Investments - At Cost</b>		
<b>Trade Quoted - Fully Paid up</b>		
Investment In Associate	35,072,991,401	35,159,539,693
<b>Trade Unquoted - Fully Paid up</b>		
Investments In Equity Shares	6,470,525,000	6,470,525,000
Investments In Preference Shares	3,517,700,000	3,317,700,000
Investments In Debentures	4,000,000,000	4,000,000,000
Interest in IBREL-IBL Scheme Trust {refer note-4(b)}	85,000,000	85,000,000
<b>Non Trade, Quoted</b>		
Investments In Equity Shares	3,478,144,230	-
<b>Non Trade, Unquoted</b>		
Investments in units of Mutual funds	-	60,000,000
<b>Total of Non Current Investments</b>	<b>52,624,360,631</b>	<b>49,092,764,693</b>
<b>Current Investments</b>		
<b>At Cost or fair value whichever is lower</b>		
<b>Non Trade, Unquoted</b>		
Investments in units of Mutual funds	-	201,000,183
<b>Total of Current Investments</b>	<b>-</b>	<b>201,000,183</b>
<b>Note 15</b>		
<b>LOANS AND ADVANCES</b>		
<b>Long Term Loans and Advances</b>		
<b>(Unsecured, considered good unless otherwise stated)</b>		
Capital Advances	1,129,053	7,000
Security Deposits	269,176,042	276,097,261
Prepaid Expenses	175,006,498	207,614,507
<b>Total of Long Term Loans and Advances</b>	<b>445,311,593</b>	<b>483,718,768</b>
<b>Short Term Loans and Advances</b>		
<b>(Unsecured, considered good unless otherwise stated)</b>		
Advances recoverable in cash or in kind or for value to be received	1,017,670,956	423,606,906
Less: Provision for Doubtful Advances	-	(67,600)
	1,017,670,956	423,539,306
Advances for Land	3,503,032,155	3,867,767,942
Loans and Advances	3,286,306,930	1,195,902,871
Prepaid Expenses	159,146,136	100,123,411
Security Deposits	131,805,818	8,784,659
Advance Income Tax / Tax Deducted At Source (Net of Provision for Taxation)	1,063,356,232	545,091,941
<b>Total of Short Term Loans and Advances</b>	<b>9,161,318,227</b>	<b>6,141,210,130</b>

# NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
<b>Note 16</b>		
<b>OTHER NON CURRENT ASSETS</b>		
In Fixed Deposit Accounts maturing beyond 12 months	247,821,275	368,150,150
<b>Total of Other Non Current Assets</b>	<b>247,821,275</b>	<b>368,150,150</b>
<b>Note 17</b>		
<b>INVENTORIES</b>		
<b>(As taken, valued and certified by the Management)</b>		
Land (At cost or net realisable value whichever is lower)	3,397,155,406	2,866,382,100
Real Estate Projects under Development (At cost)	45,289,922,075	47,153,938,225
Construction Materials (At cost or net realisable value whichever is lower)	1,094,586,762	1,087,448,562
<b>Total of Inventories</b>	<b>49,781,664,243</b>	<b>51,107,768,887</b>
<b>Note 18</b>		
<b>TRADE RECEIVABLES</b>		
<b>(Unsecured considered good, unless otherwise stated)</b>		
Debts outstanding for a period exceeding six months		
Considered Good	6,824,448	7,671,591
Other Debts		
Considered Good	7,221,595,229	9,295,271,246
<b>Total of Trade Receivables</b>	<b>7,228,419,677</b>	<b>9,302,942,837</b>
<b>Note 19</b>		
<b>CASH AND BANK BALANCES</b>		
<b>Cash and Cash equivalents</b>		
Cash on hand	47,788,811	35,616,744
Balances with Banks		
In Current Accounts	3,750,767,408	457,802,963
In Dividend Bank Accounts **	1,992,892	1,998,889
In Fixed Deposit Accounts with original maturity less than 3 months	333,317,447	160,981,096
<b>Other bank balances</b>		
In Fixed Deposit Accounts maturing within 12 months	250,000	949,005,677
In Fixed Deposit Accounts maturing beyond 12 months	247,821,275	368,150,150
Less: Non- current bank balances in fixed deposit accounts	(247,821,275)	(368,150,150)
<b>Total of Cash and Bank Balances</b>	<b>4,134,116,558</b>	<b>1,605,405,369</b>

\*Fixed deposits of ₹ 420,485,167 (previous year ₹ 369,128,150) have been pledged against bank guarantees, LC and overdraft facility.

\*Fixed deposit of ₹ 152,000,000 (previous year ₹ 240,000,000) have been lien marked as a security for servicing of Debentures interest.

\*Fixed deposit of ₹ 500,000 (previous year ₹ 4,600,000) have been lien marked as a security for servicing interest, VAT registration and for grant of Fire NOC.

\*\* Unclaimed dividend account pertains to dividend not claimed by equity shareholders and the Company does not have any right on the said money.



**NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF  
INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)**

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
<b>Note 20</b>		
<b>OTHER CURRENT ASSETS</b>		
Accrued Interest on		
- Fixed Deposits	3,871,302	15,381,376
- Loans and Advances (Unsecured, considered good)	102,922,351	48,773,193
<b>Total of Other Current Assets</b>	<b>106,793,653</b>	<b>64,154,569</b>
	<b>For the year ended March 31, 2013</b>	<b>For the year ended March 31, 2012</b>
<b>Note 21</b>		
<b>REVENUE FROM OPERATIONS</b>		
Real Estate Project Advisory, Construction and Development of Real Estate Projects and project advisory services.	11,243,332,143	10,871,768,907
Income from Construction Contracts	1,027,774,185	2,297,365,846
Air Transportation Services	236,190,105	246,730,418
Trust Fee and Trust Management Fee	388,463,632	362,332,606
Other Operating Income		
Interest Income on delayed payments from customers	53,458,998	102,816,692
Fee on cancellation of booking of flat / commercial space	56,361,959	22,517,956
Rental Income	-	12,430,584
<b>Total of Revenue from Operations</b>	<b>13,005,581,022</b>	<b>13,915,963,009</b>
<b>Note 22</b>		
<b>OTHER INCOME</b>		
Dividend on units of Mutual Funds - Non Trade	50,102,307	185,783,531
Interest on Loans and Advances	251,629,538	140,077,328
Interest on Fixed Deposits	94,560,426	135,211,124
Profit on Sale of Investment	48,593,991	446,888,338
Interest others	10,807,366	34,167,210
Miscellaneous Income	1,557,498	9,325,222
<b>Total of Other Income</b>	<b>457,251,126</b>	<b>951,452,753</b>
<b>Note 23</b>		
<b>OTHER OPERATING EXPENSES</b>		
Construction Contract Expenses	1,091,734,783	2,233,300,746
Aircraft Running and Maintenance Expenses	242,108,395	183,125,670
<b>Total of Other Operating Expenses</b>	<b>1,333,843,178</b>	<b>2,416,426,416</b>

# NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	For the year ended March 31, 2013	For the year ended March 31, 2012
<b>Note 24</b>		
<b>EMPLOYEES BENEFITS EXPENSES</b>		
Salaries and Wages	548,696,866	487,645,336
Contribution to Provident Fund and Other funds	1,225,084	1,370,868
Staff Welfare Expenses	7,553,830	7,822,710
<b>Total of Employee Benefits Expenses</b>	<b>557,475,780</b>	<b>496,838,914</b>

<b>Note 25</b>		
<b>FINANCE COST</b>		
Foreign exchange loss / (gain)	1,437,857	(513,328)
Other Borrowing Costs	350,561,081	75,362,117
Interest Expenses		
Interest Expenses on Taxation	57,244,043	83,831,486
Interest on Compulsorily Convertible Debentures	95,900,169	200,225,280
Interest on Non Convertible Debentures	1,543,004,761	1,302,997,044
Interest on Loans and Advances	97,963,222	537,360,222
Interest on Term Loan, OD & Others	122,960,774	85,955,444
<b>Total of Finance Cost</b>	<b>2,269,071,907</b>	<b>2,285,218,265</b>

	For the year ended March 31, 2013	For the year ended March 31, 2012
<b>Note 26</b>		
<b>OTHER EXPENSES</b>		
Rent Expenses	351,700,009	311,302,281
Rates & Taxes	14,577,573	40,448,636
Legal & Professional Charges	163,158,366	158,665,477
Advertisement & Marketing	61,626,088	3,222,397
Electricity & Water Charges	12,470,097	21,610,609
Communication Expenses	18,699,755	18,680,054
Insurance	14,106,879	11,915,991
Printing & Stationery	2,950,107	5,427,763
Travelling & Conveyance	43,878,487	41,057,014
Bid/Tender Expenses	-	1,237,592
Running and Maintenance Expenses		
- Vehicle	6,020,171	10,056,481
- Buildings	26,941,445	25,112,241
- Others	35,705,529	57,994,809

**NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF  
 INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)**

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	For the year ended March 31, 2013	For the year ended March 31, 2012
Security Expenses	49,555,953	43,748,510
Software Expenses	87,590,620	67,501,200
Auditors' Remuneration		
- As auditor	22,141,483	21,091,922
- Other Services	1,915,736	-
Preliminary Expenses	40,585	1,153,600
Membership and Subscription Fees	1,817,503	3,246,271
Loss on sale of fixed assets	411,964	1,944,664
Loss on sale of Investment	-	1,250,000
Bad Debts	20,000	97,759,365
Donation & Contribution	-	221,000
Miscellaneous Expenses	10,102,619	8,115,531
Amalgamation / Demerger Expenses	-	14,435,427
Sales and marketing expenses	748,492,998	303,702,997
Bank Charges	188,223	415,085
Share in Loss of Associate	195,300,721	100,125,328
<b>Total of Other Expenses</b>	<b>1,869,412,911</b>	<b>1,336,273,523</b>

**27 DEFERRED TAX**

In compliance with Accounting Standard 22 (AS 22) - Accounting for Taxes on Income, as notified under the Companies (Accounting Standards) Rules, 2006, as amended, the Company has recognized deferred credit (net) of ₹ 514,085,537 (Previous Year ₹ 243,641,262) in the Statement of Profit and Loss during the year ended March 31, 2013.

The breakup of deferred tax liabilities as into major components is as under:

Particulars	For the year ended March 31, 2013	For the year ended March 31, 2012
<b>Deferred Tax Liabilities</b>		
<i>Arising on account of:</i>		
Provision for Gratuity and Compensated Absences	-	(472,669)
Depreciation	(12,115,736)	(20,056,960)
<b>Total (A)</b>	<b>(12,115,736)</b>	<b>(20,529,629)</b>
<b>Deferred Tax Assets</b>		
<i>Arising on account of:</i>		
Preliminary expenses	-	1,144,974
Provision for Gratuity and Compensated Absences	1,624,954	28,745
<b>Total (B)</b>	<b>1,624,954</b>	<b>1,173,719</b>
<b>Deferred Tax Assets / (Liabilities) [Net] (A-B)</b>	<b>(10,490,782)</b>	<b>(19,355,910)</b>

# NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

The breakup of deferred tax assets as into major components is as under:

Particulars	For the year ended March 31, 2013	For the year ended March 31, 2012
<b>Deferred Tax Assets</b>		
<i>Arising on account of:</i>		
Provision for Gratuity and Compensated Absences	3,341,262	2,412,840
Accumulated losses	755,441,967	250,287,637
Preliminary Expenses	1,187	4,837
Amalgamation and Demerger expenses	4,147,109	4,831,070
<b>Total (A)</b>	<b>762,931,525</b>	<b>257,536,384</b>
<b>Deferred Tax Liabilities</b>		
<i>Arising on account of:</i>		
Depreciation	22,401,057	7,242,155
<b>Total (B)</b>	<b>22,401,057</b>	<b>7,242,155</b>
<b>Deferred Tax Assets / (Liabilities) [Net] (A-B)</b>	<b>740,530,468</b>	<b>250,294,229</b>

## 28 EARNINGS PER EQUITY SHARE

The Basic Earnings Per Equity share is computed by dividing the net profit attributable to equity shareholders for the year by the weighted average number of equity shares outstanding during the year. Diluted Earnings per Share is computed using the weighted average number of equity shares and also the weighted average number of equity shares that could have been issued on the conversion of all dilutive potential equity shares. The dilutive potential equity shares are adjusted for the proceeds receivable, had the shares been actually issued at fair value.

Particulars	For the year ended March 31, 2013	For the year ended March 31, 2012
Profit After Tax	1,559,350,170	1,581,805,168
Less : Arrears of Preference Dividend and Corporate Dividend Tax Thereon (Subsidiary Companies)	91,263,682	91,263,682
Less : Share of Minority	(182,628,101)	(76,382,680)
<b>Profit attributable to Equity Shareholders</b>	<b>1,650,714,589</b>	<b>1,566,924,166</b>
Weighted Average number of shares used in computing Basic Earnings Per share	441,954,643	420,293,053
Weighted Average number of shares used in computing Diluted Earnings Per share	442,415,032	420,833,605
Face Value per Equity Share	2.00	2.00
Basic Earnings per Share	3.74	3.73
Diluted Earnings per Share	3.73	3.72

## 29 Minority Interest includes:

- As at March 31, 2013, 1,604,620 (Previous Year 1,604,620) Equity Shares of ₹ 10 each fully paid up issued by a subsidiary company, Indiabulls Estate Limited.

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

- b) As at March 31, 2013, 1,805,889 (Previous Year 1,805,889) Equity Shares of ₹ 10 each fully paid up issued by a subsidiary company, Indiabulls Infrastructure Limited.
  - c) As at March 31, 2013, Nil (Previous Year 51,648,527) Equity Shares of ₹ 10 each fully paid up issued by a subsidiary company, Indiabulls Infrastructure Development Limited.
  - d) As at March 31, 2013, 48,039 (Previous Year 48,039) Equity Shares of ₹ 10 each fully paid up issued by a subsidiary company, Airmid Developers Limited.
  - e) As at March 31, 2013, 48,039 (Previous Year 48,039) Equity Shares of ₹ 10 each fully paid up issued by a subsidiary company, Athena Infrastructure Limited.
  - f) As at March 31, 2013, 48,039 (Previous Year 48,039) Equity Shares of ₹ 10 each fully paid up issued by a subsidiary company, Citra Properties Limited.
  - g) As at March 31, 2013, 48,039 (Previous Year 48,039) Equity Shares of ₹ 10 each fully paid up issued by a subsidiary company, Juventus Estate Limited.
  - h) As at March 31, 2013, 48,039 (Previous Year 48,039) Equity Shares of ₹ 10 each fully paid up issued by a subsidiary company, Selene Constructions Limited.
  - i) As at March 31, 2013, 48,039 (Previous Year 48,039) Equity Shares of ₹ 10 each fully paid up issued by a subsidiary company, Selene Estate Limited.
  - j) As at March 31, 2013, 34,000 (Previous Year 34,000) Equity Shares of ₹ 10 each fully paid up issued by a subsidiary company, Diana Buildwell Limited.
  - k) As at March 31, 2013, 8,027,310 (Previous Year 8,027,310) Equity Shares of ₹ 10 each fully paid up issued by a subsidiary company, Indiabulls Industrial Infrastructure Limited
  - l) As at March 31, 2013, 6,544 (Previous Year 5,164) Equity Shares of ₹ 10 each fully paid up issued by a subsidiary company, Indiabulls Infraestate Limited.
  - m) Proportionate share in the movements in Reserves and Surplus of the above mentioned subsidiaries.
- 30 During the Financial year 2008-09, the Company had sponsored Indiabulls Properties Investment Trust ("IPIT") (a business trust formed and registered under the laws of Singapore), with the objective of acquisition of One Indiabulls Centre and Elphinstone Mills, in Mumbai, being developed and owned by Indiabulls Properties Private Limited and Indiabulls Real Estate Company Private Limited respectively. IPIT had raised Singapore Dollars (S\$) 353.48 Millions by way of an initial public offering and private placement of its units in Singapore, at an offering price of S\$ 1.00 per Common Unit and was listed on the Main Board of Singapore Exchange Securities Trading Limited in June 2008. Post listing, the Company, held 45% beneficial interest in IPIT, indirectly, through its subsidiaries. During the year ended March 31, 2010, IPIT raised Singapore Dollar (S\$) 200.1 Millions by way of right issue to eligible units holders on the basis of 53 right units for every 100 existing units at an issue price of (S\$) 0.16 per right unit. As at March 31, 2013, the Company holds 46.47% (previous year 46.16%) beneficial interest in IPIT, indirectly, through its subsidiaries.

### 31 Capital Reserve / Goodwill

On acquisition and /or disposal of investments in subsidiaries/associates by the Company at different point in time and on issuance of fresh equity shares to minority stake holders, has resulted in (after netting off the goodwill arising on such acquisition and/or disposal) a Capital Reserve on consolidation of ₹ 10,594,527,212 which is shown under Reserves and Surplus.

### 32 Contingent Liabilities and Commitments:

- a) Corporate Guarantees provided by the Company, outstanding in respect of credit facilities availed by Subsidiaries of Associate and earstwhile subsidiaires of ₹ 4,557,618,729 (Previous year ₹ 5,103,396,159).
- b) Bank Guarantees and Letter of Credit facilities availed by Subsidiaries of the Company ₹ 622,172,541 (Previous year ₹ 722,046,908). These facilities are secured against pledge of fixed deposits of ₹ 286,602,438 (Previous year ₹ 369,128,150).

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

- c) Arrears of Dividend on preference shares issued by Subsidiary Companies, and not provided for in their books, ₹ 444,366,613 (Previous year ₹ 365,844,209)
- d) Contingent liabilities in respect of Income Tax demands for which appeals have been filed ₹ 65,239,662 (Previous Year : ₹ 15,040,142)
- f) The Company has given corporate guarantee towards cost overrun to financial institution/ banks for term loan facility sanctioned to Indiabulls Power Limited. (IPL) in the event of inability of IPL to arrange the required equity support for Amravati Power Project Phase I.
- g) The Company has given undertaking to Meiya Power Company Limited ("MPCL") to keep it fully indemnified in the event of MPCL is called upon to invest any amount as share capital of Indiabulls Power Generation Limited (IPGL) in Bhaiyathan Power Project in District Surguja, Chattisgarh. The Company has also given undertaking to Meiya Power Company Limited ("MPCL") its affiliates, their Directors, officers and employees to keep them fully indemnified against any losses in the event MPCL, its affiliates, their Directors, officers or employees incurs any losses arising at or in connection with Bhaiyathan Power Project in District Surguja, Chattisgarh.
- i) The Company has given corporate guarantee towards cost overrun to financial institution/ banks for term loan facility sanctioned to Indiabulls Realtech Limited ("IRL") a subsidiary of Indiabulls Power Limited. ("IPL") in the event of inability of IPL to arrange the required equity support for Thermal Project having capacity of 1350 MW in Sinnar Village of Nasik District in Maharashtra, being developed by IRL.
- j) The Company has given Sponsors Support Undertaking ("SSU") to fund the required equity and any shortfall in means of finance by subscription to the shares of Indiabulls Power Limited. (IPL) for term loan facility sanctioned to IPL in the event of inability of IPL to arrange the required equity support for Amravati Power Project Phase II. Under the SSU, IBREL has also guaranteed to meet IPL's debt obligations in respect of Amravati Power Project Phase II in the event coal linkage for the project is cancelled / deferred and IPL fails to make any alternate arrangement of required coal six months prior to the scheduled commercial operation date of unit I.
- k) The Company has given Sponsors Support Undertaking ("SSU") to meet any shortfalls in the funding requirement of project and towards cost overrun to financial institutions/banks for term loan sanctioned to Indiabulls Realtech Limited ("IRL") in the event of inability of IRL to arrange required equity support for Nasik Thermal Power Project Phase II.
- l) The Company has given an undertaking to banks for various loans availed by subsidiary companies and subsidiaries of Associate to meet the shortfall requirement in case they are not able to service the said loans.

### 33 EMPLOYEE STOCK OPTIONS SCHEMES

#### a) Indiabulls Real Estate Limited Employees Stock Options Scheme – 2006:

During the period ended March 31, 2007, the Company established the Indiabulls Real Estate Limited Employees Stock Options Scheme ("IBREL ESOS-I" or "Plan-I"). Under the Plan- I, the Company issued 9,000,000 equity settled options to eligible employees and of its Subsidiary Companies which gave them a right to subscribe up to 9,000,000 stock options representing an equal number of equity shares of face value of ₹ 2 each of the Company at an exercise price of ₹ 60 per option, subject to the requirements of vesting. These options vest uniformly over a period of 10 years, commencing one year after from the date of grant. A Compensation Committee constituted by the Board of Directors of the Company administers the Plan-I.

The Company follows the Intrinsic Value method of accounting as prescribed under the Guidance Note on "Accounting for Employees Share Based Payments" issued by the Institute of Chartered Accountants of India. No Deferred Employee Stock Compensation Cost was initially recorded on the grant of options as the Intrinsic Value calculated by an independent valuer was lower than the exercise price. Had the Company followed the Fair value method, there would not had been any impact on the Profit After Tax of the Company and on the Basic and Diluted Earnings per Equity Share of the Company as the fair value on the date of grant calculated by an independent valuer following binomial option pricing model was less than the exercise price.

**NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF  
 INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)**

(All Amounts in Indian Rupees, except share data and where otherwise stated)

**b) Indiabulls Real Estate Limited Employees Stock Options Scheme 2008 (II):**

During the year ended March 31, 2009, the Company established the Indiabulls Real Estate Limited Employees Stock Options Scheme - 2008 (II) ("IBREL ESOS-II" or "Plan-II"). Under Plan II, the Company issued equity settled options to its eligible employees and of its Subsidiary Companies to subscribe upto 2,000,000 stock options representing an equal number of equity shares of face value of ₹ 2 each in the Company, at an exercise price of ₹ 110.50 per option, being the closing market price on the National Stock Exchange of India Limited, as at January 29, 2009.

The stock options so granted, shall vest in the eligible employees within 10 years beginning from January 31, 2010, the first vesting date. The stock options granted under each of the slabs, are exercisable by the option holders within a period of five years from the relevant vesting date.

The Company follows the Intrinsic Value method of accounting as prescribed in the Guidance Note on Accounting for Employees Share Based Payments ("Guidance Note"), issued by the Institute of Chartered Accountants of India. Since, on the date of grant, the intrinsic value of the options granted was equal to the exercise price, no deferred employee stock compensation cost has been recorded in the financial statements. The fair value of the options under Plan II using the Black-Scholes model, based on the following parameters, is ₹62.79 per option, as certified by an independent firm of chartered accountants.

Particulars	Plan – II
Fair value of option at grant date (₹ per option)	₹ 62.79
Exercise price (₹ Per option)	₹ 110.50
Expected volatility	86%
Expected forfeiture percentage on each vesting date	Nil
Option Life (Weighted Average)	10.5 Years
Expected Dividend yield	3.92%
Risk Free rate of Interest	6.50%

The expected volatility was determined based on historical volatility data of the Company's shares listed on the National Stock Exchange of India Limited.

The table below provides pro forma disclosures for the impact on the Company's net profits after taxes and basic and diluted earnings per share, had the compensation cost for the stock options granted under Plan - II been determined using the fair value method as prescribed in the Guidance Note.

Particulars	For the year ended March 31, 2013		For the year ended March 31, 2012	
	As reported	Pro forma	As reported	Pro forma
Net Profit available to Equity Shareholders (as reported)	1,650,714,589	1,650,714,589	1,566,924,166	1,566,924,166
Less : Stock-based employee compensation expense determined using the fair value method for the year:				
Total Stock-based employee compensation expense recognisable over the vesting period of the options [Gross ₹125,580,000] (pro forma)	-	13,235,733	-	17,247,317
Net Profit considered for computing EPS (pro forma)	1,650,714,589	1,637,478,856	1,566,924,166	1,549,676,849
Basic earnings per share	3.74	3.71	3.73	3.69
Diluted earnings per share	3.73	3.70	3.72	3.68



# NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

A summary of the movement, during the year, in various IBREL ESOS Plans is as below:

Particulars	IBREL ESOS-I	IBREL ESOS-II
Total Number of options under Scheme	9,000,000	2,000,000
Number of options outstanding as at April 1, 2012	6,433,000	1,871,500
Number of options granted during the year	-	-
Number of options forfeited/cancelled during the year	2,578,500	958,000
Number of options vested during the year	525,500	96,500
Number of options exercised during the year	-	-
Number of options expired during the year	-	-
Number of options outstanding as at March 31, 2013	3,854,500	913,500
Out of the outstanding options number of options exercisable as at March 31, 2013	1,757,500	334,500
Exercise Price (₹ per option)	60.00	110.50
Remaining Contractual Life (Months)	64	79

## c) Indiabulls Real Estate Limited Employees Stock Options Plan 2010:

During the year ended March 31, 2011, the Board of Directors and Shareholders of the Company have given their consent to create, issue, offer and allot, to the eligible employees of the Company and its Subsidiary Companies, stock options not exceeding 30,000,000 in number, representing 30,000,000 Equity shares of face value of ₹ 2 each of the Company, accordingly the Employee Stock Option Plan- 2010 ("IBREL ESOP 2010") has been formed. As per the scheme Exercise Price will be the market price of the equity shares of the Company, being the latest available closing price, prior to the date of grant or as may be decided by the Board or Compensation Committee. However Compensation Committee of the Board has not yet granted any options under IBREL ESOP 2010 Scheme.

## d) Indiabulls Real Estate Limited Employees Stock Options Plan 2011:

During the year ended March 31, 2012, the Board of Directors and shareholders of IBREL have given their consent to create, issue, offer and allot, to the eligible employees of IBREL and its subsidiary Companies, stock options not exceeding 15,000,000 in number, representing 15,000,000 equity shares of face value of ₹ 2 each of IBREL, and accordingly the Employee Stock Option Scheme- 2011 ("IBREL ESOS 2011") has been formed. As per the scheme exercise price will be the market price of the equity shares of IBREL, being the latest available closing price, prior to the date of grant or as may be decided by the Board or Compensation Committee. However Compensation Committee of the Board has not yet granted any options under IBREL ESOP 2011 Scheme.

