



Tuesday, 5th July 2016

The Manager
Dept of Corporate Services
BSE Limited
Regd. Office: Floor 25, P J
Towers
Dalal Street
Mumbai – 400 001
Scrip Code: 533274

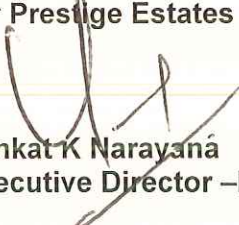
Dear Sir/Madam

Ref: Your email dated 1st July 2016 .

We hereby attach the soft copy of Annual Report of FY 2011-2012.

This is for your information and record.

Yours sincerely
For **Prestige Estates Projects Limited**


Venkat K Narayana
Executive Director –Finance and CFO

Encl: a/a.



ANNUAL REPORT 2011-12

DIVERSE STRUCTURES. UNIFORM SUCCESS.



P R E S T I G E E S T A T E S P R O J E C T S L T D

There is an old maritime saying, 'No wind blows fair for the ship that has no destination'. At Prestige we are very much alive to where we want to be as a company. Our goal is to be the preferred choice for customers across asset classes, through dint of strategic planning, proven quality and timely delivery.

In 2011-12, we have navigated ourselves to our destination with complete focus, demonstrating signal success and performing beyond what we promised on every parameter. Our sales, revenues, collections and lease rentals have grown at healthy rates, continuing the trend of previous years. We realise that success is a ongoing journey and every port we dock at in our voyage signals the commencement of a new one. This year we embarked into new markets and plotted out several new projects to address specific audience needs.

Every step we have taken has been the result of carefully considered thought and planning. The result is there for everyone to see as the falcon continues to scale greater heights and expand its reach to wider geographies.

In a Challenging **2011-12**, compared to its
previous year, Prestige reported:

Record sales of Rs. 21,127 mn, a growth of **53%**

Area sold - 4.91 mn sft, an increase by **164%**

Leased 3.12 mn sft, a growth of **61%**

Cash Collections of Rs. 13,354 mn,
an increase of **85%**

Reclaimed the prestigious **DA1-** the
Highest Developer Rating by
Crisil, India's leading credit rating agency

Reinforcing what our stakeholders have always believed
... **if it is Prestige, it must be
different**

Disclaimer: In this annual report, we have disclosed forward-looking information to enable investors to comprehend our prospects and take informed 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 'anticipates', 'estimates', '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 our assumptions. The achievement of results is 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. We undertake no obligation to publicly update any forward-looking statements, whether as a result of new information, future events or otherwise.

A vintage map with a rolled-up scroll and a pocket watch. The map is aged and yellowed, with a grid of latitude and longitude lines. A rolled-up scroll lies diagonally across the top left. A pocket watch with a circular face and a chain is positioned in the lower center. The background is a warm, golden-brown color.

Plotting more projects

In 2011-12 we launched 7 new projects, spanning over 12.89 million sqft of developable area. That's a growth of 55% over last year! This includes Prestige Bella Vista our first residential development in Chennai, which saw phenomenal sales. The foreseeable future thus presents a picture of uninhibited growth.

Burgeoning collections

In 2011-12, our collection figures totalled Rs.13,354 million.

Compare this to the previous year when we collected Rs.7,225

million, and you'll see a growth of 85%. That's also 11% more

than our guidance value of Rs.12,000 million. All of which paints

a picture of increasing customer confidence and a promise of


sustained growth.





Consistently ascending sales

We have registered a 53% growth in sales at Rs. 21,127 million compared to Rs. 13,850 million during the previous year. That's well above our guidance value of Rs. 15,000 million. This is not a flash in the phenomenon either. Our sales has grown consistently at a similar rate over the last three years.



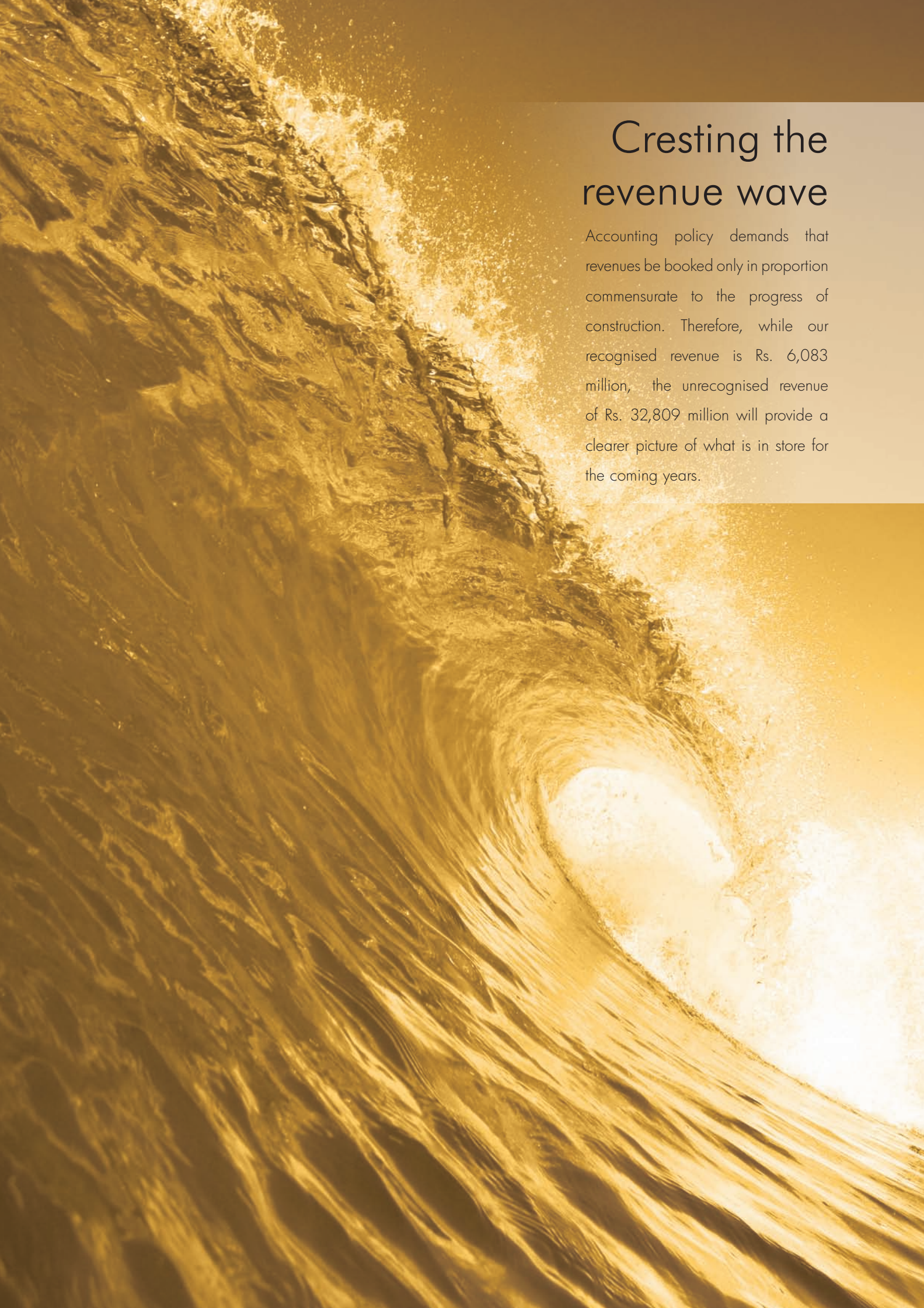
Increased lease rentals

On the leasing front we continue to show consistent growth. We have leased out 3.12 mn sqft of commercial and retail space and our lease rental income has grown by 13% to Rs.1,693 million in 2011-12 (previous year Rs. 1,497 million). What's more, the outlook for the next three years is extremely positive. Our total annualised (exit) rentals for the current year has been Rs. 1,870 million and we expect to raise this to Rs. 2,250 million by the end of the next fiscal. Going forward we are looking to touch incomes of Rs. 5,000 million from this business on an annualised basis by 2014-15.



Constantly venturing into new markets

Continuing with our policy of always exploring new territory, we have already made an entry into Hyderabad, Kochi, Mysore, Mangalore and now we have entered the residential arena in Chennai with Prestige Bella Vista. The development was a first of its kind in Chennai and evoked unprecedented response registering sales of over 35% in just three months!



Cresting the revenue wave

Accounting policy demands that revenues be booked only in proportion commensurate to the progress of construction. Therefore, while our recognised revenue is Rs. 6,083 million, the unrecognised revenue of Rs. 32,809 million will provide a clearer picture of what is in store for the coming years.

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Our Vision

To continuously exceed the expectations of our customers and employees and become a benchmark for quality in every field the Prestige Group ventures into.

Our Mission

To improve customer experiences through constant innovation and understanding, with a focus on quality and transparency of process so that when it comes to Prestige, customers come to expect nothing but the best from us. Every time.

GENERAL INFORMATION

Board of Directors

Irfan Razack	- Chairman & Managing Director
Rezwan Razack	- Joint Managing Director
Noaman Razack	- Wholetime Director
K.Jagdeesh Reddy	- Independent Director
B.G.Koshy	- Independent Director
Noor Ahmed Jaffer	- Independent Director
Dr.Pangal Ranganath Nayak	- Independent Director

Statutory Auditors

Deloitte Haskins & Sells
Deloitte Centre, Anchorage II, 100/2
Richmond Road, Bangalore - 560 025

Principal Bankers

Housing Development Finance Corporation Limited
Punjab National Bank
YES Bank Limited
The Jammu & Kashmir Bank Limited
Axis Bank Limited
State Bank of India
State Bank of Hyderabad

Solicitors

Kusuma Associates
Nandi Law Chambers
Anup S Shah Law Firm

Registered Office

The Falcon House, No.1, Main Guard Cross Road
Bangalore - 560 001. Tel: +91 80 2559 1080
Fax: +91 80 2559 1945

Registrars & Transfer Agents

Link Intime India Private Limited, C-13, Pannalal Silk Mills
Compound, L.B.S.Marg, Bhandup (West), Mumbai - 400 078

Prestige Oasis



PRESTIGE ESTATES PROJECTS LTD
HAS DEVELOPED 163 PROJECTS, SPANNING OVER
46.97 MILLION SQ FT, AND CURRENTLY HAS 33
ONGOING PROJECTS, AGGREGATING TO 36.70
MILLION SQ FT OF DEVELOPABLE AREA, THUS
MAKING US ONE OF THE LARGEST DEVELOPERS
IN THE NATION.

Foundation

Prestige Estates Projects Limited entered the sphere of real estate in the year 1986. The last two-and-a-half decades saw a growth making it one of the leading developers of Bangalore and now in South India; delivering quality developments across all asset classes in residential, commercial, retail & hospitality sectors.

The Company is led by Mr. Irfan Razack and ably supported by his brothers Mr. Rezwan Razack and Mr. Noaman Razack.

Over the last two-and-a-half decades, Prestige has completed and delivered 163 projects aggregating to over 46.97 million square feet and today we have 33 projects aggregating to 36.70 million square feet under execution.

Prestige went Public in October 2010; the Company's shares are listed on the Bombay Stock Exchange and National Stock Exchange (market capitalisation of Rs. 34,284 mn as on 31 March 2012).

Impact

Prestige properties are landmarks around which locational references are created, as in the case of The Forum (first mall in Bangalore), Prestige Meridian, UB City, Forum Value Mall, Prestige Acropolis, Prestige Shantiniketan and Prestige Ozone.

Progressive

Prestige properties are progressively environment friendly; most of its properties meet environment norms and the Company is working towards the highest LEED (Leadership in Energy and Environmental Design) rating in environment compliance.

Alliance

In the late nineties, Prestige became the first real estate entity in India to engage in the asset-light approach of joint developments/ventures with land owners. Over the years, the Company has entered into alliances with global majors like CRIDF (associate of Capita Malls Asia, Asia's largest pure-play shopping mall owner, developer and manager) for its retail projects and Marriott, Hilton, Starwood, Banyan Tree Hotel & Resorts and Aloft for hospitality projects. It has also entered into joint ventures with RedFort and Urban Infrastructure Opportunities Fund for some of its real estate projects.

