

**Urban Infrastructure Venture Capital Limited**

**Accounts for the year ended  
2012-13**



**DIRECTORS' REPORT**

Dear Shareholders,

Your Directors are pleased to present the 8<sup>th</sup> Annual Report and the audited statement of accounts for the year ended March 31, 2013.

**1. Financial Results:**

The performance of the Company during the financial year ended March 31, 2013 is summarized below:

Particulars	2012-13	2011-12
	Rs.	Rs.
Gross Profit Before Interest and depreciation	49,70,33,121	59,26,24,293
Less: Interest	2,38,09,280	1,95,58,801
Less: Depreciation	14,89,044	15,65,691
<b>Profit before tax</b>	<b>47,17,34,797</b>	<b>57,14,99,800</b>
Less: Provision for tax (Net of deferred tax credit)	15,77,60,052	18,46,53,868
<b>Profit after tax</b>	<b>31,39,74,745</b>	<b>38,68,45,932</b>
Add: Balance in Profit & Loss Account	54,92,38,739	41,70,41,707
<b>Profit available for Appropriation</b>	<b>86,32,13,484</b>	<b>80,38,87,639</b>
Less: Appropriations:		
Transfer to General Reserves	-	25,00,00,000
Proposed dividend on Equity	50,00,000	40,00,000
Tax on Proposed Dividend	8,49,750	6,48,900
<b>Surplus carried to Balance Sheet</b>	<b>85,73,63,734</b>	<b>54,92,38,739</b>

**2. Operations:**

Your Company has been acting as an Investment Manager to Urban Infrastructure Venture Capital Fund ("the Fund"), a Venture Capital Fund registered with Securities and Exchange Board of India ("SEBI"). Your Company is also acting as an Indian Advisor to Urban Infrastructure Capital Advisors ("UICA"), Mauritius.

During the year under review the Net Asset Under the Management (AUM) of your Company was Rs. 22,38,77,90,039/- in respect of the Fund and your Company has also advised to Urban Infrastructure Real Estate Fund (UIREF) in respect of asset of USD \$ 300 million managed by UICA Mauritius.

During the year, profit before tax has decreased to Rs. 47,17,34,797/- from Rs. 57,14,99,800/- of Financial Year 2011-12 mainly on account of decrease in interest income. The profit after tax has also decreased to Rs. 31,39,74,745/- from Rs. 38,68,45,932/- of Financial Year 2011-12.

Based on recommendation of your Company as Investment Manager, the Urban Infrastructure Trustees Limited, a Trustee to the Trust namely Urban Infrastructure Venture capital Fund, has extended the term of its scheme Urban Infrastructure Opportunities Fund by 1 year to June, 8 2014. The Investment Management Fee has also been reduced from 2% per annum to 1% for extended period.



**3. Changes in share capital**

During the year under review , your Company has Increased the Authorised Share Capital from Rs. 1,00,00,000/- to Rs. 5,00,00,000/- . The increased in the authorized share capital was approved at the Annual General Meeting held on 31<sup>st</sup> July, 2012.

**4. Split / Sub-division of Shares and Issue of Bonus Shares**

Your Directors are happy to inform you that your Company has successfully implemented (a) Splitting / Sub-division of face value of equity share of Rs. 10 each fully paid-up into 2 (two) equity shares of Face value of Rs. 5/- each and (b) issue of Bonus shares to the existing shareholders of the Company in the proportion of 4(Four ) Bonus share for every 1(one) existing fully paid-up equity share held (post Split / Sub-division) . The Split/subdivision was approved by the shareholders in the Annual General Meeting held on 31<sup>st</sup> July 2012 and the issue of Bonus shares was approved by the shareholders at the Extra-ordinary General Meeting held on 01.10.2012.

**5. Dividend:**

Your Directors are pleased to recommend a final dividend of Rs. 0.50/- per Equity Share of face value of Rs. 5/- each, for the year ended March 31, 2013. The proposed dividend amounts to Rs. 50,00,000/- and a Dividend Distribution Tax of Rs. 8,49,750/- shall be paid.

**6. Directors:**

In terms of Articles of Association of the Company, Shri Anand Jain, Director retires by rotation and being eligible offers himself for reappointment at the ensuing Annual General Meeting.

**7. Auditors:**

M/s Chaturvedi & Shah, Chartered Accountants, Statutory Auditors of the Company, hold office until the conclusion of ensuing Annual General Meeting and are eligible for re-appointment. The Company has received consent from them to act as Statutory Auditors of the Company.

**8. Auditors' Report:**

Auditors, without qualifying the Auditors Report, have drawn attention by way of "Emphasis of Matter" and in this connection, please refer to self explanatory Note No. 16.2 of Financial Statement of Financial Year 2012-13.

**9. Subsidiaries**

The Annual Report alongwith Audited Statement of Accounts of UI Wealth Advisors Limited, the subsidiary of the Company are attached with the Annual Report herewith in terms of Section 212(1) of the Companies Act, 1956.

**10. Directors Responsibility Statement:**

As required under Section 217 (2AA) of the Companies Act, 1956, it is hereby stated that, to the best of our knowledge and belief:

- a) in the preparation of the Annual Accounts, the applicable Accounting Standards have been followed along with proper explanation relating to material departures;



# Urban Infrastructure Venture Capital

- b) we have selected such Accounting Policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give true and fair view of the state of affairs of the Company at the end of the financial year and of the profit of the Company for that period;
- c) we have taken proper and sufficient care for the maintenance 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
- d) We have prepared the Annual Accounts on a going concern basis.

## 11. Fixed Deposits:

The Company has not accepted any Fixed Deposits during the year under review.

## 12. Particulars of Employees:

The particulars as required under Section 217(2A) of the Companies Act, 1956 read with the Companies (Particulars of Employees) Rules, 1975 is attached as Annexure – A.

## 13. Conservation of Energy, Research and Development, Technology absorption and Foreign Exchange Earnings and Outgoings:

As regards the additional information required by the Companies [Amendment] Act, 1988, regarding Conservation of Energy, the same is not required to be given by the Company, as the Company is not listed in the Schedule to the Companies [Disclosure of particulars in the Report of Board of Directors] Rules, 1988.

Energy Conservation Measures, Progress made in Technology Absorption and Foreign Exchange Earning & Outgo as required by the Companies (Disclosure of Particulars in the Report of Board of Directors) Rules, 1988 are as under:-

Energy Conservation Measures	:	Not Applicable
Progress made in Technology Absorption	:	Not Applicable
Foreign Exchange Earning & Outgo	:	

Earnings	-	Rs. 11,08,17,341/- (Previous Year Rs. 10,88,73,471/-)
Outgo	-	Rs. 1,51,783/- (Previous Year Rs. 6,54,715/-)

## 14. Acknowledgements and Appreciation:

The Directors take this opportunity to thank Contributors of the Urban Infrastructure Opportunities Fund, Shareholders, Distributors & Bankers for their consistent support to the Company.