## 34 EMPLOYEE BENEFITS

### Gratuity benefits

In accordance with "The Payment of Gratuity Act, 1972", the Company provides for gratuity a defined benefit retirement plan (the "Gratuity Plan") covering certain categories of employees. The Gratuity Plan provides a lump sum payment to vested employees at retirement or termination of employment. The amount of payment is based on the respective employee's last drawn salary and the years of employment with the Company. Liabilities in respect of the Gratuity Plan are determined by an actuarial valuation and this plan is unfunded. The Company had charged ₹ 7,457,937 (previous year: ₹ 25,733 ) during the year ended March 31, 2013 and the amount outstanding as at March 31, 2013 is ₹ 29,760,938 (previous year: ₹ 27,745,230).

**NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF  
 INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)**

(All Amounts in Indian Rupees, except share data and where otherwise stated)

**Compensated Leave of Absence**

Eligible employees are entitled to accumulate compensated absences up to prescribed limits in accordance with the Company's policy and receive cash in lieu thereof. The Company measures the expected cost of accumulating compensated absences as the additional amount that the Company expects to pay as a result of the unused entitlement that has accumulated at the balance sheet date. Such measurement is based on actuarial valuation as at balance sheet date carried out by a qualified actuary. The Company had charged ₹ 3,546,519 (previous year: ₹ 599,989) during the year ended March 31, 2013 and the amount outstanding as at March 31, 2013 is ₹ 12,280,728 (previous year: ₹ 12,883,980).

The components of gratuity & compensated leave of absence cost recognized, in accordance with AS-15 (Revised) on "Employee benefits", for the years ended March 31, 2013 and March 31, 2012 are enumerated as below:

Particulars	Gratuity benefits		Compensated leave of absence	
	For the year ended March 31, 2013	2012	For the year ended March 31, 2013	2012
Service cost	7,759,770	9,471,226	3,653,214	4,259,289
Interest cost	2,130,249	1,866,631	1,048,097	896,856
Actuarial (gain)/loss, net	(2,415,965)	(6,572,263)	(1,159,124)	(3,387,595)
Benefits paid during the year	(3,225,562)	-	(3,761,522)	-
Cost recognized during the year	7,457,937	4,765,594	3,546,519	1,768,550
Cost transferred	-	4,739,861	-	1,168,561
Cost recognized during the year, net	7,457,937	25,733	3,546,519	599,989

Details of the employee benefits obligation are provided below:

Particulars	Gratuity benefits		Compensated leave of absence	
	As at March 31, 2013	2012	As at March 31, 2013	2012
Obligation at the beginning of the year	27,745,230	44,286,290	12,883,980	28,341,783
Obligations of demerged entity	-	(15,351,760)	-	(14,320,976)
Cost recognized during the year	7,457,937	25,733	3,546,519	599,989
Benefits paid during the year	(3,225,562)	(382,452)	(3,761,522)	(779,551)
Provision written back / reversed	(2,216,667)	(5,013,544)	(388,249)	(2,101,623)
Liabilities recovered from third parties (net)	-	4,180,963	-	1,144,358
Obligation at the end of the year	29,760,938	27,745,230	12,280,728	12,883,980

The assumptions used to determine cost include:

	For the year ended March 31, 2013	For the year ended March 31, 2012
Discount rate	8.00%	8.50%
Salary escalation rate	5.00%	5.50%
Mortality table	IALM (1994-96)	LIC (1994-96) duly modified

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

- 35 The Company and its subsidiaries have taken various premises on operating leases. Lease rent of ₹ 351,700,009 (Previous year ₹ 311,302,281) in respect of the same has been charged to Statement of Profit and Loss for the year ended March 31, 2013.

The underlying agreements are executed for a period generally ranging from one year to five years, renewable at the option of the Company and the lessor and are cancelable in some cases, by either party by giving a notice generally of 30 to 90 days. There are no restrictions imposed by such leases and there are no subleases.

The minimum lease rentals payable in respect of such operating leases, are as under:

Minimum lease rentals payable	As at March 31, 2013	As at March 31, 2012
Within one year	367,347,896	285,720,078
Later than one year, not later than five years	473,307,948	682,240,210
<b>Total</b>	<b>840,655,844</b>	<b>967,960,288</b>

- 36 As per the best estimate of the management, no provision is required to be made as per Accounting Standard 29 (AS 29) - Provisions, Contingent Liabilities and Contingent Assets, as notified under the Companies (Accounting Standards) Rules, 2006, as amended, in respect of any present obligation as a result of a past event that could lead to a probable outflow of resources, which would be required to settle the obligation.

- 37 Disclosures in respect of Accounting Standard – 7 (AS 7) (Revised)-Construction Contracts as notified under the Companies (Accounting Standards) Rules, 2006, as amended:

Particulars	As at March 31, 2013	As at March 31, 2012
Amount of Contract Revenue recognized as revenue in the year	973,758,822	2,162,165,201
Aggregate amount of costs incurred and recognized profit (less recognized losses) up to reporting date	9,176,386,642	8,202,627,820
Amount of Advances received	-	-
Amount of retentions	-	-
Gross Amount due from customers for contract work as an asset	38,859,134	391,817,345
Gross Amount due to customers for contract work as a liability	-	-

- 38 The Company has not entered into any foreign exchange derivative instruments during the year. The Company does not have any foreign currency exposure or any other derivative instrument that has not been hedged.
- 39 In the opinion of the Board of Directors, all current assets and long term loans & advances, appearing in the balance sheet as at March 31, 2013, have a value on realization, in the ordinary course of the Company's business, at least equal to the amount at which they are stated in the financial statements. In the opinion of the board of directors, no provision is required to be made against the recoverability of these balances.
- 40 In respect of amounts mentioned under Section 205C of the Companies Act, 1956, there were no dues required to be credited to the Investor Education and Protection Fund as on March 31, 2013. As at March 31, 2013, Other liabilities include ₹ 1,992,892 (Previous year: ₹ 1,998,889) being the unpaid dividend on equity shares, which has been deposited in a designated bank account in accordance with the requirements of the Companies Act, 1956.
- 41 The Company's primary business segment is reflected based on principal business activities carried on by the Company i.e. purchase, sale, dealing, construction and development of real estate projects and all other related activities. The Company operates in domestic market only. Considering the nature of Company's business and operations and based on the information available with the management no further disclosures are required in respect of reportable segments, under Accounting Standard 17 (AS 17) – "Segment Reporting" as notified under the Companies (Accounting Standards) Rules, 2006, other than those already provided in the financial statements.

**NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF  
 INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)**

(All Amounts in Indian Rupees, except share data and where otherwise stated)

- 42 Disclosures in respect of Accounting Standard 18 (AS 18) "Related Party Disclosures" as notified under the Companies (Accounting Standards) Rules, 2006, as amended:

**i) Related parties where significant influence exist\***

Nature of relationship	Related party
Associate	Indiabulls Properties Investment Trust
Subsidiaries of Associate	Indiabulls Properties Private Limited
	Indiabulls Real Estate Company Private Limited

\*With whom transactions entered during the year / previous year.

**ii) Other Related parties\***

Key Management Personnel:

Mr. Sameer Gehlaut (Director and Chairman)

Mr. Rajiv Rattan (Director and Vice Chairman)

Mr. Saurabh Kumar Mittal (Director and Vice Chairman)

Mr. Narendra Gehlaut (Managing Director)

Mr. Vipul D Bansal (Joint Managing Director till 25th July 2012)

**Enterprises over which Key Management Personnel have significant Influence:**

**- EPC / Construction Companies**

IIC Limited (formerly Indiabulls Infrastructure Company Limited)

IINFC Limited (formerly Indiabulls Infra Constructions Limited)

**- Other Companies**

Powerscreen Media Private Limited

Dahlia Infrastructure Private Limited

Laurel Energetics Private Limited

Daisy Projects Private Limited

\*With whom transactions entered during the year / previous year.

**iii) Significant transactions carried out during the year with related parties in the ordinary course of business :**

Nature of Transactions	Associate	Subsidiary Companies of Associate	Key Management Personnel	Other Companies	EPC / Construction Companies	Total
<b>Finance</b>						
Investment made	121,072,435	-	-	-	-	121,072,435
during the year	320,885,313	-	-	-	-	320,885,313
Issue of Share warrant/ Allotment of Equity Shares	-	-	-	-	-	-
	-	-	246,081,834	2,686,393,352	-	2,932,475,186
Expenses reimbursed by	-	265,031,368	-	-	-	265,031,368
	-	280,357,473	-	-	-	280,357,473
<b>Income</b>						
Trust Fee and Trust	388,463,632	-	-	-	-	388,463,632
Management Fee	362,332,606	-	-	-	-	362,332,606
Sale of Goods	-	-	-	-	-	-
	-	-	-	-	1,626,230	1,626,230
Real Estate Project Advisory	-	-	-	-	150,000,000	150,000,000
	-	-	-	-	155,439,708	155,439,708
Construction and Development of Real Estate Projects	-	1,170,190,727	-	-	-	1,170,190,727
	-	2,830,164,180	-	-	-	2,830,164,180

# NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

## Expenses

Asset Management and	-	12,941,127	-	-	-	12,941,127
Investment Advisory Fee	-	13,579,097	-	-	-	13,579,097
Construction and Development of Real Estate Projects	-	-	-	-	1,253,100,886	1,253,100,886
	-	-	-	-	5,949,896,580	5,949,896,580
Rent and Maintenance Expenses	-	274,415,929	-	-	-	274,415,929
	-	269,681,076	-	-	-	269,681,076
Remuneration	-	-	34,292,805	-	-	34,292,805
	-	-	53,428,200	-	-	53,428,200

Previous year figures are shown in italics

## iv) Outstanding as at March 31, 2013 :

Nature of Transactions	Associate	Subsidiary Companies of Associate	EPC / Construction Companies	Total
Other Payables	-	6,572,100,000	-	6,572,100,000
	-	8,561,868,699	-	8,561,868,699
Debtors	172,583,088	38,859,134	-	211,442,222
	93,145,002	389,753,231	4,326,230	487,224,463
Reimbursement of General Expenses Receivable	-	-	-	-
	-	33,607,545	8,203,918	41,811,463
Construction and Development of Real Estate Projects	-	-	-	-
	-	-	455,146,579	455,146,579
Corporate Guarantees / Undertakings given on behalf	-	3,957,618,729	-	3,957,618,729
	-	4,503,396,159	-	4,503,396,159
Security Deposits Given	-	136,950,689	-	136,950,689
	-	136,950,689	-	136,950,689

Previous year figures are shown in italics

In accordance with AS 18, disclosures in respect of transactions with identified related parties are given only for such period during which the relationship existed and with whom transactions done during the year. Related party relationships as given above are as identified by the Company and relied upon by the auditors.

- 43** Previous year figures have been regrouped and/or reclassified wherever necessary to conform to those of the current year grouping and/or classification.

As per our report of even date

For **Sharma Goel & Co.**  
Chartered Accountants  
FRN: 000643N

**Amar Mittal**  
Partner  
Membership No: 017755

Place : New Delhi  
Date: April 25, 2013

For and on behalf of the Board

**Narendra Gehlaut**  
Managing Director

**Rajiv Rattan**  
Director

**Ravi Telkar**  
Company Secretary

Place : New Delhi  
Date: April 25, 2013

## INDEPENDENT AUDITOR'S REPORT

To the Members of INDIABULLS REAL ESTATE LIMITED

### Report on the Financial Statements

We have audited the accompanying financial statements of Indiabulls Real Estate Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2013, and the Statement of Profit and Loss and Cash Flow statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance of the Company in accordance with the Accounting Standards referred to in sub-section (3C) of section 211 of the Companies Act, 1956 ("the Act"). This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

### Opinion

In our opinion and to the best of our information and according to the explanations given to us, the financial statements give the information required by the Act in

the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:

- a) in the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2013;
- b) in the case of the Statement of Profit and Loss, of the Profit for the year ended on that date; and
- c) In the case of the Cash Flow Statement, of the cash flows for the year ended on that date.

### Report on Other legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2003 ("the Order") issued by the Central Government of India in terms of sub-section (4A) of section 227 of the Act, we give in the Annexure a statement on the matters specified in paragraphs 4 and 5 of the Order.
2. As required by section 227(3) of the Act, we report that:
  - a) we have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
  - b) in our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
  - c) The Balance Sheet, statement of Profit and Loss, and Cash Flow Statement dealt with by this Report are in agreement with the books of account.
  - d) in our opinion, the Balance Sheet, statement of Profit and Loss, and Cash Flow Statement comply with the Accounting Standards referred to in subsection (3C) of section 211 of the Companies Act, 1956;
  - e) on the basis of written representations received from the directors as on March 31, 2013, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2013, from being appointed as a director in terms of clause (g) of sub-section (1) of section 274 of the Companies Act, 1956.

For **Sharma Goel & Co.**  
 Chartered Accountants  
 FRN: 000643N

**Amar Mittal**  
 Partner  
 Membership No. 017755  
 Place: New Delhi  
 Date: April 25, 2013



**Annexure to the Auditors' Report of even date to the members of Indiabulls Real Estate Limited, on the financial statements for the year ended March 31, 2013 (Refer to our report of even date)**

Based on the Audit Procedures performed for the purpose of reporting a true and fair view on the financials statements of the company and taking into the consideration the information and explanation given to us and the books of account and other records examined by us in the normal course of audit, we report that:

- i) In respect of Fixed Assets of the Company and in our opinion:
  - a. The Company has maintained proper records, showing full particulars, including quantitative details and situation of fixed assets.
  - b. The Company has a programme of physical verification of its fixed assets by which they are verified annually. In accordance with this programme, fixed assets were verified during the year and no discrepancies were noticed on such verification. In our opinion, the frequency of the physical verification is reasonable having regards to the size of the company and nature of fixed assets.
  - c. The Company has not disposed off substantial part of any fixed assets during the year. Therefore the going concern assumption is not affected.
- ii) In respect of Inventories of the Company and in our opinion
  - a. Inventories have been physically verified by management during the year and the frequency of verification is reasonable.
  - b. The procedures for physical verification of inventory followed by the management are reasonable and adequate in relation to the size of the Company and the nature of its business.
  - c. The Company is maintaining proper records of inventory. No material discrepancies were noticed on physical verification of inventory.
- iii) In respect of loans, secured or unsecured, granted to or taken from companies, firms or other parties covered in the register maintained under Section 301 of the Companies Act, in our opinion:
  - a. The Company has granted unsecured loans to Three parties covered in the register maintained under Section 301 of the Companies Act, 1956. The maximum amount

outstanding at any time during the year aggregated to ₹ 3,141,660,031/- and the balance outstanding at year end is ₹ 363,910,031/-.

- b. In our opinion rate of interest, where ever stipulated and other terms and conditions of such loans are, in our opinion, prima facie not prejudicial to the interest of the Company.
  - c. The payments of principal amount and interest where ever stipulated in respect of such loans have been regular.
  - d. There is no overdue amount with regard to principal amount and interest where ever stipulated.
  - e. The Company has not taken loan from companies, firms or other parties covered in the register maintained under Section 301 of the Companies Act, 1956.
- iv) In our opinion, there is an adequate internal control system commensurate with the size of the Company and nature of its business with regard to purchase of inventory and fixed assets and sale of goods & services. We have not observed any major weakness in the internal control system during the course of the audit.
  - v)
    - a) In our opinion, the particulars of all contracts or arrangements that are needed to be entered into the register maintained under section 301 have been so entered.
    - b) In respect of transactions made in pursuance of such contracts and arrangements with parties with whom transactions exceeding value of Rupees Five Lakhs have been entered during the financial year are reasonable having regard to prevailing market price at relevant time . For price justification reliance is placed on the information and explanation given by management.
  - vi) In our opinion, the Company has not accepted any deposits from the public within the meaning of section 58A and section 58AA or any other relevant provisions of the Act and the Companies (Acceptance of Deposits) Rules, 1975 with regard to the deposits accepted from the public. No order has been passed by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any Court or any other Tribunal.
  - vii) In our opinion, the company has an internal audit system commensurate with the size and nature of its business.
  - viii) In our opinion cost records as prescribed under section 209(1)(d) of the Companies Act,1956, are



applicable and the company has duly made and maintained such accounts and records.

- ix) In respect of disputed and undisputed Statutory Dues of the Company and according to information and explanations given to us and on the basis of our examination of the records of the Company
  - a. Amounts deducted / accrued in the books of accounts in respect of Provident Fund, Investor Education and Protection Fund, Employees' State Insurance, Income tax, Sales Tax, Wealth Tax, Service Tax, Customs Duty, Excise Duty and any other material Statutory Dues have generally been regularly deposited during the year by the Company with the appropriate authorities, to the extent applicable. There were no dues on account of Cess under Section 441A of the Companies Act, 1956 since the aforesaid section has not yet been made effective by the Central Government. According to the information and explanations given to us, no undisputed amounts payable in respect of aforesaid dues were in arrears, as at March 31, 2013 for a period of more than six months from the date they became payable, wherever applicable.
  - b. According to the information and explanations given to us and, there is ₹ 14,626,094/- and ₹ 16,188,440/- due under Income Tax Act, 1961, for the Assessment Year 2009-10 and 2010-11 respectively. Which have not been deposited on account of dispute pending in front of Commissioner of Income Tax (Appeals).
- x) The Company has no accumulated losses at the end of the financial year and it has not incurred cash losses in the current year and immediately preceding financial year.
- xi) Based on our audit procedures and as per the information and explanations given by the management, there are no dues to financial institutions or banks or debenture holders.

Based on our audit procedures and in our opinion, the Company has not defaulted in repayment of dues to financial institutions or banks or debenture holders.
- xii) The Company has not granted any loans and advances on the basis of security by way of pledge of shares, debentures and other securities.

Accordingly, the provisions of paragraph 4 clause (xii) of the Order are not applicable.

- xiii) The Company is not a Chit Fund or a Nidhi/ Mutual Benefit fund/ Society. Accordingly, the provisions of paragraph 4 clause (xiii) of the Order are not applicable.
- xiv) In our opinion the company is not dealing or trading in shares, debentures, securities and other investments. Accordingly, the provisions of paragraph 4 clause (xiv) of the Order are not applicable.
- xv) In our opinion, the terms and conditions of guarantees given by the Company for loans taken by others from banks and financial institutions are not prima facie prejudicial to the interests of the Company.
- xvi) In our opinion and to the best of our knowledge and belief no term loans were obtained during the year.
- xvii) In our opinion and on an overall examination of the balance sheet of the Company, funds raised on short-term basis, prima facie, have not been used for the long-term investment by the Company.
- xviii) In our opinion, the Company has not made any preferential allotment of shares to parties or companies covered in the register maintained under Section 301 of the Companies Act, 1956.
- xix) In our opinion and the records examined by us, the Company has created securities/charges in respect of debentures issued during the year.
- xx) The Company has not raised any monies by way of public issue during the year. Accordingly, the provisions of paragraph 4 clause (xx) of the Order are not applicable.
- xxi) In our opinion, no material fraud on or by the Company has been noticed or reported during the period covered in our audit.

For **Sharma Goel & Co.**  
Chartered Accountants  
FRN: 000643N

**Amar Mittal**  
Partner  
Membership No. 017755  
Place: New Delhi  
Date: April 25, 2013

# BALANCE SHEET OF INDIABULLS REAL ESTATE LIMITED AS AT MARCH 31, 2013

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	Note	As at March 31, 2013	As at March 31, 2012
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' funds</b>			
Share capital	5	848,021,478	948,021,478
Reserves and surplus	6	56,065,947,978	56,877,056,841
Money received against share warrants	7	-	-
<b>Total of shareholders' funds</b>		<b>56,913,969,456</b>	<b>57,825,078,319</b>
<b>Non-current liabilities</b>			
Long -term borrowings	8	3,000,000,000	7,030,000,000
Long -term provisions	9	2,695,203	4,116,556
<b>Total of non-current liabilities</b>		<b>3,002,695,203</b>	<b>7,034,116,556</b>
<b>Current liabilities</b>			
Short -term borrowings	8	771,900,000	1,254,190,000
Trade payables	10	2,880,429	8,684,486
Other current liabilities	11	7,173,150,829	3,203,234,774
Short- term provisions	9	979,728,113	152,858
<b>Total of current liabilities</b>		<b>8,927,659,371</b>	<b>4,466,262,118</b>
<b>Total of equity and liabilities</b>		<b>68,844,324,030</b>	<b>69,325,456,993</b>
<b>ASSETS</b>			
<b>Non-current assets</b>			
Fixed assets	12		
(i) Tangible assets		111,815,507	125,906,983
(ii) Intangible assets		15,594,579	11,992,445
(iii) Capital work-in-progress		2,684,746	-
		130,094,832	137,899,428
Non-current investments	13	39,161,994,666	39,319,494,666
Deferred tax assets (net)	25	1,812,865	1,325,682
Long -term loans and advances	14	8,654,149,618	9,212,020,193
Other non -current assets	15	-	150,000,000
<b>Total of non-current assets</b>		<b>47,948,051,981</b>	<b>48,820,739,969</b>
<b>Current assets</b>			
Current investments	13	-	200,000,000
Inventories	16	261,063,330	267,665,112
Trade receivables	17	155,694,516	4,280,524
Cash and bank balances	18	363,446,514	231,432,891
Short-term loans and advances	14	18,207,725,176	19,263,432,306
Other current assets	19	1,908,342,513	537,906,191
<b>Total of current assets</b>		<b>20,896,272,049</b>	<b>20,504,717,024</b>
<b>Total of assets</b>		<b>68,844,324,030</b>	<b>69,325,456,993</b>
<b>Significant accounting policies</b>	3		
<b>The accompanying notes are an integral part of the financial statements</b>			

As per our report of even date

For **Sharma Goel & Co.**

Chartered Accountants

FRN: 000643N

For and on behalf of the Board

**Amar Mittal**

Partner

Membership No: 017755

Place : New Delhi

Date: April 25, 2013

**Narendra Gehlaut**

Managing Director

Place : New Delhi

Date: April 25, 2013

**Rajiv Rattan**

Director

**Ravi Telkar**

Company Secretary

## STATEMENT OF PROFIT AND LOSS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	Note	For the year ended March 31, 2013	For the year ended March 31, 2012
<b>REVENUE</b>			
Revenue from operations	20	3,548,606,536	1,420,563,361
Other income	21	2,338,016,816	804,434,299
<b>Total of revenue</b>		<b>5,886,623,352</b>	<b>2,224,997,660</b>
<b>EXPENSES</b>			
Cost of sales of project		478,000,000	-
Employee benefit expenses	22	55,955,822	62,822,803
Finance costs	23	1,347,044,082	1,262,974,674
Depreciation and amortisation expense	12	33,330,752	31,945,110
Other expenses	24	559,063,867	659,714,947
<b>Total of expenses</b>		<b>2,473,394,523</b>	<b>2,017,457,534</b>
<b>Profit before tax</b>		<b>3,413,228,829</b>	<b>207,540,126</b>
Tax expense:	25		
Current tax (including earlier year taxes)		728,105,785	67,433,106
Deferred tax		(487,183)	(4,428,208)
<b>Profit for the year</b>		<b>2,685,610,227</b>	<b>144,535,228</b>
<b>Earnings per equity share</b>	26		
- Basic		6.08	0.34
- Diluted		6.07	0.34
Face value per equity share		2	2
<b>Significant accounting policies</b>	3		

The accompanying notes are an integral part of the financial statements

As per our report of even date

For **Sharma Goel & Co.**  
Chartered Accountants  
FRN: 000643N

For and on behalf of the Board

**Amar Mittal**  
Partner  
Membership No: 017755  
Place : New Delhi  
Date: April 25, 2013

**Narendra Gehlaut**  
Managing Director

Place : New Delhi  
Date: April 25, 2013

**Rajiv Rattan**  
Director

**Ravi Telkar**  
Company Secretary

# CASH FLOW STATEMENT OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	For the year ended March 31, 2013	For the year ended March 31, 2012
<b>A Cash flow from operating activities :</b>		
Net profit before tax	3,413,228,829	207,540,126
<i>Adjustments for statement of profit and loss items:</i>		
Add:		
Interest expenses	1,296,801,313	1,245,216,796
Depreciation and amortisation expenses	33,330,752	31,945,110
Bad debts written off	-	97,500,000
Loss on sale of fixed asset	1,279	1,920,412
Amalgamation and demerger expenses	-	14,435,427
Provision for gratuity and compensated absences	(922,915)	(2,157,587)
	1,329,210,429	1,388,860,158
	<b>4,742,439,258</b>	<b>1,596,400,284</b>
Less:		
Interest on fixed deposits	44,103,362	23,680,632
Interest income on loans and advances	678,351,116	555,720,716
Interest income on debentures	849,278,309	184,552,543
Dividend on units of mutual fund/preference shares/ Equity shares	765,805,673	19,380,332
Excess liability written back	-	220,104
Profit on sale of fixed assets (net)	300,556	-
Profit on sale of investments in mutual fund	20,872	-
	2,337,859,888	783,554,327
	<b>2,404,579,370</b>	<b>812,845,957</b>
<b>Operating profit before working capital changes and other adjustments:</b>		
<i>Working capital changes and other adjustments:</i>		
Decrease/(Increase) in inventories	6,601,782	(138,876,258)
(Increase)/Decrease in trade receivables	(151,413,992)	230,511,405
(Increase)/Decrease in loans and advances	(27,707,096)	328,124,040
(Decrease) in trade payables	(5,804,057)	(3,582,400)
Increase/(Decrease) in other liabilities and provisions	218,401,087	(21,682,468)
	40,077,724	394,494,319
<b>Cash generated from operating activities</b>	<b>2,444,657,094</b>	<b>1,207,340,276</b>
Less: Income tax paid, net of refund	582,118,376	44,889,023
<b>Net cash generated from operating activities</b>	<b>1,862,538,718</b>	<b>1,162,451,253</b>
<b>B Cash flow from investing activities :</b>		
Purchase of fixed assets (including capital work in progress)	(29,937,723)	(13,959,004)
Proceeds from sale of fixed assets	4,710,844	2,131,022
Dividend on units of mutual fund	14,864,631	19,380,332
Dividend on preference shares	941,042	-
Profit on sale of investments in mutual fund	20,872	-
Proceeds from fixed deposits with original maturity more than 3 months	85,100,000	30,000,000
Interest received on fixed deposits	44,315,815	28,707,160
Investments in equity shares of subsidiary company	(120,000,000)	(482,823,046)
Investments in preference shares	-	(3,065,332,000)
Investments in debentures of subsidiary companies	-	(15,368,592,000)
Sale of equity shares of subsidiary companies	7,500,000	500,000
Redemption of debentures of subsidiary company	270,000,000	-
Amalgamation and demerger expenses	-	(14,435,427)
Loans and advances received back from subsidiary companies,(net)	3,512,578,569	20,484,036,905
Loans and advances given to others, (net)	(1,902,500,000)	-
Interest received on loans and advances given	592,049,410	263,974,295
Interest received from subsidiary companies on investments in debentures	314,931,240	18,460,683
<b>Net cash generated from / (used in) investing activities</b>	<b>2,794,574,700</b>	<b>1,902,048,920</b>

## CASH FLOW STATEMENT OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	For the year ended March 31, 2013	For the year ended March 31, 2012
<b>C Cash flow from financing activities :</b>		
Proceeds from issue of equity shares, including securities premium	-	2,970,275,186
Buyback of equity shares	(2,732,038,862)	-
Repayment of borrowings	-	(4,701,056,283)
Proceeds from issue of non convertible debentures	3,000,000,000	-
Repayment of non convertible debentures	(3,251,400,000)	-
Interest paid on non convertible debentures/overdraft facility	(1,269,653,383)	(1,209,712,739)
Loans and advances taken/(repaid)- net	(482,290,000)	(12,310,000)
Interest paid on loans and advances	(54,617,550)	(17,232,146)
Dividend paid on equity shares, including CDT	-	(140,481,880)
<b>Net cash (used in)/ generated from financing activities</b>	<b>(4,789,999,795)</b>	<b>(3,110,517,862)</b>
<b>D Net (decrease) in cash and cash equivalents ( A+B+C )</b>	<b>(132,886,377)</b>	<b>(46,017,689)</b>
<b>E Cash and cash equivalents at the beginning of the year</b>	<b>283,432,891</b>	<b>329,427,883</b>
<b>F Cash and cash equivalents received in merger of Indiabulls Builders Limited</b>	<b>-</b>	<b>22,697</b>
<b>G Cash and cash equivalents at the end of the year ( D + E +F)</b>	<b>150,546,514</b>	<b>283,432,891</b>

**Note :**

1) The above Cash flow statement has been prepared under the " Indirect Method " as set out in Accounting Standard 3 (AS-3) on "Cash flow statements" as notified under the Companies (Accounting Standards) Rules, 2006 as amended.