Certifications

- Highest rating of DA1 from CRISIL: this rating indicates the Company's excellent ability to execute real estate projects as per specified quality levels within stipulated time schedules and to transfer clean title
- ISO 9001:2008 certified

AWARDS AND ACCOLADES

Corporate

- India's Top 10 Builders awards from Construction World Architect & Builder Awards 2011
- Best Regional Developer (South) from Zee Business - RICS Real Estate Awards 2011
- Srishti Good Green Governance Award 2011
- Best Developer Award to Mr. Irfan Razack for 2009-10 by Karnataka State Town Planning Department
- Developer of the Year Award 2011 from Construction Week
- India inc. 500 2011 award from 9.9 Media for exemplary corporate growth

Residential segment

- Best Interior Design Apartment in India for its Prestige Oasis villa development at International Property Awards Asia Pacific (IPAAP) 2012
- Best Golf Development in India, Best Property Single Unit in India and Highly Commended Interior Design Apartment in India for its Prestige Golfshire mansions at (IPAAP) 2012
- Highly Commended Interior Design Apartment in India for its Prestige Neptune's Courtyard, Kochi property at (IPAAP) 2012
- Highly Commended Development Multiple Units in India for its Prestige White Meadows property at (IPAAP) 2012
- CNBC Awaz Crisil-Credai Real Estate award for best residential property for its Prestige Wellington Park property
- Realty plus excellence award 2012 South for Developer of the Year for residential category

Hospitality segment

- Highly Commended Leisure Interior & Leisure Development in India for its Prestige Ozone property at (IPAAP) 2012
- Runner-up in FIABCI Prix d'Excellence Award 2012 in the hotel category to Oakwood Premier Prestige, Bangalore

Commercial segment

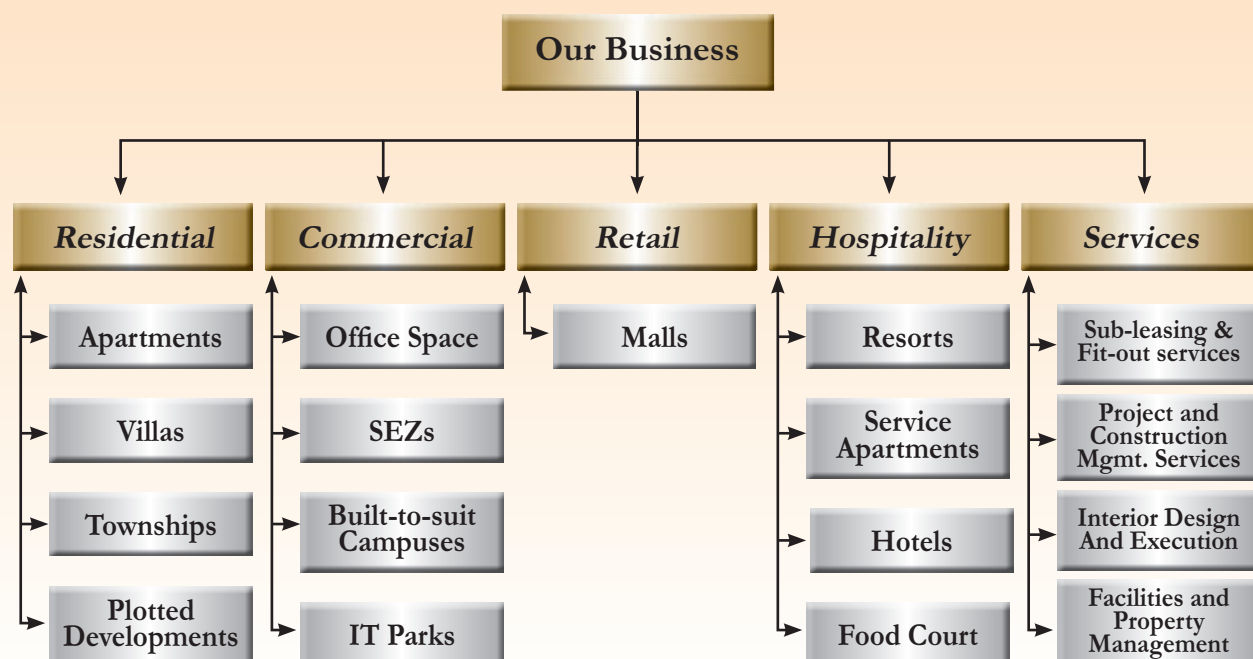
- Highly Commended Commercial High-Rise Development in India for its Prestige Shantiniketan property at (IPAAP) 2012
- Highly Commended Industrial Development in India for its Prestige Tech Park property at (IPAAP) 2012
- Highly Commended Industrial Development in India for its Prestige Cessna Business Park property at (IPAAP) 2012
- Highly Commended Commercial Renovation/Redevelopment in India for its Prestige Delta property at (IPAAP) 2012
- FIABCI Prix d'Excellence Award 2011 for Outstanding Commercial Office to Prestige Tech Park
- Realty plus excellence award 2012 South for Developer of the year for commercial category

Retail segment

- Best Retail Development Asia Pacific & India for its Forum Sujana Mall property at (IPAAP) 2012
- Best Retail Interior India for its Sublime Galleria property at (IPAAP) 2012
- Images Retail Shopping Centre Awards 2011 for Most Admired Shopping Centre (South) for its Forum Mall property
- Outstanding Contribution in Real Estate (Retail Projects) from ECP World Awards 2011 for UB City



BUSINESS SEGMENT



OPERATIONAL HIGHLIGHTS, 2011-12

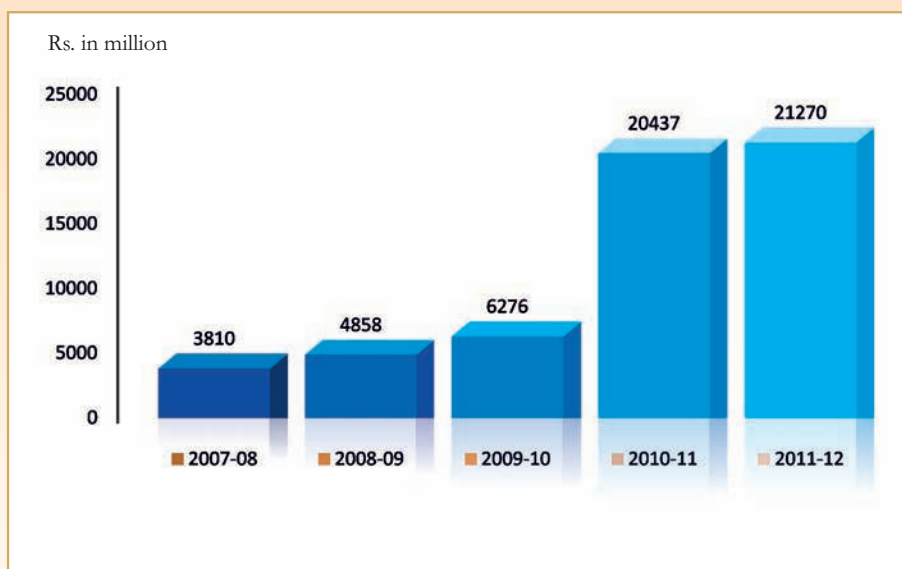
- Total Sales of Rs. 21,127 million as compared to Rs. 13,850 million in 2010-11
- Total unrecognised revenues of Rs. 32,809 million as on 31st March, 2012
- Engaged in the construction of 33 projects across 36.70 mn sq ft (Previous year: 32 projects across 26.76 mn sq ft)
- Launched 7 new projects (4 Residential, 2 Commercial and 1 Retail)
- Completed 1.94 mn sq ft of residential space: Prestige Neptune's Courtyard-Kochi and Prestige Southridge-Bangalore
- Completed 0.95 mn sq ft of commercial space: Prestige Atrium-Bangalore, Prestige Dynasty II-Bangalore, Cessna Business Park - Block 5 and Prestige Palladium-Chennai
- Completed 0.16 mn sq st of hospitality space: Golfshire Clubhouse and Spa-Bangalore
- Leased 3.12 msf as compared to 1.94 in 2010-11

FINANCIAL HIGHLIGHTS, 2011-12

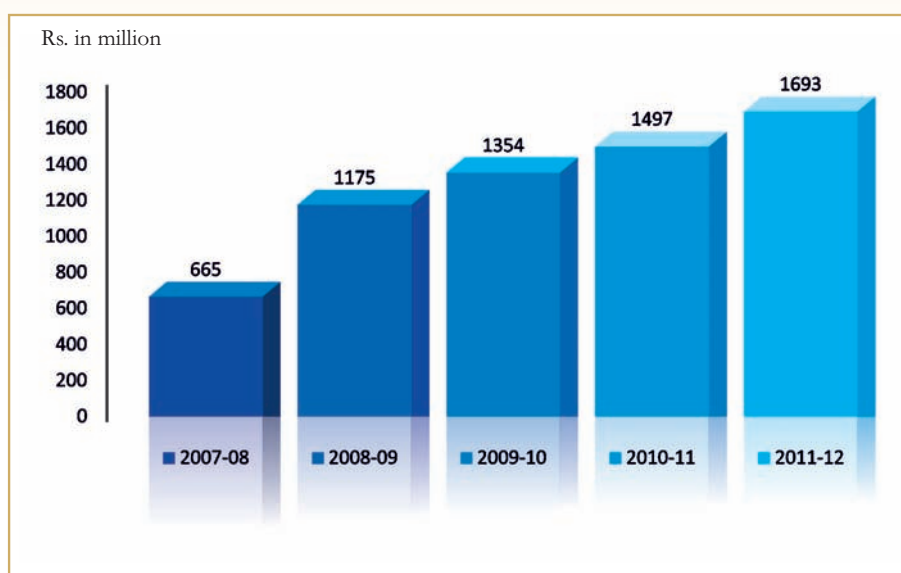
- Standalone Income from Operations of Rs. 7,455 million as compared to Rs. 13,850 million in 2010-11*
- Standalone EBIDTA of Rs. 2,907 million (36.37%) compared with Rs. 4,003 million (27.39%) in 2010-11
- Standalone PAT of Rs. 1,291 million (16.15%) compared with Rs. 2,036 million (13.93%) in 2010-11
- Leased income of Rs. 1,693 million compared with Rs. 1,497 million in 2010-11
- Cash collection of Rs. 13,354 million compared with Rs. 7,226 million in 2010-11

* The decline was on account of lower recognition as per accounting guidelines.