For and on behalf of the Board of Directors

*Sd/-*

Anand Jain  
Chairman

Date: 22<sup>nd</sup> April 2013  
Place: Mumbai

**Urban Infrastructure Venture Capital Limited**

Particulars of Employees under Section 217 (2A) during the Financial Year ended 31.03.2013

Sr. No.	Name of Employee	Designation/Nature of Duties of the Employee	Nature of Emp.	Qualifications	Exp.	Date of Joining	Date of Resignation	Age (Yrs.)	Date of Birth	Last Employment	% of Equity Shares held by Employee	Total Gross Remuneration
1	Mr. Parag Parekh	Managing Director & CEO	Contractual	CA., LLB	27	21.10.2006	-	51	23.06.1961	Reliance Industries Ltd.	Nil	17485317
2	Ms. Deepa Sanghani	Head - Corp. Development	Permanent	CA	23	04.04.2006	-	45	01.09.1966	NMSEZ Ltd.	Nil	7933311
3	Mr. Bittal Singhi	VP - Investment	Permanent	CA	16	01.05.2006	-	38	08.07.1973	Darshan Securities Ltd.	Nil	7635755
4	Mr. Rajeev Bhandari	VP - Investment	Permanent	B.E. (Mech)	27	01.07.2009	-	52	16.12.1959	Reliance Global Management Services Ltd.	Nil	8544919

For Urban Infrastructure Venture Capital Limited

Place: Mumbai  
Date: 22nd April 2013

Sd/-  
Anand Jain  
Chairman

STATEMENT PURSUANT TO SECTION 212 OF THE COMPANIES ACT, 1956  
RELATING TO SUBSIDIARY COMPANY

1	Name of the Subsidiary	: UI Wealth Advisors Limited
2	Financial year of the Subsidiary Company ended on	: 31 <sup>st</sup> March, 2013
3	Holding Company's interest	
	i) No. of Equity Shares	: 21,00,000
	ii) Face Value	: Rs. 10/-
	iii) Extent of Holding	: 100 %
4	The net aggregate amount of Subsidiary's Profit / (Losses) so far as it concerns the members of the Holding Company not dealt with in the Holding Company's Accounts	
	i) For the Current Financial Year (Rs.)	: Rs.15.20 lakh (FY 2012-13)
	ii) For the previous Financial year since it become a subsidiary (Rs.)	: Rs. 17.91 lakh (17/10/2008 to 31 <sup>st</sup> March 2012)
5	Net aggregate amount of Profit / (Losses) of the subsidiary which has been dealt with in the accounts of the Holding Company	
	i) For the Current financial Year (Rs.)	: Nil
	ii) For the previous Financial Year (Rs.)	: Nil

Date of becoming subsidiary of Urban Infrastructure Venture Capital Ltd. and in turn of Jai Corp Ltd.-17<sup>th</sup> October 2008

## INDEPENDENT AUDITORS' REPORT

To the Members of Urban Infrastructure Venture Capital Limited

### Report on the Financial Statements

We have audited the accompanying financial statements of 'Urban Infrastructure Venture Capital Ltd' ("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 and cash flows of the Company in accordance with the accounting principles generally accepted in India, including 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 the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal 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:

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

***Emphasis of Matter***

We have draw attention to the Note No. 16.2 on the Financial Statements regarding Inter-Corporate deposits and interest accrued & due there on aggregating to Rs. 79,61,53,384 due from three body-corporates in respect of which the Company has filed winding-up petitions and has considered the same good for recovery and no provision for doubtful is necessary, for the reason stated therein. Our opinion is not qualified in respect of this matter.

**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 hereto, a statement on the matters specified in the paragraphs 4 and 5 of the said 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 sub-section (3C) of section 211 of the Companies Act, 1956;
- e) On the basis of the written representations received from the directors as on 31<sup>st</sup> March, 2013 and taken on records by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March, 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 Chaturvedi & Shah**  
**Chartered Accountants**  
**Firm Registration No. 101720W**

Sd/-

**R. Koria**  
**Partner**  
**Membership No.: 35629**

Place : Mumbai  
Date : 22th April 2013

**ANNEXURE TO INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF  
URBAN INFRASTRUCTURE VENTURE CAPITAL LIMITED**

**Annexure referred to in paragraph 1 under the heading "Report on other legal and regulatory requirements" of our report of even date**

- (i) In respect of its fixed assets:
- a. The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
  - b. As explained to us, the fixed assets have been physically verified by the management in accordance with the programme of verification, which in our opinion is reasonable, considering the size and nature of its assets. No discrepancies were noticed on such verification as compared with the available records.
  - c. In our opinion and according to the information & explanations given to us, the Company has not disposed off substantial part of fixed assets during the year and the going concern status of the Company is not affected.
- (ii) In respect of its inventories:  
The Company does not have any inventory. Therefore the provisions of Clause 4 (ii) of the Companies (Auditor's Report) Order, 2003 are not applicable to the Company.
- (iii) According to the information and explanations given to us, the Company has neither granted nor taken any loan, secured or unsecured to/from companies, firms or other parties covered in the register maintained under Section 301 of the Companies Act, 1956. Accordingly, provisions of Clause 4(iii) of Companies (Auditor's Report) Order, 2003 are not applicable to the Company.
- (iv) In our opinion and according to the information and explanations given to us, there is an adequate internal control system commensurate with the size of the Company and the nature of its business for the purchase of fixed assets and for sale of services. In our opinion, and according to the information and explanations given to us, there is no continuing failure to correct major weakness in the internal control system.
- (v) In respect of contracts or arrangements entered in the Register maintained in pursuance of Section 301 of the Companies Act, 1956, to the best of our knowledge and belief and according to the information and explanations given to us:

- a. The particulars of contracts or arrangements referred to in Section 301 that needed to be entered in the Register maintained under the said Section have been so entered.
- b. In our opinion and according to the information and explanations given to us, the transactions made during the year in pursuance of such contracts or arrangements exceeding value of Rupees five lakhs for each party, have been made at prices which are prima facie reasonable having regard to the prevailing market price at the relevant time.
- (vi) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposit from the public and hence directives issued by the Reserve Bank of India and the provisions of Section 58A and 58AA of the Companies Act, 1956 and rules framed there under are not applicable for the year under audit.
- (vii) In our opinion, the Company has an adequate internal audit system commensurate with the size and nature of its business.
- (viii) According to the information and explanations given to us, Central Government has not prescribed maintenance of cost records under Section 209 (1) (d) of the Companies Act, 1956 in respect of activities carried on by the Company. Therefore, the provisions of Clause 4 (viii) of the Companies (Auditor's Report) Order, 2003 are not applicable to the Company.
- (ix) According to the information and explanations given to us, and the records of the Company examined by us:
- (a) The Company has generally been regular in depositing with appropriate authorities undisputed statutory dues, including Provident Fund, Investor Education and Protection Fund, Employees' State Insurance, Income tax, Sales tax, Wealth tax, Service tax, Custom Duty, Excise Duty and any other material statutory dues as applicable to it. According to the information and explanations given to us, no undisputed amounts payable in respect of the aforesaid statutory dues were outstanding, as at 31<sup>st</sup> March 2013 for a period of more than six months from the date they became payable.

- (b) The disputed statutory dues aggregating Rs. 92 06 301 as at 31.03.2013, that have not been deposited on account of matters pending before appropriate authorities, is as under:

Name of the Statute	Nature of the Dues	Amount in Rs.	Period to which the amount relates	Forum where dispute is pending
Income Tax Act	Income Tax	23 42 299*	A.Y. 08-09	ITAT
		58 64 102*	A.Y.09-10	ITAT
		9 99 900	A.Y.10-11	Commissioner of Income Tax(Appeals)

\*Net of amount Rs. 40,00,000 deposited under protest

- (x) The Company does not have accumulated losses at the end of financial year. It has not incurred any cash losses during the financial year covered by audit and in the immediately preceding financial year.
- (xi) Based on our audit procedures and on the basis of information and explanations given by the management, we are of the opinion that the Company has not defaulted in the repayment of dues to banks. During the year the Company has no dues to financial institutions and debenture holders.
- (xii) According to the information and explanations given to us, the Company has not granted loans and advances on the basis of security by way of pledge of shares, debentures and other securities.
- (xiii) In our opinion, the Company is not a chit fund, a nidhi or a mutual benefit fund /society. Therefore, the provisions of Clause 4 (xiii) of the Companies (Auditor's Report) Order, 2003 are not applicable to the Company.
- (xiv) In our opinion and according to the information and explanations given to us, the Company has maintained proper records of transactions and contracts in respect of investments and timely entries have been made therein. All the investments have been held by the Company in its own name.
- (xv) According to the information and explanations given by the management, the Company has not given any guarantee for loans taken by others from banks or financial institutions.
- (xvi) According to the information & explanations given to us, the Company has not raised any term loan during the year.