	As at March 31, 2013 Amount (₹)	As at March 31, 2012 Amount (₹)
<b>2) Cash and cash equivalents include:</b>		
Cash in Hand	905,797	752,771
Bank balances		
- in current accounts	114,647,825	80,681,231
- in fixed deposit accounts	245,900,000	298,000,000
- in unclaimed dividend accounts	1,992,892	1,998,889
Current investment in mutual funds	-	200,000,000
Less: Balance with banks in fixed deposit accounts with original maturities of more than 3 months	(212,900,000)	(298,000,000)
<b>Total of cash and cash equivalent</b>	<b>150,546,514</b>	<b>283,432,891</b>

3) Fixed deposits of ₹ 93,900,000 (previous year ₹ 58,000,000) have been pledged with banks against guarantees, overdraft facility given by banks and Fixed deposits of ₹ 152,000,000 (previous year ₹ 240,000,000) have been lien marked as a security for servicing of NCDs debenture interest.

4) Previous year figures have been regrouped and/or reclassified wherever necessary to conform to those of the current year grouping and/or classification.

5) Unclaimed dividend account pertains to dividend not claimed by equity shareholders and the Company does not have any right on the said money.

As per our report of even date

For **Sharma Goel & Co.**  
Chartered Accountants  
FRN: 000643N

For and on behalf of the Board

**Amar Mittal**  
Partner  
Membership No: 017755  
Place : New Delhi  
Date: April 25, 2013

**Narendra Gehlaut**  
Managing Director

**Rajiv Rattan**  
Director

**Ravi Telkar**  
Company Secretary

Place : New Delhi  
Date: April 25, 2013

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013

(All Amounts in Indian Rupees, except share data and where otherwise stated)

### 1 Company overview

Indiabulls Real Estate Limited ("the Company", "IBREL") was incorporated on April 04, 2006 with the main objects of carrying on the business of project management, investment advisory, project marketing, maintenance of completed projects, engineering, industrial and technical consultancy, construction and development of real estate properties and other related and ancillary activities.

A Scheme of Arrangement ("IBFSL Scheme of Arrangement") between Indiabulls Financial Services Limited ("Demerged Company", "IBFSL") and the Company ("IBREL", "Resulting Company") and their respective shareholders and creditors under Sections 391 – 394 of the Companies Act, 1956, was sanctioned by the Hon'ble High Court of Delhi at New Delhi on November 24, 2006. Upon coming into effect of the Scheme of Arrangement on December 20, 2006 and with effect from the Appointed Date on May 01, 2006, the real estate undertaking of IBFSL ("real estate undertaking") was demerged from IBFSL and transferred to and vested in IBREL on a going concern basis.

### 2 Basis of preparation of financial statements

#### i. Statement of compliance

The financial statements are prepared under the historical cost convention on an accrual basis, in accordance with the generally accepted accounting principles in India and in compliance with the applicable accounting standards as notified under the Companies (Accounting Standards) Rules, 2006, as amended and as per Revised Schedule VI of the Companies Act, 1956. All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in the Revised Schedule VI of the Companies Act, 1956.

#### ii. Use of estimates

The presentation of financial statements is in conformity with the generally accepted accounting principles and require estimates and assumptions to be made that affect the reported amount of assets and liabilities and disclosure of contingent liabilities as on the date of the financial statements and the reported amount of revenues and expenses during the reporting year. Differences between the actual results and estimates are recognized in the year in which the results are known or materialized.

### 3 Significant accounting policies

#### a Revenue recognition

- i) Revenue from real estate development projects and plots under development is recognized in the financial year in which the agreement to sell or application forms (containing salient terms of agreement to sell) is executed, on the percentage of completion method which is applied on a cumulative basis in each accounting year to the current estimate of contract revenue and related project costs, when the stage of completion of each project reaches a significant level which is estimated to be at least 25% of the total estimated construction cost of the respective projects.
- ii) Revenue and related expenditures in respect of short term works contracts that are entered into and completed during the year are accounted for on accrual basis as they are earned or incurred though revenue and related expenditures in respect of Long term works contracts are accounted for on the basis of "Percentage of Completion Method".
- iii) Income from project advisory services is recognized on accrual basis.
- iv) Marketing and lease management income are accounted for when the underline contracts are duly executed, on accrual basis.
- v) Interest income from deposits, loans & advances and debentures is recognized on accrual basis.
- vi) Dividend income is recognized when the right to receive the dividend is unconditionally established.
- vii) Profit/(loss) on sale of investments is recognized on the date of the transaction of sale and is computed with reference to the carrying amount of investments.
- viii) Incomes from sale of goods are recognised on dispatch of goods. Gross sale are stated at contractual realizable values and net of sale tax and trade discounts.

#### b Inventories

Land other than that transferred to real estate projects under development is valued at lower of cost or net realisable value.

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Cost includes cost of acquisition and internal and external development costs, construction costs, and development/construction materials. Inventory work-in-progress represents land under development, cost incurred directly in respect of construction activity and indirect construction cost to the extent to which the expenditure is related to the construction or incidental thereto on unsold real estate projects is valued at cost.

Construction materials, stores and spares, tools and consumable are valued at lower of cost or net realisable value, on the basis of first-in first-out method.

### c Fixed assets

#### *Recognition and measurement*

Tangible fixed assets are stated at cost, net of tax or duty credits availed, less accumulated depreciation and accumulated impairment losses, if any. Cost includes original cost of acquisition, including incidental expenses related to such acquisition and installation.

Intangible assets are stated at cost, net of tax or duty credits availed, less accumulated amortization and accumulated impairment losses, if any. Cost includes original cost of acquisition, including incidental expenses related to such acquisition.

#### *Depreciation and Amortization*

Depreciation on fixed assets is provided on the straight-line method at the rates and in the manner prescribed in Schedule XIV of the Companies Act, 1956, on a pro-rata basis from the date the asset is ready to put to use till the end of its useful life or till the asset is discarded, whichever is earlier. Individual assets costing up to ₹ 5,000 per item are fully depreciated in the year of purchase. Temporary structures are depreciated over a period of twelve months, on a pro-rata basis, from the date it is ready to put to use.

Intangible assets are amortized over the expected useful life from the date the assets are available for use, as mentioned below:

Description of Asset	Estimated useful life
Computer Software	4 years

#### *Capital work-in-progress*

Costs of fixed assets under construction are disclosed under capital work-in-progress. Advances paid towards acquisition or construction of fixed assets or intangible assets is included as capital advances under long term loans and advances.

### d Borrowing costs

Borrowing costs attributable to the acquisition, construction or production of qualifying assets are capitalised as part of cost of the asset. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to statement of profit and loss.

### e Investments

Investments are classified as long term or current investments. Long term investments are stated at cost. Provision for diminution in value of long term investments is made only if such a decline is other than temporary in the opinion of the management. Current investments are stated at lower of cost or fair value.

### f Impairment of assets

At each reporting date, the Company assesses whether there is any indication that an asset may be impaired, based on internal or external factors. If any such indication exists, the Company estimates the recoverable amount of the asset or the cash generating unit. If such recoverable amount of the asset or cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the statement of profit and loss. If, at the reporting date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount. Impairment losses previously recognized are accordingly reversed.

### g Employee benefits

The Company's contribution to provident fund and employee state insurance schemes is charged to the statement of profit and loss or inventorized as a part of real estate project under development, as the case may be. The Company has unfunded defined benefit plans namely compensated absences and gratuity for its employees, the



## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

liability for which is determined on the basis of actuarial valuation, conducted semi-annually, by an independent actuary, in accordance with Accounting Standard 15 (Revised 2005) – 'Employee Benefits', notified under the Companies (Accounting Standards) Rules, 2006, as amended.

Actuarial gains and losses are recognized in the statement of profit and loss or inventorized as a part of real estate project under development, as the case may be.

### **h Stock based compensation expense**

Stock based compensation expense are recognized in accordance with the guidance note on 'Accounting for employee share based payments' issued by the Institute of Chartered Accountants of India, which establishes financial accounting and reporting principles for employee share based payment plans. Employee stock compensation costs are measured based on the estimated intrinsic value of the stock options on the grant date. The compensation expense is amortized over the vesting period of the options.

### **i Leases**

In case of assets taken on operating lease, the lease rentals are charged to the statement of profit and loss in accordance with Accounting Standard 19 (AS 19) – 'Leases', as notified under the Companies (Accounting Standards) Rules, 2006, as amended.

### **j Foreign currency transactions**

#### *Initial Recognition*

Foreign currency transactions are recorded in the reporting currency, by applying the exchange rate between the reporting currency and the foreign currency at the date of the transaction to the foreign currency amount.

#### *Conversion*

Foreign currency monetary items are converted to reporting currency using the closing rate. Non monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transaction; and non-monetary items which are carried at fair value or any other similar valuation denominated in a foreign currency are reported using the exchange rates that existed when the values were determined.

#### *Exchange Differences*

Exchange differences arising on monetary items on settlement, or restatement as at reporting date, at rates different from those at which they were initially recorded, are recognized in the statement of profit and loss in the year in which they arise except those arising from investments in non-integral operations.

Exchange differences arising on monetary items that in substance forms part of the Company's net investment in a non-integral foreign operation are accumulated in a foreign currency translation reserve in the financial statements until the disposal of the net investment, at which time they are recognized in the statement of profit and loss.

### **k Taxes on income**

#### *Current tax*

Current tax is determined as the tax payable in respect of taxable income for the year and is computed in accordance with relevant tax regulations.

#### *Deferred tax*

Deferred tax resulting from timing differences between taxable income and accounting income is accounted for at the current rate of tax or substantively enacted tax rates as at reporting date, to the extent that the timing differences are expected to crystallize.

Deferred tax assets are recognized where realization is reasonably certain whereas in case of carried forward losses or unabsorbed depreciation, deferred tax assets are recognized only if there is a virtual certainty supported by convincing evidence that such deferred tax assets will be realized. Deferred tax assets are reviewed for the appropriateness of their respective carrying values at each reporting date.

### **l Provisions, contingent liabilities and contingent assets**

Provisions are recognized only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made. Contingent liability is disclosed for:

- (i) Possible obligations which will be confirmed only by future events not wholly within the control of the Company or,

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

- (ii) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are not recognized in the financial statements since this may result in the recognition of income that may never be realized.

### **m Earnings per equity share**

Basic earnings per share is computed using the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed using the weighted average number of equity and dilutive potential equity shares outstanding during the year.

### **n Share issue/Buyback expenses**

Share issue/Buyback expenses are adjusted against securities premium account to the extent of balance available and thereafter, the balance portion is charged off to statement of profit and loss, as incurred.

### **o Preliminary expenses**

Preliminary expenses are adjusted against securities premium account (net of tax) to the extent of balance available and thereafter, the balance portion is charged off to the statement of profit and loss, as incurred.

## **4 Corporate restructuring**

- a)** A Scheme of Arrangement (Scheme-I) between Indiabulls Real Estate Limited (IBREL) ("Demerged Company") and the Indiabulls Wholesale Services Limited ("IBWSL", "Resulting Company") and their respective shareholders and creditors under Sections 391 – 394 of the Companies Act, 1956, was sanctioned by the Hon'ble High Court of Delhi at New Delhi on March 03, 2011. Upon coming into effect of the Scheme of Arrangement on March 31, 2011 and with effect from the Appointed Date on April 01, 2010, the Wholesale trading business stand demerged from IBREL and transferred to and vested in IBWSL on a going concern basis.
- b)** A composite Scheme of Arrangement (Scheme-II) under Section 391 to 394 of the Companies Act, 1956, by and among Indiabulls Real Estate Limited (the Company), Indiabulls Infrastructure and Power Limited (IIPL), Indiabulls Builders Limited (IBL), Indiabulls Power Limited. (IPL) and Poena Power Supply Limited (PPSL) and their respective shareholders and creditors (Scheme), which had been approved by the Hon'ble High Court of Delhi vide its order dated October 17, 2011 and came into effect on November 25, 2011, with effect from April 1, 2011 i.e. the Appointed Date. Pursuant to and in terms of Scheme II, the power business undertaking of the Company which included the Company's investment in the IPL, stood demerged from the Company and transferred to and vested in favour of Indiabulls Infrastructure and Power Limited (IIPL) on a going concern basis. Indiabulls Builders Limited (IBL) a wholly owned subsidiary of the Company was merged with the Company as a going concern under the 'pooling of interests method' with the entire business, including all the assets and liabilities as recorded in the books of IBL as on the Appointed Date (there were no fixed assets), being transferred to the Company at their book values as on the said date. The investment in IBL was transferred by the Company to IBREL-IBL Scheme Trust and accounted for as "Interest in IBREL-IBL Scheme Trust" in the Company. In consideration for an aggregate of 42,500,000 Equity shares of face value of ₹ 2 each held in Indiabulls Builders Limited, an equivalent number of fully paid Equity shares of face value ₹ 2 each were issued in the Company to the IBREL - IBL Scheme Trust, the shareholder of IBL, as of the aforesaid effective date of the Scheme. The trust holds these shares for the sole benefits of Indiabulls Real Estate Limited.
- c)** A Scheme of Arrangement between Indiabulls Infrastructure Development Limited ("Amalgamating Company") a subsidiary of the Company and Indiabulls Power Limited ("Amalgamated Company") and their respective shareholders and creditors under Sections 391 – 394 of the Companies Act, 1956, was approved by the Hon'ble High Court of Delhi at New Delhi vide its order dated May 24, 2012 and came into effect on April 1, 2012 i.e. the Appointed Date.

Pursuant to and in terms of Scheme, with effect from the appointed date:

- (i) All the assets and liabilities of the Amalgamating Company became the assets and liabilities of the Amalgamated Company and were recorded at their book values as appearing in the books of the Amalgamating Company.
- (ii) The Amalgamated Company issued and allotted to the shareholders of the Amalgamating Company whose names were recorded in the register of members on the Effective Date, in the ratio of 3.37 equity shares of the Amalgamated Company of face value of ₹ 10/- for every 1 equity shares of face value of ₹ 10/- each fully paid up held by such member in the Amalgamating Company on the Effective Date.

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013		As at March 31, 2012	
<b>Note - 5</b>				
<b>SHARE CAPITAL</b>				
<b>Authorised</b>	<b>No. of shares</b>		<b>No. of shares</b>	
Equity shares of face value of ₹ 2 each	500,000,000	1,000,000,000	500,000,000	1,000,000,000
Preference shares of face value of ₹ 138 each	30,000,000	4,140,000,000	30,000,000	4,140,000,000
		<b>5,140,000,000</b>		<b>5,140,000,000</b>
<b>Issued, subscribed and fully paid up</b>				
<b>Equity shares of face value of ₹ 2 each</b>				
Balance at the beginning of the year	474,010,739	948,021,478	402,242,239	804,484,478
Additions during the year	-	-	71,868,500	143,737,000
Less: forfeited shares			100,000	200,000
Less: reduction on account of buyback of equity shares	50,000,000	100,000,000	-	-
<b>Total of equity share capital</b>	<b>424,010,739</b>	<b>848,021,478</b>	<b>474,010,739</b>	<b>948,021,478</b>
<b>Total of share capital</b>		<b>848,021,478</b>		<b>948,021,478</b>

- (i) The holders of equity shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company. In the event of liquidation of the Company, all preferential amounts, if any, shall be discharged by the Company. The remaining assets of the Company shall be distributed to the holders of equity shares in proportion to the number of shares held to the total equity shares outstanding as on that date. The holders of preference shares are entitled to receive dividends, but do not carry the right to vote. All shares rank equally with regard to the Company's residual assets, except that holders of preference shares participate only to the extent of the face value of the shares.
- (ii) Of the above fully paid equity shares, 11,500,000 equity shares of face value ₹ 2 each were allotted to Oberon Limited on July 21, 2007, pursuant to exercise of their option to convert 11,500,000 Convertible Preference Shares of Face Value ₹ 138 each into 11,500,000 equity shares of Face Value ₹ 2 each at a premium of ₹ 136 per share.
- (iii) Of the above fully paid equity shares, 16,685,580 Equity Shares of face value ₹ 2 each (representing 16,685,580 Global Depository Receipts ("GDRs")) were allotted to Dev Property Development Limited's (formerly Dev Property Development Plc.) ("DPD") shareholders pursuant to and in terms of a Scheme of Arrangement approved by High Court of Justice of the Isle of Man on May 7, 2008, for the acquisition of 100% ordinary shares of DPD, without consideration being received in cash.
- (iv) Of the above fully paid equity shares, 42,500,000 Equity Shares of face value ₹ 2 each were allotted to IBREL-IBL scheme trust, the shareholder of IBL, for the sole benefit of Indiabulls Real Estate Limited pursuant to and in terms of a scheme of Arrangement approved by High Court of Delhi on October 17, 2011.
- (v) During the Financial year ended March 31, 2012, upon exercise of Stock options vested in terms of Indiabulls Real Estate Limited Employees Stock options Scheme 2006 by eligible employees and upon receipts of full consideration in cash, the Company has allotted an aggregate of 668,500 Equity Shares of face value ₹ 2 each at an exercise price of ₹ 60 each.
- (vi) During the Financial year ended March 31, 2012, Pursuant to and in terms of the Court approved Scheme of Arrangement under Section 391 to 394 of the Companies Act, 1956, by and among Indiabulls Real Estate Limited (the Company), Indiabulls Infrastructure and Power Limited (IIPL), Indiabulls Builders Limited (IBL), Indiabulls Power Limited. (IPL) and Poena Power Supply Limited (PPSL) and their respective shareholders and creditors (Scheme-II), which had been approved by the Hon'ble High Court of Delhi, IBL a wholly owned subsidiary of the Company got merged with the Company as a going concern and in consideration of which, 42,500,000 fully paid Equity shares were allotted by the Company in favor of IBREL-IBL Scheme Trust, the shareholder of IBL as on the effective date of the Scheme II for the sole benefit of Indiabulls Real Estate Limited. Further to the Scheme II, the warrants issued on August 26, 2010 and remaining outstanding as on the effective date of the Scheme, were converted into 28,700,000 partly paid equity shares of the Company. The holder of partly paid shares had paid the final call except one of such shareholder to whom 100,000 partly paid up equity shares (₹ 0.50 per share paid) were allotted had forfeited due to non payment of call money, accordingly 28,600,000 equity shares had become fully paid up shares.
- (vii) During the Financial year ended March 31, 2013, 50,000,000 equity shares were bought back at an average price of ₹ 54.64 from the open market through stock exchanges using electronic trading facilities of BSE Limited(BSE) and National Stock Exchange of India Limited(NSE) in accordance with section 77A, 77AA and 77B of the Company Act 1956 and SEBI Regulation 1998.

# NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013		As at March 31, 2012
(viii) Details of share holding in excess 5% of share capital:			
Equity capital			
- Number of share holders [including their nominees]		5	3
- Number of shares held		160,286,959	104,600,298
(ix) Equity shares reserved for issuance under employees stock options - Refer note no. 27			
Note - 6			
RESERVES AND SURPLUS			
Capital reserve			
Balance as at the beginning of the year	2,772,050,000	2,772,000,000	
Add : Forfeiture of partly paid equity share {refer note 5(vi)}	- 2,772,050,000	50,000	2,772,050,000
General reserve			
Balance as at the beginning of the year	4,704,640,753	4,704,640,753	
Add: Transfer from profit for the year	268,561,022 4,973,201,775	-	4,704,640,753
Capital redemption reserve			
Balance as at the beginning of the year	-		
Add: Transfer from profit for the year {refer note 5 (vii)}	100,000,000 100,000,000	-	-
Securities premium:			
Balance as at the beginning of the year	48,710,301,086	50,634,016,801	
Add : Issue of equity share capital during the year	-	4,003,624,486	
	48,710,301,086	54,637,641,287	
Less: Reduction on buyback of equity shares	2,632,038,862	-	
Less: Reduction on account of transfer of net asset of power business (demerged undertaking) pursuant to Scheme II to Indiabulls Infrastructure Power Limited (refer no 4)	- 46,078,262,224	5,927,340,201	48,710,301,086
Debenture redemption reserve			
Balance as at the beginning of the year	602,589,092	458,053,864	
Add: Transfer from profit for the year	1,334,560,908 1,937,150,000	144,535,228	602,589,092
Retained earnings			
Balance as at the beginning of the year	87,475,910	29,240,647	
Add: Profit for the year	2,685,610,227	144,535,228	
Add: Transfer on IBL merger pursuant to Scheme II	-	58,454,923	
Profit available for appropriation	2,773,086,137	232,230,798	
Less: Appropriations			
Transfer to debenture redemption reserve	1,334,560,908	144,535,228	
Transferred to general reserve	268,561,022	-	
Transfer to capital redemption reserve	100,000,000		
Interim dividend on equity shares	848,021,478	-	
Corporate dividend tax thereon (CDT)	16,658,750	-	
Dividend for previous year on Equity shares issued after the year end pursuant to allotment of ESOP	-	189,000	
Corporate dividend tax thereon (CDT)	- 205,283,979	30,660	87,475,910
Total of reserves and surplus	56,065,947,978	56,877,056,841	

# NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013		As at March 31, 2012
<b>Note - 7</b>			
<b>MONEY RECEIVED AGAINST SHARE WARRANTS</b>			
<b>Share warrant</b>			
Share warrant at the beginning of the year	-	1,089,626,300	
Less: Converted into partly paid up equity shares pursuant to the Scheme II	-	1,089,626,300	-
<b>Total of money received against share warrants</b>		-	-
<b>Note - 8</b>			
<b>BORROWINGS</b>			
<b>Long term borrowings</b>			
<b>Debentures - secured</b>			
Redeemable non convertible debentures of face value of ₹ 1,000,000 each	9,748,600,000	10,000,000,000	
Less: Current maturity of long term non convertible debentures	6,748,600,000	3,000,000,000	2,970,000,000
<b>Total of long term borrowings</b>		<b>3,000,000,000</b>	<b>7,030,000,000</b>
<b>Short term borrowings</b>			
<b>Unsecured</b>			
Loans and advance from related parties	771,900,000		1,254,190,000
<b>Total of short term borrowings</b>		<b>771,900,000</b>	<b>1,254,190,000</b>

## Redeemable non convertible debentures include

- On September 28, 2012, the Company had issued and allotted 3,000 Secured Redeemable Non-Convertible Debentures ("NCDs") of face value of ₹ 1,000,000 each carrying interest rate of 11.75% payable semi annually basis, aggregating to ₹ 3,000,000,000 on private placement basis for part finance of various projects undertaken by Company and its Subsidiary Companies. These Non-Convertible Debentures are secured by mortgage on specified immoveable properties held and owned by the Company and its certain Subsidiary Companies by way of pari-passu charge created in favour of IDBI Trusteeship Services Limited ("Debenture Trustee"). Additionally aforesaid NCDs are to be secured by way of pari-passu charge on all revenues and receivables of subsidiary including the account in which the receivables will flow and are redeemable at the end of 36th month from date of allotment. These NCDs are listed on Wholesale Debt Market (WDM) segment of National Stock Exchange of India Limited.
- On February 22, 2011, the Company had issued and allotted 1,000 Secured Redeemable Non-Convertible Debentures ("NCDs") of face value of ₹ 1,000,000 each carrying interest rate of 12.25% payable quarterly basis, aggregating to ₹ 1,000,000,000 on private placement basis to part finance of various projects undertaken by Company and its Subsidiary Companies. These Non-Convertible debentures are secured by mortgage on specified immoveable properties held and owned by Company and its Subsidiary Company by way of pari-passu charge created in favour of IDBI Trusteeship Services Limited ("Debenture Trustee"). Additionally aforesaid NCDs are also secured by way of second charge on the receivables from properties held and owned by Subsidiary Company. The NCD's are redeemable at the end of 36th month from date of allotment. These NCDs are listed on Wholesale Debt Market (WDM) segment of National Stock Exchange of India Limited.
- On December 10, 2010, the Company had issued and allotted 5,000 Secured Redeemable Non-Convertible Debentures ("NCDs") of face value of ₹ 1,000,000 each carrying interest rate of 11.75% payable quarterly basis, aggregating to ₹ 5,000,000,000 on private placement basis for part finance of various projects undertaken by Company and its Subsidiary Companies. These Non-Convertible Debentures are secured by mortgage on specified immoveable properties held and owned by the Company and its certain Subsidiary Company by way of pari-passu

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

charge created in favour of IDBI Trusteeship Services Limited ("Debenture Trustee"). Additionally aforesaid NCDs are also secured by way of second charge on the receivables from properties held and owned by Subsidiary Company. These NCD's are redeemable in three installments, 33% at the end of 24th month, 33% at the end of 30th month and 34% at the end of 36th month from date of allotment. These NCDs are listed on Wholesale Debt Market (WDM) segment of National Stock Exchange of India Limited. During the year ended on March 31, 2013, NCD of ₹ 420,000,000 has been repurchased and NCD of ₹ 1,511,400,000 has been redeemed. Upon such redemption, an aggregate NCD of ₹ 3068,600,000 shall remain outstanding and is payable in next 12 months.