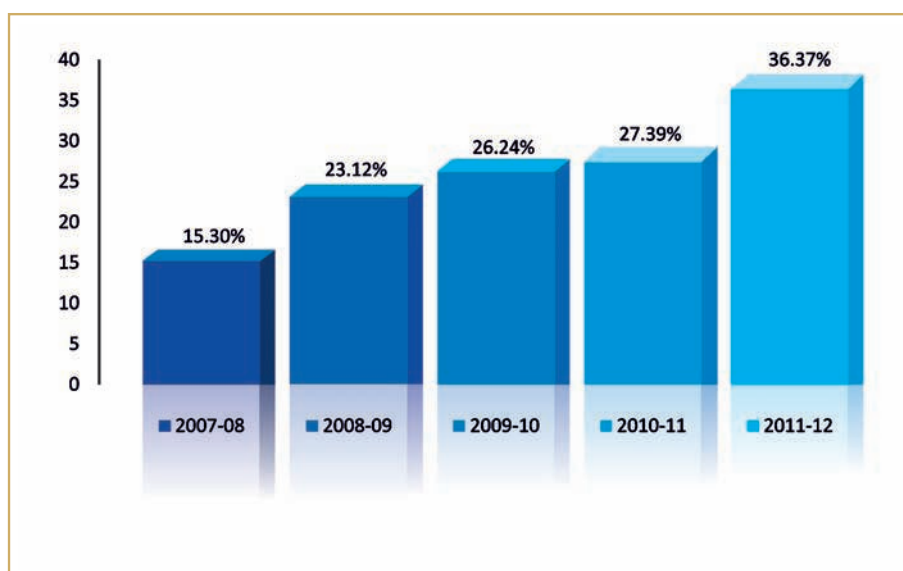
Standalone Net Worth



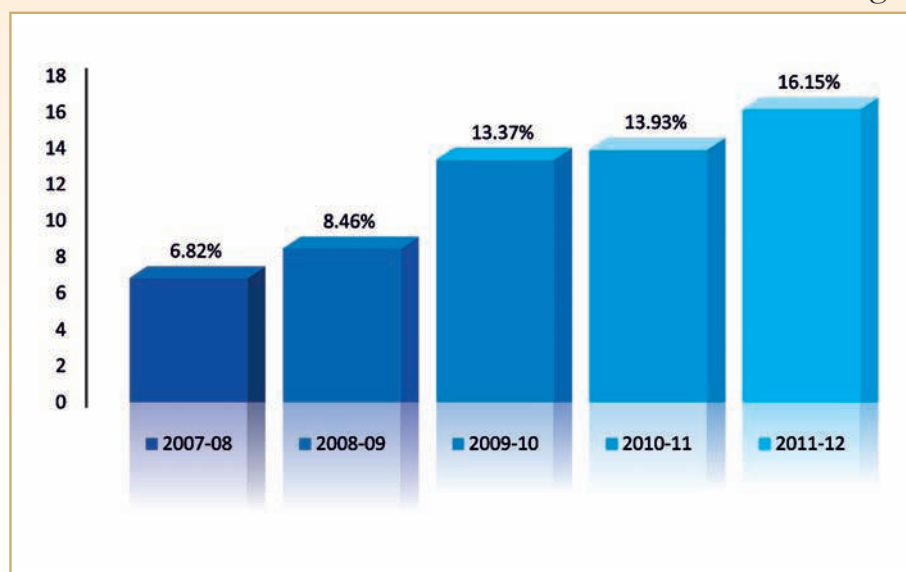
Standalone Rental Income



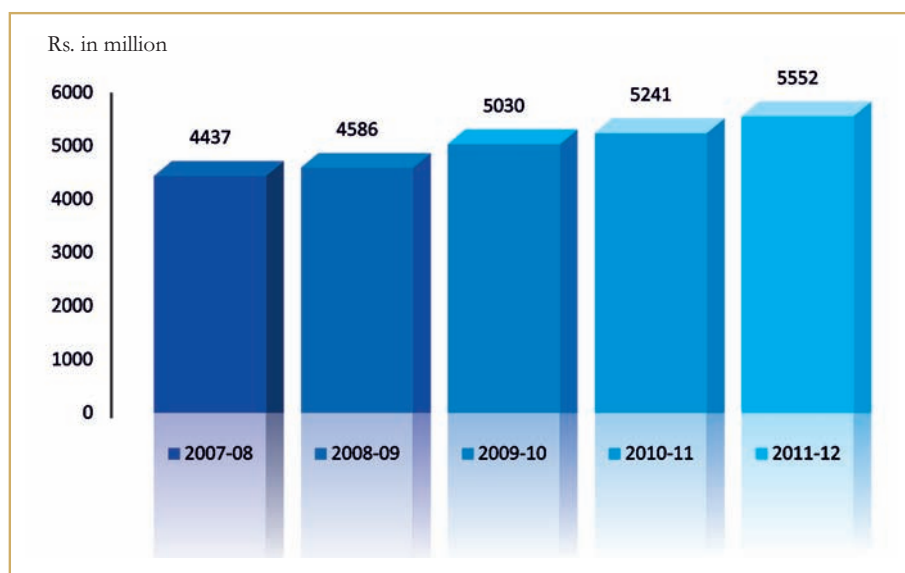
Standalone EBIDTA margin



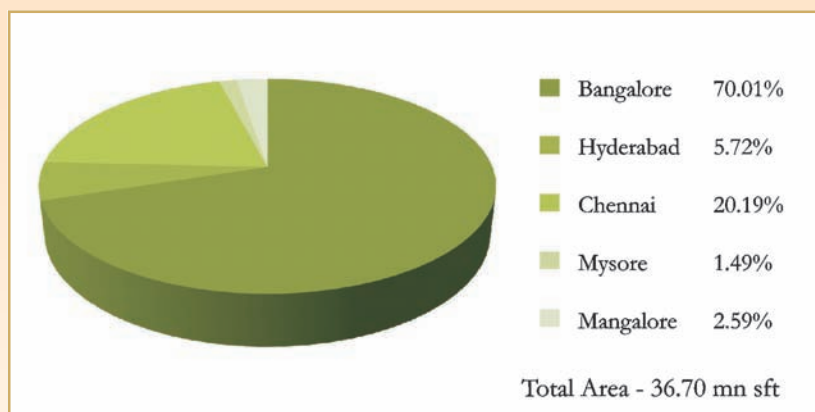
Standalone P ATm argin



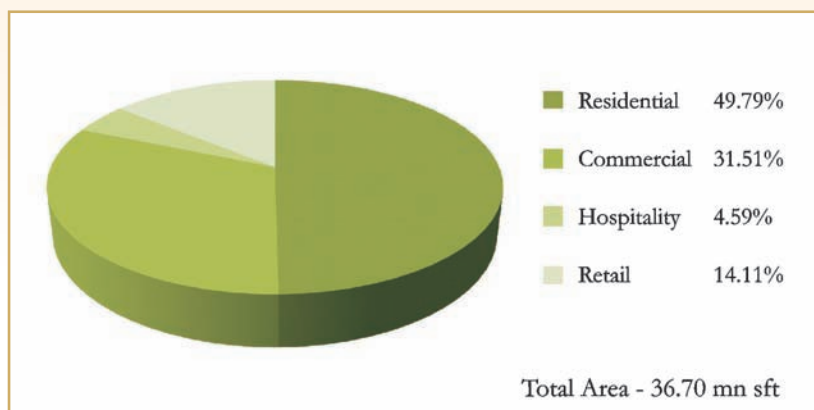
Standalone Fixed Assets



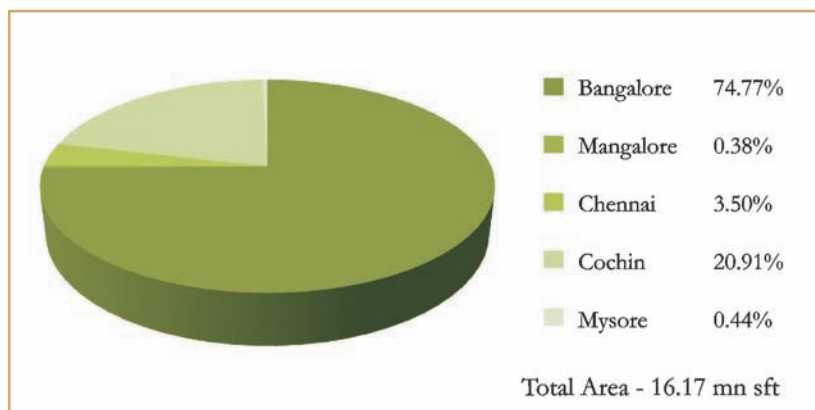
Ongoing projects as on 31st March, 2012 (by geography)



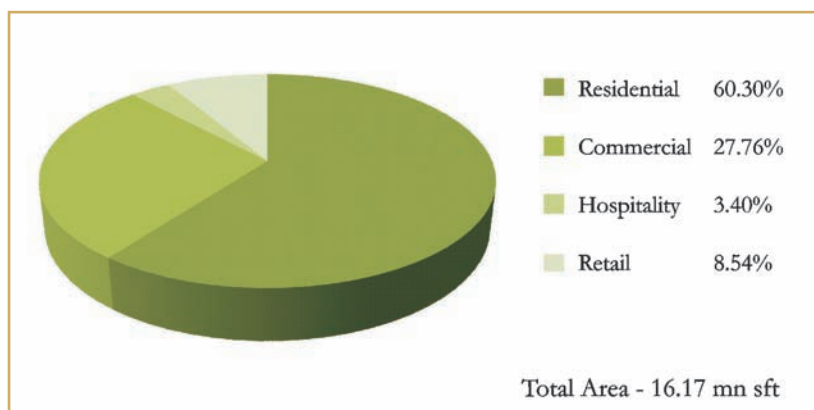
Ongoing projects as on 31st March, 2012 (by segment)



Upcoming projects as on 31st March, 2012 (by geography)



Upcoming projects as on 31st March, 2012 (by segment)





Prestige commenced its business at a time when the Real Estate sector in India was largely unorganized. The Company was floated with the vision to inspire stakeholder trust through credible action. Right from its inception, Prestige has always conducted its business in a manner that its brand is completely trusted by customers for quality, timely and promised delivery, trusted by vendors and collaborators for its financial strength, trusted by stakeholders for extensive compliances and trusted by shareholders for business sustainability, wealth creation and corporate governance.

A quarter of a century later, the Company possesses commendable

peer respect, an industry leading position in the various segments of its presence, strong balance sheet and market capitalization of Rs. 34,284 mn.

The year 2011-12 was a difficult one for most sectors of the Indian economy. The challenge was even higher for the country's Real Estate sector on account of rising interest rates which staggered offtake, a feeling that since Real Estate prices had appreciated significantly in the preceding years, the downward correction would continue and there was haziness in the economic outlook that made all buyers tentative.

Given this context, Prestige performed most creditably, which is reflected in the following realities:

- The Company had issued a 2011-12 sales guidance of Rs. 15,000 mn at the start of the financial year and achieved Rs. 21,127 mn of total sales (PY: Rs. 13,850 mn)
- The Company had issued a 2011-12 leasing guidance of 3 mn sq ft and achieved 3.12 mn sq ft (PY: 1.94 mn sft)
- The Company had issued a 2011-12 cash collection guidance of Rs. 12,000 mn and achieved Rs.13,354 mn (PY: Rs. 7,226 mn)

This differentiation was achieved through a business model that focused on enhancing value for all the stakeholders.

The result is that we have been able to strengthen our brand, grow our volumes, protect margins, increase inflows, share a part of this surplus with our stakeholders and redeploy the rest into the business with the objective to create a larger and more vigorous virtuous cycle, thereby enhancing shareholder's value.

Shareholders will recall that 2008-09 was one of the most challenging years for the global and Indian economy, marked by the meltdown. In view of these circumstances, the Company had considered it prudent to not launch many residential projects. The impact of this brief lull in launch was felt during the financial year under review. Besides, the Company has consistently followed the percentage completion method in booking revenues in its books with a policy that at least 25-30% of the project construction cost (excluding land) must be executed before revenues can be recognised. So, even as the Company performed considerably better in 2011-12, the impact did not immediately translate into the financials in terms of Accounting Revenue.

Prestige's business model is significantly weighted towards residential projects development marked by the outright sale of properties and commercial projects which are either sold or held for rental yield. However, the Company has also progressively diversified its revenue mix towards retail and hospitality properties on the one hand and property ancillary services (property management, interior decoration, mall management, property sub-lease and construction management) on the other.

Prestige provides across the widest price (from Rs. 30 lakh a home to Rs. 30 crore a home) and product bandwidth – residential (mid income and premium apartments, villas, row houses, mansions and smart homes), commercial office (offices in central business district, IT Parks, SEZ, built to- suit and office interiors), retail (budget, mid-income and luxury) and hospitality (five-star hotel, resort, serviced apartments). This makes it possible to cater to diverse customer requirements and graduate customers in line with increasing incomes. The extensive range also enhances the Company's flexibility in being able to provide diverse products to suit different economic situations.

Prestige is different from most Real Estate companies in India on account of the significant size and type of its income streams. The outright sale of residential units generates revenues across the construction life cycle of the property. The leasing of properties (commercial and retail) provides predictable annuity revenues (yield/cost model generally structured at 600-700 bps above the borrowing cost) with the prospect of periodic upward revision. Long-term agreements with corporate customers for properties being constructed provide assured incomes. Prestige's lease revenues are probably among few of the largest earned by any Real Estate development company in India.

Prestige has grown attractively over the last few years and has yet selected to remain asset-light, marked by a relatively low ownership of land banks. The Company enters into agreements with land owners to jointly develop properties. Prestige brings to this joint development, the value of its brand, construction experience, sales channel, pricing insight and timely completion. This collaborative model enhances the attractiveness of the Company's balance sheet in what is otherwise a capital-intensive business. The successful demonstration of this collaborative approach strengthened the inward deal flow of large developable properties being offered by land owners, creating a robust pipeline of such projects for the Company.

Prestige elected to corporatise with speed in what is still largely an unorganized sector in India. The business is marked by a long-term approach, high governance, empowered professionals and managing business variables through a process-driven approach. The Company represents a functional balance of promoter-owners and professional managers. This structure is marked by strategic policy decision making and hands-on business review by the promoters complemented by day-to-day management by professionals across functions. The result is very low attrition at the senior management level for over a decade.

The success of this past year would not have been possible without the untiring efforts of our Board Members and Management team. Their unified labour has helped us achieve our set targets and even surpass them. This momentum continues to keep the ball rolling into the new FY12-13 as we gear up to set higher benchmarks and scale greater heights.

On behalf of our Board Members and with a deep sense of gratitude, I would like to thank our shareholders, bankers, landowners, customers, vendors, and every staff member whose continuous efforts have made Prestige one of South India's premier Real Estate Development company. We look forward to your continued support and assure you that we shall always endeavour to keep your interests foremost as we build on the foundations of what we believe, will be a spectacular growth story.



Best Wishes,

Irfan Razack

Chairman & Managing Director



Irfan Razack

Chairman & Managing Director

A visionary, a real estate icon and the inspiration behind the Company's success, he prioritises ethics and principles whose cornerstone are the Company's stakeholders (land owners, customers, patrons, partners, shareholders and associates).

He holds a Bachelors Degree in Commerce from St. Joseph's College (Bangalore University) and was awarded the Lifetime Achievement Award by St. Joseph's Old Boys Association. He also completed a course in Jordan by the United Nations University International's Leadership Academy (UNU/ILA).

He established the business in 1986 and has been its Managing Director since then. He has 38 years of experience in the retail and real estate industry. He is also the Company's principal architect and possesses the creativity and foresight to construct aesthetically appealing structures.

He was adjudged the "Real Estate Professional of the year" at the Real Estate Excellence Awards, 2008. Also, in 2010, he was awarded "Entrepreneur Extraordinaire Award" by Builders Association of India and Confederation of Real Estate Developers Association of India. He was also awarded with the Best Developer Award in 2009-10 by Karnataka State Town Planning Department.

He steers the Prestige Group forward. A born leader, Irfan creates opportunities where none exist and possesses the determination to see his visions come to fruition. He served as Honorary Secretary of the Al-Ameen Educational Society for 17 years, the President of Bangalore Commercial Association (BCA), and the Chairman of the Real Estate Committee of CREDAI, Karnataka for four years.

He was a special invitee to the southern regional council of Confederation of Indian Industries (CII). He is also a sought after panelist for discussions on business and real estate on leading television channels. As past president of Rotary Midtown, Bangalore, he is still actively involved in the club's activities, and is also a Paul Harris Fellow. Among his many initiatives is the prestigious Rotary Midtown Prestige Citizen Extraordinaire Award to honour citizens of Bangalore who made significant contributions to society.

DIRECTORS' PROFILE

Rezwan Razack

Joint Managing Director

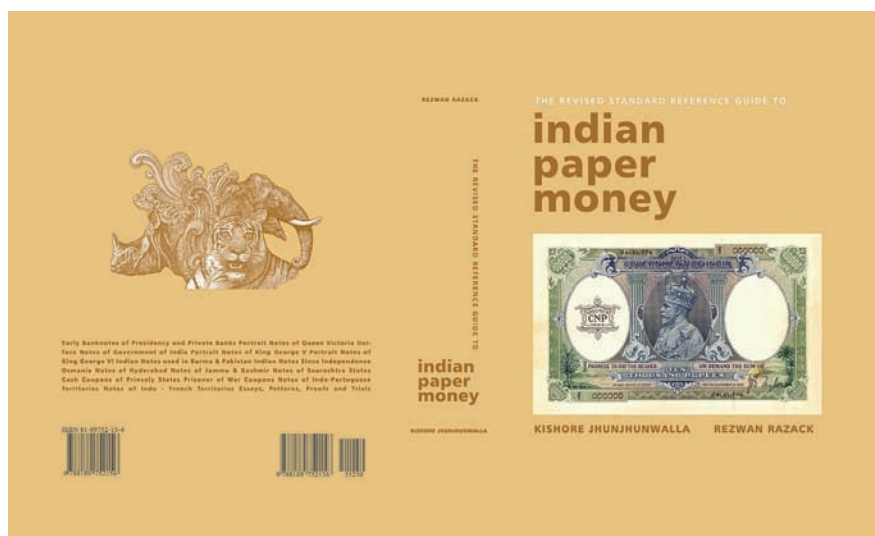
He is a founding member of the Company and has been a Joint Managing Director since 1997. He possesses an experience of 36 years in the retail and real estate industry. He holds a Bachelors Degree in Commerce from St. Joseph's College (Bangalore University).