- (xvii) According to the information and explanations given to us and on the basis of review of utilization of funds, which is based on overall examination of the Balance sheet as at 31<sup>st</sup> March 2013 of the Company, related information as made available to us and as represented to us, by the management, there are no funds raised on short term basis that have been used for long term investment.
- (xviii) During the year the Company has not made any preferential allotment of the shares to the parties and companies covered in the Register maintained under Section 301 of the Companies Act, 1956.
- (xix) The Company has not issued any debentures during the year. Therefore the provisions of Clause 4 (xix) of the Companies (Auditor's Report) Order 2003 are not applicable to the company.
- (xx) The Company has not raised any monies by way of public issues during the year.
- (xxi) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financials statements and as per the information and explanations given by the management, we report that no fraud on or by the Company has been noticed or reported during the course of our audit.

**For Chaturvedi & Shah**  
**Chartered Accountants**  
**Firm Registration No. 101720W**

Sd/-

**R. Koria**  
**Partner**  
**Membership No.: 35629**

Place : Mumbai  
Date : 22th April 2013

Urban Infrastructure Venture Capital Limited  
Balance Sheet as at 31st March 2013

(Amount in Rs.)

EQUITY AND LIABILITIES	Note	As at 31st March 2013		As at 31st March 2012	
<b>SHAREHOLDERS' FUNDS</b>					
Share Capital	2	5 00 00 000		1 00 00 000	
Reserves and Surplus	3	<u>156 73 63 734</u>	<b>161 73 63 734</b>	<u>129 92 38 739</u>	<b>130 92 38 739</b>
<b>NON-CURRENT LIABILITIES</b>					
Long-Term Provisions	4		<b>64 55 053</b>		<b>61 59 875</b>
<b>CURRENT LIABILITIES</b>					
Short-Term Borrowings	5	22 23 49 125		23 27 55 796	
Trade Payables	6	93 17 504		92 60 354	
Other Current Liabilities	7	74 06 757		1 16 72 285	
Short-Term Provisions	8	<u>1 41 50 308</u>	<b>25 32 23 694</b>	<u>1 11 76 991</u>	<b>26 48 65 426</b>
<b>TOTAL</b>			<b><u>187 70 42 481</u></b>		<b><u>158 02 64 040</u></b>
<b>ASSETS</b>					
<b>NON-CURRENT ASSETS</b>					
Fixed Assets -					
Tangible Assets	9	1 07 53 371		1 20 05 466	
Non-Current Investments	10	56 31 46 648		56 31 46 748	
Deferred Tax Assets (Net)	11	42 11 409		29 71 461	
Long-Term Loans and Advances	12	<u>5 79 44 683</u>	<b>63 60 56 111</b>	<u>2 69 34 134</u>	<b>60 50 57 809</b>
<b>CURRENT ASSETS</b>					
Current Investments	13	6 43 59 498		8 07 10 364	
Trade Receivables	14	3 82 95 881		3 29 33 783	
Cash and Cash Equivalents	15	3 06 867		7 64 122	
Short-Term Loans and Advances	16	102 16 18 364		81 78 44 356	
Other Current Asset	17	<u>11 64 05 760</u>	<b>124 09 86 370</b>	<u>4 29 53 606</u>	<b>97 52 06 231</b>
<b>TOTAL</b>			<b><u>187 70 42 481</u></b>		<b><u>158 02 64 040</u></b>
<b>SIGNIFICANT ACCOUNTING POLICIES</b>	1				
<b>NOTES ON FINANCIAL STATEMENTS</b>	2 - 30				

As per our report of even date  
For CHATURVEDI & SHAH  
Chartered Accountants

Sd/-  
R. KORIA  
Partner

Place : Mumbai  
Date : 22nd April 2013

For & on behalf of the Board of Directors

Sd/-  
Anand Jain  
Chairman

Sd/-  
S S Thakur  
Director

Sd/-  
Parag Parekh  
Managing Director & CEO

Sd/-  
P. Krishnamurthy  
Director

Sd/-  
Vaishali Vyas  
Asst. Company  
Secretary

Urban Infrastructure Venture Capital Limited  
Statement of Profit and Loss for the year ended 31st March, 2013

(Amount in Rs.)  
Year ended 31st March 2012

Particulars	Note	Year ended 31st March 2013	Year ended 31st March 2012
Revenue from Operations	18	63 79 61 606	62 38 49 163
Less :- Service Tax Recovered		<u>5 80 11 389</u>	<u>4 80 72 744</u>
Other Income	19	9 80 23 053	19 53 54 939
<b>Total Revenue</b>		<b><u>67 79 73 270</u></b>	<b><u>77 11 31 358</u></b>
<b>Expenses</b>			
Employee Benefits Expenses	20	11 30 87 555	11 45 17 861
Finance Costs	21	2 38 09 280	1 95 58 801
Depreciation	9	14 89 044	15 65 691
Administrative and Other Expenses	22	<u>6 78 52 594</u>	<u>6 39 89 205</u>
<b>Total Expenses</b>		<b><u>20 62 38 473</u></b>	<b><u>19 96 31 558</u></b>
<b>Profit Before Tax</b>		<b>47 17 34 797</b>	<b>57 14 99 800</b>
<b>Tax Expenses</b>			
Current Tax		15 90 00 000	18 55 00 000
Deferred Tax (Credit)		<u>( 12 39 948)</u>	<u>( 8 46 132)</u>
<b>Profit After Tax</b>		<b><u>31 39 74 745</u></b>	<b><u>38 68 45 932</u></b>
Basic & Diluted Earning Per Share of Rs. 5/- each.	23	31.40	38.68
<b>SIGNIFICANT ACCOUNTING POLICIES</b>	1		
<b>NOTES ON FINANCIAL STATEMENTS</b>	2 -- 30		

As per our report of even date  
For CHATURVEDI & SHAH  
Chartered Accountants

For & on behalf of the Board of Directors

Sd/-  
R. KORIA  
Partner

Sd/-  
Anand Jain  
Chairman

Sd/-  
Parag Parekh  
Managing Director & CEO

Place : Mumbai  
Date : 22nd April 2013

Sd/-  
S S Thakur  
Director

Sd/-  
P. Krishnamurthy  
Director

Sd/-  
Vaishali Vyas  
Asst. Company  
Secretary

## Cash Flow Statement for the year ended 31st March, 2013

(Amount in Rs.)

	For the year ended 31.03.2013	For the year ended 31.03.2012
<b>Cash flow from Operating Activities</b>		
Profit before tax as per Statement of Profit & Loss	47 17 34 797	57 14 99 800
	<u>47 17 34 797</u>	<u>57 14 99 800</u>
<b>Adjustments for :</b>		
Depreciation	14 89 044	15 65 691
Dividend from Investments	(6 22 813)	(10 29 867)
Interest on Inter Corporate Deposit/Investments	(9 53 41 916)	(19 20 13 247)
Finance Cost	2 38 09 280	1 95 58 801
Share Issue expenses	2 00 000	-
Profit on Sale / Redemption of Current Investments (net)	(5 24 576)	-
Sundry balance written off (Net)	4 85 986	-
Loss on sale of fixed assets	2 17 477	1 86 418
(Reversal) / Provision for Diminution in value of Investments (Net)	1 57 62 362	(22 89 604)
Operating profit before working capital changes	<u>41 72 09 641</u>	<u>39 74 77 992</u>
Trade and others Receivables	32 92 721	(1 31 16 796)
Trade and others Payables	(24 22 803)	1 01 12 079
Cash generated from operations	<u>41 80 79 559</u>	<u>39 44 73 275</u>
Less: Taxes Paid	(19 41 31 121)	(18 88 15 171)
<b>Net Cash from Operating Activities (A)</b>	<u>22 39 48 438</u>	<u>20 56 58 104</u>
<b>Cash flow from Investing Activities</b>		
Purchase of fixed assets	(5 36 154)	(3 61 212)
Sale of Fixed Assets	81 731	20 994
Purchase of Investments	(6 50 400)	(56 45 01 406)
Sale / Redemption of Investments	17 63 579	2 45 00 000
Movement in loans	(20 42 78 000)	29 00 00 000
Interest Received	1 73 59 506	4 38 43 443
Dividend Received	6 22 813	10 29 867
<b>Net Cash (used in) investing activities (B)</b>	<u>(18 56 36 925)</u>	<u>(20 54 68 314)</u>
<b>Cash flow from Financing Activities</b>		
Short term loan (Net)	(1 04 06 671)	(1 72 44 204)
Dividend paid ( Including Dividend Distribution tax)	(46 48 900)	(34 86 675)
Finance charges paid	(2 35 13 197)	(1 93 62 083)
Share Issue expenses	(2 00 000)	-
<b>Net Cash (used in) financing activities (C)</b>	<u>(3 87 68 768)</u>	<u>(4 00 92 962)</u>
<b>Net (Decrease) in cash and cash equivalents (A+B+C)</b>	<u>(4 57 255)</u>	<u>(3 99 03 172)</u>
<b>Opening Balance of cash and cash equivalents*</b>	7 64 122	4 06 67 294
<b>Closing Balance of cash and cash equivalents*</b>	3 06 867	7 64 122

\*For components refer Note No.15

Notes:

- The Cash Flow Statement has been prepared under the "Indirect Method" set out in Accounting Standard 3 on "Cash Flow Statement" as notified in Companies (Accounting Standard) Rules, 2006.
- The previous year's figures have been regrouped and reworked wherever necessary.
- Figures in "( )" indicates Cash outflow.