- (iv) On December 13, 2010, the Company had issued and allotted 4,000 Secured Redeemable Non-Convertible Debentures ("NCDs") of face value of ₹ 1,000,000 each carrying interest rate of 12% payable semi annually basis, aggregating to ₹ 4,000,000,000 on private placement basis for part finance of various projects undertaken by Company and its Subsidiary Companies. These Non-Convertible Debentures are secured by mortgage on specified immovable properties held and owned by the Company and its certain Subsidiary Companies by way of pari-passu charge created in favour of IDBI Trusteeship Services Limited ("Debenture Trustee"). Additionally aforesaid NCDs are secured by way of pari-passu charge on all revenues and receivables including the account in which receivables will flow and movable assets of real estate projects under development of one of the Subsidiary and are redeemable in three installments, 33% at the end of 24th month, 33% at the end of 30th month and 34% at the end of 36th month from date of allotment. These NCDs are listed on Wholesale Debt Market (WDM) segment of National Stock Exchange of India Limited. During the year ended on March 31, 2013, NCD of ₹ 1,320,000,000 had been redeemed and upon such redemption, an aggregate NCD of ₹ 2,680,000,000 shall remain outstanding and is payable in next 12 months.

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013		As at March 31, 2012	
<b>Note - 9</b>				
<b>PROVISIONS</b>				
<b>Long -term provisions</b>				
Provision for employee benefits:				
- gratuity	1,594,678		2,036,382	
- compensated absences	1,100,525	2,695,203	2,080,174	4,116,556
<b>Total of long -term provisions</b>		<b>2,695,203</b>		<b>4,116,556</b>
<b>Short- term Provisions</b>				
Provision for employee benefits:				
- gratuity	188,576		66,625	
- compensated absences	78,132	266,708	86,233	152,858
Provision for tax (net of advance tax / tax deducted at source of ₹ 581,791,704)		114,781,177		-
Interim dividend on equity shares		848,021,478		-
Corporate dividend tax on Interim dividend on equity shares		16,658,750		-
<b>Total of short- term provisions</b>		<b>979,728,113</b>		<b>152,858</b>
<b>Note - 10</b>				
<b>TRADE PAYABLES</b>				
- Due to micro and small enterprises		-		-
- Due to related parties		80,334		1,670,427
- Due to others		2,800,095		7,014,059
<b>Total of trade payables</b>		<b>2,880,429</b>		<b>8,684,486</b>

# NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006:	Amount
i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;	nil
ii) the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	nil
iii) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this act;	nil
iv) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	nil
v) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	nil

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company. This has been relied upon by the auditors.

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
<b>Note - 11</b>		
<b>OTHER CURRENT LIABILITIES</b>		
Current maturities of long-term debt - secured		
- Redeemable non convertible debentures of face value of ₹ 1,000,000 each (refer note 8)	6,748,600,000	2,970,000,000
Interest accrued on:		
- non convertible debentures	117,647,482	166,773,635
- loans and advances from subsidiary company	53,382,406	171,029,888
Payable to statutory and government authorities	27,985,058	31,725,873
Advance from related party	474,774	198,499,508
Expenses payable	21,568,217	10,360,546
Security deposits	1,500,000	3,064,114
Unpaid dividend on equity shares*	1,992,892	19,311,717
Other liabilities	200,000,000	-
<b>Total of other current Liabilities</b>	<b>7,173,150,829</b>	<b>3,203,234,774</b>

\* In respect of amounts mentioned under Section 205C of the Companies Act, 1956, there were no dues required to be credited to the Investor Education and Protection Fund as on March 31, 2013.



## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

**Note - 12**  
**FIXED ASSETS**  
 (All Amounts in Indian Rupees, except share data and where otherwise stated)

Particulars	Gross block (at cost)					Accumulated depreciation				Net block	
	As at April 1, 2012	Additions during the year	Sales / transferred during the year	Asset transferred to IIPL under scheme of arrangement on April 2011	As at March 31, 2013	As at April 1, 2012	Depreciation for the year	Sales / transferred during the year	Accumulated depreciation & amortisation on assets transferred to IIPL under scheme of arrangement on April 01, 2011	As at March 31, 2013	As at March 31, 2012
<b>A. Tangible assets</b>											
Plant & equipments	114,862,713	12,369,782	2,547,171	-	124,685,324	68,383,219	13,146,971	1,704,043	-	79,826,147	46,479,494
Office equipments	13,854,535	1,419,334	-	-	15,273,869	2,001,074	779,630	-	-	2,780,704	11,853,461
Computers	15,926,711	262,669	-	-	16,189,380	6,254,057	2,567,974	-	-	8,822,031	9,672,654
Furniture and fixtures	10,799,797	1,406,351	-	-	12,206,148	2,530,203	798,300	-	-	3,328,503	8,269,594
Vehicles	92,445,789	1,432,470	4,998,159	-	88,880,100	42,814,009	9,277,640	1,429,720	-	50,661,929	49,631,780
<b>Total of tangible assets (A)</b>	<b>247,889,545</b>	<b>16,890,606</b>	<b>7,545,330</b>	<b>-</b>	<b>257,234,821</b>	<b>121,982,562</b>	<b>26,570,515</b>	<b>3,133,763</b>	<b>-</b>	<b>145,419,314</b>	<b>125,906,983</b>
<b>B. Intangible assets</b>											
Computer Software	28,943,334	10,362,371	-	-	39,305,705	16,950,889	6,760,237	-	-	23,711,126	11,992,445
<b>Total of intangible assets (B)</b>	<b>28,943,334</b>	<b>10,362,371</b>	<b>-</b>	<b>-</b>	<b>39,305,705</b>	<b>16,950,889</b>	<b>6,760,237</b>	<b>-</b>	<b>-</b>	<b>23,711,126</b>	<b>11,992,445</b>
C. Capital work in progress	-	2,684,746	-	-	2,684,746	-	-	-	-	-	-
<b>Total capital work in progress (C)</b>	<b>-</b>	<b>2,684,746</b>	<b>-</b>	<b>-</b>	<b>2,684,746</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total of fixed assets [A+B+C]</b>	<b>276,832,879</b>	<b>29,937,723</b>	<b>7,545,330</b>	<b>-</b>	<b>299,225,272</b>	<b>138,933,451</b>	<b>33,330,752</b>	<b>3,133,763</b>	<b>-</b>	<b>169,130,440</b>	<b>137,899,428</b>
<b>Previous year</b>	<b>267,113,774</b>	<b>18,327,555</b>	<b>7,477,081</b>	<b>1,131,369</b>	<b>276,832,879</b>	<b>110,930,156</b>	<b>31,945,110</b>	<b>3,425,647</b>	<b>516,168</b>	<b>138,933,451</b>	<b>137,899,428</b>

# NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
<b>Note - 13</b>		
<b>INVESTMENTS</b>		
<b>Non-current investments (at cost)</b>		
<b>a. Investment in equity shares</b>		
<b>(i) In Subsidiary Companies</b>		
<b>Trade, unquoted fully paid up</b>		
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Hermes Builders and Developers Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Athena Builders and Developers Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Athena Buildwell Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Athena Infrastructure Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Athena Land Development Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Aurora Builders and Developers Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Ceres Constructions Limited	500,000	500,000
75,000,000 (previous year 75,000,000) Equity Shares of face value ₹ 10 each in Ceres Estate Limited	1,499,500,000	1,499,500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Ceres Infrastructure Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Ceres Land Development Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Ceres Properties Limited	500,000	500,000
66,000 (previous year 50,000 ) Equity Shares of face value ₹ 10 each in Diana Buildwell Limited	120,500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Diana Infrastructure Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Diana Land Development Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Fama Infrastructure Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Fama Properties Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Flora Land Development Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Hermes Properties Limited	500,000	500,000
668,920 (previous year 668,920) Equity Shares of face value ₹ 10 each in Indiabulls Buildcon Limited	540,495,424	540,495,424
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Makala Infrastructure Limited (formerly Indiabulls Builders and Developers Limited)	500,000	500,000

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Lakisha Developers Limited (formerly Indiabulls Greenfield Realities Limited)	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Indiabulls Constructions Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Indiabulls Hotel Properties Limited	500,000	500,000
Nil (previous year 65,000,000) Equity Shares of face value ₹ 10 each in Indiabulls Infrastructure Development Limited*	-	650,000,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Ivonne Infrastructure Limited (formerly Indiabulls Land Development Limited)	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Indiabulls Lands Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Indiabulls Natural Resources Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Juventus Constructions Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Juventus Estate Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Juventus Land Development Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Lucina Constructions Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Lucina Land Development Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Nilgiri Commercial Estate Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Nilgiri Infrastructure Projects Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Nilgiri Infraestate Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Selene Builders and Developers Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Nilgiri Resources Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Selene Constructions Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Selene Estate Limited	500,000	500,000
10,000,000 (previous year 10,000,000) Equity Shares of face value ₹ 10 each in Selene Infrastructure Limited	100,000,000	100,000,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Selene Land Development Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Shivalik Properties Limited	500,000	500,000
10,000,000 (previous year 10,000,000) Equity Shares of face value ₹ 10 each in Sylvanus Properties Limited	100,000,000	100,000,000

# NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Triton Estate Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Triton Properties Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Vindhyachal Infrastructure Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Vindhyachal Land Development Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Zeus Buildwell Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Zeus Estate Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Hecate Power and Land Development Limited (formerly Zeus Land Development Limited)	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Alexander Transport Solutions Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Indiabulls Road and Infrastructure Services Limited (formerly Indiabulls Buildwell Limited)	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Manjola Infrastructure Limited (formerly Indiabulls Estate Developers Limited)	500,000	500,000
1,670,114 (previous year 1,670,114) Equity Shares of face value ₹ 10 each in Indiabulls Estate Limited	789,178,060	789,178,060
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Indiabulls Home Developers Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Indiabulls Software Parks Limited (formerly Indiabulls Infracon Limited)	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Indiabulls Infraestate Limited	500,000	500,000
1,879,598 (previous year 1,879,598) Equity Shares of face value ₹ 10 each in Indiabulls Infrastructure Limited	1,652,002,000	1,652,002,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Indiabulls Infratech Limited	500,000	500,000
10,000,000 (previous year 10,000,000) Equity Shares of face value ₹ 10 each in Lakisha Real Estate Limited (formerly Indiabulls Realcon Limited)	100,000,000	100,000,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Manjola Real Estate Limited (formerly Indiabulls Realtors Limited)	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Maximus Entertainments Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Nav Vahan Autotech Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Angina Properties Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Angina Real Estate Limited	500,000	500,000

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
Nil (previous year 50,000) Equity Shares of face value ₹ 10 each in Devona Properties Limited	-	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Sentia Real Estate Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Sophia Real Estate Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Sophia Constructions Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Airmid Properties Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Albasta Properties Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Varali Real Estate Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Varali Properties Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Varali Constructions Limited	500,000	500,000
Nil (previous year 50,000) Equity Shares of face value ₹ 10 each in Sepset Properties Limited	-	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Citra Properties Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Apesh Real Estate Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Apesh Properties Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Albina Properties Limited	500,000	500,000
5,000,000 (previous year 5,000,000) Equity Shares of face value ₹ 10 each in Airmid Aviation Services Private Limited	50,000,000	50,000,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Elena Properties Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Elena Real Estate Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Chloris Real Estate Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Fornax Constructions Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in IB Holdings Limited (formerly Fornax Properties Limited)	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Corus Real Estate Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Chloris Constructions Limited	500,000	500,000

# NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Elena Constructions Limited	500,000	500,000
98,039 (previous year 98,039) Equity Shares of face value ₹ 10 each in Fornax Real Estate Limited	980,390	980,390
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Indiabulls Multiplex Services Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Airmid Developers Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Airmid Infrastructure Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Sentia Developers Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Sentia Constructions Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Citra Developers Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Indiabulls Realty Company Limited	500,000	500,000
100,000,000 (previous year 100,000,000) Equity Shares of face value ₹ 10 each in Indiabulls Projects Limited	1,000,000,000	1,000,000,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Lenus Properties Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Mariana Developers Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Mariana Constructions Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Lenus Constructions Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Indiabulls Communication Infrastructure Limited (formerly Indiabulls Commercial Developers Limited)	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Mariana Real Estate Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Albasta Developers Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Albasta Constructions Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Albasta Real Estate Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Albasta Infrastructure Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Angles Constructions Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Devona Developers Limited	500,000	500,000

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Indiabulls Housing Developers Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Lakisha Infrastructure Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Lenus Real Estate Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Sentia Infrastructure Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Varali Infrastructure Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Lenus Infrastructure Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Mariana Infrastructure Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Sepset Developers Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Indiabulls Property Developers Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Ivonne Real Estate Limited (formerly Indiabulls Town Developers Limited)	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Indiabulls Housing and Land Development Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Mariana Properties Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Indiabulls Developers and Infrastructure Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Lenus Developers Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Serida Constructions Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Ashkit Real Estate Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Ashkit Properties Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Mabon Constructions Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Mabon Properties Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Mabon Infrastructure Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Mabon Real Estate Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Ashkit Developers Limited	500,000	500,000



## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Apesh Constructions Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Mabon Developers Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Indiabulls Malls Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Indiabulls Energy Limited	500,000	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Linnet Infrastructure Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Echo Facility Services Limited	500,000	500,000
50,000 (previous year 50,000) Equity Shares of face value ₹ 10 each in Ivonne Developers Limited (formerly Indiabulls Property Builders Limited)	500,000	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Linnet Constructions Limited	500,000	500,000
1,000 (previous year 1,000) Equity Shares of Face Value Euro 1 in Shoxell Holdings Limited	63,240	63,240
138,000,000 (previous year 138,000,000) Ordinary Shares of face Value 1 pence each in Dev Property Development Limited	10,919,043,552	10,919,043,552
65,000,000 (previous year 65,000,000) Equity shares of face value of ₹ 10 each in Indiabulls Industrial Infrastructure Limited	650,000,000	650,000,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Linnet Developers Limited	500,000	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Linnet Real Estate Limited	500,000	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Linnet Properties Limited	500,000	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Edesia Constructions Limited	500,000	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Edesia Developers Limited	500,000	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Edesia Infrastructure Limited	500,000	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Edesia Properties Limited	500,000	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Indiabulls Commercial Builders Limited	500,000	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Indiabulls Housing and Construction Limited	500,000	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Indiabulls Real Estate Developers Limited	500,000	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Indiabulls Infrabuild Limited	500,000	500,000

**NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)**

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Indiabulls Real Estate Builders Limited	500,000	500,000
Nil (previous year 50,000) Equity shares of face value of ₹ 10 each in Majesta Builders Limited	-	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Lorena Builders Limited	500,000	500,000
Nil (previous year 50,000) Equity shares of face value of ₹ 10 each in Lorena Developers Limited	-	500,000
Nil (previous year 50,000) Equity shares of face value of ₹ 10 each in Lorena Construction Limited	-	500,000
Nil (previous year 50,000) Equity shares of face value of ₹ 10 each in Lorena Infrastructure Limited	-	500,000
Nil (previous year 50,000) Equity shares of face value of ₹ 10 each in Lorena Real Estate Limited	-	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Parmida Developer Limited	500,000	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Parmida Construction Limited	500,000	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Parmida Infrastructure Limited	500,000	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Parmida Real Estate Limited	500,000	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Parmida Properties Limited	500,000	500,000
Nil (previous year 50,000) Equity shares of face value of ₹ 10 each in Majesta Developers Limited	-	500,000
Nil (previous year 50,000) Equity shares of face value of ₹ 10 each in Majesta Infrastructure Limited	-	500,000
Nil (previous year 50,000) Equity shares of face value of ₹ 10 each in Nerissa Developers Limited	-	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Nerissa Infrastructure Limited	500,000	500,000
Nil (previous year 50,000) Equity shares of face value of ₹ 10 each in Majesta Construction Limited	-	500,000
Nil (previous year 50,000) Equity shares of face value of ₹ 10 each in Majesta Properties Limited	-	500,000
Nil (previous year 50,000) Equity shares of face value of ₹ 10 each in Nerissa Properties Limited	-	500,000
Nil (previous year 50,000) Equity shares of face value of ₹ 10 each in Nerissa Real Estate Limited	-	500,000
Nil (previous year 50,000) Equity shares of face value of ₹ 10 each in Nerissa Constructions Limited	-	500,000

# NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Jwalaji Buildtech Limited	500,000	500,000
50,000 (previous year 50,000) Equity shares of face value of ₹ 10 each in Yashita Buildcon Limited	500,000	500,000
	<b>17,594,762,666</b>	<b>18,132,262,666</b>
<b>(ii) In others - non trade, quoted fully paid up</b>		
219,050,000 (previous Year Nil) Equity Shares of face value ₹ 10 each in Indiabulls Power Limited.*	650,000,000	-
	<b>18,244,762,666</b>	<b>18,132,262,666</b>
<b>b. Investment in preference shares</b>		
<b>Trade ,unquoted fully paid up</b>		
<b>In Subsidiary Company</b>		
547,632 (previous year 547,632) 0.0001% Compulsorily convertible preference shares of Face value ₹ 1,000 each Fornax Real Estate Limited	547,632,000	547,632,000
<b>In others</b>		
2,517,700 (Previous Year 2,517,700) 9% Redeemable non-cumulative, non-convertible preference shares of face value ₹ 10 each Indiabulls Wholesale Services Limited	2,517,700,000	2,517,700,000
	<b>21,310,094,666</b>	<b>21,197,594,666</b>
<b>c. Investment in Debentures of Subsidiary Companies</b>		
<b>Trade , Unquoted Fully paid up (unsecured)</b>		
177,235 (previous year 177,235) Fully Paid up 0.0001% Optionally convertible, non-cumulative debentures of Face Value ₹ 1,000 each in Citra Properties Limited	177,235,000	177,235,000
199,675 (previous year 199,675) Fully Paid up 0.0001% Optionally convertible, non-cumulative debentures of Face Value ₹ 1,000 each in Selene Estate Limited	199,675,000	199,675,000
407,500 (previous year 407,500) Fully Paid up 0.0001% Optionally convertible, non-cumulative debentures of Face Value ₹ 1,000 each in Selene Constructions Limited	407,500,000	407,500,000
370,143 (previous year 370,143) Fully Paid up 0.0001% Optionally convertible, non-cumulative debentures of Face Value ₹ 1,000 each in Juventus Estate Limited	370,143,000	370,143,000
616,855 (previous year 616,855) Fully Paid up 0.0001% Optionally convertible, non-cumulative debentures of Face Value ₹ 1,000 each in Airmid Developers Limited	616,855,000	616,855,000
326,920 (previous year 326,920) Fully Paid up 0.0001% Optionally convertible, non-cumulative debentures of Face Value ₹ 1,000 each in Athena Infrastructure Limited	326,920,000	326,920,000
569,980 (previous year 569,980) Fully Paid up 0.0001% Optionally convertible, non-cumulative debentures of Face Value ₹ 1,000 each in Fornax Real Estate Limited	569,980,000	569,980,000
1,118,592 (previous year 1,118,592) Fully Paid up 0.0001% Compulsorily convertible, non-cumulative debentures of Face Value ₹ 1,000 each in Fornax Real Estate Limited	1,118,592,000	1,118,592,000
1,398,000,000 (previous year 1,425,000,000) Fully Paid up 6 % Optionally convertible debentures of Face Value ₹ 10 each in Indiabulls Infraestate Limited	13,980,000,000	14,250,000,000
	<b>39,076,994,666</b>	<b>39,234,494,666</b>
<b>d. Interest in IBREL-IBL Scheme Trust {refer note-4(b)}</b>	<b>85,000,000</b>	<b>85,000,000</b>
<b>Total of non-current investments</b>	<b>39,161,994,666</b>	<b>39,319,494,666</b>

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013	As at March 31, 2012
<b>Current investments (at cost or fair value whichever is lower)</b>		
<b>Non Trade, un quoted- investment in mutual funds</b>		
Indiabulls liquid fund-growth	-	200,000,000
[Nil (previous year: 192,017.30) NAV: ₹ Nil Per unit( previous year NAV: ₹ 1,041.98)]	-	-
<b>Total of current investments</b>	<b>-</b>	<b>200,000,000</b>
Aggregate book value of quoted investments	650,000,000	-
Aggregate market value of quoted investments	1,807,162,500	-
Aggregate book value of unquoted investments	38,511,994,666	39,519,494,666
Aggregate provision for diminution in the value of investments	-	-

\* Pursuant to and in terms of the Court approved Scheme of Arrangement (Scheme), Indiabulls Infrastructure Development Limited (IIDL), a subsidiary of the company demerged itself and got amalgamated with Indiabulls Power Limited (IPL) with effect from April 01, 2012, the appointed date under the said Scheme. In lieu of its shareholding in IIDL, the company was allotted 21,90,50,000 fully paid equity shares in IPL in term of the Scheme. {refer note-4(c)}

### Note - 14

#### LOANS AND ADVANCES

##### Long term loans and advances (unsecured, considered good)

Loans and advances to subsidiary companies	8,458,452,445	9,049,162,717
Security deposits	146,088,217	146,356,246
Capital advances	187,035	7,000
Prepaid expenses	49,421,921	16,494,230
<b>Total of long term loans and advances</b>	<b>8,654,149,618</b>	<b>9,212,020,193</b>

##### Short term loans and advances (unsecured, considered good)

Loans and advances to subsidiary companies	15,738,199,363	18,935,507,931
Loans and advances to others	2,041,671,015	-
Security deposits	20,500,000	1,100,000
Prepaid expenses	51,663,407	21,556,704
Advance to material and service providers	666,369	860,415
Advance for land	6,000,000	56,000,000
Input credit and other indirect taxes recoverable	2,538,531	1,279,331
Other advances to related party	136,269,256	6,925,471
Other advances to others	1,221,013	-
Advance income tax including tax deducted at source, net of provision for tax	208,996,222	240,202,454
<b>Total of short term loans and advances</b>	<b>18,207,725,176</b>	<b>19,263,432,306</b>

### Note - 15

#### OTHER NON-CURRENT ASSETS (refer note 18)

##### other bank balances

- in fixed deposit accounts with maturity of more than 12 months	-	150,000,000
<b>Total of other non-current assets</b>	<b>-</b>	<b>150,000,000</b>

# NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	As at March 31, 2013		As at March 31, 2012	
<b>Note - 16</b>				
<b>INVENTORIES</b>				
Land* (at cost or net realisable value whichever is less)		9,019,400		9,019,400
Real estate project under development (at cost)				
Opening balance	258,645,712		119,769,454	
Add: construction and development cost incurred	(6,601,782)	252,043,930	138,876,258	258,645,712
<b>Total of inventories</b>		<b>261,063,330</b>		<b>267,665,112</b>

\* The above land is mortgaged as security against non convertible debentures issued by the company.

<b>Note - 17</b>				
<b>TRADE RECEIVABLES</b>				
<b>(Unsecured, considered good)</b>				
- Outstanding for a period exceeding six months		3,804,144		4,280,524
- Others		151,890,372		-
<b>Total of trade receivables</b>		<b>155,694,516</b>		<b>4,280,524</b>

<b>Note - 18</b>				
<b>CASH AND BANK BALANCES</b>				
<i>Cash and cash equivalents</i>				
- Cash on hand		905,797		752,771
<i>Balances with banks</i>				
- in current accounts	114,647,825		80,681,231	
- in unclaimed dividend accounts **	1,992,892	116,640,717	1,998,889	82,680,120
<i>Other bank balances</i>				
Balances with banks				
- in fixed deposit accounts *:				
(i) with maturity upto twelve months	245,900,000		148,000,000	
(ii) with maturity of more than twelve months	-		150,000,000	
	245,900,000		298,000,000	
Less: Non- current bank balances of fixed deposit accounts	-	245,900,000	150,000,000	148,000,000
<b>Total of cash and bank balances</b>		<b>363,446,514</b>		<b>231,432,891</b>

\* Fixed deposits of ₹ 93,900,000 (previous year ₹ 58,000,000) have been pledged with banks against guarantees, overdraft facility given by banks and Fixed deposits of ₹ 152,000,000 (previous year ₹ 240,000,000) have been lien marked as a security for servicing of NCDs debenture interest.

\*\* Unclaimed dividend account pertains to dividend not claimed by equity shareholders and the Company does not have any right on the said money.

# NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	For the year ended March 31, 2013	For the year ended March 31, 2012
<b>Note - 19</b>		
<b>OTHER CURRENT ASSETS</b>		
<b>(Unsecured, considered good)</b>		
Interest accrued on:		
fixed deposits with banks	481,580	694,033
loans and advances to related parties	384,260,328	356,792,362
optionally convertible debentures from related party	700,441,331	166,094,262
other loans and advances	73,159,274	14,325,534
Dividend receivable from subsidiary	750,000,000	-
<b>Total of other current assets</b>	<b>1,908,342,513</b>	<b>537,906,191</b>
<b>Note -20</b>		
<b>REVENUE FROM OPERATIONS</b>		
Revenue from construction & development of real estate projects and project advisory services.	1,555,356,536	1,420,563,361
Sale of project/ investment	1,993,250,000	-
<b>Total of revenue from operations</b>	<b>3,548,606,536</b>	<b>1,420,563,361</b>
<b>Note -21</b>		
<b>OTHER INCOME</b>		
Interest income on loans and advances		
- from related parties	439,969,882	545,412,455
- from others	238,381,234	10,308,261
Interest income on debentures from related parties	849,278,309	184,552,543
Interest on fixed deposits	44,103,362	23,680,632
Interest on income tax refunds	-	20,879,972
Dividend on units of mutual fund	14,864,631	19,380,332
Dividend on equity shares of subsidiary	750,000,000	-
Dividend on preference shares	941,042	-
Profit on sale of fixed Assets	300,556	-
Profit on sale of investment in mutual fund	20,872	-
Gain foreign exchange transaction	156,928	-
Miscellaneous income	-	220,104
<b>Total of other income</b>	<b>2,338,016,816</b>	<b>804,434,299</b>
<b>Note -22</b>		
<b>EMPLOYEE BENEFITS EXPENSES</b>		
Salaries and wages	53,758,255	61,853,997
Contributions to provident fund and other funds	351,147	327,146
Staff welfare expenses	1,846,420	641,660
<b>Total of employee benefits expenses</b>	<b>55,955,822</b>	<b>62,822,803</b>

# NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

	For the year ended March 31, 2013		For the year ended March 31, 2012	
<b>Note -23</b>				
<b>FINANCE COSTS</b>				
Interest expenses on:				
- non convertible debentures	1,218,892,740		1,190,000,000	
- term loans and overdraft facility from banks	1,634,490		19,965,826	
- loan and advances from subsidiary company	59,313,784		35,250,970	
- loan and advances from others	16,960,299		-	
- others	249,883	1,297,051,196	2,139,429	1,247,356,225
Other borrowing cost		49,992,886		15,618,449
<b>Total of finance costs</b>		<b>1,347,044,082</b>		<b>1,262,974,674</b>
<b>Note -24</b>				
<b>OTHER EXPENSES</b>				
Advertisement expenses		2,815,120		-
Amalgamation and demerger expenses		-		14,435,427
Auditor's remuneration				
- As auditor	7,865,200		7,000,000	
- Others services	100,000	7,965,200	-	7,000,000
Bad-debts written off		-		97,500,000
Communication expenses		5,822,787		6,728,021
Bank charges		65,393		70,935
Insurance expenses		2,343,091		1,761,085
Legal and professional charges		27,029,845		62,622,667
Loss on sale /written off of fixed assets		1,279		1,920,412
Membership and subscription charges		1,357,903		2,071,660
Power and fuel expenses		6,605,769		2,997,513
Printing and stationery		1,737,978		2,662,961
Rates and taxes		4,816,401		8,654,473
Rent expenses		261,352,434		250,536,444
Repairs and maintenance				
- Plant and machinery	3,058,760		4,256,317	
- Buildings	26,941,445		22,285,921	
- Others	18,411,643	48,411,848	12,824,074	39,366,312
Sales and marketing expenses		95,904,245		85,200,689
Software maintenance expenses		84,257,287		67,501,200
Security expenses		1,266,612		-
Tender expenses		-		49,231
Traveling and conveyance expenses		7,099,500		7,901,256
Miscellaneous expenses		211,175		734,661
<b>Total of other expenses</b>		<b>559,063,867</b>		<b>659,714,947</b>



## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

### 25 Income taxes:

#### a) Current tax:

Current tax for the year includes earlier year taxes charged of ₹ 31,532,904 (previous year charged of ₹ 951,106 ).

#### b) Deferred tax:

In compliance with Accounting Standard 22 (AS 22) "Accounting for Taxes on Income", as notified under the Companies (Accounting Standards) Rules, 2006, as amended, the Company has recognized deferred tax credit of ₹ 487,183 (previous year credit of ₹ 4,428,208) in the statement of profit and loss during the year ended March 31, 2013.

The breakup of deferred tax asset/(liability) as into major components is as under:

Particulars	For the year ended March 31, 2013	For the year ended March 31, 2012
<b>Deferred tax assets on account of:</b>		
Provision for compensated absences	382,415	702,891
Provision for gratuity	578,577	682,321
Amalgamation and demerger expenses	4,147,109	4,838,144
<b>Total of deferred tax assets</b>	<b>5,108,101</b>	<b>6,223,356</b>
<b>Deferred Tax Liabilities on account of:</b>		
Depreciation and amortisation	(3,295,236)	(4,890,600)
DTL transferred from IBL-pursuant to scheme of arrangement	-	(7,074)
<b>Total of deferred liability</b>	<b>(3,295,236)</b>	<b>(4,897,674)</b>
<b>Deferred tax asset / (liability), net</b>	<b>1,812,865</b>	<b>1,325,682</b>

### 26 Earnings per equity share:

The Basic Earnings Per equity share is computed by dividing the net profit attributable to equity shareholders for the year by the weighted average number of equity shares outstanding during the year. Diluted earnings per equity share is computed using the weighted average number of equity shares and also the weighted average number of equity shares that could have been issued on the conversion of all dilutive potential equity shares. The dilutive potential equity shares are adjusted for the proceeds receivable, had the shares been actually issued at fair value.

Dilutive potential equity shares are deemed converted as of the beginning of the year, unless they have been issued at a later date. The number of equity shares and potential diluted equity shares are adjusted for stock split, bonus shares and the potential dilutive effect of Employee stock option plans/Schemes as appropriate.

Particulars	For the year ended March 31, 2013	For the year ended March 31, 2012
<b>Profit after tax</b>	<b>2,685,610,227</b>	<b>144,535,228</b>
Profit attributable to equity shareholders	2,685,610,227	144,535,228
Weighted average number of equity shares used in computing Basic Earnings Per share	441,954,643	420,293,053
Add: Potential number of equity shares that could arise due to employee stock option and share warrants	460,389	540,522
<b>Total potential weighted average number of equity shares</b>	<b>442,415,032</b>	<b>420,833,575</b>
Face value per equity share	2.00	2.00
Basic earnings per equity share	6.08	0.34
Diluted earnings per equity share	6.07	0.34

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

### 27 Employees stock option schemes:

#### a) Indiabulls Real Estate Limited Employees Stock Options Scheme – 2006:

During the period ended March 31, 2007, the Company established the Indiabulls Real Estate Limited Employees Stock Options Scheme ("IBREL ESOS-I" or "Plan-I"). Under the Plan- I, the Company issued 9,000,000 equity settled options to eligible employees and of its Subsidiary Companies which gave them a right to subscribe up to 9,000,000 stock options representing an equal number of equity shares of face value of ₹ 2 each of the Company at an exercise price of ₹ 60 per option, subject to the requirements of vesting. These options vest uniformly over a period of 10 years, commencing one year after from the date of grant. A Compensation Committee constituted by the Board of Directors of the Company administers the Plan- I.

The Company follows the Intrinsic Value method of accounting as prescribed under the Guidance Note on "Accounting for Employees Share Based Payments" issued by the Institute of Chartered Accountants of India. No Deferred Employee Stock Compensation Cost was initially recorded on the grant of options as the Intrinsic Value calculated by an independent valuer was lower than the exercise price. Had the Company followed the Fair value method, there would not had been any impact on the Profit After Tax of the Company and on the Basic and Diluted Earnings per Equity Share of the Company as the fair value on the date of grant calculated by an independent valuer following binomial option pricing model was less than the exercise price.

#### b) Indiabulls Real Estate Limited Employees Stock Options Scheme 2008 (II):

During the year ended March 31, 2009, the Company established the Indiabulls Real Estate Limited Employees Stock Options Scheme - 2008 (II) ("IBREL ESOS-II" or "Plan-II"). Under Plan II, the Company issued equity settled options to its eligible employees and of its Subsidiary Companies to subscribe upto 2,000,000 stock options representing an equal number of equity shares of face value of ₹ 2 each in the Company, at an exercise price of ₹ 110.50 per option, being the closing market price on the National Stock Exchange of India Limited, as at January 29, 2009.

The stock options so granted, shall vest in the eligible employees within 10 years beginning from January 31, 2010, the first vesting date. The stock options granted under each of the slabs, are exercisable by the option holders within a period of five years from the relevant vesting date.

The Company follows the Intrinsic Value method of accounting as prescribed in the Guidance Note on Accounting for Employees Share Based Payments ("Guidance Note"), issued by the Institute of Chartered Accountants of India. Since, on the date of grant, the intrinsic value of the options granted was equal to the exercise price, no deferred employee stock compensation cost has been recorded in the financial statements. The fair value of the options under Plan II using the Black-Scholes model, based on the following parameters, is ₹ 62.79 per option, as certified by an independent firm of chartered accountants.

Particulars	Plan – II
Fair value of option at grant date (₹ per option)	₹ 62.79
Exercise price (₹ Per option)	₹ 110.50
Expected volatility	86%
Expected forfeiture percentage on each vesting date	Nil
Option Life (Weighted Average)	10.5 Years
Expected Dividend yield	3.92%
Risk Free rate of Interest	6.50%

The expected volatility was determined based on historical volatility data of the Company's shares listed on the National Stock Exchange of India Limited.

The table below provides pro forma disclosures for the impact on the Company's net profits after taxes and basic and diluted earnings per share, had the compensation cost for the stock options granted under Plan - II been determined using the fair value method as prescribed in the Guidance Note as prescribed by the ICAI.

**NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)**

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Particulars	For the year ended March 31, 2013		For the year ended March 31, 2012	
	As reported	Pro forma	As reported	Pro forma
Net Profit available to Equity Shareholders (as reported)	2,685,610,227	2,685,610,227	144,535,228	144,535,228
Less : Stock-based employee compensation expense determined using the fair value method for the year:				
Total Stock-based employee compensation expense recognisable over the vesting period of the options [Gross ₹ 125,580,000] (pro forma)	-	13,235,733	-	17,247,317
Net Profit considered for computing EPS (pro forma)	2,685,610,227	2,672,374,494	144,535,228	127,287,911
Basic earnings per equity share	6.08	6.05	0.34	0.30
Diluted earnings per equity share	6.07	6.04	0.34	0.30

A summary of the movement, during the year, in various IBREL ESOS plans is as below:

Particulars	IBREL ESOS-I	IBREL ESOS-II
Total Number of options under Scheme	9,000,000	2,000,000
Number of options outstanding as at April 1, 2012	6,433,000	1,871,500
Number of options granted during the year	-	-
Number of options forfeited/cancelled/lapsed during the year	2,578,500	958,000
Number of options vested during the year	525,500	96,500
Number of options exercised during the year	-	-
Number of options expired during the year	-	-
Number of options outstanding as at March 31, 2013	3,854,500	913,500
Out of the outstanding options number of options exercisable as at March 31, 2013	1,757,500	334,500
Exercise Price (₹ per option)	60.00	110.50
Remaining Contractual Life (Months)	64	79

**c) Indiabulls Real Estate Limited Employees Stock Options Plan 2010:**

During the year ended March 31, 2011, the Board of Directors and Shareholders of the Company have given their consent to create, issue, offer and allot, to the eligible employees of the Company and its Subsidiary Companies, stock options not exceeding 30,000,000 in number, representing 30,000,000 Equity shares of face value of ₹ 2 each of the Company, accordingly the Employee Stock Option Plan- 2010 ("IBREL ESOP 2010") has been formed. As per the scheme Exercise Price will be the market price of the equity shares of the Company, being the latest available closing price, prior to the date of grant or as may be decided by the Board or Compensation Committee. However Compensation Committee of the Board has not yet granted any options under IBREL ESOP 2010 Scheme.

**d) Indiabulls Real Estate Limited Employees Stock Options Plan 2011:**

During the year ended March 31, 2012, the Board of Directors and shareholders of IBREL have given their consent to create, issue, offer and allot, to the eligible employees of IBREL and its subsidiary Companies, stock options not exceeding 15,000,000 in number, representing 15,000,000 equity shares of face value of ₹ 2 each of IBREL, and accordingly the Employee Stock Option Scheme- 2011 ("IBREL ESOS 2011") has been formed. As per the scheme exercise price will be the market price of the equity shares of IBREL, being the latest available closing price, prior to the date of grant or as may be decided by the Board or Compensation Committee. However Compensation Committee of the Board has not yet granted any options under IBREL ESOP 2011 Scheme.

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

### 28 Employee benefits:

#### *Gratuity benefits*

In accordance with "The Payment of Gratuity Act, 1972", the Company provides for gratuity a defined benefit retirement plan (the "Gratuity Plan") covering certain categories of employees. The Gratuity Plan provides a lump sum payment to vested employees at retirement or termination of employment. The amount of payment is based on the respective employee's last drawn salary and the years of employment with the Company. Liabilities in respect of the Gratuity Plan are determined by an actuarial valuation and this plan is unfunded. The Company had charged of ₹ 64,708 (previous year credit of ₹ 1,417,849) during the year ended March 31, 2013 and the amount outstanding as at March 31, 2013 is ₹ 1,783,254 (previous year: ₹ 2,103,007).

#### *Compensated leave of absence*

Eligible employees are entitled to accumulate compensated absences up to prescribed limits in accordance with the Company's policy and receive cash in lieu thereof. The Company measures the expected cost of accumulating compensated absences as the additional amount that the Company expects to pay as a result of the unused entitlement that has accumulated at the balance sheet date. Such measurement is based on actuarial valuation as at balance sheet date carried out by a qualified actuary. The Company had recognised credit of ₹ 987,624 (previous year credit of ₹ 739,738) during the year ended March 31, 2013 and the amount outstanding as at March 31, 2013 is ₹ 1,178,657 (previous year: 2,166,407).

The components of gratuity & compensated leave of absence cost recognized, in accordance with AS-15 (Revised) on "Employee benefits", for the years ended March 31, 2013 and March 31, 2012 are enumerated as below:

	Gratuity benefits		Compensated leave of absence	
	For the year ended March 31, 2013	For the year ended March 31, 2012	For the year ended March 31, 2013	For the year ended March 31, 2012
Service cost	329,722	726,495	196,244	617,044
Interest cost	164,069	277,442	139,189	267,895
Actuarial (gain)/loss, net	(429,083)	(2,421,786)	(1,323,057)	(1,624,677)
Gratuity cost recognized	64,708	(1,417,849)	(987,624)	(739,738)

Details of the employee benefits obligation are provided below:

	Gratuity benefits		Compensated leave of absence	
	As at March 31, 2013	As at March 31, 2012	As at March 31, 2013	As at March 31, 2012
Obligation at the beginning of the year	2,103,007	3,549,643	2,166,407	3,496,696
Cost recognized	64,708	(1,417,849)	(987,624)	(739,738)
Benefits paid	(384,461)	(44,083)	(126)	(596,551)
Expenses of demerge entity	-	15,296	-	6,000
Obligation at the end of the year	1,783,254	2,103,007	1,178,657	2,166,407

The assumptions used to determine cost include:

	For the year ended March 31, 2013	For the year ended March 31, 2012
Discount rate	8.00%	8.50%
Salary escalation rate	5.00%	5.50%
Mortality table	IALM (1994-96)	LIC (1994-96) duly modified

### 29 Operating lease

The Company has taken various premises on operating leases and lease rent of ₹ 261,352,434 (Previous year ₹ 250,536,444) in respect of the same has been charged to statement of profit and loss for the year ended March 31, 2013. The underlying agreements are executed for a period generally ranging from three to five years, renewable at the

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

option of the Company and the lessor and are cancelable in some cases, by either party by giving a notice generally of 30 to 90 days. There are no restrictions imposed by such leases and there are no subleases. The minimum lease rentals payable in respect of such operating leases, are as under:

### Minimum lease rentals payable

	As at March 31, 2013	As at March 31, 2012
Within one year	300,893,449	261,343,760
Later than one year but not later than five years	405,011,140	672,887,904
<b>Total</b>	<b>705,904,589</b>	<b>934,231,664</b>

### 30 Contingent liabilities and commitments:

#### a) Contingent liabilities, not acknowledged as debt, include:

Particulars	As at March 31, 2013	As at March 31, 2012
Corporate guarantees in respect of bank guarantees/letter of credit/credit facilities availed by subsidiaries/subsidiaries of associate/erstwhile subsidiaries.	11,762,138,341	9,343,527,067
Income tax demand in respect of which appeals have been filed	30,814,534	43,030,578

As per the best estimate of the management, no provision is required to be made in respect of any present obligation as a result of a past event that could lead to a probable outflow of resources, which would be required to settle the obligation.

#### b) Commitments and other contingent liabilities:

- i) The Company has given corporate guarantee towards cost overrun to financial institution/ banks for term loan facility sanctioned to Indiabulls Power Limited. (IPL) in the event of inability of IPL to arrange the required equity support for Amravati Power Project Phase I.
- ii) The Company has given undertaking to Meiya Power Company Limited ("MPCL") to keep it fully indemnified in the event of MPCL is called upon to invest any amount as share capital of Indiabulls Power Generation Limited (IPGL) in Bhaiyathan Power Project in District Surguja, Chattisgarh. The Company has also given undertaking to Meiya Power Company Limited ("MPCL") its affiliates, their Directors, officers and employees to keep them fully indemnified against any losses in the event MPCL, its affiliates, their Directors, officers or employees incurs any losses arising at or in connection with Bhaiyathan Power Project in District Surguja, Chhattisgarh.
- iii) The Company has given corporate guarantee towards cost overrun to financial institution/ banks for term loan facility sanctioned to Indiabulls Realtech Limited ("IRL") a subsidiary of Indiabulls Power Limited. ("IPL") in the event of inability of IPL to arrange the required equity support for Thermal Project having capacity of 1350 MW in Sinnar Village of Nasik District in Maharashtra, being developed by IRL.
- iv) The Company has given Sponsors Support Undertaking ("SSU") to fund the required equity and any shortfall in means of finance by subscription to the shares of Indiabulls Power Limited. (IPL) for term loan facility sanctioned to IPL in the event of inability of IPL to arrange the required equity support for Amravati Power Project Phase II. Under the SSU, IBREL has also guaranteed to meet IPL's debt obligations in respect of Amravati Power Project Phase II in the event coal linkage for the project is cancelled / deferred and IPL fails to make any alternate arrangement of required coal six months prior to the scheduled commercial operation date of unit I.
- v) The Company has given Sponsors Support Undertaking ("SSU") to meet any shortfalls in the funding requirement of project and towards cost overrun to financial institution/banks for term loan sanctioned to Indiabulls Realtech Limited ("IRL") in the event of inability of IRL to arrange required equity support for Nasik Thermal Power Project Phase II.
- vi) The Company has given an undertaking to banks for various loans availed by subsidiary companies and subsidiaries of Associate to meet the shortfall requirement in case they are not able to service the said loans.

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

Name of Subsidiary Companies	Name of Subsidiary Companies
<b>31 Related party disclosures:</b> Disclosures in respect of Accounting Standard – 18 (AS 18) Related Party Disclosures as notified under the Companies (Accounting Standards) Rules, 2006, as amended:	
<b>Name and nature of relationship with related parties:</b>	
i) <i>Related parties where control exists</i>	
<b>- Subsidiary Companies:</b>	
<b>Name of Subsidiary Companies</b>	<b>Name of Subsidiary Companies</b>
Indiabulls Estate Limited	Selene Properties Limited
Indiabulls Land Holdings Limited	Galium Builders And Developers Limited (formerly Triton Builders And Developers Limited)
Nilgiri Land Development Limited	Triton Buildwell Limited
Indiabulls Commercial Estate Limited	Triton Infrastructure Limited
Indiabulls Engineering Limited	Triton Land Development Limited
Indiabulls Infrastructure Projects Limited	Varali Developers Limited
Nilgiri Lands Limited	Vindhyachal Developers Limited
Nilgiri Land Holdings Limited	Vindhyachal Buildwell Limited
Nilgiri Infrastructure Limited	Zeus Builders And Developers Limited
Indiabulls Commercial Properties Limited	Zeus Properties Limited
Indiabulls Infrastructure Limited	Airmid Aviation Services Private Limited
Bridget Builders & Developers Limited	Albasta Constructions Limited
Catherine Builders & Developers Limited	Angles Constructions Limited
Kenneth Builders & Developers Limited	Airmid Developers Limited
Ib Holdings Limited (formerly Fornax Properties Limited)	Albasta Developers Limited
Platane Infrastructure Limited (formerly Albina Infrastructure Limited)	Airmid Infrastructure Limited
Ashkit Constructions Limited	Albasta Infrastructure Limited
Paidia Infrastructure Limited (formerly Sepset Infrastructure Limited)	Airmid Properties Limited
Lorita Developers Limited (formerly Serida Developers Limited)	Albasta Real Estate Limited Albasta Properties Limited
Serida Infrastructure Limited	Albina Properties Limited Albina Real Estate Limited
Vonnice Real Estate Limited (formerly Serida Real Estate Limited)	Alexander Transport Solutions Limited Angina Properties Limited
Ib Assets Limited (formerly Indiabulls Resources Limited)	Angina Real Estate Limited
Fama Builders And Developers Limited	Apesh Properties Limited
Fama Construction Limited	Apesh Real Estate Limited
Fama Estate Limited	Athena Land Development Limited Athena Builders And Developers Limited
Fama Land Development Limited	Athena Buildwell Limited
Lavone Builders And Developers Limited	Athena Infrastructure Limited
(formerly Juventus Builders And Developers Limited) Juventus Infrastructure Limited	Aurora Builders And Developers Limited
Juventus Properties Limited	Chloris Constructions Limited Ceres Constructions Limited
Kailash Buildwell Limited	
Karakoram Buildwell Limited	
Kaltha Developers Limited (formerly Karakoram Developers Limited)	
Karakoram Land Development Limited	
Karakoram Properties Limited	

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

### Name of Subsidiary Companies

Aedos Real Estate Company Limited  
(formerly Karakoram Real Estate Company Limited)  
Lucina Builders and Developers Limited  
Lucina Buildwell Limited  
Lucina Estate Limited  
Lucina Properties Limited  
Nilgiri Buildwell Limited  
Selene Buildwell Limited  
Corus Real Estate Limited  
Devona Developers Limited  
Devona Infrastructure Limited  
Devona Properties Limited  
Diana Infrastructure Limited  
Diana Land Development Limited  
Elena Constructions Limited  
Elena Properties Limited  
Elena Real Estate Limited  
Fornax Constructions Limited  
Fama Infrastructure Limited  
Fama Properties Limited  
Flora Land Development Limited  
Fornax Real Estate Limited  
Hermes Builders And Developers Limited  
Hermes Properties Limited  
Indiabulls Buildcon Limited  
Makala Infrastructure Limited  
(formerly Indiabulls Builders and Developers Limited)  
Indiabulls Road And Infrastructure Services Limited  
(formerly Indiabulls Buildwell Limited)  
Indiabulls Communication Infrastructure Limited  
Indiabulls Industrial Infrastructure Limited  
Lakisha Developers Limited  
(Formerly Indiabulls Greenfield Realities Limited)  
Indiabulls Constructions Limited  
Indiabulls Developers and Infrastructure Limited  
Indiabulls Energy Limited  
Serida Properties Limited  
Serida Constructions Limited  
Ashkit Real Estate Limited  
Ashkit Properties Limited  
Mabon Constructions Limited  
Mabon Properties Limited  
Mabon Infrastructure Limited  
Mabon Real Estate Limited  
Ashkit Developers Limited  
Mabon Developers Limited  
Indiabulls Malls Limited  
Ivonne Developers Limited  
(formerly Indiabulls Property Builders Limited)

### Name of Subsidiary Companies

Citra Developers Limited  
  
Ceres Estate Limited  
Ceres Infrastructure Limited  
Ceres Land Development Limited  
Ceres Properties Limited  
Citra Properties Limited  
Chloris Real Estate Limited  
Selene Builders And Developers Limited  
Sentia Constructions Limited  
Selene Constructions Limited  
Sentia Developers Limited  
Sepset Developers Limited  
Selene Estate Limited  
Sentia Infrastructure Limited  
Selene Infrastructure Limited  
Selene Land Development Limited  
Sentia Real Estate Limited  
Shivalik Properties Limited  
Sophia Constructions Limited  
Sophia Real Estate Limited  
Sylvanus Properties Limited  
Triton Estate Limited  
Triton Properties Limited  
Varali Constructions Limited  
Varali Infrastructure Limited  
  
Varali Properties Limited  
  
Varali Real Estate Limited  
Vindhyachal Infrastructure Limited  
Vindhyachal Land Development Limited  
  
Zeus Estate Limited  
Hecate Power and Land Development Limited  
Echo Facility Services Limited  
Diana Buildwell Limited  
Apesh Constructions Limited  
Linnet Infrastructure Limited  
Linnet Constructions Limited  
Linnet Developers Limited  
Linnet Real Estate Limited  
Linnet Properties Limited  
Edesia Constructions Limited  
Edesia Developers Limited  
Edesia Infrastructure Limited  
Edesia Real Estate Limited  
Edesia Properties Limited



# NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

## Name of Subsidiary Companies

Manjola Infrastructure Limited  
(Formerly Indiabulls Estate Developers Limited)  
Indiabulls Home Developers Limited  
Indiabulls Housing Developers Limited  
Indiabulls Housing and Land Development Limited  
Indiabulls Hotel Properties Limited  
Lakisha Infrastructure Limited  
(Formerly Indiabulls Infradevelopers Limited)  
Indiabulls Software Parks Limited  
Indiabulls Infraestate Limited  
Indiabulls Infratech Limited  
Ivonne Infrastructure Limited  
(Formerly Indiabulls Land Development Limited)  
Indiabulls Lands Limited  
Indiabulls Multiplex Services Limited  
Indiabulls Natural Resources Limited  
Indiabulls Property Developers Limited  
Indiabulls Projects Limited  
Indiabulls Realty Company Limited  
Lakisha Real Estate Limited (Formerly  
Indiabulls Realcon Limited)  
Manjola Real Estate Limited (Formerly Indiabulls  
Realtors Limited)  
Ivonne Real Estate Limited  
(Formerly Indiabulls Town Developers Limited)  
Juventus Constructions Limited  
Juventus Estate Limited  
Juventus Land Development Limited  
Lenus Constructions Limited  
Lucina Constructions Limited  
Lenus Developers Limited  
Lenus Infrastructure Limited  
Lucina Land Development Limited  
Lenus Properties Limited  
Lenus Real Estate Limited  
Mariana Constructions Limited  
Mariana Developers Limited  
Maximus Entertainments Limited  
Mariana Infrastructure Limited  
Milkyway Buildcon Limited  
Mariana Properties Limited  
Mariana Real Estate Limited  
Nav Vahan Autotech Limited  
Nilgiri Commercial Estate Limited  
Nilgiri Infraestate Limited  
Nilgiri Infrastructure Development Limited  
Nilgiri Infrastructure Projects Limited  
Nilgiri Resources Limited  
Noble Realtors Limited  
Indiabulls Infrastructure Development Limited\*\*\*\*\*

## Name of Subsidiary Companies

Indiabulls Commercial Builders Limited  
  
Indiabulls Housing and Constructions Limited  
Indiabulls Real Estate Developers Limited  
Indiabulls Infrabuild Limited  
Indiabulls Real Estate Builders Limited  
Parmida Constructions Limited  
  
Parmida Infrastructure Limited  
Lorena Developers Limited  
Parmida Developers Limited  
Lorena Builders Limited  
  
Parmida Properties Limited  
Parmida Real Estate Limited  
Lorena Infrastructure Limited  
Lorena Constructions Limited  
Nerissa Developers Limited  
Majesta Builders Limited  
  
Majesta Properties Limited  
  
Nerissa Constructions Limited  
Nerissa Real Estate Limited  
  
Majesta Constructions Limited  
Nerissa Properties Limited  
Lorena Real Estate Limited  
Majesta Developers Limited  
Nerissa Infrastructure Limited  
Majesta Infrastructure Limited  
Jwalaji Buildtech Limited  
Yashita Buildcon Limited  
Zeus Buildwell Limited  
Foundvest Limited  
Arianca Limited  
Indiabulls Property Management Trustee Pte Ltd  
IPMT (Mauritius) Limited\*\*\*\*\*  
IPMT Limited\*\*\*\*  
Shoxell Holdings Limited  
Grapene Limited  
Dev Property Development Limited  
Ariston Investments Limited  
Ariston Investments Sub C Limited  
Brenformexa Limited  
Aurora Land Development Limited\*  
Juventus Buildwell Limited\*\*\*  
Airmid Real Estate Limited\*  
Sepset Real Estate Limited\*  
Sepset Properties Limited\*\*

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

\* upto September 23, 2012

\*\* upto September 20, 2012

\*\*\* upto April 29, 2012

\*\*\*\* from May 22, 2012

\*\*\*\*\* from December 27, 2012

\*\*\*\*\* Pursuant to and in terms of the Court approved Scheme of Arrangement (Scheme), Indiabulls Infrastructure Development Limited (IIDL), a subsidiary of the Company got amalgamated with Indiabulls Power Limited (IPL) with effect from April 01, 2012, the Appointed Date under the said Scheme.