His acumen and foresight played a pivotal role in building the Company since its inception. He oversees the Company's construction and engineering activities and is a vital cog in the decision making wheel.

He has fostered a highly motivated contracting and engineering team creating an atmosphere for people to effectively execute their assignments focussing on innovative lifestyle developments. He works with a vision, towards constructing aesthetic developments without compromising on quality.

He has dedicated himself to coordinating the Terry Fox Run - a fund raiser aiding cancer research, in Bangalore. He is also a part of the Resident's Initiative for Safe Environment (RISE), a movement in Bangalore working towards creating a clean environment. Rezwan

is an avid collector of rare and unique currency notes and is currently completing his research in Indian paper money. He has one of the finest bankable collections of Indian paper money and has co-authored a book titled 'Indian Paper Money', which is an authoritative reference and guide on currency in India.





Noaman Razack

Wholetime Director

He is a founding member of the Company and currently serves as a Wholetime Director. He is also the Managing Director of Prestige Fashions Private Limited (a company under the same management) and heads the Company's retail division. He has 32 years of experience in business development.

He joined Prestige Fashions with a desire to be a part of the surging business of garment retail. Being a people's person, it fell naturally to him to provide a direction and a face to the male fashion retail arena in Bangalore. Further, he is an enthusiastic sportsman.

DIRECTORS' PROFILE



K. Jagdeesh Reddy

Independent Director

He holds a Bachelors Degree in Engineering (Mangalore University) and Masters Degree in Management from Katz Graduate School of Business (University of Pittsburgh). He has expertise in finance with specialised skills in private equity mergers and acquisitions. He has been a member of the Company's Board since November 10, 2009.



B.G. Koshy

Independent Director

He holds a Masters Degree in English (University of Bombay) and started his career in 1979 with Advani Oerlikon Limited (Bombay). Later, he associated with Oerlikon-Buhrle AG and Zurich & Contraves AG (Zurich). He has been a member on the Company's Board since November 10, 2009.

He is currently part of several non-governmental organisations championing communal harmony, civic problems, women and children's rights.

He is also serving a second term as a member of the advisory cell attached to the Karnataka DG & IG of Police.



Noor Ahmed Jaffer

Independent Director

He holds a Bachelors Degree in Commerce from St. Joseph's College (Bangalore University). He began his career with Deepak Cables and later joined Philips India Limited (Bombay). Later, he co-founded Paper Packaging Private Limited in Bangalore and established a Kraft Paper Mill in Shimoga. He is also a Director on the board of Accupak Private Limited, a packaging unit in Bangalore. His business experience is extensive and specialises in strategic decision making. He has been a Board member since November 24, 2009.



Dr. Pangal Ranganath Nayak

Independent Director

In a career spanning more than 25 years, Dr. P. Ranganath Nayak has served and trained as an Interventional Cardiologist in various geographies worldwide. Currently, Dr. Nayak is a Senior Consultant Cardiologist at Vikram Hospital, Bangalore, India. Dr. Nayak received his DM in Cardiology from Christian Medical College, Vellore, MD from Command Hospital, Bangalore University and a Bachelor's degree in medicine and surgery from St. John's Medical College, Bangalore. He was awarded the Hargobind Overseas Training Fellowship in 1991 for training in interventional cardiology in Australia and France. Dr. Nayak has extensive business experience in the fields of healthcare, pharmaceutical sciences and clinical research. He has been a member of our board since November 24, 2009.

EXECUTIVE MANAGEMENT



Uzma Irfan

Executive Director (Corporate Communications)

Ms. Uzma Irfan joined the Group in January 2007 at a crucial juncture, a time of rapid expansion and diversification. Uzma assumed the role of Director, Corporate Communications to streamline all branding and communication-related initiatives. Over the years, the Prestige Group has grown significantly and she can be credited for single handedly strengthening the Company's public image during this phase.

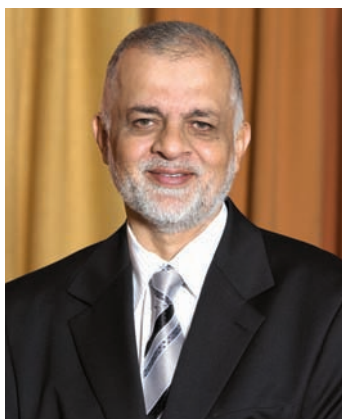
Uzma holds a Bachelor's degree in Business Administration, with focus on Management, from the American Inter Continental University in London, where she graduated with Honours and a dual degree.



Faiz Rezwan

Executive Director (Contracts and projects)

Faiz Rezwan, the son of Rezwan Razack, completed his primary and secondary education in Bangalore from Vidya Niketan and Canadian School of India. He then studied Business Management from The King's College, London. On returning to India, Faiz underwent rigorous training in the various departments of Prestige Estates Projects Ltd, and made a mark in all aspects of the business. Faiz was closely involved with, and made signal contributions to, the launch of several flagship developments of the Prestige Group. Faiz is currently putting his natural flair for negotiation to use by heading Prestige's Procurement Department. He is also engrossed in planning and developing Prestige Golfshire, the Group's pre-eminent venture that combines a PGA standard golf course with a 5-star hotel and luxury residences. An avid golfer himself, Faiz is very fond of animals and enjoys adventure sports. His other interests include social causes, cultural activities, art, and nature. A fitness and health enthusiast, Faiz is a regular practitioner of yoga and is very active at the gym. His passion for horse riding drives him to the riding club thrice a week as a routine.



Zackria Hashim

Executive Director (Land acquisitions)

He joined the Company in June, 2005 and was appointed as Executive Director (land acquisition) from October, 2009. He has 37 years of real estate industry experience and is currently involved in land surveying and acquisitions of the Company.



Zaid Sadiq

Executive Director (Liaisoning and Hospitality)

He joined the Company in January, 2007 and was appointed as Executive Director (Liaisoning and Hospitality) from October, 2009. He holds a Degree in B.A. (Honours) Hospitality Management and Masters in Business Management Administration (Thames Valley University, U.K.). He also has a Hospitality Management Diploma (American Hotel and Lodging Association) from the London Hotel School. He has over five years of hospitality sector experience. He is actively involved in the Company's public relations affairs including liaising and hospitality. He also plays a key role in building strong relations with external and internal customers and oversees the critical task of building a suitable image and reputation for the Company.



Sana Rezwan

Executive Director (Retail)

Sana Rezwan holds a degree in Psychology from the University of Nottingham. A year later, Sana found that her inner creativity was left untapped which led her to the American InterContinental University in London. Here, she completed a dual degree in BA Fashion Marketing and was presented with the 'Academic student of the year award - Graduating class 2007', and completed MA in Fashion Buying at Institute Marangoni, London. During her time at the University she worked at several jobs such as assistant to the Marketing Director at the London Management Centre to interning at the Stella McCartney press office. After graduation, Sana worked in the offices of Harrods as a Press Officer for Jasmine Al Fayed's fashion brand- Jasmine di Milo. Later, she worked as a Marketing Associate at Giorgio Armani for many months until she found her calling in Bangalore. Currently, Sana is highly involved with the retail aspect of the Prestige Group as a Luxury Retail Consultant. She has also begun her own business known as 23 Carat which has been set-up to assist and partner with premium luxury brands in their retail foray to India.



Venkata K. Narayana

Executive Director, Finance and CFO

He joined the Company in July, 2003 and has over 12 years of experience. . He holds a Bachelors Degree in Commerce and is also a qualified Company Secretary, Chartered Accountant, Cost Accountant, ACIS (UK) and LLB. He heads the Company's overall financial functioning including corporate taxation, planning and corporate affairs. He played a key role in introducing private equity investments into the Group and forging several key strategic joint ventures. He was also the driving force behind the successful IPO and listing of shares of the Prestige Group on the Indian bourses



V. Gopal

Executive Director (Project and Planning)

He joined the Company in March, 1992 and has over 27 years of experience. He holds a B.E. Civil Engineering degree from the Bangalore University. Currently, he heads engineering, construction and planning and manages project execution.

His association with the Company dates back to over 20 years.

EXECUTIVE MANAGEMENT



Nayeem Noor

Executive Director (Public Relations)

He joined the Company in February, 1992 and has over 36 years of experience. He currently heads public relations and liaison and is an interface between the Company, government departments and statutory authorities.



T. Arvind Pai

Executive Director (Legal)

He joined the Company in June, 1999 and has over 20 years of experience. He holds a Bachelors Degree in Commerce and Law. He handles the Company's legal affairs, supports land acquisition and development activities and manages general contracting and legal processes and documentation.

He has been working as the Head of the Legal Department for 13 years now.



Ms. Asha Vasan

Executive Director (Business Development)

She joined the Company in May, 1992 and has been a part of the organisation for 20 years. She holds a Diploma from Bangalore University and has served in various business functions including guest administration, collections, customer relations and sales and marketing. She is responsible for marketing and sales of office, commercial space and some premium residential projects.



The past year has been an eventful and remarkable one for the Company and we hope that this new fiscal too will bring us greater success. For the fiscal 2011-12, the Company's performance reflects a combination of Execution Excellence, Expansion and Growth.

FY 11-12 saw the Company register new sales at Rs. 21,127 mn which was a 53% growth over last fiscal's sales of Rs. 13,850 mn and also 41% greater than the Guidance of Rs. 15,000 mn set for the year. Of this, residential sales amounted to Rs. 19,250 mn and commercial sales amounted to Rs. 1,877 mn. The Company sold 3,001 residential units aggregating to 4.57 mn sft with an average realization of Rs. 4,300 per sft and 0.34 mn sft of commercial space during the year FY11-12.

During FY11-12, the Company has launched seven new projects spanning across residential, commercial and retail segments totaling to an area of 12.89 mn sft.

The Company's foray into the unexplored Chennai residential market was met with phenomenal success with the launch of Prestige Bella Vista that recorded sales of over 35% in less than three months time!

On the leasing front, the Company has successfully leased out 3.12 mn sft of space which includes 2.19 mn sft of commercial and 0.93 mn sft of retail space. Being in a capital intensive industry like ours where cash is king, our focus will always be on cash flows. Collections this year amounted to Rs. 13,354 mn which was 85% higher than last year's collections of Rs. 7,225 mn.

Financial Performance

Turnover of the Company on a standalone basis for the FY11-12 is Rs. 7,992 mn as compared to Rs. 14,615 mn for the last year. This decline is on account of lower recognition (25/30% project completion excluding land) as per accounting guidelines. EBIDTA is at Rs. 2,907 mn (36%) as compared to last year's Rs. 4,003 mn (27%) and PAT for this fiscal is at 16% which amounts to Rs. 1,291 mn compared to last year's 14% which amounted to Rs. 2,035 mn.

On a consolidated basis, Turnover for FY11-12 is Rs. 10,865 mn as compared to Rs. 16,113 mn for last year. EBIDTA is at Rs. 3,308 mn (30%) as compared to last year's Rs. 4,421 mn (27%) and PAT is Rs. 826 mn.

In the business of Real Estate development, the residential projects that we launch today will translate into revenues across the project construction cycle (normally estimated at 36-42 months). So the fact that we reported lower revenues in 2011-12 did not have as much to do with how we performed during the financial year under review as much as how we had performed during the year prior to 2011-12 and how we account for revenues.

We have Unrecognized revenue of Rs. 32,809 mn as on date and the same will come for revenue recognition based on construction progress (POC) assuring the top line for the next 2-3 fiscals. Our top line for the last 2 quarters of FY-13 will also grow significantly, as lot of new projects will start coming for recognition.

We follow an asset light model approach for Real Estate development wherein most of our projects are developed under a Joint development model. Due to this, our deployment of funds for land will be lower. But at the same time, as the assets under the Joint development model are not recorded in the books unlike the other model wherein the lands are bought outright and developed, our book value per share may appear to be low. But this approach and strategy will result in better ROE, once the revenue from the projects under JD, start coming for revenue recognition under POC method.