As per our report of even date

For ~~Chartered~~ **Chartered** Accountants  
R. Koria  
Partner

Sd/-

R. Koria  
PartnerPlace: Mumbai  
Date : 22nd April 2013

For and on behalf of the Board of Directors

Sd/-

Anand Jain  
Chairman

Sd/-

S S Thakur  
Director

Sd/-

Parag Parekh  
Managing Director & CEO

Sd/-

P. Krishnamurthy  
Director

Sd/-

Vaishali Vyas  
Asst. Company  
Secretary



**NOTE 1 SIGNIFICANT ACCOUNTING POLICIES**

**1.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS**

The financial statements have been prepared as a going concern under the historical cost convention, in accordance with the notified Accounting Standards by Companies (Accounting Standards) Rules, 2006 (as amended) and the provisions of the Companies Act, 1956 as adopted consistently by the Company.

**1.2 USE OF ESTIMATE**

The preparation of financial statements requires estimates and assumptions to be made that effect the reported amount of assets and liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Differences between the actual results and estimates are recognized in the period in which the results are known / materialized.

**1.3 FIXED ASSETS**

Fixed assets are stated at cost of acquisition less accumulated depreciation.

**1.4 REVENUE RECOGNITION**

The investment management fees are recognized in accordance with management agreement entered into, for the period for which services are rendered. Other revenues are recognized when it is earned and no significant uncertainty exists as to its ultimate collection and includes, service tax, wherever applicable. Dividend is recognized when right to receive payment is established by balance sheet date. Interest income is recognized on time proportion basis taking into account the amount outstanding and rate applicable.

**1.5 DEPRECIATION**

Depreciation on fixed assets is provided on the straight-line method at the rates and in the manner prescribed under Schedule XIV to the Companies Act, 1956.

**1.6 FOREIGN CURRENCY TRANSACTION**

- i) Transactions denominated in foreign currencies are normally recorded at the exchange rate prevailing at the date of the transaction.
- ii) Monetary items denominated in foreign currencies at the year end are restated at year end rates. In case of any item which is covered by forward exchange contract, the difference between the year end rate and the rate on the date of the contract is recognized as exchange rate difference and the premium paid on forward contracts not intended for trading or speculation purpose is amortised as expense over life of the contract.
- iii) Non monetary foreign currency items are carried at cost.
- iv) Any income or expense on account of exchange difference either on settlement or on translation is recognized in the Statement of Profit & Loss.

**1.7 INVESTMENTS**

Current investments are carried at the lower of cost and quoted / fair value, computed scrip wise. Long Term Investments are stated at cost. Provision for diminution in the value of long-term investments is made only if such a decline is other than temporary.

**1.8 EQUITY INDEX/STOCK FUTURES/OPTION**

- i) Gains are recognized only on settlements / expiry of the derivative instruments.
- ii) All open positions are marked to market and the unrealized gains / loss are netted on a scrip wise basis. Mark to market gains, if any, are not recognized.
- iii) Debit / Credit balances on open positions are shown as current assets / current liabilities, as the case may be.

**1.9 EMPLOYEE BENEFITS**

- i) Short term employee benefits are recognized as an expense at the undiscounted amount in the Statement of Profit and Loss of the year in which the related service is rendered.
- ii) Post employment and other long term employee benefits are recognized as an expense in the Statement of Profit and Loss for the year in which the employee has rendered services. The expense is recognized at the present value of the amounts payable determined using actuarial valuation techniques. Actuarial gains and losses in respect of post employment and other long term benefits are charged to the Statement of Profit and Loss.
- iii) Provision for compensated absences to employees is on actual basis for the portion of accumulated leaves which an employee can encash.

**1.10 BORROWING COST**

Borrowing costs that are attributable to the acquisition or construction of qualifying assets are capitalized as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for intended use. All other borrowing costs are charged as per expenses in the year in which they are incurred.

**1.11 PROVISION FOR CURRENT AND DEFERRED TAX**

Provision for current tax is made after taking into consideration benefits admissible under the provisions of the Income Tax Act, 1961. Deferred tax resulting from "timing difference" between book and taxable Profit is accounted for using the tax rates and laws that are enacted or substantively enacted as on the balance sheet date. The deferred tax asset is recognized and carried forward only to the extent that there is a reasonable certainty that the asset will be realized in future.

**1.12 PRELIMINARY AND ISSUE EXPENSES**

Preliminary and issue expenses are charged off to the statement of Profit and Loss in the year in which incurred.

**1.13 IMPAIRMENT OF ASSETS**

The carrying amount of assets are reviewed at each Balance Sheet date, if there is any indication of impairment based on internal or external factors. An Asset is treated as impaired when the carrying cost of assets exceeds its recoverable value. An impairment Loss is charged to statement of Profit & Loss in the year in which an asset is identified as impaired. The impairment Loss recognized in prior Accounting period is reversed if there has been a change in the estimate of recoverable amount.

**1.14 PROVISIONS, CONTINGENT LIABILITIES AND CONTINGENT ASSETS**

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources. Contingent liabilities are not recognized but are disclosed in the financial statements. Contingent assets are neither recognized nor disclosed in the financial statements.

Note 2 Share Capital

Particulars	(Amount in Rs.)	
	As at 31 March 2013	As at 31 March 2012
<b>Authorised</b>		
1,00,00,000 (Previous Year 10,00,000) Equity Shares of Rs.5/-(Previous year Rs.10/-) each.	5 00 00 000	1 00 00 000
<b>Total</b>	<b>5 00 00 000</b>	<b>1 00 00 000</b>
<b>Issued Subscribed &amp; Fully Paid up</b>		
1,00,00,000 (Previous Year 10,00,000) Equity Shares of Rs.5/-(Previous year Rs.10/-) each, fully paid-up.	5 00 00 000	1 00 00 000
<b>Total</b>	<b>5 00 00 000</b>	<b>1 00 00 000</b>

2.1 During the year each Equity Share having face value of Rs.10/-has been sub-divided in to two equity shares of Rs.5/-each.

2.2 During the year 80 00 000 Equity Shares were allotted as fully paid-up Bonus Shares (Previous year Nil).

2.3 Reconciliation of number of Equity shares outstanding at the beginning and at the end of the year:

Particulars	2012-13		2011-12	
	(In Nos.)	(Amount in Rs.)	(In Nos.)	(Amount in Rs.)
Shares outstanding at the beginning of the year	10 00 000	1 00 00 000	10 00 000	1 00 00 000
Add: Shares issued during the year				
Sub-division of Equity shares (Refer Note No.2.1)	10 00 000	-	-	-
Bonus Issue (Refer Note No.2.2)	80 00 000	4 00 00 000	-	-
Shares outstanding at the end of the year	<b>1 00 00 000</b>	<b>5 00 00 000</b>	<b>10 00 000</b>	<b>1 00 00 000</b>

2.4 The terms/rights attached to the Equity Shares:

The holders of equity share of Rs.5/- each, is entitled to one vote per share. The equity shareholders are entitled to dividend only if dividend in particular financial year is recommended by the Board of Directors and approved by the Members at the Annual General Meeting of that year. In the event of liquidation of the company ,the holders of equity shares will be entitled to receive any of the remaining assets of the company, after distribution of all Preferential amounts. The distribution will be in proportion to the number of equity shares held by the share holders.