(ii) Related parties where significant influence exists<sup>#</sup>:

Associate

Indiabulls Properties Investment Trust

(iii) Subsidiaries of associate<sup>#</sup>:

Indiabulls Properties Private Limited

Indiabulls Real Estate Company Private Limited

Other related parties<sup>#</sup>

Key management personnel:

Mr. Sameer Gehlaut (Director and Chairman)

Mr. Rajiv Rattan (Director and Vice Chairman)

Mr. Saurabh Kumar Mittal (Director and Vice Chairman)

Mr. Narendra Gehlaut (Managing Director)

Mr. Vipul D Bansal (Joint Managing Director till 25th July 2012)

Enterprises over which key management Personnel have significant Influence

IIC Limited (formerly Indiabulls Infrastructure Company Limited)

- EPC / Construction Companies:<sup>#</sup>

IINFC Limited (formerly Indiabulls Infra Constructions Limited)

- Other Companies

Powerscreen Media Private Limited

Dahlia Infrastructure Private Limited

Laurel Energetics Private Limited

Daisy Projects Private Limited

<sup>#</sup> With whom transactions have been entered during the year/previous year

# NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

## iv) Summary of Material Transactions with Related Parties:

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Nature of Transaction	Subsidiary Companies	Subsidiaries of Associate	EPC/ Construction Companies	Other Companies	Key Management Personnel	Total
Investment in equity shares of subsidiary companies	120,000,000 <i>217,300,000</i>	- -	- -	- -	- -	120,000,000 <i>217,300,000</i>
Redemption of debentures of subsidiary company	270,000,000 -	- -	- -	- -	- -	270,000,000 -
Sale of investment in equity shares of subsidiary companies	7,000,000 <i>500,000</i>	- -	- -	- -	- -	7,000,000 <i>500,000</i>
Allotment of equity shares	- -	- -	- -	- <i>2,686,393,352</i>	- <i>246,081,834</i>	- <i>2,932,475,186</i>
Inter corporate deposits given*	34,208,047,021 <i>55,671,019,758</i>	- -	- -	- -	- -	34,208,047,021 <i>55,671,019,758</i>
Inter corporate deposits taken*	788,500,000 <i>1,312,000,000</i>	- -	- -	- -	- -	788,500,000 <i>1,312,000,000</i>
Other receivable*	256,269,256 -	- -	- -	- -	- -	256,269,256 -
<b>Income</b>	-	-	-	-	-	-
Interest income	1,289,248,192 <i>637,190,643</i>	- -	- -	- -	- -	1,289,248,192 <i>637,190,643</i>
Income from real estate project advisory/construction services	440,470,000 <i>492,564,382</i>	564,886,536 <i>667,998,979</i>	150,000,000 <i>150,000,000</i>	- -	- -	1,155,356,536 <i>1,310,563,361</i>
Dividend Income	750,000,000 -	- -	- -	- -	- -	750,000,000 -
<b>Expenses</b>	-	-	-	-	-	-
Construction contract expenses/(credit)	865,525 -	- -	(10,542,148) <i>111,431,673</i>	- -	- -	(9,676,623) <i>111,431,673</i>
Brokerage expense reimbursed by	15,663,119 -	- -	- -	- -	- -	15,663,119 -
Remuneration	- -	- -	- -	- -	34,292,805 <i>18,180,000</i>	34,292,805 <i>18,180,000</i>
Rent and maintenance expenses	- -	274,415,929 <i>269,681,076</i>	- -	- -	- -	274,415,929 <i>269,681,076</i>
Interest expenses	59,313,784 <i>35,250,970</i>	- -	- -	- -	- -	59,313,784 <i>35,250,970</i>

\* Maximum balance outstanding at any time during the year

Figures in respect of Previous Year are stated in Italics

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

### v) Outstanding as at March 31, 2013

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Nature of Transaction	Subsidiary Companies	Subsidiaries of Associate	Total
Interest receivable	1,084,701,659 522,886,624	- -	1,084,701,659 522,886,624
Dividend receivable	750,000,000 -	- -	750,000,000 -
Advance from customer	- -	474,774 2,064,114	474,774 2,064,114
Trade receivable	- -	204,372 -	204,372 -
Trade payable	80,334 -	- -	80,334 -
Interest payable	53,382,406 31,725,873	- -	53,382,406 31,725,873
Inter corporate deposits given	24,196,651,808 27,984,670,650	- -	24,196,651,808 27,984,670,650
Inter corporate deposits taken	771,900,000 1,254,190,000	- -	771,900,000 1,254,190,000
Other receivable	136,269,256 -	- -	136,269,256 -
Security deposits given	- -	136,950,689 136,950,689	136,950,689 136,950,689

Figures in respect of Previous Year are stated in Italics

# NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

## vi) Statement of Material Transactions:

Name of Companies	Year ended	Investment in equity shares of subsidiary companies	Sale of investment in equity shares of subsidiary companies	Redemption of debentures of subsidiary company	Allotment of equity shares	Inter corporate deposits given (maximum outstanding balance)	Other receivable (maximum outstanding balance)	Inter corporate deposits taken (maximum outstanding balance)	Interest Income	Income from real estate advisory/construction services	Dividend income	Construction expenses/(credit)	Brokerage expense reimbursed by	Remuneration	Rent and maintenance expenses	Interest expenses
<b>Subsidiary Companies</b>																
Ceres Estate Limited	31-Mar-13	-	-	-	-	2,433,075,200	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	2,432,824,200	-	-	-	-	-	-	-	-	-	-
Kaishash Buildwell Limited	31-Mar-13	-	-	-	-	29,016,690	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	28,948,690	-	-	-	-	-	-	-	-	-	-
Lucina Land Development Limited	31-Mar-13	-	-	-	-	3,016,769,409	-	-	127,021,473	-	750,000,000	-	8,134,137	-	-	-
	31-Mar-12	-	-	-	-	6,999,943,909	-	-	198,501,138	-	-	-	-	-	-	-
Indiabulls Estate Limited	31-Mar-13	-	-	-	-	-	-	-	-	93,744,856	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	-	-	-	-	93,744,856	-	-	-	-	-	-
Citra Properties Limited	31-Mar-13	-	-	-	-	-	-	-	177	20,909,980	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	-	-	-	177	20,909,980	-	-	-	-	-	-
Formax Real Estate Limited	31-Mar-13	-	-	-	-	-	-	-	1,689	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	-	-	-	1,264	-	-	-	-	-	-	-
Indiabulls Constructions Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	865,525	-	-	-	-
	31-Mar-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Indiabulls Industrial Infrastructure Limited	31-Mar-13	-	-	-	-	-	-	788,500,000	-	-	-	-	-	-	-	59,313,784
	31-Mar-12	-	-	-	-	-	-	500,000,000	-	-	-	-	-	-	-	8,327,869
Indiabulls Infrastructure Development Limited**	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	-	-	412,000,000	-	-	-	-	-	-	-	-
Selene Constructions Limited	31-Mar-13	-	-	-	-	428,050,000	-	-	12,996,885	78,941,565	-	-	265,611	-	-	-
	31-Mar-12	-	-	-	-	651,250,000	-	-	58,953,107	99,612,215	-	-	-	-	-	-
Selene Infrastructure Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	74,860,000	-	-	-	-	-	-	-	-	-	-
Ivome Infrastructure Limited (formerly Indiabulls Land Development Limited)	31-Mar-13	-	-	-	-	95,875,100	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	95,945,100	-	-	-	-	-	-	-	-	-	-
Indiabulls Lands Limited	31-Mar-13	-	-	-	-	28,834,200	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	28,822,200	-	-	-	-	-	-	-	-	-	-
Indiabulls Natural Resources Limited	31-Mar-13	-	-	-	-	83,100	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	130,100	-	-	-	-	-	-	-	-	-	-
Juventus Estate Limited	31-Mar-13	-	-	-	-	771,001,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	622,600,000	-	-	104,234,285	43,605,012	-	-	-	-	-	-
Aeros Real Estate Company Limited (formerly Karakoram Real Estate Company Limited)	31-Mar-13	-	-	-	-	22,709,300	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	22,647,300	-	-	90,727,802	43,605,012	-	-	-	-	-	-
Nilgiri Infraestate Limited	31-Mar-13	-	-	-	-	239,100	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	241,100	-	-	-	-	-	-	-	-	-	-
Vindhyachal Buildwell Limited	31-Mar-13	-	-	-	-	655,941,500	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	431,890,500	-	-	-	-	-	-	-	-	-	-
Heate Power and Land Development Limited	31-Mar-13	-	-	-	-	8,451,100	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	8,389,100	-	-	-	-	-	-	-	-	-	-
Fama Construction Limited	31-Mar-13	-	-	-	-	80,807,228	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	79,906,228	-	-	-	-	-	-	-	-	-	-
Indiabulls Infraetch Limited	31-Mar-13	-	-	-	-	4,880,229,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	5,082,379,000	-	-	-	-	-	-	-	-	-	-
Aurora Land Development * Limited	31-Mar-13	-	-	-	-	715,552,091	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	717,322,091	-	-	-	-	-	-	-	-	-	-
Juventus Land Development Limited	31-Mar-13	-	-	-	-	32,790,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	2,980,000	-	-	-	-	-	-	-	-	-	-

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

vi) Statement of Material Transactions: (contd.)																
Name of Companies	Year ended	Investment in equity shares of subsidiary companies	Sale of investment in equity shares of subsidiary companies	Redemption of debentures of subsidiary company	Allotment of equity shares	Inter corporate deposits given (maximum outstanding balance)	Other receivable (maximum outstanding balance)	Inter corporate deposits taken (maximum outstanding balance)	Interest income	Income from real estate project advisory/ construction services	Dividend income	Construction contract expenses/ (credit)	Brokerage expense re-imbursed by	Remuneration	Rent and maintenance expenses	Interest expenses
Nigiri Buildwell Limited	31-Mar-13	-	-	-	-	10,089,522	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	9,968,522	-	-	-	-	-	-	-	-	-	-
Selene Land Development Limited	31-Mar-13	-	-	-	-	77,110,876	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	76,988,876	-	-	-	-	-	-	-	-	-	-
Tiefa Land Development Limited (Formerly Triton Land Development Limited)	31-Mar-13	-	-	-	-	6,743,432	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	6,595,432	-	-	-	-	-	-	-	-	-	-
Vindhyaclal Developers Limited	31-Mar-13	-	-	-	-	46,512,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	46,156,000	-	-	-	-	-	-	-	-	-	-
Airmid Real Estate Limited*	31-Mar-13	-	-	-	-	315,400,291	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	281,469,291	-	-	-	-	-	-	-	-	-	-
Albasta Properties Limited	31-Mar-13	-	-	-	-	211,116,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	270,665,000	-	-	-	-	-	-	-	-	-	-
Angina Real Estate Limited	31-Mar-13	-	-	-	-	107,289,517	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	107,162,517	-	-	-	-	-	-	-	-	-	-
Athena Builders and Developers Limited	31-Mar-13	-	-	-	-	31,097,100	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	4,792,100	-	-	-	-	-	-	-	-	-	-
Ceres Land Development Limited	31-Mar-13	-	-	-	-	48,472,033	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	48,530,033	-	-	-	-	-	-	-	-	-	-
Diana Buildwell Limited	31-Mar-13	120,000,000	-	-	-	-	256,269,256	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	180,931,256	-	-	-	-	-	-	-	-	-	-
Diana Land Development Limited	31-Mar-13	-	-	-	-	6,141,200	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	623,200	-	-	-	-	-	-	-	-	-	-
Flora Land Development Limited	31-Mar-13	-	-	-	-	148,590,100	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	15,000,100	-	-	-	-	-	-	-	-	-	-
Hermes Builders and Developers Limited	31-Mar-13	-	-	-	-	200,672	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	346,672	-	-	-	-	-	-	-	-	-	-
Laksha Real Estate Limited (formerly Indiabulls Realtors Limited)	31-Mar-13	-	-	-	-	50,321,100	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	99,500,000	-	-	-	449,690,100	-	-	-	-	-	-	-	-	-	-
Manjola Real Estate Limited (formerly Indiabulls Realtors Limited)	31-Mar-13	-	-	-	-	118,200	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	145,200	-	-	-	-	-	-	-	-	-	-
Lucina Builders and Developers Limited	31-Mar-13	-	-	-	-	35,295,266	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	35,064,266	-	-	-	-	-	-	-	-	-	-
Lucina Estate Limited	31-Mar-13	-	-	-	-	62,383,600	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	62,385,600	-	-	-	-	-	-	-	-	-	-
Selene Builders and Developers Limited	31-Mar-13	-	-	-	-	91,211	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	275,211	-	-	-	-	-	-	-	-	-	-
Selene Estate Limited	31-Mar-13	-	-	-	-	1,058,810,000	-	-	130,244,211	23,680,083	-	-	724,413	-	-	-
	31-Mar-12	-	-	-	-	789,210,000	-	-	9,956,454	26,352,480	-	-	-	-	-	-
Sentia Real Estate Limited	31-Mar-13	-	-	-	-	80,176,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	79,805,610	-	-	-	-	-	-	-	-	-	-
Sequet Real Estate Limited*	31-Mar-13	-	-	-	-	708,909,633	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	680,363,633	-	-	-	-	-	-	-	-	-	-
Sophia Real Estate Limited	31-Mar-13	-	-	-	-	1,260,270,654	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	1,231,209,654	-	-	-	-	-	-	-	-	-	-
Gallium Builders And Developers Limited (formerly Triton Builders And Developers Limited)	31-Mar-13	-	-	-	-	9,455,696	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	9,438,696	-	-	-	-	-	-	-	-	-	-

# NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

## vi) Statement of Material Transactions: (contd.)

Name of Companies	Year ended	Investment in equity shares of subsidiary companies	Sale of investment in equity shares of subsidiary companies	Redemption of debentures of subsidiary company	Allotment of equity shares	Inter corporate deposits given (maximum outstanding balance)	Other receivable (maximum outstanding balance)	Inter corporate deposits taken (maximum outstanding balance)	Interest Income	Income from real estate project advisory/ construction services	Dividend income	Construction contract expense/(credit)	Brokerage expense re-imbursed by	Remuneration	Rent and maintenance expenses	Interest expenses
Triton Estate Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	42,916 187,916	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Varali Real Estate Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	10,460,000 10,493,000	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Fama Properties Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	49,984,100 8,006,100	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Karakoram Buildwell Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	59,952,977 59,890,977	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Vindhyachal Infrastructure Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	101,588,091 103,275,091	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Zeus Properties Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	99,291,334 99,229,334	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Chloris Real Estate Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	145,394,750 150,526,750	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Lavone Builders And Developers Limited (Formerly Juventus Builders And Developers Limited)	31-Mar-13 31-Mar-12	- -	- -	- -	- -	57,685,156 57,534,156	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Juventus Buildwell Limited*	31-Mar-13 31-Mar-12	- -	- -	- -	- -	208,000,000 207,973,100	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Zeus Buildwell Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	6,108,732 5,517,732	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Zeus Estate Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	18,704,100 18,862,100	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Fama Estate Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	140,517,497 140,376,497	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Amadis Land Development Limited (Formerly Karakoram Land Development Limited)	31-Mar-13 31-Mar-12	- -	- -	- -	- -	39,938,300 39,887,300	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Airmid Developers Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	352,825,000 336,320,000	- -	- -	45,221,196 19,051,139	72,629,980 72,629,980	- -	- -	- -	- -	- -	- -
Ashkit Developers Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	120,000 163,500,000	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Devona Developers Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	113,715,519 113,709,519	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Karakoram Properties Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	2,023,822 1,945,822	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Sentia Developers Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	- 500,000	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Varali Developers Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	117,146,705 117,089,705	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Juventus Properties Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	38,536,206 38,485,206	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Mabon Developers Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	3,166,000 3,098,000	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Shivalk Properties Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	38,847,100 4,605,100	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Sylvanus Properties Limited	31-Mar-13 31-Mar-12	- 99,500,000	- -	- -	- -	- 86,700,000	- -	- -	- -	- -	- -	- -	2,205,537	- -	- -	- -



## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

Name of Companies	Year ended	Investment in equity shares of subsidiary companies	Sale of investment in equity shares of subsidiary companies	Redemption of debentures of subsidiary company	Allotment of equity shares	Inter corporate deposits given (maximum outstanding balance)	Other receivable (maximum outstanding balance)	Inter corporate deposits taken (maximum outstanding balance)	Interest Income	Income from real estate project advisory/ construction services	Dividend Income	Construction contract expenses/(credit)	Brokerage expense reimbursed by	Remuneration	Rent and maintenance expenses	Interest expenses
Indiabulls Hotel Properties Limited	31-Mar-13	-	-	-	-	57,100	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	45,100	-	-	-	-	-	-	-	-	-	-
Airmid Properties Limited	31-Mar-13	-	-	-	-	66,455,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	57,785,000	-	-	-	-	-	-	-	-	-	-
Anglia Properties Limited	31-Mar-13	-	-	-	-	5,167,702	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	5,099,702	-	-	-	-	-	-	-	-	-	-
Devona Properties Limited	31-Mar-13	-	-	-	-	45,485,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	27,216,271	-	-	-	-	-	-	-	-	-	-
Fama Infrastructure Limited	31-Mar-13	-	-	-	-	13,915,200	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	1,600,200	-	-	-	-	-	-	-	-	-	-
Fornax Constructions Limited	31-Mar-13	-	-	-	-	72,030,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	64,530,000	-	-	-	-	-	-	-	-	-	-
Ib Holdings Limited (Formerly Fornax Properties Limited)	31-Mar-13	-	-	-	-	4,172,630,100	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	3,942,630,100	-	-	-	-	-	-	-	-	-	-
Hermes Properties Limited	31-Mar-13	-	-	-	-	11,148,100	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	1,038,100	-	-	-	-	-	-	-	-	-	-
Lakisha Developers Limited (formerly Indiabulls Greenfield Realities Limited)	31-Mar-13	-	-	-	-	1,082,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	500,000,000	-	-	-	-	-	-	-	-	-	-
Juventus Infrastructure Limited	31-Mar-13	-	-	-	-	34,520,188	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	34,564,188	-	-	-	-	-	-	-	-	-	-
Lucina Constructions Limited	31-Mar-13	-	-	-	-	3,262,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	3,250,000	-	-	-	-	-	-	-	-	-	-
Lucina Properties Limited	31-Mar-13	-	-	-	-	29,174,750	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	29,123,750	-	-	-	-	-	-	-	-	-	-
Selene Properties Limited	31-Mar-13	-	-	-	-	12,191,936	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	12,146,936	-	-	-	-	-	-	-	-	-	-
Sentia Constructions Limited	31-Mar-13	-	-	-	-	27,846,344	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	27,874,344	-	-	-	-	-	-	-	-	-	-
Sepset Properties Limited*	31-Mar-13	-	-	-	-	625,090,100	-	-	-	2,189,391	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	625,090,100	-	-	-	-	-	-	-	-	-	-
Serida Constructions Limited	31-Mar-13	-	-	-	-	880,352	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	818,352	-	-	-	-	-	-	-	-	-	-
Sophia Constructions Limited	31-Mar-13	-	-	-	-	205,480,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	198,400,000	-	-	-	-	-	-	-	-	-	-
Triton Properties Limited	31-Mar-13	-	-	-	-	37,415,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	37,415,000	-	-	-	-	-	-	-	-	-	-
Varali Constructions Limited	31-Mar-13	-	-	-	-	11,548,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	10,847,000	-	-	-	-	-	-	-	-	-	-
Varali Properties Limited	31-Mar-13	-	-	-	-	58,950,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	50,400,000	-	-	-	-	-	-	-	-	-	-
Airmid Infrastructure Limited	31-Mar-13	-	-	-	-	536,188,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	522,282,000	-	-	-	-	-	-	-	-	-	-
Apesh Real Estate Limited	31-Mar-13	-	-	-	-	41,697,923	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	41,730,923	-	-	-	-	-	-	-	-	-	-
Athena Infrastructure Limited	31-Mar-13	-	-	-	-	20,000,000	-	-	17,861	104,765,133	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	635,850,000	-	-	56,202,469	135,709,859	-	-	2,443,411	-	-	-
Corus Real Estate Limited	31-Mar-13	-	-	-	-	69,676,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	63,600,000	-	-	-	-	-	-	-	-	-	-

### vi) Statement of Material Transactions: (contd.)

# NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except Share data and where otherwise stated)

Name of Companies	Year ended	Investment in equity shares of subsidiary companies	Sale of investment in equity shares of subsidiary companies	Redemption of debentures of subsidiary company	Allotment of equity shares	Inter corporate deposits given (maximum outstanding balance)	Other receivable (maximum outstanding balance)	Inter corporate deposits taken (maximum outstanding balance)	Interest Income	Income from real estate project advisory/ construction services	Dividend income	Construction contract expenses/(credit)	Brokerage expense re-imbursement by	Remuneration	Rent and maintenance expenses	Interest expenses
Elena Real Estate Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	273,170 2,872,170	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Fama Builders and Developers Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	30,965,042 30,842,042	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Manjola Infrastructure Limited (formerly Indiabulls Estate Developers Limited)	31-Mar-13 31-Mar-12	- -	- -	- -	- -	56,100 8,790,100	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Juventus Constructions Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	27,334,000 21,18,000	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Askkit Real Estate Ltd.	31-Mar-13 31-Mar-12	- -	- -	- -	- -	57,000 -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Sentia Infrastructure Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	654,176,322 696,526,322	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Triton Infrastructure Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	55,535,277 55,473,277	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Varali Infrastructure Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	2,838,000 853,286,000	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Zeus Builders and Developers Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	8,833,535 8,412,535	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Indiabulls Infrastrata Limited	31-Mar-13 31-Mar-12	- -	- -	270,000,000	- -	16,285,955,000 -	- -	400,000,000	849,774,521 184,549,180	- -	- -	- -	1,892,011	- -	- -	1,686,538
Alasta Constructions Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	735,000 782,000	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Apesh Properties Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	192,104,969 191,463,969	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Ceres Infrastructure Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	35,597,100 3,227,100	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Ceres Properties Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	51,792,000 2,385,000	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Diana Infrastructure Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	524,284,088 487,333,088	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Lenus Infrastructure Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	136,968,100 136,886,100	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Lenus Properties Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	617,000 155,000	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Mabon Properties Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	661,814,100 280,664,100	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Mariana Constructions Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	13,125,009 13,657,009	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Apesh Constructions Limited	31-Mar-13 31-Mar-12	- -	500,000	- -	- -	127,061,800 115,620,800	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Ceres Constructions Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	36,213,100 4,217,100	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Makala Infrastructure Limited (formerly Indiabulls Builders and Developers Limited)	31-Mar-13 31-Mar-12	- -	- -	- -	- -	657,141,100 496,241,100	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Indiabulls Multiplex Services Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	51,124,497 51,124,497	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Lenus Constructions Limited	31-Mar-13 31-Mar-12	- -	- -	- -	- -	15,723,445 22,198,445	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

### vi) Statement of Material Transactions: (contd.)

Name of Companies	Year ended	Investment in equity shares of subsidiary companies	Sale of investment in equity shares of subsidiary companies	Redemption of debentures of subsidiary company	Allotment of equity shares	Inter corporate deposits given (maximum outstanding balance)	Other receivable (maximum outstanding balance)	Inter corporate deposits taken (maximum outstanding balance)	Interest Income	Income from real estate project advisory construction services	Dividend income	Construction contract expenses/(credit)	Brokerage expense reimbursed by	Remuneration	Rent and maintenance expenses	Interest expenses
Nigiri Resources Limited	31-Mar-13	-	-	-	-	2,328,100	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	2,316,100	-	-	-	-	-	-	-	-	-	-
Indiabulls Home Developers Limited	31-Mar-13	-	-	-	-	330,200	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	378,200	-	-	-	-	-	-	-	-	-	-
Fanta Land Development Limited	31-Mar-13	-	-	-	-	55,448,703	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	55,386,703	-	-	-	-	-	-	-	-	-	-
Kalsha Developers Limited (formerly Karakoram Developers Limited)	31-Mar-13	-	-	-	-	1,309,671	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	1,247,671	-	-	-	-	-	-	-	-	-	-
Athens Buildwell Limited	31-Mar-13	-	-	-	-	108,917,319	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	108,942,319	-	-	-	-	-	-	-	-	-	-
Lucina Buildwell Limited	31-Mar-13	-	-	-	-	171,413,571	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	171,322,571	-	-	-	-	-	-	-	-	-	-
Selene Buildwell Limited	31-Mar-13	-	-	-	-	23,711,350	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	23,649,350	-	-	-	-	-	-	-	-	-	-
Triton Buildwell Limited	31-Mar-13	-	-	-	-	78,945,732	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	78,938,732	-	-	-	-	-	-	-	-	-	-
Albasta Developers Limited	31-Mar-13	-	-	-	-	499,706,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	500,070,000	-	-	-	-	-	-	-	-	-	-
Angles Constructions Limited	31-Mar-13	-	-	-	-	199,699,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	200,860,000	-	-	-	-	-	-	-	-	-	-
Mabon Constructions Limited	31-Mar-13	-	-	-	-	29,198,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	999,636,000	-	-	-	-	-	-	-	-	-	-
Nigiri Commercial Estate Limited	31-Mar-13	-	-	-	-	32,334,100	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	32,272,100	-	-	-	-	-	-	-	-	-	-
Nigiri Infrastructure Projects Limited	31-Mar-13	-	-	-	-	656,945,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	522,794,000	-	-	-	-	-	-	-	-	-	-
Sepset Developers Limited	31-Mar-13	-	-	-	-	529,318,100	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	527,461,100	-	-	-	-	-	-	-	-	-	-
Mariana Real Estate Limited	31-Mar-13	-	-	-	-	499,562,100	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	500,000,100	-	-	-	-	-	-	-	-	-	-
Kenneth Builders & Developers Limited	31-Mar-13	-	-	-	-	114,801,100	-	-	16,604,956	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	139,100,100	-	-	15,241,765	-	-	-	-	-	-	-
Albasta Real Estate Limited	31-Mar-13	-	-	-	-	19,277,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	19,725,000	-	-	-	-	-	-	-	-	-	-
Lenus Real Estate Limited	31-Mar-13	-	-	-	-	556,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	1,000,000	-	-	-	-	-	-	-	-	-	-
Mabon Infrastructure Limited	31-Mar-13	-	-	-	-	249,727,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	250,000,000	-	-	-	-	-	-	-	-	-	-
Aurora Builders and Developers Limited	31-Mar-13	-	-	-	-	50,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Linnet Infrastructure Limited	31-Mar-13	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Linnet Developers Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Linnet Properties Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ecésia Developers Limited	31-Mar-13	-	-	-	-	130,000,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-

# NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

## vi) Statement of Material Transactions: (contd.)

Name of Companies	Year ended	Investment in equity shares of subsidiary companies	Sale of investment in equity shares of subsidiary companies	Redemption of debentures of subsidiary company	Allotment of equity shares	Inter corporate deposits given (maximum outstanding balance)	Other receivable (maximum outstanding balance)	Inter corporate deposits taken (maximum outstanding balance)	Interest Income	Income from real estate project advisory/ construction services	Dividend income	Construction contract expenses/(credit)	Brokerage expense re-imbursed by	Remuneration	Rent and main-tenance expenses	Interest expenses
Edesia Real Estate Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Indiabulls Commercial Builders Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Indiabulls Real Estate Developers Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Indiabulls Real Estate Builders Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parmida Infrastructure Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parmida Developers Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parmida Properties Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lorena Infrastructure Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lorena Real Estate Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nerissa Infrastructure Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nerissa Developers Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Majesta Properties Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Majesta Constructions Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nerissa Constructions Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Limnet Constructions Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Limnet Real Estate Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Edesia Constructions Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Edesia Infrastructure Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Edesia Properties Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Indiabulls Housing and Constructions Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Indiabulls InfraBuild Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parmida Constructions Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lorena Developers Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lorena Builders Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-

## NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

vi) Statement of Material Transactions: (contd.)