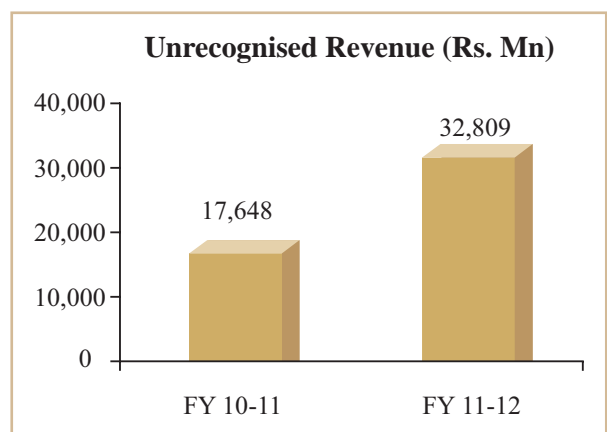
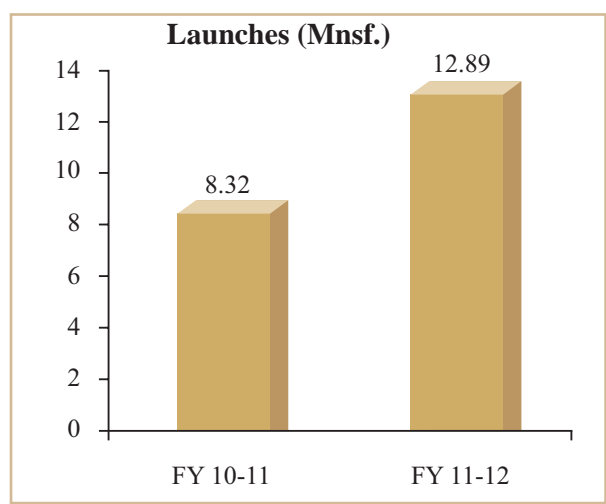
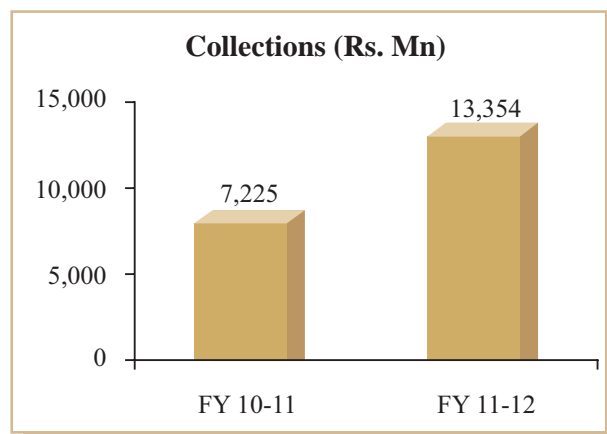
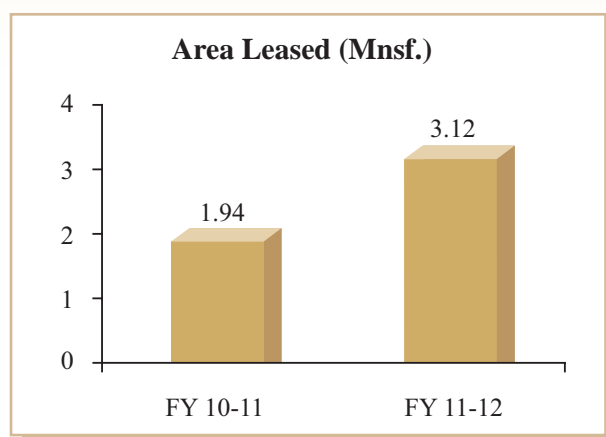
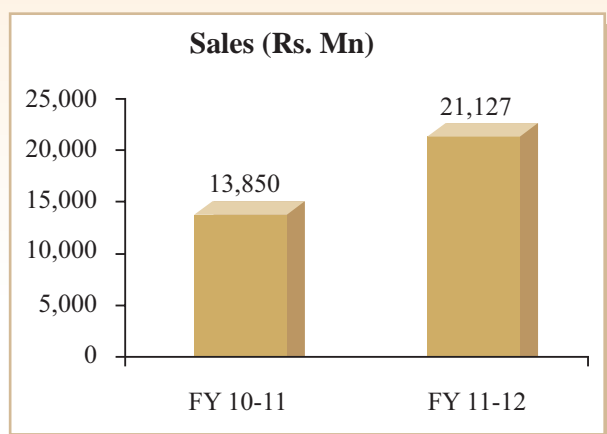
Our net debt on a consolidated basis is Rs. 15,897 mn and Rs. 10,304 mn on a standalone basis. Our debt to equity ratio (0.48 standalone and 0.68 on a consolidated basis) is also low as compared with the Industry norms considering that we also have a huge rental portfolio yielding Rs. 1,870 mn rent on an annualised basis.

We have diversified cash flow streams coming from various business segments i.e. sale of residential and office spaces, lease rentals from office and retail spaces and property management services. Our total rental income for the fiscal is Rs. 1,693 mn as compared to Rs. 1,497 mn in 2010-11. Our total annualised (exit) rentals as on 31st March, 2012 is Rs. 1,870 mn and expected annualized exit rentals by March, 2013 is Rs. 2,250 mn. We expect to scale up this business as we move forward and our rentals are expected to grow to Rs. 5,000 mn on an annualised basis by 2014-15.

The Way Forward

During FY12-13, the Company expects to further strengthen its business positioning. The guidance for new sales for this coming year has been set at Rs. 25,000 mn and for Cash Collections the guidance is Rs. 15,000 mn. Besides, we expect accounting revenues to increase 85% to Rs. 15,000 mn during the new financial year with a corresponding increase in our bottomline.

With several new launches lined up this fiscal, FY12-13 looks to be a very promising year ahead and this growth trajectory does indicate all possibilities of breaking previous barriers and setting new benchmarks in terms of the Company's achievements.



Business

- **Experience:** Prestige entered the business of real estate development in 1986 and possesses two and half decades of experience in market identification, trend understanding, nascent locations, regulatory requirements, compliances, deal flow management and supporting functions (site development, design, engineering, construction, supervision and marketing).
- **Track record:** Prestige is one of the largest real estate development companies in India in terms of project execution. The Company has developed 163 projects in 25 years aggregating to about 47 mn sq ft
- **Presence:** Prestige has selected to grow its presence across Bangalore, which is acknowledged as one of the most important locations for the global software industry. The Company has also expanded its presence in South India by venturing into Chennai, Hyderabad, Kochi, Mangalore and Mysore markets
- **Respect:** Prestige's industry standing was validated through a DA1 Developer rating (highest in India's real estate sector) by CRISIL in 2011-12, India's leading credit rating agency. This rating indicates our excellent ability to execute real estate projects as per specified quality levels within the stipulated time schedule and to transfer clean title.

Operational

- **Unique end to end capabilities:** Prestige provides customers with a solution that extends across the property life cycle - land acquisition, development, project design, project management, sales and property maintenance. This life-cycle approach protects property aesthetics and strengthens property appreciation well after the property has been handed over.
- **Alliances:** Prestige provides timely project delivery by working with leading Indian contractors like Larsen & Toubro, JMC Projects, Tarapur and Simplex Infrastructure to name a few. The Company entered into a joint venture with Capital Retail India Development Fund (associate of Capital Malls Asia, Asia's largest pure-play shopping mall owners, developers and managers) to develop malls.
- **High quality management & execution team:** Prestige has employed an inhouse team of technically qualified professionals to oversee and execute projects covering diverse competencies (architecture, engineering, procurement, contracts and project management). The Company also engages with external professionals like architects, construction contractors, interior designers, landscape experts, building services consultants and advertising agencies.
- **Creating landmarks:** Prestige is not just a builder; the Company possesses the capability to transform locations into landmarks through large developments, differentiated design and quality of tenants / owners.
- **Integration:** Prestige is also engaged in construction management, property management and interior design services through its Group entities K2K Infrastructure India Pvt Limited, Prestige Property Management Services & Morph Design respectively. This integration facilitates synergy in the form of stronger budgeting, project execution, quality management & control.
- **Land bank:** Prestige reinforces its land bank at attractive costs in strategic locations. Company has access to premium land banks at all times and is a preferred developer for most land owners.

Strong relationships - from Stakeholders to Customers

- **Brand management:** Prestige has managed its recall within genres with competence: the Company provides mid-level residential units at one end and has accounted for 70% of all premium (in excess of Rs 50 mn) apartments in Bangalore
- **Range:** Prestige possesses an unmatched range within each area of presence – residential (mid and premium apartments, villas, row houses, mansions, smart homes), office (offices in central business district, IT Parks, SEZ, built to suit, office interiors), retail (budget, mid-income and luxury) and hospitality (five- star hotel, resort, serviced apartments)
- **Scale:** Prestige possesses the capability to market properties ranging in scale from the standalone to the integrated condominium to townships in the value range of Rs 3 mn to 300 mn and size range of 600 sq. ft to 12,066 sq. ft
- **Relationships:** Prestige enjoys enduring relationships with prominent corporate customers for its leased commercial properties. These companies comprise Oracle, Intel, HP, Cisco, JP Morgan, Nokia, Schneider, HUL, E&Y, Microsoft, UB Group, Citi, Royal Bank of Scotland, IBM, Cap Gemini and CATS among others.
- **Asset-light:** Prestige's asset-light approach is derived from collaborative project development with land owners that does not necessitate significant investment in land banks. As an extension, the Company pre-sells a part of its properties to mobilize adequate working capital. The result is attractive gearing of 0.48 as at March 31, 2012.
- **Rental income:** Rental income accounted for Rs. 1,693 mn in 2011-12 (21% of total income), one of the largest annuity revenue in India's real estate sector.

LANDMARK PROJECTS

Name of project	: The Forum Mall (first mall in Bangalore)
Genre	: Retail project
Developable area	: 0.65 msf (Prestige's stake 68%)
Location	: Koramangala, a high density location in Bangalore
Project description:	First mall in Bangalore when launched in 2004. Major tenants include McDonalds, Pizza Hut, KFC, Tommy Hilfiger, Archies, United Colours of Benetton, Mochi and Metro, among others.
Highlights	: The mall was developed at a time when the mall concept was not established in India. The Company attracted retailers through a choice of low average rentals or revenue sharing. An enduring tenant presence has translated into the mall retaining its position as the most profitable in India. The mall has been consistently rated as the number one in India in terms of investment returns for the Company and tenants.
Success factor	: Prestige Brand, Location, Tenant Mix and Quality Mall Management
Awards	: The mall was rated the 'Best Mall in India' in 2007 at the Real Estate Excellence Awards and 'Most Admired Shopping Centre of the Year: Retailer's choice' to name a few.



Shot at location

LANDMARK PROJECTS

Name of project : UB City

Genre : Mixed-use development

Developable area : 7 acres of land with a developable area of 1.8 mn sq ft (Prestige's share being 45%)

Location : Vittal Mallya Road - within the Central Business District (CBD) of Bangalore

Project description : The project was launched in January 2008 and is among few mixed use development projects in India. It has five towers of corporate offices. Its UB Tower block is the tallest structure in Karnataka (127 m). UB City houses corporate giants like Yahoo, Kawasaki, 3M, Apple, Citibank, Ernst & Young and other major banks. The luxury retail area houses luxury brands like Rolex, Burberry, Louis Vuitton and Dunhill and Canali, among others. It also comprises of an 800-seat amphitheatre, internationally famed Oakwood residences along with spa and popular restaurants.

Highlight : Voted the most outstanding structure in Karnataka.

Success factors : A self-contained city having all facilities like commercial offices, serviced apartments, luxury retail area, restaurants, food court, cafes and spa.

Awards : Recognized as India's first luxury mall. Awarded the Best Mixed Use Development (India) Award at CNBC Asia Pacific Property Awards in 2009.



LANDMARK PROJECTS

Name of project : Prestige Shantiniketan

Genre : Township

Developable area : 105 acres with 16.5 mn sq ft developable area

Location : Whitefield, Bangalore

Project description : Prestige Shantiniketan is a major landmark project and the first integrated township in Bangalore. The project is built-on international standards and has apartments, penthouses, business centers, forum mall, world class convention center, five screen multiplex, star hotel and a club house.

The details of various units in the township are as follows:

- Residential space: 3,003 apartments across 24 residential blocks with an area of 8.2 mn sq ft. It includes a club house, party hall, cafeteria and a 10 acre landscaped garden
- Commercial space: Seven towers of 12-17 floors each with a total developable area of 6 mn sq ft.
- Mall: Forum mall with a five screen multiplex and a developable area 1 mn sq ft
- Hotel and convention centre: 320 room Star Hotel equipped with world-class convention centre

Highlights : Combination of world-class amenities and property management services resulted in significant appreciation in apartment value and average rentals.

Success factors : First of its kind township in Bangalore, Price Band, Prestige Brand, Self contained.

Awards : Won the highly commended Commercial High-rise Development India Award at IPAAP 2012



LANDMARK PROJECTS

Name of project : Prestige Acropolis

Genre : Residential

Developable area : 286 luxury residential apartments with a developable area of 0.76 mn sq ft. size of each units 2,500-3,000 sq ft.

Location : Koramangala (Bangalore)

Project description : The first luxury apartment launched in Bangalore in 2000. It comprises of amphitheatre style seating areas, swimming pool, club house and children play areas.

Highlights : Launched when luxury apartments were a nascent concept in India.

Success factor : Prestige Brand, Location, Price and Design. The Company pioneered the offering of maintenance services through its group company (Prestige Property Management Service, PPMS), strengthening property appreciation

Awards : The property was awarded the Best Architecture (Multiple-Units) Award at the CNBC Asia Pacific Property Awards in 2008 and was highly commended in the Residential Category Award by FAIBCI in 2007.



LANDMARK PROJECTS

Name of project : Prestige Technology Park

Genre : Commercial space and Technology Park

Developable area : Spread across 15 acres of land with 2.05 mn sq ft of developable area

Location : Sarjapur-Marathalli Outer Ring Road in close proximity to a number of prominent software companies, businesses, retail and entertainment centres and residential developments

Project description : In the first phase, Prestige developed two blocks of built-to-suit corporate office space and Technology Park as per the requirements and specifications of JP Morgan Chase. In the second phase, three office blocks were developed, which were interconnected through sky bridges.