2.5 1 00 00 000 (Previous year 10 00 000) Equity shares are held by Jai Corp Limited, the holding Company (including Equity Shares held jointly with the nominees)

2.6 The details of shareholder holding more than 5% Equity shares

Name of Shareholder	As at 31 March 2013		As at 31 March 2012	
	No. of shares	Percentage	No. of shares	Percentage
Jai Corp Limited	1 00 00 000	100%	10 00 000	100%

( including equity shares held jointly with the nominees)

Urban Infrastructure Venture Capital Limited  
 Notes on Financial Statements for the year ended 31st March 2013  
 Note 3 Reserves and Surplus

Particulars	(Amount in Rs.)	
	As at 31 March 2013	As at 31 March 2012
<b>General Reserves</b>		
As per last Balance Sheet	75 00 00 000	50 00 00 000
Less: Capitalization by way of Issue of Bonus Shares	4 00 00 000	-
Add: Transferred from Surplus	-	25 00 00 000
<b>Surplus</b>		
As per last Balance Sheet	54 92 38 739	41 70 41 707
Add:-Net Profit for the year	31 39 74 745	38 68 45 932
<b>Amount available for Appropriations</b>	<b>86 32 13 484</b>	<b>80 38 87 639</b>
<b>Appropriations</b>		
Transfer to General Reserve	-	25 00 00 000
Proposed Dividend on Equity Shares	50 00 000	40 00 000
Dividend Distribution Tax on Proposed Dividend	8 49 750	6 48 900
<b>Total</b>	<b>1 56 73 63 734</b>	<b>1 29 92 38 739</b>

Note 4 Long Term Provisions

Particulars	(Amount in Rs.)	
	As at 31 March 2013	As at 31 March 2012
<b>Provision for employee benefits</b>		
Gratuity (Refer Note No.20.1)	64 55 053	61 59 875
<b>Total</b>	<b>64 55 053</b>	<b>61 59 875</b>

Note 5 Short Term Borrowings

Particulars	(Amount in Rs.)	
	As at 31 March 2013	As at 31 March 2012
<b>Secured</b>		
Revolving Term Loan from a Bank	22 23 49 125	23 27 55 796
<b>Total</b>	<b>22 23 49 125</b>	<b>23 27 55 796</b>

5.1 Above loan is secured by hypothecation of first and exclusive charge on receivable (management fees and advisory fees) from Urban Infrastructure Opportunity Fund and Urban Infrastructure Capital Advisors - Mauritius.

Note 6 Trade Payables

Particulars	(Amount in Rs.)	
	As at 31 March 2013	As at 31 March 2012
Micro, Small and Medium Enterprises	-	-
Others	93 17 504	92 60 354
<b>Total</b>	<b>93 17 504</b>	<b>92 60 354</b>

6.1 The Company has not received any intimation from "suppliers" regarding their status under the Micro, Small and Medium Enterprises Development Act, 2006 and hence disclosures, relating to amounts unpaid as at year end together with interest paid / payable under this Act have not been given.

Note 7 Other Current Liabilities

Particulars	(Amount in Rs.)	
	As at 31 March 2013	As at 31 March 2012
Interest accrued and due on borrowing	25 51 130	22 55 047
Statutory Liabilities		29 73 529
Other Payables	48 55 627	64 43 709
<b>Total</b>	<b>74 06 757</b>	<b>1 16 72 285</b>

7.1 Other Payables includes mainly liability for Leave Travel Allowance and other expenses.

Note 8 Short Term Provisions

Particulars	(Amount in Rs.)	
	As at 31 March 2013	As at 31 March 2012
Proposed Dividend on Equity Shares	50 00 000	40 00 000
Tax on Proposed Dividend	8 49 750	6 48 900
Gratuity - (Refer Note No.20.1)	15 84 666	15 36 172
Compensated Absences	67 15 892	49 91 919
<b>Total</b>	<b>1 41 50 308</b>	<b>1 11 76 991</b>

Urban Infrastructure Venture Capital Limited  
Notes on Financial Statements for the year ended 31st March 2013

Note 9

FIXED ASSETS

Particulars	GROSS BLOCK				DEPRECIATION				NET BLOCK	
	As At 01.04.2012	Additions	Deductions	As at 31.03.2013	Up to 31.03.2012	For the year	Deductions	Upto 31.03.2013	As At 31.03.2013	As At 31.03.2012
<b>OWN ASSETS</b>										
<b>TANGIBLE</b>										
Furniture	67 00 363	4 17 424	-	71 17 787	22 28 380	4 11 848	-	26 40 228	44 77 559	44 71 003
Office Equipments	49 73 064	1 18 730	2 88 938	48 02 856	9 38 078	2 35 567	41 495	11 32 150	36 70 706	40 34 985
Vehicles	21 96 756	-	-	21 96 756	2 60 722	2 08 692	-	4 69 414	17 27 342	19 36 034
Computers	45 21 776	-	3 81 277	41 40 499	29 59 313	6 32 937	3 29 515	32 62 735	8 77 764	15 62 463
<b>Total</b>	<b>1 83 91 959</b>	<b>5 36 154</b>	<b>6 70 215</b>	<b>1 82 57 898</b>	<b>63 86 493</b>	<b>14 89 044</b>	<b>3 71 010</b>	<b>75 04 527</b>	<b>1 07 53 371</b>	<b>1 20 05 466</b>
<b>Previous Year</b>	<b>1 82 85 875</b>	<b>3 61 212</b>	<b>2 55 128</b>	<b>1 83 91 959</b>	<b>48 68 518</b>	<b>15 65 691</b>	<b>47 716</b>	<b>63 86 493</b>	<b>1 20 05 466</b>	<b>-</b>

(Amount in Rs.)