Name of Companies	Year ended	Investment in equity shares of subsidiary companies	Sale of investment in equity shares of subsidiary companies	Redemption of debentures of subsidiary company	Allotment of equity shares	Inter corporate deposits given (maximum outstanding balance)	Other receivable (maximum outstanding balance)	Inter corporate deposits taken (maximum outstanding balance)	Interest Income	Income from real estate project advisory/ construction services	Dividend Income	Construction contract expenses/(credit)	Brokerage expense re-imbursed by	Remuneration	Rent and maintenance expenses	Interest expenses
Parmida Real Estate Limited	31-Mar-13	-	-	-	-	1,141,450,000	-	-	3,630,987	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	760,950,000	-	-	4,006,148	-	-	-	-	-	-	-
Lorena Constructions Limited	31-Mar-13	-	-	-	-	79,642,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	32,500,000	-	-	-	-	-	-	-	-	-	-
Majesta Developers Limited	31-Mar-13	-	-	-	-	25,812,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	25,800,000	-	-	-	-	-	-	-	-	-	-
Majesta Infrastructure Limited	31-Mar-13	-	-	-	-	81,972,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	81,650,000	-	-	-	-	-	-	-	-	-	-
Majesta Builders Limited	31-Mar-13	-	-	-	-	83,072,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	81,400,000	-	-	-	-	-	-	-	-	-	-
Nerissa Real Estate Limited	31-Mar-13	-	-	-	-	41,982,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	39,850,000	-	-	-	-	-	-	-	-	-	-
Nerissa Properties Limited	31-Mar-13	-	-	-	-	11,322,000	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	500,000	-	-	-	8,600,000	-	-	-	-	-	-	-	-	-	-
Jwalaji Buildtech Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	400,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Yashita Buildcom Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	400,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subsidiaries of Associate</b>																
Indiabulls Properties Private Limited	31-Mar-13	-	-	-	-	-	-	-	-	337,640,990	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	-	-	-	-	560,081,419	-	-	-	-	-	-
Indiabulls Real Estate Company Private Limited	31-Mar-13	-	-	-	-	-	-	-	-	227,245,546	-	-	-	-	274,415,919	-
	31-Mar-12	-	-	-	-	-	-	-	-	107,917,560	-	-	-	-	269,681,076	-
<b>Enterprises over which Key Management Personnel have significant influence (EPC / Construction Companies)</b>																
IIC Limited	31-Mar-13	-	-	-	-	-	-	-	-	150,000,000	-	(10,542,148)	-	-	-	-
	31-Mar-12	-	-	-	-	-	-	-	-	150,000,000	-	111,431,673	-	-	-	-
INMF Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Enterprises over which Key Management Personnel have significant influence (Other Companies)</b>																
Powerscreen Media Private Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	922,806,877	-	-	-	-	-	-	-	-	-	-
Dahlia Infrastructure Private Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	420,389,799	-	-	-	-	-	-	-	-	-	-
Laurel Energistics Private Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	671,598,338	-	-	-	-	-	-	-	-	-	-
Daisy Projects Private Limited	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	31-Mar-12	-	-	-	-	671,598,338	-	-	-	-	-	-	-	-	-	-
<b>Key Management Personnel</b>																
Narendra Gehlaut	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	26,812,805	-	-
	31-Mar-12	-	-	-	-	-	-	-	-	-	-	-	-	9,960,000	-	-
Vipul D Bansal	31-Mar-13	-	-	-	-	-	-	-	-	-	-	-	-	7,480,000	-	-
	31-Mar-12	-	-	-	-	-	-	-	-	-	-	-	-	8,200,000	-	-
<b>Total</b>	31-Mar-13	120,000,000	7,000,000	270,000,000	-	34,208,047,021	256,269,256	788,500,000	1,289,248,192	1,155,355,596	750,000,000	(9,676,623)	15,663,119	34,292,805	274,415,919	59,313,784
	31-Mar-12	217,300,000	500,000	-	-	55,671,019,758	-	1,312,000,000	637,190,643	1,310,569,361	-	111,431,673	-	181,800,000	269,681,076	35,250,970

Figures in previous years are stated in lakhs.

\*Companies disposed off during the financial year 2012-13.

\*Pursuant to and in terms of the Court approved Scheme of Arrangement (Scheme), Indiabulls Infrastructure Development Limited (IIDL), a subsidiary of the Company got amalgamated with Indiabulls Power Limited (IPL) with effect from April 01, 2012, the Appointed Date under the said Scheme. In accordance with AS 18, disclosures in respect of transactions with identified related parties are given only for such period during which such relationships existed. Related party relationships as given above are as identified by the Company and have been relied upon by the auditors.

# NOTES FORMING PART OF FINANCIAL STATEMENTS OF INDIABULLS REAL ESTATE LIMITED FOR THE YEAR ENDED MARCH 31, 2013 (contd.)

(All Amounts in Indian Rupees, except share data and where otherwise stated)

## 32 Expenditure in foreign currency:

Particulars	For the year ended March 31, 2013	For the year ended March 31, 2012
Travelling and conveyance	614,565	1,157,436
Rent	2,236,208	-
Professional fees	2,145,062	4,062,755
Others	6,956,076	3,143,407
<b>Total</b>	<b>11,951,911</b>	<b>8,363,598</b>

- 33** The Company's primary business segment is reflected based on principal business activities carried on by the Company i.e. purchase, sale, dealing, construction and development of real estate projects and all other related activities. The Company operates in domestic market only. Considering the nature of Company's business and operations and based on the information available with the management no further disclosures are required in respect of reportable segments, under Accounting Standard 17 (AS 17) – "Segment Reporting" as notified under the Companies (Accounting Standards) Rules, 2006, other than those already provided in the financial statements.
- 34** The Company has not entered into any derivatives instruments during the year. Foreign currency exposures not hedged as at March 31, 2013 towards Investment of ₹ 10,919,106,792 [GBP 135,809,000 and Euro 1,000] (Previous year ₹ 10,919,106,792 (GBP 135,809,000 and Euro 1,000)).
- 35** The Company considers its investment in subsidiaries and other as strategic and long term in nature and accordingly, in the view of the management, any decline in value of such long-term investments in subsidiaries is considered as temporary in nature and hence no provision is considered necessary
- 36** In the opinion of the Board of Directors, all current assets and long term loans & advances, appearing in the balance sheet as at March 31, 2013, have a value on realization, in the ordinary course of the Company's business, at least equal to the amount at which they are stated in the financial statements. In the opinion of the board of directors, no provision is required to be made against the recoverability of these balances.
- 37** Previous year figures have been regrouped and/or reclassified wherever necessary to conform to those of the current year grouping and/or classification.

As per our report of even date

For **Sharma Goel & Co.**  
Chartered Accountants  
FRN: 000643N

For and on behalf of the Board

**Amar Mittal**  
Partner  
Membership No: 017755

**Narendra Gehlaut**  
Managing Director

**Rajiv Rattan**  
Director

**Ravi Telkar**  
Company Secretary

Place : New Delhi  
Date: April 25, 2013

Place : New Delhi  
Date: April 25, 2013

**Statement pursuant to Section 212 (1) (e) of the Companies Act, 1956, relating to Company's interest in Subsidiary Companies for the financial year 2012-2013**
**Amount (₹)**

Name of the Subsidiary Company	Financial year / period ending of the Subsidiary Companies	Date from which they became Subsidiary Companies	Holding Company's interest Number of shares held (Equity Shares of Rs. 10 each unless stated otherwise)	Extent of Holding	The net aggregate amount of profits / (losses) so far as it concerns the members of the Holding Company	
					a. Not dealt with in the Holding Company Accounts	b. Dealt with in the Holding Company Accounts
					i) For the Financial Year ended 31st March 2013	ii) For the previous financial years of the Subsidiary Companies since they become Holding Company's subsidiaries
Lorena Infrastructure Limited*	31-Mar-13	6-Jul-11	-	-	(2,111,064)	(33,226)
Lorena Real Estate Limited*	31-Mar-13	6-Jul-11	-	-	(1,782,295)	(33,226)
Majesta Builders Limited*	31-Mar-13	16-Sep-11	-	-	(135,202)	(34,471)
Majesta Constructions Limited*	31-Mar-13	16-Sep-11	-	-	(595,475)	(34,471)
Majesta Developers Limited*	31-Mar-13	16-Sep-11	-	-	(20,133)	(34,306)
Majesta Infrastructure Limited*	31-Mar-13	16-Sep-11	-	-	(20,133)	(34,471)
Majesta Properties Limited*	31-Mar-13	16-Sep-11	-	-	(2,111,448)	(35,561)
Nerissa Constructions Limited*	31-Mar-13	21-Sep-11	-	-	(1,419,452)	(34,806)
Nerissa Developers Limited*	31-Mar-13	16-Sep-11	-	-	(20,133)	(34,306)
Nerissa Infrastructure Limited	31-Mar-13	16-Sep-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(1,590,255)	(34,306)
Nerissa Properties Limited*	31-Mar-13	16-Sep-11	-	-	(1,172,454)	(34,306)
Nerissa Real Estate Limited*	31-Mar-13	16-Sep-11	-	-	(472,913)	(34,416)
Parmida Constructions Limited	31-Mar-13	10-Jun-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,033)	(57,926)
Parmida Developers Limited	31-Mar-13	29-Jun-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,033)	(33,226)
Parmida Infrastructure Limited	31-Mar-13	29-Jun-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,333)	(34,870)
Parmida Properties Limited	31-Mar-13	13-Jun-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(21,333)	(32,926)
Parmida Real Estate Limited	31-Mar-13	19-Jul-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(459,302)	(95,029)
IPMT (Mauritius) Limited*	31-Mar-13	27-Dec-12	-	-	(231,180)	-
IPMT Limited*	31-Mar-13	22-May-12	-	-	(8,852,369)	-
Yashita Buildcon Limited	31-Mar-13	17-Feb-12	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(17,940)	(50,656)
Aurora Land Development Limited*	April 01, 2012 to Sept. 24, 2012	19-Jul-06	-	-	10,881,310	(13,026,538)
Nilgiri Infrastructure Development Limited*	31-Mar-13	5-May-06	-	-	(68,388)	(138,214,910)
Ashkit Real Estate Limited	31-Mar-13	14-Jan-08	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(68,388)	(242,029)
Elena Real Estate Limited	31-Mar-13	31-Aug-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,426)	(758,250)
Indiabulls Buildcon Limited	31-Mar-13	17-May-06	668,920 Equity shares of face value of Rs. 10 each fully paid up	100%	3,240,533	174,934,528



## Statement pursuant to Section 212 (1) (e) of the Companies Act, 1956, relating to Company's interest in Subsidiary Companies for the financial year 2012-2013 (contd.) Amount (₹)

The net aggregate amount of profits / (losses) so far as it concerns the members of the Holding Company							
Name of the Subsidiary Company	Financial year / period ending of the Subsidiary Companies	Date from which they became Subsidiary Companies	Holding Company's interest Number of shares held [Equity Shares of Rs. 10 each unless stated otherwise)	Extent of Holding	a. Not dealt with in the Holding Company Accounts		b. Dealt with in the Holding Company Accounts
					i) For the Financial Year ended 31st March 2013	ii) For the previous financial years of the Subsidiary Companies since they become Holding Company's subsidiaries	
Juventus Properties Limited*	31-Mar-13	28-Jun-06	-	-	(114,394)	(4,128,661)	NIL
Nilgiri Infraestate Limited	31-Mar-13	15-May-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(68,688)	(310,378)	NIL
Sepset Developers Limited	31-Mar-13	12-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(68,688)	(159,331)	NIL
Albasta Real Estate Limited	31-Mar-13	17-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(17,826)	(123,604)	NIL
Karakoram Properties Limited**	31-Mar-13	7-Jul-06	-	-	(127,396)	(468,039)	NIL
Nilgiri Land Development Limited*	31-Mar-13	20-Nov-06	-	-	(36,819)	(673,232)	NIL
Varali Properties Limited	31-Mar-13	8-May-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(8,622,140)	(2,421,241)	NIL
Apesh Real Estate Limited	31-Mar-13	8-May-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,126)	(181,146)	NIL
Ib Holdings Limited (formerly Fornax Properties Limited)	31-Mar-13	31-Aug-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(6,588,571)	(190,160,036)	NIL
Indiabulls Hotel Properties Limited	31-Mar-13	7-Jun-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(17,990)	(321,702)	NIL
Lenus Properties Limited	31-Mar-13	11-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(807,961)	(2,553,927)	NIL
Nilgiri Infrastructure Projects Limited	31-Mar-13	31-May-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(6,050,275)	(1,675,851)	NIL
Showell Holdings Limited	31-Mar-13	19-Nov-07	1,000 Equity shares of face value of Euro 1 each fully paid up	100%	(380,321)	12,016,477,319	NIL
Albasta Infrastructure Limited	31-Mar-13	17-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(28,497)	(83,122)	NIL
Ariston Investments Sub C Limited*	31-Mar-13	19-Dec-06	-	-	(2,998,765)	(22,088,730)	NIL
Chloris Constructions Limited	31-Mar-13	31-Aug-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,126)	(109,172)	NIL
Indiabulls Home Developers Limited	31-Mar-13	4-Jan-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(19,226)	(821,013)	NIL
Ivonne Real Estate Limited (formerly Indiabulls Town Developers Limited)	31-Mar-13	12-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,726)	(156,516)	NIL
Lucina Properties Limited*	31-Mar-13	28-Jun-06	-	-	(149,817)	(1,055,345)	NIL
Nilgiri Infrastructure Limited*	31-Mar-13	20-Nov-06	-	-	(142,134)	(1,207,681)	NIL
Selene Estate Limited	31-Mar-13	19-Jul-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	51%	(38,358,689)	23,240,242	NIL

**Statement pursuant to Section 212 (1) (e) of the Companies Act, 1956, relating to Company's interest in Subsidiary Companies for the financial year 2012-2013 (contd.) Amount (₹)**

Name of the Subsidiary Company	Financial year / period ending of the Subsidiary Companies	Date from which they became Subsidiary Companies	Holding Company's interest Number of shares held (Equity Shares of Rs. 10 each unless stated otherwise)	Extent of Holding	The net aggregate amount of profits / (losses) so far as it concerns the members of the Holding Company	
					a. Not dealt with in the Holding Company Accounts	b. Dealt with in the Holding Company Accounts
					i) For the Financial Year ended 31st March 2013	ii) For the previous financial years of the Subsidiary Companies since they become Holding Company's subsidiaries
Gallium Builders And Developers Limited (formerly Triton Builders And Developers Limited)*	31-Mar-13	22-Jun-06	-	-	(101,703)	(569,733)
Airmid Developers Limited	31-Mar-13	8-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	51%	(13,356,928)	18,544,022
Cltra Developers Limited	31-Mar-13	8-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	53,22,74	62,606,639
Ceres Properties Limited	31-Mar-13	20-Jul-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(651,832)	3,491,373
Makala Infrastructure Limited (formerly Indiabulls Builders and Developers Limited)	31-Mar-13	1-Jun-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(5,690,740)	(345,165)
Nilgiri Lands Limited*	31-Mar-13	20-Nov-06	-	-	(77,723)	(510,794)
Triton Infrastructure Limited*	31-Mar-13	8-Aug-06	-	-	(113,032)	(398,628)
Aurora Builders And Developers Limited	31-Mar-13	22-Jun-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(16,497)	(253,571)
Fama Estate Limited*	31-Mar-13	7-Jul-06	-	-	(173,032)	(1,204,161)
Indiabulls Communication Infrastructure Limited	31-Mar-13	17-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(17,490)	(188,964)
Anadils Land Development Limited (formerly Karakoram Land Development Limited)*	31-Mar-13	17-Aug-06	-	-	(113,539)	(409,335)
Nilgiri Land Holdings Limited*	31-Mar-13	20-Nov-06	-	-	(38,859)	(340,753)
Paidia Infrastructure Limited (formerly Sepset Infrastructure Limited)*	31-Mar-13	12-Oct-07	-	-	(68,695)	(1,158,279,285)
Serida Constructions Limited	31-Mar-13	14-Jan-08	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(163,619)	(469,653)
Alexander Transport Solutions Limited	31-Mar-13	23-Jan-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	36,793	340,310
Indiabulls Estate Limited	31-Mar-13	20-Dec-06	1,670,114 Equity shares of face value of Rs. 10 each fully paid up	51%	(5,694,561)	2,152,159
Lenus Constructions Limited	31-Mar-13	11-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	14,734,995	(14,161,693)
Vrindhyachal Land Development Limited	31-Mar-13	5-Aug-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(71,123)	(479,401)
Grapene Limited*	31-Mar-13	16-Nov-07	-	-	(13,152,326)	23,864,942,192
Ivonne Developers Limited (formerly Indiabulls Property Builders Limited)	31-Mar-13	19-Dec-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(69,288)	(291,406)
Juventus Infrastructure Limited*	31-Mar-13	25-Jul-06	-	-	(181,516)	(505,458)

		The net aggregate amount of profits / (losses) so far as it concerns the members of the Holding Company				Amount (₹)		
Name of the Subsidiary Company	Financial year / period ending of the Subsidiary Companies	Date from which they became Subsidiary Companies	Holding Company's interest Number of shares held (Equity Shares of Rs. 10 each unless stated otherwise)	Extent of Holding	Holding Company Accounts		b. Dealt with in the Holding Company Accounts	
					i) For the Financial Year ended 31st March 2013	ii) For the previous financial years of the Subsidiary Companies since they become Holding Company's subsidiaries		
Lucina Constructions Limited	31-Mar-13	20-Jul-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(16,890)	(257,164)	NIL	NIL
Noble Realtors Limited*	31-Mar-13	1-May-06	-	-	(68,988)	(138,108,868)	NIL	NIL
Triton Buildwell Limited*	31-Mar-13	19-Jul-06	-	-	(101,796)	(531,012)	NIL	NIL
Albina Properties Limited	31-Mar-13	15-Jun-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(103,485)	(6,746,144)	NIL	NIL
Athena Buildwell Limited	31-Mar-13	20-Jul-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(68,988)	(4,399,099)	NIL	NIL
Indiabulls Projects Limited	31-Mar-13	11-Oct-07	100,000,000 Equity shares of face value of Rs. 10 each fully paid up	100%	5,311,236	25,472,909	NIL	NIL
Juventus Estate Limited	31-Mar-13	25-Jul-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	51%	(34,035,213)	(24,864,252)	NIL	NIL
Lucina Buildwell Limited*	31-Mar-13	25-Jul-06	-	-	(136,726)	(1,219,667)	NIL	NIL
Mabon Properties Limited	31-Mar-13	14-Jan-08	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(2,810,773)	(3,089,905)	NIL	NIL
Nilgiri Resources Limited	31-Mar-13	15-May-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(16,590)	(319,773)	NIL	NIL
Sentia Constructions Limited	31-Mar-13	8-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,126)	19,367,045	NIL	NIL
Sepset Properties Limited	April 01, 2012 to Sept. 21, 2012	8-May-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(1,164,456)	(197,258)	NIL	NIL
Tefia Land Development Limited (formerly Triton Land Development Limited)*	31-Mar-13	20-Jul-06	-	-	(196,067)	(954,040)	NIL	NIL
Airmid Aviation Services Private Limited	31-Mar-13	20-Jul-07	5,000,000 Equity Shares of Rs. 10 each fully paid up	100%	(27,148,715)	(548,182,933)	NIL	NIL
Fama Builders And Developers Limited*	31-Mar-13	28-Jun-06	-	-	(180,003)	(829,239)	NIL	NIL
Vindhyaachal Buildwell Limited*	31-Mar-13	19-Jul-06	-	-	(4,753,291)	(91,782)	NIL	NIL
Catherine Builders & Developers Limited*	31-Mar-13	4-Feb-08	-	-	(68,720)	(20,831,869)	NIL	NIL
Flora Land Development Limited	31-Mar-13	5-Aug-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(186,246)	166,208	NIL	NIL
Aedos Real Estate Company Limited (formerly Karakoram Real Estate Company Limited)*	31-Mar-13	8-Aug-06	-	-	(112,939)	(389,594)	NIL	NIL
Serida Properties Limited*	31-Mar-13	14-Jan-08	-	-	(68,988)	(219,945,791)	NIL	NIL
Apesh Constructions Limited	31-Mar-13	7-May-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(21,525,096)	22,178,532	NIL	NIL
Corus Real Estate Limited	31-Mar-13	31-Aug-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(264,661)	5,860,943	NIL	NIL

Name of the Subsidiary Company	Financial year / period ending of the Subsidiary Companies	Date from which they became Subsidiary Companies	Holding Company's interest Number of shares held (Equity Shares of Rs. 10 each unless stated otherwise)	Extent of Holding	The net aggregate amount of profits / (losses) so far as it concerns the members of the Holding Company			Amount (₹)	
					Holding Company				
					a. Not dealt with in the Holding Company Accounts	b. Dealt with in the Holding Company Accounts			
					i) For the Financial Year ended 31st March 2013	ii) For the previous financial years of the Subsidiary Companies since they become Holding Company's subsidiaries	i) For the Financial Year ended 31st March 2013	ii) For the previous financial years of the Subsidiary Companies since they become Holding Company's subsidiaries	
Indiabulls Housing and Land Development Limited	31-Mar-13	17-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%		(17,490)	(187,691)	NIL	NIL
Indiabulls Property Developers Limited	31-Mar-13	12-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%		(18,726)	(145,869)	NIL	NIL
Lenus Real Estate Limited	31-Mar-13	11-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%		(17,826)	(1,036,436)	NIL	NIL
Zeus Builders And Developers Limited*	31-Mar-13	22-Jun-06	-	-		(125,045)	(625,403)	NIL	NIL
Athena Infrastructure Limited	31-Mar-13	2-Aug-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	51%		14,626,741	60,957,936	NIL	NIL
Ceres Estate Limited	31-Mar-13	5-Aug-06	75,000,000 Equity shares of face value of Rs. 10 each fully paid up	100%		(478,648)	55,544,209	NIL	NIL
Platene Infrastructure Limited (formerly Albina Infrastructure Limited)*	31-Mar-13	12-Oct-07	-	-		(69,195)	(2,021,833,776)	NIL	NIL
Hecate Power and Land Development Limited	31-Mar-13	2-Aug-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%		(118,846)	(921,670)	NIL	NIL
Indiabulls Infrastructure Limited	31-Mar-13	20-Dec-06	1,879,598 Equity shares of face value of Rs. 10 each fully paid up	51%		95,355	25,154,029	NIL	NIL
Triton Properties Limited	31-Mar-13	26-Jun-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%		(17,826)	(267,903)	NIL	NIL
Albasta Developers Limited	31-Mar-13	17-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%		(68,388)	(182,307)	NIL	NIL
Devona Developers Limited	31-Mar-13	8-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%		(26,814)	(425,480)	NIL	NIL
Indiabulls Energy Limited	31-Mar-13	13-Sep-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%		(18,086)	(211,050)	NIL	NIL
Juventus Constructions Limited	31-Mar-13	20-Jul-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%		(42,301)	125,908	NIL	NIL
Airmid Real Estate Limited*	April 01, 2012 to Sept. 24, 2012	9-May-07	-	-		(3,605,649)	(14,054,113)	NIL	NIL
Ceres Land Development Limited	31-Mar-13	19-Jul-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%		(81,631)	(283,618)	NIL	NIL
Foundvest Limited*	31-Mar-13	5-Dec-06	-	-		1,021,137	213,278,705	NIL	NIL
Lenus Developers Limited	31-Mar-13	18-Dec-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%		(18,126)	(38,867)	NIL	NIL
Sophia Real Estate Limited	31-Mar-13	7-May-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%		(18,949,229)	(8,380,007)	NIL	NIL