Highlights : The blocks are designed for optimal energy use. The project houses amenities like a club house, food court, health club and swimming pool.

Success factors : The Company's on-site property management team provides 24-hour support. Infrastructure comprises of centralized air-conditioning system, 100% power back-up and multi-level car-parking for 1,900 cars. The buildings are serviced by a four-lane driveway around the project and two-lane service road leading to the Sarjapur-Marathalli Outer Ring Road.



LANDMARK PROJECTS

Name of project : Cessna Business Park

Genre : Approved IT/ ITES SEZ

Developable area : Spread across 47 acres of land with 4.50 mn sq ft of developable area

Location : Sarjapur-Marathalli Outer Ring Road in proximity to a number of prominent software companies, businesses, retail and entertainment centres and residential developments

Project description : Cessna Business Park is an approved IT/ITES SEZ.

Highlights : The project has 11 blocks. As of now a total of 6 blocks are completed and occupied by CISCO.

Success factors : Location and design. The whole of the Business Park is currently occupied by M/s Cisco Systems, and is their largest campus outside the US and is their Globalization Centre for the East.



BUSINESS SEGMENT REVIEW

BUSINESS SEGMENT REVIEW – 1

Residential	2011-12	2010-11
Revenues - Standalone	Rs. 4,474 million	Rs. 7,802 million
Proportion of total revenues	62%	63%
Area of on-going residential projects	18.27 msf	8.88 msf
Area of upcoming residential projects	9.75 msf	28.69 msf
Residential area sold during the year	4.57 msf	1.20 msf
Amount of residential area sold	Rs. 19,250 million	Rs. 10,844 million

Overview

The Company entered the business of residential development in 1986 and has since developed and delivered 26.59 msf of residential space. The Company's competence in this genre is reflected in its ability to develop a range of residential projects: luxury apartments, villas, townships and plotted development catering to the all income segments equipped with all amenities such as swimming pools, gardens, gymnasiums and recreational supports. The residential space encompasses developments ranging from mid income developments to high end villas and apartments.

Segment strategy

- The Company markets substantial portion of its mid-income projects during launch and deploys proceeds for funding project completion; it retains remaining stock for sale in the later years and uses it as a hedge to absorb cost increases, if any.

Differentiating factor

- The Company focuses on the development of iconic buildings reflecting unique and world-class architectural styles
- The Company invests in uniqueness across projects based on design, features, specifications and aesthetics giving importance to landscaping, greenery and lifestyle amenities resulting in a premium over the prevailing average.
- The Company possesses the capability to develop units ranging from Rs. 3 mn to Rs. 300 mn
- The Company provides property management services to maintain quality across time

Highlights, 2011-12

- Average realisation per square feet decreased from Rs. 7,465 psf in 2010-11 to Rs. 4,300 psf as the Company increased its focus on mid-income residential projects
- Launched its maiden residential project (Prestige Bella Vista) in Chennai with a developable area of 5 mn sq ft with 2,613 units (Prestige share 60%), which achieved sales of more than 35% within three months of launch.

Projects completed in 2011-12

	Name of project and location	Developable area (in sq ft)	Share	No of units	Units sold as on 31 March 2012
1.	Prestige Neptune's Courtyard, Kochi	1,080,156	100.00%	374	287
2.	Prestige Southridge, Bangalore	856,966	100.00%	264	263

Landmark projects

Completed : * Prestige Ozone * Prestige Exotica * Prestige Acropolis * Prestige Elgin * Prestige Shantiniketan
* Prestige Neptune's Courtyard

On-going : * Prestige Golfshire-Villas * Prestige White Meadows * Kingfisher Towers * Prestige Tranquility
* Prestige Bella Vista

Outlook

The Company has 13 on-going residential projects with a total developable area of 18.27 mn sq. ft. (of which Prestige's share is 13.04 mn sq ft.). The Company will focus on the large mid-income residential segment and target timely completion.

Kingfisher Towers

Prestige is developing ultra-luxury residential units in the Central Business District of Bangalore with a developable area of 1.09 msf (Prestige's share 45%). The proposed tower (34-storeys) will comprise of 83 units; average size of each unit is 8,321 sq ft. The Company successfully sold a substantial number of units on an invitation basis at the pre-launch stage itself. The project is expected to be completed by 2015.



Artist's Impression

Prestige Golfshire

Prestige is developing Golfshire (Villas) at foot of Nandi Hills, Bangalore, with a developable area of 1.75 mn sq ft (Prestige stake 100%). The project is located 45 minutes from Bangalore and 10 minutes from the International Airport. The 275 acre property will comprise of 228 ultra-luxurious residential mansions and a 307-room Marriott Resort Hotel & Convention Centre, 18-hole championship golf course, luxury spa, club house and a private lake. The golf course has been designed by PGA Design Consulting and managed by the renowned Troon Golf. The project is expected to be completed by 2013 end. The project was awarded the Best Golf Development (India) Award by CNBC Asia Pacific Property Awards and Highly Commended Best Mixed Used Development-Future Award at the Cityscape Awards, Real Estate, Asia.

Shot at location



Prestige Tranquility

The 2,368 apartment Prestige Tranquility with a developable area of 4.57 msf was launched in June, 2011 and has resulted in 80% of the entire property being sold within a year of launch. This project has emerged as a landmark in the location and also triggered major proximate developments.



Artist's Impression

Prestige Bella Vista

The Prestige Group marks its foray into the Chennai Residential Market, with its newest development - Prestige Bella Vista. Located on Mount Poonamallee Road, Porur - Bella Vista is touted to be one of Chennai's most lavish and serene Residential Developments.

Spread across 25.18 acres with a total developable area of 5.04 msf (Prestige share: 60%), Prestige Bella Vista offers a tranquil green recluse for compact and relaxed urban living. This development comprises of 2613 Residences that include 1, 2, 3 & 4 bedroom units that have been designed to suit the most exclusive urban living standards, created through a network of soothing water bodies and gardens. Bella Vista offers its occupants, an experience of urban lifestyle combined with a fusion of contemporary design and traditional architecture.



Artist's Impression

Prestige White Meadows

Prestige White Meadows at Whitefield Bangalore is spread across 28 acres with a total developable area of 2.82 msf. It comprises of 288 Sky Villas in four high rise towers of upto 27 floors and 66 Independent Bungalows set in a scenic background, altogether painting a picture of a blissfully luxurious neighborhood that reposes in unquestioned majesty.

The Independent Bungalows are situated on stepped terraces defining the gradual acclivity of Prestige White Meadows, while the high rise towers are located on the flatter terrain along its periphery. The Independent Bungalows with areas ranging from 5576 Sft. - 6219 Sft. are 3 storied edifices set in scenic streetscapes.



Artist's Impression

BUSINESS SEGMENT REVIEW – 2

Commercial	2011-12	2010-11
Revenues - Standalone	Rs. 1,083 million	Rs. 4,516 million
Proportion of total revenues	15%	37%
Rental income - Standalone	Rs. 1,124 million	Rs. 963 million
Area of on-going commercial projects	11.25 msf	11.98 msf
Area of upcoming commercial projects	4.49 msf	3.60 msf
Area sold	0.34 msf	0.65 msf
Value of Sales	Rs. 1,877 million	Rs. 3,006 million

Overview

The Company entered the genre of commercial space development in 1986 and has since developed and delivered 18.41 msf of commercial space comprising corporate office space, special economic zones, technology parks and built-to-suit facilities.

Segment strategy

- The Company's focus lies in increasing the portfolio of lease income from office space to enhance cash flow
- The Company securitises the rental income, mobilising additional debt at reduced borrowing costs and the company also sells certain office spaces to High Networth Individuals

Differentiating factor

- The Company undertakes to build built-to-suit projects for large companies that are tailor made to suit their requirements
- The Company enjoys enduring relationships for commercial space with companies like Cisco Systems, JP Morgan Chase, Oracle, Schneider, HUL, E&Y, Intel, HP and Nokia among others

Highlights, 2011-12

- Leased 2.19 mn sq ft and sold 0.34 mn sq ft of commercial space

Projects completed in 2011-12

	Name of project and location	Developable area (in sq ft)	Share	Prestige's Share	Remarks
1.	Prestige Atrium, Bangalore	171,540	50.00%	85,770	Sale project
2.	Prestige Palladium, Chennai	299,545	45.00%	134,795	Sale project
3.	Prestige Dynasty II, Bangalore	143,540	100.00%	143,540	Sale project
4.	Cessna Business Park - B5, Bangalore	325,540	60.00%	195,324	Lease project

Landmark projects

Completed : * UB City * Prestige Technology Park Phase-I * Prestige Copper Arch * Prestige Meridian

On-going : * Prestige Polygon * Exora Business Park * Prestige Technology Park Phase-III * Cessna Business Park

Outlook

- Enhance its presence in Chennai and Kochi
- Strengthen the lease portfolio rather than outright sale to enhance revenue visibility

Prestige and built-to-suit properties

Prestige develops built-to-suit campuses for clients. In this type of development, the Company enters into long term agreements with corporates for phase-wise development as and when they need to expand operations. This helps in developing relations with the corporates and at the same time provides long term revenue visibility.

One of its most prominent clients is multinational Cisco Systems with whom the Company has entered into the development of 11 built-to-suit blocks in Cessna Business Park with an area of 4.5 mn sq ft (Prestige's share being 60%)- the largest Cisco property outside USA. Between 2000 and 2009 the Company developed and delivered six blocks with a leasable area of 1.85 mn sq ft.

BUSINESS SEGMENT REVIEW – 3

Retail	2011-12	2010-11
Rental income - Standalone	Rs. 569 million	Rs. 534 million
Area of on-going retail projects	5.18 msf	4.63 msf
Area of upcoming retail projects	1.42 msf	1.45 msf

Overview

The Company entered retail property development in 2004 and has since developed 1.38 msf of retail space across three operational malls. The Company retains the ownership and management of the malls to enhance profitability, quality and tenant mix. The Company earns revenues through property leasing, advertising space, short-term product promotion and parking.

Segment strategy

- The Company selects to set up malls in good catchment areas
- The Company develops luxury and value malls addressing a wide consumer segment
- The Company exercises rental flexibility by following the revenue sharing model to enhance the mall and tenant profitability

Differentiating factor

- The Company provides a flexible rental model comprising of a percentage of tenant revenues, fixed amount or a percentage of net sales, or the higher of a fixed amount or a percentage of net sales
- The Company selects the right tenant mix, hosts regular events, celebrity visits to enhance mall footfalls
- Joint venture with CRIDF (an associate of CapitalMalls, the largest mall owners in Singapore and China) translated into cost-effective mall design, effective mall creation, right tenant mix and efficient mall management
- Strong relationship with tenants comprising international and national brands like PVR, Landmark, Trent, Westside, Mc Donald's, Fame Cinemas, etc.

Highlights, 2011-12

- Mall lease rentals increased by 7% from Rs. 534 mn in 2010-11 to Rs. 569 mn
- Launched 0.5 mn sq ft of mall space in Mysore

Landmark projects

Completed : * The Forum Mall * The Collection - UB City

On-going : * Forum Sujana Mall * Forum Vijaya Mall * Forum Mangalore Mall * Forum Mysore Mall
* Forum Shantiniketan

Outlook

- Complete the construction of all the on-going malls by 2015
- Target an increase in lease rentals substantially by 2015 from this segment

BUSINESS SEGMENT REVIEW – 4

Hospitality	2011-12	2010-11
Area of on-going hospitality projects	1.68 msf	1.26 msf
Area of forth coming hospitality projects	0.55 msf	1.13 msf

Overview

The Company entered the hospitality segment in 2001 in view of the large demand for hotel rooms arising out of tourism and business travel. The Company develops hotels, resorts, spas and serviced accommodation. The Company has developed two operating hospitality projects in Bangalore with a developed area of 0.53 mn sq ft having an average annual occupancy of more than 60%. The Company has tied up with leading brands like Hilton, Marriott, Starwood and Banyan Tree Hotel & Resorts in this segment.

Segment strategy

- The Company has selected to develop and own properties
- The Company entered into tie-ups with leading hospitality brands for marketing hospitality projects
- The Company develops hospitality projects for the mid-income and premium segments

Differentiating factor

- The Company provides fully-furnished luxury apartments for short and long-term occupancy with amenities like exclusive residents' lounge, rooftop swimming pool, health club, fully-equipped business centre and spa

Highlights, 2011-12

- Revenues from this segment increased from Rs 617 mn in 2010-11 to Rs 640 mn in 2011-12
- Average room rate (ARR) increased by 4% in 2011-12 as compared to 2010 - 11
- Occupancy rate increased by 4% in 2011 - 12 as compared to 2010 - 11

Projects completed in 2011-12

	Name of project and location	Developable area (in sq ft)	Economic Share	Prestige Share
1.	Golfshire Clubhouse & Spa	156,648	100.00%	156,648

Landmark projects

Completed : * Oakwood Premier Prestige Serviced Apartments * Angsana Oasis Spa & Resort

On-going : * Hilton * Marriott * Aloft

Outlook

- Focus on scheduled completion of four on-going hospitality projects in Bangalore

Oakwood Premier Prestige

This property in UB City was adjudged runner's up in FIABCI Prix d'Excellence Award 2012 in the hotel category. FIABCI (Federation Internationale des Administrateurs de Bien-Conselis Immobiliers) means "The International Real Estate Federation". The 61 year old federation operates in more than 60 countries. This award recognises projects for excellence in real estate disciplines. This award is chosen by real estate professionals and experts across overall merit and not just aesthetics, functionality or size. Prestige is amongst the only two companies in India to have won this award in 2012.