Note 10 - Non - Current Investments

		As at 31st March 2013			(Amount in As at 31st March 2013)	
	Particulars	Face Value	No. of Shares/Units	Rs.	No. of Shares/Units	Rs.
(A)	<b>Long Term Investments</b>					
	<b>Trade Investments</b>					
	<b>(a) In Equity Shares</b>					
	<b>Unquoted Fully Paid up</b>					
	Subsidiary Company					
	UI Wealth Advisors Ltd.	10	21 00 000	2 10 00 000	21 00 000	2 10 00 000
	<b>(b) In Venture Capital Fund</b>					
	<b>Unquoted Fully Paid up</b>					
	Urban Infrastructure Venture Capital Fund - Class "B"	100	20 000	20 00 000	20 000	20 00 000
	<b>Total Trade Investments (A)</b>			<b>2 30 00 000</b>		<b>2 30 00 000</b>
(B)	<b>Other Than Trade Investments</b>					
	<b>(a) In Equity Shares</b>					
	<b>Quoted Fully Paid up</b>					
	<b>Others</b>					
	Akruti City Ltd.	10	10	4 238	10	4 238
	Ajmera Realty & Infra India Ltd.	10	1	135	1	135
	Alpine Industries Ltd.	10	1	26	1	26
	Anant Raj Industries Ltd.	2	5	1 323	5	1 323
	Ansal Buildwell Ltd.	10	100	17 341	100	17 341
	Ansal Housing & Construction Ltd.	10	100	34 675	100	34 675
	Ansal Properties & Infrastructure Ltd.	5	1	278	1	278
	Arihant Foundation & Housing Ltd.	10	1	308	1	308
	Ashiana Housing Ltd.	10	3	190	3	190
	Asahi Infrastructure & Projects Ltd.	1	1	2	1	2
	Asian Hotels Ltd.	10	1	313	1	313
	BL Kashyap & Sons Ltd.	1	10	352	10	352
	BSEL Infrastructure Realty Ltd.	10	10	704	10	704
	D.S.Kulkarni Developers Ltd.	10	10	2 429	10	2 429
	DLF Ltd.	2	1	634	1	634
	DB Realty Ltd.	10	1	419	1	419
	Diwan Housing and Finance Ltd.	10	1	70	1	70
	DMC International Ltd.	5	1	8	1	8
	EIH Ltd.	2	1	134	1	134
	EIH Associated Hotels Ltd.	10	5	498	1	98
	Eldeco Housing & Industries Ltd.	10	1	113	1	113
	ERA Infra Engineering Ltd.	2	5	362	5	362
	Ganesh Housing Corporation Ltd.	10	1	420	1	420
	GIC Housing Finance Ltd.	10	1	54	1	54
	Gruh Finance Ltd.	10	5	180	1	180
	HB Estate Developers Ltd.	10	1	32	1	32
	Hotel Leela Venture Ltd.	2	1	32	1	32
	Housing Development Finance Corporation Ltd.	2	5	2 534	5	2 534
	Hindusthan Construction Company Ltd.	1	10	576	10	576
	Housing Development & Infrastructure Ltd.	5	1	536	1	536
	Indiabulls Real Estate Ltd.	2	1	648	1	648
	Indo-Asian Projects Ltd.	10	1	39	1	39
	IVRCL Assets & Holdings Ltd.	10	1	380	1	380
	IVRCL Infrastructure & Project Ltd.	2	2	362	2	362
	Jaypee Infratech Ltd.	10	1	84	1	84
	Kadamb Constructions Ltd.	2	5	38	5	38
	Kamnawala Housing Constructions Ltd.	10	1	29	1	29
	Kolte Patil Developers Ltd.	10	1	45	1	45
	KSL & Industries Ltd.	4	11	577	11	577
	Lanco Infratech Ltd.	1	10	294	10	294
	Lancor Holdings Ltd.	2	1	42	1	42
	LIC Housing Finance Ltd.	2	5	235	5	235
	Lok Housing & Construction Ltd.	10	5	749	5	749
	Mahendra Lifespace Developers Ltd.	10	100	89 399	100	89 399
	Marg Ltd.	10	1	102	1	102
	Narendra Properties Ltd.	10	1	23	1	23
	Nila Infrastructure Ltd.	1	1	2	1	2
	Nitesh Estate	10	1	39	1	39
	Omaxe Ltd.	10	450	1 39 500	450	1 39 500
	Orbit Corporation Ltd.	10	10	1 269	10	1 269
	Brigade Enterprises Ltd.	10	1	117	1	117
	The Ruby Mills Ltd.	5	2	725	1	725
	Pantaloon Retail (India) Ltd.	2	1	452	1	452
	Parsvnath Developers Ltd.	5	200	46 570	200	46 570
	Peninsula Land Ltd.	2	10	1 019	10	1 019
	Prajay engineers Syndicate Ltd.	10	5	1 252	5	1 252

Note 10 - Non - Current Investments

Particulars	As at 31 st March 2013			(Amount in Rs.) As at 31st March 2012	
	Face Value	No. of Shares/Units	Rs.	No. of Shares/Units	Rs.
Prime Property Development Corp.Ltd.	5	1	113	1	
Provoque (India) Ltd.	1	5	244	5	
Prozone Capital Shopping Centres Ltd	2	5	244		
Purvankara Projects Ltd.	5	1	375	1	
Radhe Developers (India) Ltd.	10	10	157	10	
Regaliaa Realty Ltd.	10	1	8	1	
Rainbow Foundations Ltd.	10	1	10	1	
Rajeswari Foundations Ltd.	10	1	16	1	
SAAG RR Infra Ltd.	10	1	22	1	
Shopper's Stop Ltd.	5	2	598	2	
Simplex Realty Ltd.	10	1	164	1	
Sobha Developers Ltd.	10	10	7 928	10	
Sunteck Realty Ltd.	2	5	1 986	5	
Taj GVK Hotels & Resorts Ltd.	2	1	80	1	
The Phoenix Mills Ltd.	2	5	2 108	5	
Trent Ltd.	10	1	708	1	
Tribhuvan Housing Ltd.	1	5	14	5	
Unitech Ltd.	2	200	48 861	200	
Vijay Shanti Builders Ltd.	10	1	27	1	
Vipul Ltd.	1	10	806	10	
Godrej Properties Ltd.	10	1	807	1	
Blue Cost Hotel Ltd.	10	1	205	1	
Oberoi Realty Ltd.	10	1	238	1	
Prestige Estate Ltd.	10	1	130	1	
Gravis Hospitality Ltd.	2	1	25	1	
<b>Total</b>			<b>4 18 779</b>		<b>4 18 38</b>
Less: Provision for the diminution in the value of the investment			<b>2 72 131</b>		<b>2 71 63</b>
<b>Total Equity Shares (a)</b>			<b>1 46 648</b>		<b>1 46 74</b>
<b>(b) In Debentures</b>					
<b>Unquoted Fully Paid up</b>					
Ozone Propex Pvt. Ltd.	100	54 00 000	54 00 00 000	54 00 000	54 00 00 000
<b>Total Debentures (b)</b>			<b>54 00 00 000</b>		<b>54 00 00 000</b>
<b>Total Other Than Trade Investments (a+b) (B)</b>			<b>54 01 46 648</b>		<b>54 01 46 748</b>
<b>Total Non - Current Investments (A+B)</b>			<b>56 31 46 648</b>		<b>56 31 46 748</b>

10.1 Non-Current Investment are stated at cost. Provision for dimiution in the value of Non Current Investment is made only if such decline is other than temporary in the opinion of the management.

10.2 Aggregate Amount of Non - Current Investments:

Particulars	As at 31 st March 2013		As at 31st March 2012	
	Book Value	Market value	Book Value	Market value
Quoted Investments	1 46 648	1 51 059	1 46 748	1 50 799
Unquoted Investments	56 30 00 000	-	56 30 00 000	-

Note 10 - Non - Current Investments

Particulars	As at 31 st March 2013		(Amount in Rs.) As at 31st March 2012	
	Face Value	No. of Shares/Units	Rs.	Rs.
Urban Infrastructure Venture Capital Limited				
Notes to Financial Statements for the year ended 31st March 2012				

Note 11 Deferred Tax Assets (Net)

Particulars	As at 31 st March 2013	(Amount in Rs.) As at 31st March 2012
(a) Deferred Tax Liability Related to fixed assets	( 8 04 023)	( 9 06 8
(b) Deferred Tax Assets Disallowance under Section 43B of the Income Tax Act 1961	50 15 432	38 78 3
<b>Total</b>	<b>42 11 409</b>	<b>29 71 4</b>

Note 12 Long Term Loans and Advances

Particulars	As at 31 st March 2013	(Amount in Rs.) As at 31st March 2012
Unsecured, Considered good Loans and Advances to Related party (Refer Note No.24)	1 00 000	1 00 000
Other loans and advances Loans to Employees	55 41 593	96 62 165
Rental & Other deposits	6 350	6 350
Income Tax-Advance Tax & TDS (Net)	5 22 96 740	1 71 65 619
<b>Total</b>	<b>5 79 44 683</b>	<b>2 69 34 134</b>

Note 13- Current Investments

Particulars	As at 31 st March 2013		(Amount in Rs.) As at 31st March 2012	
	Face Value	No. of Shares/Units	Rs.	Rs.
<b>In Equity Shares</b>				
<b>Quoted Fully Paid up</b>				
Ansal Properties & Infrastructure Ltd.	5	7 62 608	1 68 91 514	7 62 608
Bajaj Holdings & Investment Ltd.	10	4 500	41 04 900	4 500
Bombay Dyeing & Mfg.Co. Ltd	2	1 76 000	1 54 79 200	35 200
Cinemax India Ltd.	10	-	-	7 815
Cinemax Exhibition India Ltd	10	15	1 206	-
Cinemax Properties Ltd	5	7 815	80 494	-
Electrotherm (India) Ltd.	10	2 500	51 375	2 500
Essar Shipping Ltd.	10	14 498	2 49 366	14 498
Essar Ports Ltd.	10	28 996	5 98 437	28 996
The Indian Hotels Company Ltd.	1	1 94 532	1 04 17 189	1 94 532
Tata Communication Ltd.	10	58 700	1 37 32 866	58 700
Bajaj Finserve Ltd.	5	4 500	27 52 951	4 500
<b>Total Current Investments</b>			<b>6 43 59 498</b>	<b>8 07 10 364</b>

13.1 The Aggregate amount of Provision for Diminution in Value of Current Investments is Rs.8 77 97 366/-(Previous Year Rs. 7 20 35 502/-).