**Statement pursuant to Section 212 (1) (e) of the Companies Act, 1956, relating to Company's interest in Subsidiary Companies for the financial year 2012-2013 (contd.) Amount (₹)**

Name of the Subsidiary Company	Financial year / period ending of the Subsidiary Companies	Date from which they became Subsidiary Companies	Holding Company's interest Number of shares held (Equity Shares of Rs. 10 each unless stated otherwise)	Extent of Holding	The net aggregate amount of profits / (losses) so far as it concerns the members of the Holding Company			
					a. Not dealt with in the Holding Company Accounts		b. Dealt with in the Holding Company Accounts	
					i) For the Financial Year ended 31st March 2013	ii) For the previous financial years of the Subsidiary Companies since they become Holding Company's subsidiaries	i) For the Financial Year ended 31st March 2013	ii) For the previous financial years of the Subsidiary Companies since they become Holding Company's subsidiaries
Manjola Real Estate Limited (formerly Indiabulls Realtors Limited)	31-Mar-13	3-Jan-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(19,226)	(338,540)	NIL	NIL
Lucina Estate Limited*	31-Mar-13	19-Jul-06	-	-	(116,332)	(942,668)	NIL	NIL
Zeus Buildwell Limited	31-Mar-13	2-Aug-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(638,596)	(5,066,500)	NIL	NIL
Zeus Estate Limited	31-Mar-13	2-Aug-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(17,591)	(728,386)	NIL	NIL
Brenformexa Limited*	31-Mar-13	8-Jul-09	-	-	(370,410)	631,454,339	NIL	NIL
IB Assets Limited (formerly Indiabulls Resources Limited)*	31-Mar-13	20-Feb-06	-	-	1,451,096	(5,644,755,586)	NIL	NIL
Indiabulls Lands Limited	31-Mar-13	19-May-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,788)	(390,327)	NIL	NIL
Indiabulls Land Holdings Limited*	31-Mar-13	20-Nov-06	-	-	(36,086)	(535,568)	NIL	NIL
Albasta Constructions Limited	31-Mar-13	17-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(17,826)	(84,784)	NIL	NIL
Echo Facility Services Limited	31-Mar-13	13-Aug-08	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(68,595)	(166,117)	NIL	NIL
Choris Real Estate Limited	31-Mar-13	31-Aug-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(25,917)	(114,472)	NIL	NIL
Lakisha Developers Limited (formerly Indiabulls Greenfield Realities Limited)	31-Mar-13	15-Jun-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(16,962)	(1,571,553)	NIL	NIL
Indiabulls Property Management Trustee Pte. Limited*	31-Mar-13	2-Nov-07	-	-	190,906,274	551,489,759	NIL	NIL
Lucina Builders and Developers Limited*	31-Mar-13	22-Jun-06	-	-	(190,522)	(709,502)	NIL	NIL
Sylvanus Properties Limited	31-Mar-13	25-Jun-06	10,000,000 Equity shares of face value of Rs. 10 each fully paid up	100%	456,357,506	(19,572,474)	NIL	NIL
Ashkit Developers Limited	31-Mar-13	15-Jan-08	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(17,826)	(600,555)	NIL	NIL
Diana Land Development Limited	31-Mar-13	25-Jul-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(27,435)	(253,382)	NIL	NIL
Indiabulls Industrial Infrastructure Limited	31-Mar-13	10-Oct-06	65,000,000 Equity shares of face value of Rs. 10 each fully paid up	89.01%	22,719,894	(10,241,647)	NIL	NIL
Mabon Developers Limited	31-Mar-13	16-Jan-08	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(68,388)	(388,117)	NIL	NIL
Zeus Properties Limited*	31-Mar-13	29-Jun-06	-	-	(113,032)	(2,042,160)	NIL	NIL
Hermes Builders And Developers Limited	31-Mar-13	22-Jun-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(17,826)	(253,051)	NIL	NIL

**Statement pursuant to Section 212 (1) (e) of the Companies Act, 1956, relating to Company's interest in Subsidiary Companies for the financial year 2012-2013 (contd.) Amount (₹)**

The net aggregate amount of profits / (losses) so far as it concerns the members of the Holding Company							
Name of the Subsidiary Company	Financial year / period ending of the Subsidiary Companies	Date from which they became Subsidiary Companies	Holding Company's interest Number of shares held [Equity Shares of Rs. 10 each unless stated otherwise)	Extent of Holding	a. Not dealt with in the Holding Company Accounts		b. Dealt with in the Holding Company Accounts
					i) For the Financial Year ended 31st March 2013	ii) For the previous financial years of the Subsidiary Companies since they become Holding Company's subsidiaries	
Lorita Developers Limited (formerly Serida Developers Limited)*	31-Mar-13	19-May-08	-	-	(63,738)	(2,136,542,815)	NIL
Selene Builders And Developers Limited	31-Mar-13	22-Jun-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(22,826)	(262,376)	NIL
Fama Infrastructure Limited	31-Mar-13	20-Jul-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,542)	(280,532)	NIL
Indiabulls Infraestate Limited	31-Mar-13	4-Jan-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	88.43%	(822,808,479)	(149,847,624)	NIL
Lenus Infrastructure Limited	31-Mar-13	17-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(32,224)	2,307,460	NIL
Selene Properties Limited*	31-Mar-13	26-Jun-06	-	-	(101,796)	(445,670)	NIL
Citra Properties Limited	31-Mar-13	8-May-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	51%	314,639	8,896,324	NIL
Indiabulls Housing Developers Limited	31-Mar-13	11-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,726)	(189,608)	NIL
Indiabulls Realty Company Limited	31-Mar-13	11-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	2,106,470	209,459,419	NIL
Lucina Land Development Limited	31-Mar-13	25-Jul-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	897,623,998	2,429,390,099	NIL
Triton Estate Limited	31-Mar-13	7-Jul-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(17,826)	(232,913)	NIL
Askrit Properties Limited	31-Mar-13	14-Jan-08	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(17,826)	(318,873)	NIL
Elena Properties Limited	31-Mar-13	31-Aug-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,426)	6,801,793	NIL
Indiabulls Infrastructure Projects Limited*	31-Mar-13	20-Nov-06	-	-	(35,815)	(372,478)	NIL
Mariana Constructions Limited	31-Mar-13	15-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(68,388)	(12,099,764)	NIL
Sophia Constructions Limited	31-Mar-13	7-May-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(2,410,690)	(219,420)	NIL
Devona Properties Limited*	31-Mar-13	9-May-07	-	-	(22,026)	(142,384)	NIL
Indiabulls Commercial Estate Limited*	31-Mar-13	20-Nov-06	-	-	(141,146)	(415,120)	NIL
Mabon Constructions Limited	31-Mar-13	14-Jan-08	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(68,388)	(162,121)	NIL
Selene Infrastructure Limited	31-Mar-13	21-Jul-06	10,000,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(1,600,317)	57,853,568	NIL

## Statement pursuant to Section 212 (1) (e) of the Companies Act, 1956, relating to Company's interest in Subsidiary Companies for the financial year 2012-2013 (contd.) Amount (₹)

The net aggregate amount of profits / (losses) so far as it concerns the members of the Holding Company									
Name of the Subsidiary Company	Financial year / period ending of the Subsidiary Companies	Date from which they became Subsidiary Companies	Holding Company's interest Number of shares held [Equity Shares of Rs. 10 each unless stated otherwise]	Extent of Holding	a. Not dealt with in the Holding Company Accounts		b. Dealt with in the Holding Company Accounts		
					i) For the Financial Year ended 31st March 2013	ii) For the previous financial years of the Subsidiary Companies since they become Holding Company's subsidiaries	i) For the Financial Year ended 31st March 2013	ii) For the previous financial years of the Subsidiary Companies since they become Holding Company's subsidiaries	
Devona Infrastructure Limited*	31-Mar-13	12-Oct-07	-	-	(8,659,113)	(128,777,405)	NIL	NIL	NIL
Angina Properties Limited	31-Mar-13	9-May-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(69,288)	(4,500,289)	NIL	NIL	NIL
Fornax Constructions Limited	31-Mar-13	31-Aug-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(14,915)	(220,853)	NIL	NIL	NIL
Ivonne Infrastructure Limited (formerly Indiabulls Land Development Limited)	31-Mar-13	19-May-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	1,261,179	(326,622)	NIL	NIL	NIL
Vornie Real Estate Limited (formerly Serida Real Estate Limited)*	31-Mar-13	14-Jan-08	-	-	(69,695)	(1,583,292,873)	NIL	NIL	NIL
Sentia Real Estate Limited	31-Mar-13	7-May-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(25,313,576)	18,468,270	NIL	NIL	NIL
Dev Property Development Limited	31-Mar-13	20-Dec-06	138,000,000 Fully paid Equity Shares of face Value 1 pence in GBP each	100%	3,520,952	27,316,264	NIL	NIL	NIL
Lakisha Infrastructure Limited (formerly Indiabulls InfraDevelopers Limited)	31-Mar-13	11-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(17,490)	(191,119)	NIL	NIL	NIL
Mabon Infrastructure Limited	31-Mar-13	14-Jan-08	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(68,388)	(204,041)	NIL	NIL	NIL
Selene Constructions Limited	31-Mar-13	20-Jul-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	51%	(3,767,099)	23,343,089	NIL	NIL	NIL
Varali Developers Limited*	31-Mar-13	12-Oct-07	-	-	(99,014)	1,324,294	NIL	NIL	NIL
Athena Land Development Limited	31-Mar-13	20-Jul-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(68,688)	4,320,414	NIL	NIL	NIL
Fama Construction Limited*	31-Mar-13	19-Jul-06	-	-	(998,764)	(1,338,964)	NIL	NIL	NIL
Hermes Properties Limited	31-Mar-13	26-Jun-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,209)	(280,360)	NIL	NIL	NIL
Indiabulls Malls Limited	31-Mar-13	7-Feb-08	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(17,990)	(158,171)	NIL	NIL	NIL
Lavone Builders And Developers Limited (formerly Juventus Builders And Developers Limited)*	31-Mar-13	26-Jun-06	-	-	(112,939)	(818,734)	NIL	NIL	NIL
Mariana Properties Limited	31-Mar-13	17-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(68,388)	(198,231)	NIL	NIL	NIL
Selene Buildwell Limited*	31-Mar-13	20-Jul-06	-	-	(102,096)	181,767	NIL	NIL	NIL
Albasta Properties Limited	31-Mar-13	10-May-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(49,502)	(602,778)	NIL	NIL	NIL
Diana Infrastructure Limited	31-Mar-13	19-Jul-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(181,300)	50,154,645	NIL	NIL	NIL



Statement pursuant to Section 212 (1) (e) of the Companies Act, 1956, relating to Company's interest in Subsidiary Companies for the financial year 2012-2013 (contd.) Amount (₹)

Name of the Subsidiary Company	Financial year / period ending of the Subsidiary Companies	Date from which they became Subsidiary Companies	Holding Company's interest Number of shares held (Equity Shares of Rs. 10 each unless stated otherwise)	Extent of Holding	The net aggregate amount of profits / (losses) so far as it concerns the members of the Holding Company		
					a. Not dealt with in the Holding Company Accounts		b. Dealt with in the Holding Company Accounts
					i) For the Financial Year ended 31st March 2013	ii) For the previous financial years of the Subsidiary Companies since they become Holding Company's subsidiaries	
Serida Infrastructure Limited*	31-Mar-13	14-Jan-08	-	-	(69,788)	(530,739,111)	NIL
Mabon Real Estate Limited	31-Mar-13	14-Jan-08	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(68,903)	(187,923)	NIL
Indiabulls Constructions Limited	31-Mar-13	13-Jun-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(43,837,966)	145,212,005	NIL
Ariston Investments Limited*	31-Mar-13	19-Jan-06	-	-	24,373,482	2,341,065,443	NIL
Arianca Limited*	31-Mar-13	26-Aug-08	-	-	(7,534,839)	(18,172,306)	NIL
Diana Buildwell Limited	31-Mar-13	20-Jul-06	100,000 Equity shares of face value of Rs. 10 each fully paid up	66.00%	(711,034)	187,186,203	NIL
Indiabulls Infratech Limited	31-Mar-13	3-Jan-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(15,342,579)	6,937,513	NIL
Mariana Developers Limited	31-Mar-13	15-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(102,185)	(253,363)	NIL
Varali Real Estate Limited	31-Mar-13	8-May-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,126)	(442,849)	NIL
Bridget Builders And Developers Limited*	31-Mar-13	20-Nov-06	-	-	(21,809)	433,086	NIL
Fama Properties Limited	31-Mar-13	25-Jun-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	294,270	(1,006,919)	NIL
Indiabulls Commercial Properties Limited*	31-Mar-13	3-Jan-07	-	-	(8,872)	(351,735)	NIL
Juventus Land Development Limited	31-Mar-13	25-Jul-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(19,386)	(326,015)	NIL
Nilgiri Buildwell Limited*	31-Mar-13	5-May-06	-	-	(134,158)	(613,668)	NIL
Selene Land Development Limited	31-Mar-13	20-Jul-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(26,641)	(664,901)	NIL
Albina Real Estate Limited*	31-Mar-13	7-May-07	-	-	(76,545,077)	809,226,245	NIL
Karakoram Buildwell Limited*	31-Mar-13	5-Aug-06	-	-	(113,632)	(629,562)	NIL
Sepset Real Estate Limited*	April 01, 2012 to Sept. 24, 2012	7-May-07	-	-	(2,664,897)	(7,492,606)	NIL
Vindhyachal Infrastructure Limited	31-Mar-13	28-Jul-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(19,674)	215,386	NIL
Angina Real Estate Limited	31-Mar-13	7-May-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(96,191)	(989,345)	NIL
Elena Constructions Limited	31-Mar-13	31-Aug-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	11,767,446	161,952,681	NIL
Indiabulls Natural Resources Limited	31-Mar-13	15-May-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,491)	(320,446)	NIL

## Statement pursuant to Section 212 (1) (e) of the Companies Act, 1956, relating to Company's interest in Subsidiary Companies for the financial year 2012-2013 (contd.) Amount (₹)

The net aggregate amount of profits / (losses) so far as it concerns the members of the Holding Company							
Name of the Subsidiary Company	Financial year / period ending of the Subsidiary Companies	Date from which they became Subsidiary Companies	Holding Company's interest Number of shares held [Equity Shares of Rs. 10 each unless stated otherwise)	Extent of Holding	a. Not dealt with in the Holding Company Accounts		b. Dealt with in the Holding Company Accounts
					i) For the Financial Year ended 31st March 2013	ii) For the previous financial years of the Subsidiary Companies since they become Holding Company's subsidiaries	
Lakisha Real Estate Limited (formerly Indiabulls Realcon Limited)	31-Mar-13	3-Jan-07	10,000,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(47,952,531)	(17,346,566)	NIL
Kaish Buldwel Limited*	31-Mar-13	8-Aug-06	-	-	(114,375)	(418,130)	NIL
Mariana Infrastructure Limited	31-Mar-13	17-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	245,432	116,875	NIL
Varali Infrastructure Limited	31-Mar-13	12-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(16,890)	(322,889)	NIL
Athens Builders And Developers Limited	31-Mar-13	26-Jun-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	1,465,035	(2,250,095)	NIL
Maximus Entertainments Limited	31-Mar-13	1-Mar-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(54,328)	(275,848)	NIL
Ashkit Constructions Limited*	31-Mar-13	14-Jan-08	-	-	19,123	(624,665,245)	NIL
Indiabulls Multiplex Services Limited	31-Mar-13	5-Sep-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(376,014)	(48,555,811)	NIL
Juventus Buildwell Limited*	April 01, 2012 to April 30, 2012	20-Jul-06	-	-	-	(860,695)	NIL
Mariana Real Estate Limited	31-Mar-13	17-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(17,826)	(42,071)	NIL
Sentia Infrastructure Limited	31-Mar-13	12-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	516,465	41,475,660	NIL
Airmid Properties Limited	31-Mar-13	7-May-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(47,626)	(152,714)	NIL
Ceres Infrastructure Limited	31-Mar-13	12-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(60,525)	(446,371)	NIL
Fornax Real Estate Limited	31-Mar-13	5-Sep-07	98,039 Equity shares of face value of Rs. 10 each fully paid up	100%	(40,579,405)	268,573,838	NIL
Indiabulls Developers and Infrastructure Limited	31-Mar-13	18-Dec-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,726)	(195,402)	NIL
Kaitha Developers Limited (formerly Karakoram Developers Limited)*	31-Mar-13	4-Jul-06	-	-	(102,003)	(387,019)	NIL
Nigiri Commercial Estate Limited	31-Mar-13	6-May-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(68,988)	(578,270)	NIL
Sentia Developers Limited	31-Mar-13	8-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(68,660)	(179,216)	NIL
Varali Constructions Limited	31-Mar-13	7-May-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(624,287)	(674,431)	NIL

**Statement pursuant to Section 212 (1) (e) of the Companies Act, 1956, relating to Company's interest in Subsidiary Companies for the financial year 2012-2013 (contd.) Amount (₹)**

Name of the Subsidiary Company	Financial year / period ending of the Subsidiary Companies	Date from which they became Subsidiary Companies	Holding Company's interest Number of shares held (Equity Shares of Rs. 10 each unless stated otherwise)	Extent of Holding	The net aggregate amount of profits / (losses) so far as it concerns the members of the Holding Company			
					a. Not dealt with in the Holding Company		b. Dealt with in the Holding Company	
					i) For the Financial Year ended 31st March 2013	ii) For the previous financial years of the Subsidiary Companies since they become Holding Company's subsidiaries	i) For the Financial Year ended 31st March 2013	ii) For the previous financial years of the Subsidiary Companies since they become Holding Company's subsidiaries
Angles Constructions Limited	31-Mar-13	17-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(68,988)	(173,982)	NIL	NIL
Manjola Infrastructure Limited (formerly Indiabulls Estate Developers Limited)	31-Mar-13	4-Jan-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(17,490)	(318,679)	NIL	NIL
Indiabulls Software Parks Limited	31-Mar-13	3-Jan-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(19,257)	(355,325)	NIL	NIL
Nav Vahan Autotech Limited	31-Mar-13	19-Jan-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(25,143)	250,744	NIL	NIL
Airmid Infrastructure Limited	31-Mar-13	8-Oct-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(3,290,875)	(6,311,395)	NIL	NIL
Apesh Properties Limited	31-Mar-13	7-May-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(620,647)	(983,434)	NIL	NIL
Ceres Constructions Limited	31-Mar-13	5-Aug-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(21,210)	(439,066)	NIL	NIL
Fama Land Development Limited*	31-Mar-13	8-Aug-06	-	-	(113,032)	(411,067)	NIL	NIL
Indiabulls Engineering Limited*	31-Mar-13	20-Nov-06	-	-	(35,576)	(501,266)	NIL	NIL
Indiabulls Road And Infrastructure Services Limited (formerly Indiabulls Buildwell Limited)	31-Mar-13	3-Jan-07	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,726)	(406,206)	NIL	NIL
Kenneth Builders & Developers Limited*	31-Mar-13	4-Feb-08	-	-	(13,422,387)	(20,211,611)	NIL	NIL
Milky way Buildcon Limited*	31-Mar-13	27-Apr-07	-	-	(68,895)	(330,368)	NIL	NIL
Shivalik Properties Limited	31-Mar-13	4-Jul-06	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(989,770)	(633,734)	NIL	NIL
Vindhyaal Developers Limited*	31-Mar-13	28-Jun-06	-	-	(1,270,439)	764,129	NIL	NIL
Edesia Constructions Limited	31-Mar-13	6-Apr-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(22,522)	(54,986)	NIL	NIL
Edesia Developers Limited	31-Mar-13	5-Apr-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,754)	(54,986)	NIL	NIL
Edesia Infrastructure Limited	31-Mar-13	5-Apr-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,522)	(55,486)	NIL	NIL
Edesia Properties Limited	31-Mar-13	5-Apr-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,426)	(33,176)	NIL	NIL
Edesia Real Estate Limited*	31-Mar-13	5-Apr-11	-	-	11,689	(18,448)	NIL	NIL
Indiabulls Commercial Builders Limited	31-Mar-13	30-Apr-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(20,726)	(130,286)	NIL	NIL
Indiabulls Housing and Constructions Limited	31-Mar-13	30-Apr-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	4,274	(119,854)	NIL	NIL

**Statement pursuant to Section 212 (1) (e) of the Companies Act, 1956, relating to Company's interest in Subsidiary Companies for the financial year 2012-2013 (contd.) Amount (₹)**

Name of the Subsidiary Company	Financial year / period ending of the Subsidiary Companies	Date from which they became Subsidiary Companies	Holding Company's interest Number of shares held (Equity Shares of Rs. 10 each unless stated otherwise)	Extent of Holding	The net aggregate amount of profits / (losses) so far as it concerns the members of the Holding Company			
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Indiabulls InfraBuild Limited	31-Mar-13	30-Apr-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	4,593	(121,529)	NIL	NIL
Indiabulls Real Estate Builders Limited	31-Mar-13	30-Apr-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(19,226)	(132,786)	NIL	NIL
Indiabulls Real Estate Developers Limited	31-Mar-13	30-Apr-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(19,291)	(133,786)	NIL	NIL
Jwalaji Buildtech Limited	31-Mar-13	17-Feb-12	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(17,940)	(50,656)	NIL	NIL
Linnet Constructions Limited	31-Mar-13	5-Apr-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(353)	(45,355)	NIL	NIL
Linnet Developers Limited	31-Mar-13	5-Apr-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(353)	(45,361)	NIL	NIL
Linnet Infrastructure Limited	31-Mar-13	5-Apr-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,522)	(77,857)	NIL	NIL
Linnet Properties Limited	31-Mar-13	5-Apr-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,522)	(54,986)	NIL	NIL
Linnet Real Estate Limited	31-Mar-13	5-Apr-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(384)	(45,055)	NIL	NIL
Lorena Builders Limited	31-Mar-13	29-Jun-11	50,000 Equity shares of face value of Rs. 10 each fully paid up	100%	(18,033)	(33,254)	NIL	NIL
Lorena Constructions Limited*	31-Mar-13	6-Jul-11	-	-	(1,948,801)	(33,226)	NIL	NIL
Lorena Developers Limited*	31-Mar-13	1-Jul-11	-	-	(2,111,064)	(33,226)	NIL	NIL

\* Being Subsidiary of the Company in terms of Section 4 (1) (c) of the Companies Act, 1956

**For and on behalf of the Board**

**Narendra Gehlaut**  
Managing Director

**Rajiv Rattan**  
Director



**Registered Office**

F-60, Malhotra Building,  
2nd Floor, Connaught Place,  
New Delhi - 110 001,  
INDIA



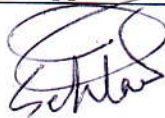

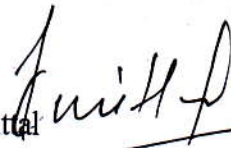




<http://realestate.indiabulls.com>

**Corporate Offices**

Indiabulls House,  
Indiabulls Finance Centre, Tower 1,  
Senapati Bapat Marg, Elphinstone Road,  
Mumbai - 400 013, Maharashtra

Indiabulls House, 448-451,  
Udyog Vihar, Phase V,  
Gurgaon - 122 016, Haryana

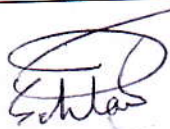

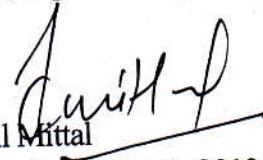

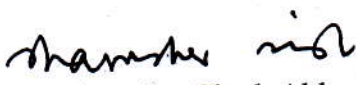


**FORM A**  
**Pursuant to Clause 31(a) of the Equity Listing Agreement**

1.	<i>Name of the Company:</i>	Indiabulls Real Estate Limited
2.	<i>Annual financial statements for the year ended:</i>	Annual Consolidated Financial Statements for the year ended 31 <sup>st</sup> March 2013
3.	<i>Type of Audit observation</i>	UNQUALIFIED
4.	<i>Frequency of observation</i>	Not Applicable
5.	<i>To be signed by-</i>	
	<i>CEO/ Managing Director</i>	 Mr. Narendra Gehlaut (Managing Director) Gurgaon, September 2, 2013 
	<i>CFO</i>	 Mr. Anil Mittal Gurgaon, September 2, 2013 
	<i>Audit Committee Chairman</i>	 Mr. Shamsher Singh Ahlawat New Delhi, September 2, 2013 
	<i>Auditor of the company</i>	Refer our Audit Report dated April 25, 2013 on the consolidated financial statements of "Indiabulls Real Estate Limited" For <b>Sharma Goel &amp; Co.</b> Chartered Accountants (Firm Registration No. 000643N)  Amar Mittal (Partner) (Membership No. 017755) Gurgaon, September 2, 2013





**FORM A**  
**Pursuant to Clause 31(a) of the Equity Listing Agreement**

1.	<i>Name of the Company:</i>	Indiabulls Real Estate Limited
2.	<i>Annual financial statements for the year ended:</i>	Annual Standalone Financial Statements for the year ended 31 <sup>st</sup> March 2013
3.	<i>Type of Audit observation</i>	UNQUALIFIED
4.	<i>Frequency of observation</i>	Not Applicable
5.	<i>To be signed by-</i>	
	<i>CEO/ Managing Director</i>	 Mr. Narendra Gehlaut (Managing Director) Gurgaon, September 2, 2013 
	<i>CFO</i>	 Mr. Anil Mittal Gurgaon, September 2, 2013 
	<i>Audit Committee Chairman</i>	 Mr. Shamsheer Singh Ahlawat New Delhi, September 2, 2013 
	<i>Auditor of the company</i>	Refer our Audit Report dated April 25, 2013 on the standalone financial statements of "Indiabulls Real Estate Limited" For <b>Sharma Goel &amp; Co.</b> Chartered Accountants (Firm Registration No. 000643N)  Amar Mittal (Partner) (Membership No. 017755) Gurgaon, September 2, 2013