BUSINESS SEGMENT REVIEW – 5

Property management services

Prestige (through its subsidiary entity Prestige Property Management Service) provides project management services that focus on maintaining the quality of its real estate developments. The Company has over 2,100 employees dedicated to deliver a high standard of service to property owners and maintain the property in a manner that enhances longevity and resale value. The Company's responsibility includes maintenance and management of all amenities, security, landscaping, gardening and offering rental and resale services to clients.

The Company manages almost 80% of its residential and commercial properties developed.

Sub-leasing and fit-out services

The Company sells properties to investors and arranges for the onward lease of these properties. Besides, the Company provides interior solutions and fit-outs following which it sub-leases the properties to users. The Company generates revenues by charging fees for fit-outs and profits from the difference in lease rentals given to investors and taken from end-users.

Project and construction management services

The Company enters into contracts with corporate and commercial clients to provide specialised project management and construction services to construct built-to-suit projects as per customised requirements. Services include the procurement of all statutory approvals, timely construction, maintain project budget, manage the entire construction, select the right contractors and deliver projects with a clean title. The Company charges professional fees for this service work and may even undertake such projects by selling its own land to clients.

Interior solutions services

The Company provides customised interior design and construction solutions to customers at its residential and commercial projects. The interior design team consults clients and coordinates with architects, consultants and interior vendors. In the commercial properties, the Company works with clients to develop fit-out interiors customised to meet specific commercial operations. The Company charges professional fees for these services. The Company has provided interior services to reputed corporates like Oracle, Intel and HP.

Mall management services

The Company tied up with CRIDF (an associate of CapitaMalls Asia) to provide expertise in mall development and management. The services includes general mall maintenance, enhancing footfalls, managing mall tenant relationships, conducting retail trend studies, identifying potential tenants, managing and monitoring revenue sharing agreements with tenants and ensuring statutory compliances. The Company charges fees for these maintenance services.

PROJECT PORTFOLIO

ONGOING PROJECTS

Residential

Sl. No	Project	Location	Developable Area in Sqft.	Economic Interest	No of Units	PEPL Share
1	Prestige Golfshire- Villas	Bangalore	17,53,255	100.00%	228	228
2	Prestige White Meadows -1	Bangalore	10,67,956	100.00%	163	163
3	Prestige White Meadows -2	Bangalore	11,63,411	62.50%	191	119
4	Kingfisher Towers	Bangalore	10,94,957	45.00%	83	42
5	Prestige Royal Woods	Hyderabad	6,32,173	50.00%	152	76
6	Prestige Oasis - Phase 2	Bangalore	88,279	100.00%	16	16
7	Prestige Edwardian	Bangalore	72,000	100.00%	12	12
8	Prestige Hermitage	Bangalore	2,30,464	50.00%	26	13
9	Prestige Tranquility	Bangalore	45,65,914	100.00%	2368	2,368
10	Prestige Park View	Bangalore	9,26,525	65.00%	376	244
11	Prestige Silver Oak	Bangalore	6,57,384	33.46%	178	60
12	Prestige Bella Vista	Chennai	50,42,590	60.00%	2613	1,568
13	Prestige Sunny Side	Bangalore	9,75,818	100.00%	395	395
	Total - A		1,82,70,726		6,801	5,304

Commercial

Sl. No	Project	Location	Developable Area in Sft	Economic Interest	PEPL Share
1	Prestige Shantiniketan (C Block)	Bangalore	7,58,000	83.20%	6,30,656
2	Cessna Business Park B7 - B11	Bangalore	43,30,323	60.00%	25,98,194
3	Prestige Polygon	Chennai	6,59,499	60.00%	3,95,699
4	Prestige Khoday Towers	Bangalore	2,59,417	48.53%	1,25,895
5	Exora Business Park Phase 2	Bangalore	20,40,751	32.46%	6,62,428
6	Prestige Spectra	Bangalore	1,17,157	72.00%	84,353
7	Forum Vijaya Mall	Chennai	2,28,535	50.00%	1,14,268
8	Prestige Technopolis	Bangalore	4,65,684	56.80%	2,64,509
9	Prestige TechPark III	Bangalore	15,53,959	100.00%	15,53,959
10	Prestige Excelsior	Bangalore	2,20,067	32.46%	71,434
11	Prestige Trade Towers	Bangalore	6,12,743	45.00%	2,75,734
	Total - B		1,12,46,135		67,77,128

Hospitality

Sl. No	Project	Location	Developable Area in Sft	Economic Interest	PEPL Share	No. Of Keys
1	Aloft	Bangalore	2,86,188	60.00%	1,71,713	202
2	Hilton	Bangalore	4,50,000	100.00%	4,50,000	285
3	Forum Value Mall - Service Apts	Bangalore	3,69,146	35.00%	1,29,201	142
4	Marriot Hotel + Convention Centre + Hotel Villas	Bangalore	5,79,212	100.00%	5,79,212	307
	Total - C		16,84,546		13,30,126	936

Retail

Sl. No	Project	Location	Developable Area in Sqft.	Economic Interest	PEPL Share
1	Forum Sujana	Hyderabad	14,67,940	24.50%	3,59,645
2	Forum Shanthiniketan	Bangalore	10,55,360	63.87%	6,74,058
3	Forum Vijaya Mall	Chennai	11,61,411	50.00%	5,80,706
4	Forum Mysore	Mysore	5,45,497	50.99%	2,78,149
5	Forum Mangalore	Mangalore	9,48,291	34.26%	3,24,869
	Total - D		51,78,499		22,17,427
	Grand Total (A+B+C+D)		3,66,98,895		

PROJECT PORTFOLIO

UPCOMING PROJECTS

Residential

Sl. No	Project	Location	Developable Area in Sqft.	Economic Interest	PEPL Share
1	Prestige Silver Crest	Bangalore	2,51,655	100.00%	2,51,655
2	Prestige Garden Bay	Bangalore	6,41,253	72.00%	4,61,702
3	Prestige Maybery-1	Bangalore	1,21,475	45.00%	54,664
4	Prestige Maybery-2	Bangalore	3,87,195	62.00%	2,40,061
5	Prestige Hillside Retreat	Bangalore	1,08,974	75.00%	81,731
6	Prestige Hillcrest	Ooty	72,344	50.00%	36,172
7	Prestige West Holmes	Mangalore	60,945	65.00%	39,614
8	Leela Residences	Bangalore	3,60,000	60.00%	2,16,000
9	Prestige Seashore	Chennai	4,94,636	27.54%	1,36,223
10	Prestige Cloud Nine	Bangalore	2,65,339	60.00%	1,59,203
11	Kakanad Property	Cochin	8,00,000	70.00%	5,60,000
12	Prestige Philadelphia	Bangalore	29,706	50.00%	14,853
13	Ferns Residency	Bangalore	32,88,584	61.50%	20,22,479
14	Prestige Summer Fields	Bangalore	2,55,343	43.00%	1,09,797
15	Prestige Silver Sun	Bangalore	2,10,899	43.00%	90,687
16	Prestige Winter Sun	Bangalore	6,75,000	43.00%	2,90,250
17	Prestige Glen Wood	Bangalore	3,17,301	65.00%	2,06,246
18	Jayanagar Property	Bangalore	3,90,000	25.00%	97,500
19	Prestige Misty Waters	Bangalore	10,24,156	50.00%	5,12,078
	Total - A		97,54,805		55,80,915

Commercial

Sl. No	Project	Location	Developable Area in Sqft.	Economic Interest	PEPL Share
1	Forum Thomsun	Cochin	2,00,000	25.00%	50,000
2	TM Square	Cochin	3,22,131	50.00%	1,61,066
3	Prestige Summer Fields	Bangalore	1,58,400	43.00%	68,112
4	Prestige Khoday Platinum	Bangalore	4,86,102	45.00%	2,18,746
5	Prestige Platina	Bangalore	14,32,847	65.00%	9,31,351
6	Prestige Star	Bangalore	44,029	64.00%	28,179
7	Kakanad Property	Cochin	2,00,000	70.00%	1,40,000
8	Prestige Technostar	Bangalore	16,46,601	51.00%	8,39,767
	Total - B		44,90,110		24,37,219

Hospitality

Sl. No	Project	Location	Developable Area in Sft	Economic Interest	PEPL Share	No. Of Keys
1	Forum Thomsun	Cochin	5,50,000	25.00%	1,37,500	200
	Total - C		5,50,000		1,37,500	200

Retail

Sl. No	Project	Location	Developable Area in Sqft.	Economic Interest	PEPL Share
1	Forum Thomsun	Cochin	9,10,000	25.00%	2,27,500
2	Ritz	Mysore	1,10,770	50.00%	55,385
3	Kakanad Property	Cochin	4,00,000	76.50%	3,06,000
	Total - D		14,20,770		5,88,885
	Grand Total (A+B+C+D)		1,62,15,685		

CORPORATE SOCIAL RESPONSIBILITY

At Prestige, we believe in sustainable development where business growth and community development go hand in hand. The Company undertakes various socio-economic initiatives to benefit local communities in the field of education, healthcare and livelihood.

The various initiatives undertaken by the Company in the area of CSR includes the following:

Education

- The Company through the Akshaya Patra Foundation adopted 568 school children of the Government Urdu School at DJ Halli (Bangalore) to provide mid-day meals. The Foundation provides meals to over 5 lakh school children daily through the support of the Government of Karnataka and other donors. This scheme promotes education by encouraging underprivileged children to attend school.
- The Prestige Foundation is a charitable trust which provides socio-economic relief and education to the poor

Citizen Extraordinaire Award

The Company in association with the Rotary Club presents the annual “Citizen Extraordinaire Award” to citizens of Bangalore who have made exemplary contributions to its overall growth. In March 2012, the award was presented to His Holiness Sri Sri Ravi Shankar.



PRESTIGE DAY CELEBRATION

Prestige celebrated its Annual Day “Fusion 2012” on 5th May 2012 to celebrate 25 years. The main aim of this event was to foster togetherness among the employees and to celebrate the Company’s success. The event was celebrated at the Angsana Spa and Resort along with the Company’s employees and their families. The Company organised various programmes including dance performances, singing, skits, ventriloquist show, fashion show by the employees, games and fun activities for kids. The Company also felicitated the winners of the various sporting events (throwball, cricket, bowling and mini marathon) that were held earlier and the employees who have been a part of the Prestige family for over a decade for their efforts and contribution. The celebrations ended with a grand dinner.



THE INVENTURE ACADEMY

Inventure Academy marks the Prestige Group's commitment to the field of education. A Bangalore-based day school, Inventure Academy is distinguished by its focus on providing education that stimulates children to use their multiple faculties and think in connected ways, thus better preparing them for success in a globalised environment.

Inventure Academy's pedagogy is founded on the belief that each child is unique and has infinite potential. Students here have multiple opportunities to discover and demonstrate their competence and develop their distinctive identities. The entire teaching and learning system of the school is planned and linked by an Academic Quality Management system, whose key objective is the successful realization of our promise: 'nurture individuality'. Every child at Inventure pursues a holistic education in a community-centric atmosphere that fosters confidence, thought, self-discipline, and the harnessing of creative energies.

Inventure Academy aspires to be among India's more progressive schools, measured by students who excel not just in academics, but in at least one chosen co-curricular activity. The school is well-equipped with world class teaching, co-curricular, sports and administration infrastructure and has sprawling grounds.

Inventure Academy's journey to the pinnacle of India's scholastic reputation is spearheaded by its Managing Trustee, CEO and Co-founder, Nooraine Fazal.

An MS in Management from Boston University, Nooraine's experience spans a spectrum of multi-cultural and international markets in the US, Greater China, Australia, Middle East and the UK, over a period of twelve years. Nooraine worked with Reuters for a period of over 9 years in various front-line and managerial roles. Post a period of introspection, Nooraine returned to India in order to be a 'citizen with a say' in the way the country is developing.

Nooraine's exposure, expertise and beliefs have motivated her to make a sustainable difference to the way children are taught in Inventure Academy. Under Nooraine's stewardship, the core promise: 'to instill in students the ability and conviction to realize their full potential and excel anywhere in the world', has become a mission-critical event at Inventure Academy.



STAYING IN TOUCH

FALCON NEWS - BUILDING STRONG RELATIONSHIPS

Falcon News is the house magazine of the Prestige Group that is produced every quarter by the Group's Corporate Communications team. The story of the growth and development of Falcon News in many ways



mirrors that of Prestige Estates Projects Limited and its fellow group companies. Falcon News was originally conceived as an 8-12 page quarterly company newsletter. In content, style and character it was akin to a newsletter of any other company. Over time, as Prestige's operations grew in scope, size and diversity, Falcon News too kept pace and transformed into a full fledged magazine. Today, it is a 60 to 80 page magazine that is disseminated to over 15000 of Prestige's customers and associates. It shares information and updates on every arm of the Prestige group, carries news and content of general interest and offers itself as a vehicle for external companies to address a focussed high net worth audience as well.

THE COLLECTION AT UB CITY - THE ICONIC LUXURY MAGAZINE

The Corporate Communications team at Prestige also brings out a quarterly magazine 'The Collection at UB City', which is dedicated to the luxury mall of the same name at UB City in Bangalore. While the magazine acts as a vehicle for the luxury brands at the mall to reach out to their customers, it also offers itself to other brands of similar stature to communicate with a high net worth audience. To the reader-customer, The Collection at UB City magazine is positioned as the magazine for the connoisseur of luxury. It features well-researched, interesting and informative articles on all aspects of luxury living including fashion, travel, interior design, entertainment, food, health and more. The Collection at UB City is disseminated to a focused target group of around 15000 high net worth individuals, besides being placed at luxury hotels, spas and business class lounges at airports.