13.2 Current Investment are carried at cost or Market value / NAV , whichever is lower.

13.3 Aggregate Amount of Current Investments

	As at 31 st March 2013		As at 31st March 2012	
	Book Value	Market value	Book Value	Market value
	Rs.	Rs.	Rs.	Rs.
Quoted Investments	6 43 59 498	6 70 25 178	8 07 10 364	8 25 39 886

Urban Infrastructure Venture Capital Limited  
Notes on Financial Statements for the year ended 31st March 2013  
Note 14 Trade receivables

Particulars	As at 31 March 2013	(Amount in Rs.) As at 31 March 2012
Unsecured, Considered good		
Debts due for a period exceeding six months	51 38 787	-
Other Debts	3 31 57 094	3 29 33 783
<b>Total</b>	<b><u>3 82 95 881</u></b>	<b><u>3 29 33 783</u></b>

Note 15 Cash and Cash Equivalents

Particulars	As at 31 March 2013	(Amount in Rs.) As at 31 March 2012
Balance with banks in Current Accounts	2 56 523	7 36 336
Cash on hand	<u>50 344</u>	<u>27 786</u>
<b>Total</b>	<b><u>3 06 867</u></b>	<b><u>7 64 122</u></b>

Note 16 Short term Loans and Advances

Particulars	As at 31 March 2013	(Amount in Rs.) As at 31 March 2012
Unsecured, Considered good		
Advances to Related party (Refer Note No.24)	15 81 855	24 73 299
Others		
Inter-corporate Deposits (Refer Note No.16.1 and 16.2)	80 39 49 885	59 96 71 885
Interest Accrued & Due on above (Refer Note No.16.1 and 16.2)	20 75 06 099	20 29 75 843
Staff Advances	14 89 333	28 85 315
Service Tax Receivable	2 27 912	88 397
Balance with Service Tax Authorities	85 106	12 68 725
Prepaid expenses	3 35 434	10 67 168
Rental & Other deposits	48 30 200	48 30 200
Others*	16 12 540	25 83 524
<b>Total</b>	<b><u>1 02 16 18 364</u></b>	<b><u>81 78 44 356</u></b>

\*Includes miscellaneous advances and Re-imbursement of Expenses.

16.1 Subject to Confirmations of Rs.80 37 72 980/- Previous year (Rs.80 26 47 728/-)

16.2 Inter Corporate Deposit (ICD) of Rs.59,44,00,000/- alongwith interest accrued and due on the same amounting to Rs. 20,17,53,384/- recoverable from Neelkanth Devansh Developers Pvt. Ltd., Neelkanth Kalindi Realtors Pvt. Ltd. and Neelkanth Soham Developers Pvt. Ltd are overdue. These ICDs were given during the financial year 2009-10 and since then the Company has neither received the interest nor the repayment of the principal. In order to recover the said dues the Company has filed winding up petitions u/s 433, 434 and 435 of the Companies Act, 1956 against each of the above Companies. In view of the pending petitions and following the principle of prudence, the Company has decided not to recognize the interest on the same for the year ended 31st March 2013 and to account the same as and when realised or the matter is settled. However, in view of the value of the assets and commitment from the Promoter of those Companies, the Company is of the view that the entire outstanding amount is recoverable and no provision for doubtful advance is necessary.

Note 17 Other Current Asset

Particulars	As at 31 March 2013	(Amount in Rs.) As at 31 March 2012
Interest accrued on Investments	11 64 05 760	4 29 53 606
<b>Total</b>	<b><u>11 64 05 760</u></b>	<b><u>4 29 53 606</u></b>



**Note 18 Gross revenue from operations**

Particulars	(Amount in Rs.)	
	Year ended 31 March 2013	Year ended 31 March 2012
<u>Sale of services</u>		
Investment Management Fees	51 35 80 915	50 34 16 135
Advisory Fees	12 05 53 485	12 04 33 028
Other services	38 27 206	-
<b>Total</b>	<b><u>63 79 61 606</u></b>	<b><u>62 38 49 163</u></b>

**Note 19 Other Income**

Particulars	(Amount in Rs.)	
	Year ended 31 March 2013	Year ended 31 March 2012
Interest income on:-		
Loans	1 37 28 412	14 42 87 019
Long Term Investment	8 16 13 504	4 77 26 228
Others	3 26 258	-
Dividend from		
Current Investment	6 21 680	10 28 884
Long Term Investment	1 133	983
Profit on Sale / Redemption of Current Investments (Net)	5 24 576	-
Net gain on Foreign currency transactions	12 07 490	-
Reversal of Provision for Diminution in the value of Investments (Net)	-	22 89 604
Miscellaneous Income	-	22 221
<b>Total</b>	<b><u>9 80 23 053</u></b>	<b><u>19 53 54 939</u></b>

**NOTE 20 Employee Benefits Expenses**

Particulars	(Amount in Rs.)	
	Year ended 31 March 2013	Year ended 31 March 2012
Salaries and Perquisites	10 30 58 282	10 32 12 246
Contribution to Provident Fund, Superannuation Fund and Pension Scheme	57 05 462	56 46 149
Gratuity	9 84 652	21 64 151
Employees Welfare and Amenities	33 39 159	34 95 315
<b>Total</b>	<b><u>11 30 87 555</u></b>	<b><u>11 45 17 861</u></b>

**20.1** The disclosures required under Accounting Standard 15 "Employee Benefits" notified in the Companies (Accounting Standards) Rules 2006, are given below :

Defined Contribution Plan	(Amount in Rs.)	
	Year ended 31 March 2013	Year ended 31 March 2012
Contribution to Defined Contribution Plan, recognised and charged off for the year are as under :		
Employer's Contribution to Provident Fund	46 65 419	44 64 309
Employer's Contribution to Superannuation Fund	7 80 587	9 24 591
Employer's Contribution to Pension Scheme	2 59 456	2 57 249
Employer's Contribution to New Pension Scheme	16 48 632	-

**Defined Benefit Plan**

The present value of Employees' Gratuity obligation is determined based on actuarial valuation using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

Particulars	Gratuity (Unfunded)	
	Year ended 31 March 2013	Year ended 31 March 2012
<b>a) Reconciliation of opening and closing balances of Defined Benefit obligation</b>		
Defined Benefit obligation at beginning of the year	76 96 047	61 38 766
Current Service Cost	7 69 028	6 68 833
Interest Cost	6 54 244	4 91 405
Actuarial (gain)/loss	( 4 38 620)	10 03 913
Benefits paid	( 6 40 980)	( 6 06 870)
Defined Benefit obligation at year end -		
- Current	15 84 666	15 36 172
- Non Current	<u>64 55 053</u>	<u>61 59 875</u>
	80 39 719	76 96 047

Urban Infrastructure Venture Capital Limited  
Notes on Financial Statements for the year ended 31st March 2013

b)	Amount to be recognised in Balance Sheet				
	Present value of obligation		80 39 719		76 96 047
	Amount recognised in Balance Sheet		80 39 719		76 96 047
c)	Expenses recognized during the year				
	Current Service Cost		7 69 028		6 68 333
	Interest Cost		6 54 244		4 91 405
	Actuarial (gain) / loss		( 4 38 620)		10 03 913
	<b>Total</b>		<b>9 84 652</b>		<b>21 64 151</b>
d)	Actuarial Assumptions				
	Mortality Table (LIC)		2006-08		1994-96
	Discount Rate (per annum)		7.95%		8.50%
	Rate of escalation in salary (per annum)		10% for the first 2 year & 6% thereafter		10% for the first 3 year & 6% thereafter
e)	Experience Adjustments		Period Ended		
		<u>2012-13</u>	<u>2011-12</u>	<u>2010-11</u>	<u>2009-10</u>
	Defined Benefit Obligation	80 39 719	76 96 047	61 38 766	29 42 888
	Plan Assets	-	-	-	-
	Surplus/(Deficit)	( 80 39 719)	( 76 96 047)	( 61 38 766)	( 29 42 888)
	Experience Adjustments on Plan Liabilities	( 6 40 146)	8 60 340	2 76 274	( 9 40 023)
	Experience Adjustments on Plan Assets	-	-	-	-

The estimates of rate of escalation in salary considered in actuarial valuation, takes into account inflation, seniority, promotion and other relevant factors including supply and demand in the employment market. The above information is certified by the actuary.

**NOTE 21 Finance Costs**

Particulars	(Amount in Rs.)	
	Year ended 31 March 2013	Year ended 31 March 2012
Interest Expenses	2 37 09 280	1 94 58 801
Other Borrowing Costs	1 00 000	1 00 000
<b>Total</b>	<b>2 38 09 280</b>	<b>1 95 58 801</b>

**NOTE 22 Administrative and Other expenses\***

Particulars	(Amount in Rs.)	
	Year ended 31 March 2013	Year ended 31 March 2012
Rent (Under cancelable operating lease)	1 90 99 900	1 91 30 531
Rates & Taxes	4 81 758	29 575
Repairs & Maintenance :		
- Building	12 33 064	4 99 184
- Other	3 33 016	2 33 037
Legal & Professional Charges	2 13 79 432	3 45 23 272
Traveling & Conveyance	1 64 837	4 74 197
Telephone Expenses	5 22 484	6 54 106
Business Promotion	8 45 392	4 99 990
Electricity Expenses	15 29 899	10 43 758
Director Sitting Fees	1 60 000	2 00 000
Auditor's Remuneration	6 30 000	5 25 000
Provision for Diminution in the value of Investments (Net)	1 57 62 362	-
Net loss on Foreign currency transactions	-	7 53 572
Loss on sale of Fixed Assets (Net)	2 17 477	1 86 418
Bank Charges	20 981	12 821
Sundry balance written off (Net)	4 85 986	-
Other Expenses	49 86 006	52 23 744
<b>Total</b>	<b>6 78 52 594</b>	<b>6 39 89 205</b>
* Net of recovery		

**22.1 Details of Auditor's Remuneration**

Audit Fees	5 00 000	4 00 000
Tax Audit Fees	1 00 000	1 00 000
Certification charges	30 000	25 000
<b>Total</b>	<b>6 30 000</b>	<b>5 25 000</b>

Urban Infrastructure Venture Capital Limited  
Notes on Financial Statements for the year ended 31st March 2013  
**Note 23 Basic and Diluted Earning per share (EPS)**

Particulars	(Amount in Rs.)	
	Year ended 31 March 2013	Year ended 31 March 2012
i. Profit as per statement of profit and loss	31 39 74 745	38 68 45 932
ii. Weighted average number of equity shares used as denomination for calculating EPS	1 00 00 000	1 00 00 000
iii. Basic and diluted EPS of face value of Rs.5/- each	31.40	38.68

**Note:**

In compliance with the Accounting Standard AS-20 "Earning per Share", the earning per share for Current and Previous year has been calculated after considering the increase in outstanding number of Equity Shares due to split of Equity shares of Rs.10/-each into Rs.5/-each and issue of Bonus Shares in the ratio of 4:1.

**Note 24 Related Party Transaction**

As per Accounting Standard – 18 on Related Party disclosures as notified by the Companies (Accounting Standard) Rules, 2006,

**List of Related Party and relation.**

Name of the Party	Relation
i. Jai Corp Limited	Holding Company
ii. Urban Infrastructure Venture Capital Fund	Associate
iii. Urban Infrastructure Venture Capital Fund - II	Associate
iv. Urban Infrastructure Venture Capital Fund - III	Associate
v. Urban Infrastructure Trustees Limited	Fellow Subsidiary Company
vi. UI Wealth Advisors Limited	Subsidiary Company
vii. Mr. Anand Jain	Key Management Personnel
viii. Mr. Parag Parekh	Key Management Personnel
ix. Mr. Satyapal Jain	Relative of Mr. Anand Jain
x. Mrs. Rina Jain	Relative of Mr. Anand Jain

**Transaction during the year with related parties**

Particulars	(Amount in Rs.)	
	Year ended 31 March 2013	Year ended 31 March 2012
<b>1 Jai Corp Limited</b>		
Equity Share Capital		
Closing Balance as at 31st March	1 00 00 000	1 00 00 000
Income		
Advisory fees (including service tax)	99 51 087	1 13 82 268
Trade receivable		
Closing Balance as at 31st March	1 14 09 357	51 46 224
<b>2 Urban Infrastructure Venture Capital Fund</b>		
Income		
Investment Management Fees(including service tax)	51 35 80 915	50 34 16 135
Reimbursement of the Expenditure	49 04 859	44 45 690
<b>Short Term Loans and Advances</b>		
Reimbursement of the Expenditure		
Closing Balance as at 31st March	15 81 855	24 73 299
<b>3 Urban Infrastructure Venture Capital Fund - II</b>		
Long Term loans and advances		
Closing Balance as at 31st March	1 00 000	1 00 000
<b>4 UI Wealth Advisors Limited</b>		
Investment in Equity Shares		
Closing Balance as at 31st March	2 10 00 000	2 10 00 000
<b>5 Mr. Anand Jain</b>		
Rent	70 35 000	70 35 000
<b>6 Mr. Parag Parekh</b>		
Remuneration	1 64 03 593	1 51 07 813
<b>7 Mr. Satyapal Jain</b>		
Rent	66 75 000	66 75 000
<b>8 Mrs. Rina Jain</b>		
Rent	53 40 000	53 40 000

Urban Infrastructure Venture Capital Limited  
 Notes on Financial Statements for the year ended 31st March 2013  
 Note 25 Expenditure in Foreign Currency

Particulars	(Amount in Rs.)	
	Year ended 31 March 2013	Year ended 31 March 2012
Books & Periodicals	6 045	13 619
Training Expenses	-	4 97 000
Exchange on line Service	1 45 738	1 44 096
Membership & Subscription	27 637	-
<b>Total</b>	<b><u>1 79 420</u></b>	<b><u>6 54 715</u></b>

Note 26 Earning in Foreign Currency

Particulars	(Amount in Rs.)	
	Year ended 31 March 2013	Year ended 31 March 2012
Advisory Fees	11 08 17 341	10 88 73 471
<b>Total</b>	<b><u>11 08 17 341</u></b>	<b><u>10 88 73 471</u></b>

Note 27 Disclosure on Financial Instruments

Particulars	(Amount in Rs.)	
	Year ended 31 March 2013	Year ended 31 March 2012
Unhedge foreign currency exposure receivable	2 71 01 467	2 77 87 559

Note 28 Contingent liability

The Income - Tax assessments of the Company have been completed up to Assessment Year 2010-11. The disputed demand outstanding up to the said Assessment Year is Rs.1 32 06 301/- (Previous year Rs.1 14 25 998/-). Based on the decisions of the Appellate authorities and the interpretations of other relevant provisions, the company has been advised that the demand is likely to be either deleted or substantially reduced and accordingly no provision has been made.

Note 29 The company is primarily engaged in the investment management business. As such, there is one reportable segment, as per Accounting Standards on "Segment Reporting" (AS 17) notified by the Companies (Accounting Standard) Rules 2006.

Note 30 Previous year's figure have been regrouped/reclassified wherever necessary to correspond with the current year's classification / disclosure.

As per our report of even date  
 For CHATURVEDI & SHAH  
 Chartered Accountants

Sd/-  
 R. KORIA  
 Partner

Place : Mumbai  
 Date : 22nd April 2013

For & on behalf of the Board of Directors

Sd/-  
 Anand Jain  
 Chairman

Sd/-  
 S S Thakur  
 Director

Sd/-  
 Parag Parekh  
 Managing Director & CEO

Sd/-  
 P. Krishnamurthy  
 Director

Sd/-  
 Vaishali Vyas  
 Asst. Company  
 Secretary