PRESTIGE'S GREEN INITIATIVES

Project Name : CISCO B16

Location : Bangalore

Rating : LEED ID+C - Platinum

Key Sustainability Features

The CISCO B16 Office space in Bangalore has been awarded Platinum certification under USGBC's LEED ID+C rating system. This is one of the highest rated Platinum LEED ID+C projects in the world and also in India having been awarded a total of 96 points by the U.S. Green Building Council. The building has many unique distinctions to its credit including achieving exemplary performance in water savings and HVAC energy savings, being the 1st commercial interior project in India to achieve the controllability of systems – thermal comfort credit by providing more than 51.32% of the occupants with individual controls to adjust their air conditioning to suit individual needs, 100% of the total building's energy consumption being offsetting by green power investments amounting to over 70,00,000 Kwh of green power per annum.





CRISIL Real Estate Developer Ratings

CRISIL

DA1

Prestige Estates Projects Ltd.

The developer's ability to execute real estate projects as per specified quality levels within the stipulated time schedule, and the ability to transfer clear title is

Excellent

This CRISIL Rating is valid from April 2012 to March 2013.

Roopa Kudva

Managing Director and Chief Executive Officer

CRISIL has a practice of keeping all its ratings under continuous surveillance and ratings are revised as and when circumstances so warrant. For the latest rating information on any instrument of any company rated by CRISIL, please contact CRISIL RATING DESK at CRISILratingdesk@crisil.com or +91 22 3342 3047 / 3064.



Mr. Irfan Razack, CMD Prestige Group Receiving the 'Best Developer Award' for 2009 - 10 awarded by Karnataka State Town Planning Development on May 27, 2011.

DIRECTOR'S REPORT

Dear Members,

The Directors are pleased to present their Fifteenth Annual Report of the business operations and the financial accounts of the Company for the year ended March 31, 2012.

1. FINANCIAL HIGHLIGHTS

(Rs. In Lakhs)

Particulars	Standalone Results		Consolidated Results	
	March 31, 2012	March 31, 2011	March 31, 2012	March 31, 2011
Net Sales/ Income	79,923	146,148	108,646	161,134
Total expenditure	50,858	106,121	75,562	116,926
Profit before interest, depreciation, exceptional items and taxes	29,065	40,027	33,084	44,208
Less: Interest	7,651	7,872	11,927	12,342
Profit before depreciation, exceptional items and taxes	21,414	32,155	21,157	31,866
Less: Depreciation	3,245	3,323	6,054	6,061
Profit before exceptional items and taxes	18,169	28,832	15,103	25,805
Less: Exceptional items	-	-	-	-
Profit before taxes	18,169	28,832	15,103	25,805
Less: Provision for current taxation	4,875	7,580	5,913	8,228
Less/(Add): Income tax pertaining to earlier years	(51)	126	(82)	152
Less/(Add): Deferred taxation	438	771	432	759
Profit after taxes	12,907	20,355	8,840	16,666
Share of profit from associates (Net)	-	-	(650)	510
Share in (Profit) / loss to minority interest	-	-	70	(81)
Adjustment on disinvestment in subsidiary companies	-	-	-	392
Adjustment arising on consolidation	-	-	79	(182)
Balance available for appropriation	12,907	20,355	8,339	17,305
Transfer to general reserve	323	509	323	588
Proposed dividend	3937	3937	3,937	3,937
Dividend distribution tax	641	621	641	654
Balance carried to balance sheet	8,006	15,288	3,438	12,126

(a) The Year 2011-12 – Financial Performance

Standalone Results

During the year, your Company has achieved a total income of Rs. 79,923 Lakhs and Profit After Tax (PAT) of Rs. 12,907 Lakhs for the year ended March 31, 2012 against the total income of Rs. 146,148 Lakhs and Profit After Tax of Rs.20,355 Lakhs for the previous financial year ended March 31, 2011. The total income reduced by 45% and PAT by 37%. The EBITDA for the current year stands at Rs. 29,065 Lakhs as compared to Rs.40,027 Lakhs for the previous year. The decline is primarily on account of lower recognition as per accounting guideline.

The expenses reduced from Rs. 117,316 Lakhs to Rs.61,754 Lakhs in the current financial year due to reduction in recognition of revenues from ongoing projects. As a percentage of total income, it is decreased from 80% to 77%.

Consolidated Results

The consolidated income of the Company is Rs. 108,646 Lakhs and PAT is Rs. 8,840 Lakhs for the financial year ended March 31, 2012 as compared to consolidated income of Rs.161,134 Lakhs and PAT of Rs. 16,666 Lakhs for the financial year ended March 31, 2011. The income is reduced by 33% and PAT is reduced by 47%.

(b) Utilisation Of Issue Proceeds

The funds of Rs.114,768 Lakhs (excluding issue expenses), raised in the Initial Public Offering (IPO) in October 2010, have been utilised as per the statement shown below:

(Rs. In Lakhs)		
Expenditure items	Amount approved by share holders in the AGM held on July 28, 2011	Amount utilised till March 31, 2012
Finance our ongoing projects and projects under development	39,860	34,223
Investment in our existing subsidiaries for the construction and development of projects	7,399	7,399
Financing for the acquisition of land	7,728	7,728
Repayment of loans	37,348	37,348
General corporate purposes	22,433	22,433
TOTAL	114,768	109,131

The amounts unutilised are invested/held in:	
a) Fixed deposit and Mutual Funds	5,000
b) Balance with banks in current accounts	637
Total	5,637

The Shareholders of the Company in the Fourteenth Annual General Meeting held on July 28, 2011 have given their approval under Section 61 of the Companies Act, 1956 for varying, modifying, revising the purpose of utilisation of IPO proceeds in consideration of business prospects and funding requirements of the Company.

2. REVIEW OF OPERATIONS

During the year under review, the Company has been successful in maintaining the tempo of growth. Two residential projects comprising of 19.37 Lakh square feet and four commercial projects consisting of 9.50 Lakh square feet and one hospitality project of 1.57 Lakh square feet were completed and delivered. The details are as below:

Name of the Project	Number of Apartments	Developable Area in lakh square feet	Location
Residential projects:			
Prestige Neptune's Courtyard	374	10.80	Kochi
Prestige Southridge	264	8.57	Bangalore
TOTAL	638	19.37	
Commercial projects:			
Prestige Dynasty II	N.A.	1.44	Bangalore
Prestige Atrium	N.A.	1.72	Bangalore
Prestige Palladium	N.A.	2.99	Chennai
Cessna Business Park - B5 Block	N.A.	3.26	Bangalore
TOTAL		9.50	
Hospitality projects:			
Prestige Golfshire - Clubhouse	N.A.	1.57	Bangalore

The Prestige Neptune's Courtyard is a marina condominium development on Marina Drive, Kochi, designed with modern architectural techniques, have unique features like 'Sky Club' on the 13th floor of each of the 7 towers, housing a lounge, party hall and small theatre.

Prestige Southridge is a residential project spread over 9.60 acres of land at South Bangalore, with an exceptional feature of using only 14% of land for construction and the balance area being used for landscaping.

During the year, the Company has launched 7 projects aggregating to 128.89 lakh sft including 4 residential projects, 2 commercial projects and 1 retail project that have received overwhelming response. They are:

Project	Location	Segment	Developable Area in Lakh Sqft	Number of Units	Economic Interest
Prestige Tranquility	Bangalore	Residential	45.65	2,368	100.00%
Prestige Park View	Bangalore	Residential	9.27	376	65.00%
Prestige Sunny Side	Bangalore	Residential	9.76	395	100.00%
Prestige Bella Vista	Chennai	Residential	50.43	2,613	60.00%
Prestige Trade Towers	Bangalore	Commercial	6.13	N.A.	45.00%
Excelsior	Bangalore	Commercial	2.20	N.A.	32.46%
Forum Mysore Mall	Mysore	Retail	5.45	N.A.	50.99%

With Prestige Bella Vista, the Company has forayed into the residential market of Chennai. The project has been well received by the people in Chennai. Within three months of launch, around 900 units were sold.

The Company has been pioneer in introducing mall concept in Bangalore. It is now spreading the mall concept to Mysore, a Tier II city with high growth potential in Karnataka.

3. DIVIDEND

Your Board of Directors has recommended a dividend of Rs.1.20 per equity share (last year also recommended and paid Rs.1.20 per equity share) for the year ended March 31, 2012 amounting to pay-out of Rs. 4,578 Lakhs (inclusive of dividend distribution tax of Rs. 641 Lakhs) for consideration and approval by the shareholders at the ensuing Annual General Meeting.

The Company proposes to transfer Rs. 323 Lakhs to General Reserve out of the amount available for appropriation and an amount of Rs. 8,006 Lakhs is retained in the Profit and Loss Account.

4. FIXED DEPOSITS

During the year, the Company has not accepted any deposits from the public.

5. SUBSIDIARIES

The Company presently has 20 subsidiary companies all of which are operating from India. During the year 2011-12, the Company has increased/(diluted) its stake in the below companies:

Name of the Company	Shareholding in % as at 1 April 2011	% of stake acquired / (disinvested) during the year	Current holding in %
Prestige Amusements Private Limited	45.45	5.57	51.02
Valdel Xtent Outsourcing Solutions Private Limited	91.65	8.35	100.00
Westpalm Developments Private Limited	53.50	7.50	61.00

The Company has also subscribed for 25,39,980 Optionally Fully Convertible, Non-cumulative, Redeemable Preference Shares (OFCNRPS) of Rs.10 each of Prestige Leisure Resorts Private Limited at a premium of Rs.72.68 per share.

Further, in one of the associate company, namely Vijaya Productions Private Limited, the Company has increased its stake by 2.30% i.e. from 47.70% to 50% as per the Agreement entered by the Company in 2006.

As per the General Circular No. 2/2011 dated February 8, 2011, issued by Ministry of Corporate Affairs, the Balance Sheet, Profit and Loss Account Statement and other such documents of the subsidiaries are not being attached to the Balance Sheet of the Parent Company. However, as per the Circular, the consolidated financials of the Company and its subsidiaries have been inserted as part of the Annual Report. Further, statement pursuant to Section 212 of the Companies Act, 1956, relating to Subsidiary Companies is attached herewith as Annexure to the Report.

The annual accounts of the subsidiary companies are kept open for inspection by any shareholder in the Registered Office of the Company. The Company shall provide a copy of annual accounts of subsidiaries to the shareholder on demand.

6. ACCOUNTING POLICIES

The financial statements have been prepared under the historical cost convention in accordance with Indian Generally Accepted Accounting Principles (GAAP) on the accrual basis and comply with applicable mandatory Accounting Standard prescribed under the Companies (Accounting Standard) Rules, 2006. During the year ended March 31, 2012, the revised Schedule VI as notified under Companies Act, 1956 has become applicable and the Company has complied with the same.

7. INFORMATION REQUIRED UNDER THE COMPANIES (DISCLOSURE OF PARTICULARS IN THE REPORT OF THE BOARD OF DIRECTORS) RULES, 1988

Conservation of Energy:

The Company has made energy saving efforts wherever possible. As part of Green Initiative, IGBC-LEED requirements and Energy conservation code, following energy conservation measures have been taken in our various projects:

- Use of solar lighting for landscape
- Use of VFD's
- Use of CFL's, LED's in lighting of common areas
- Conform to lighting power density requirements as per Green building norms for basements, driveways and other common areas
- Use of glass on external façade to maximise daylight views with appropriate shading coefficients, solar factor and heat gain solar coefficient
- Use of daylight sensors in office areas
- Use of lighting management system with timers for external lighting
- Use of surface reflective paint for reducing heat island effect and thereby reduce A/C loads.

The Company has adopted the concept of Green Building for one of its project in subsidiary company, i.e. Cessna Business Park. The concept of Green Building embodies the principle of conservation of the natural resource, utilisation of eco-friendly equipments/recycled materials, adoption of effective controls and building management system, efficient utilisation of water and renewable energy, etc.

A most comprehensive certification process named LEED (Leadership in Energy and Environmental Design) has been adopted in India to rate such green buildings. Prestige Group has received LEED Gold Certification for the projects Prestige Palladium Bayan and Exora Business Park. The Group is also in process of attaining LEED Gold rating for projects like Prestige Polygon, Cessna Business Park and also the office space of Prestige Shantiniketan.

Technology Absorption:

The Company as a part of progressive growth is always on the lookout for new technological innovations that can enhance the product quality, increase process speed, reduce adverse impact on the environment. Some of the measures used are:

- Use of low flow toilet fixtures with sensors, concealed valves, etc
- Use of STP treated water for flushing, landscaping and air-conditioning
- Harvesting rain water in the form of deep well recharging, collection, treatment and use of terrace storm water, etc
- Increased use of water cooled chillers

- Installation of organic waste convertors in large residential projects
- Use of centralised LPG reticulation system with piped gas supply to individual flats
- Use of CCTV, door video phones to enhance security
- Use of modular toilet partitions in lieu of conventional block work, tiling and wooden flush doors
- Use of in situ concrete load bearing walls constructed using aluminum formwork instead of RCC framed structure in- filled with block masonry that would be plastered on both internal and external faces

Research and Development:

The Company has verified and on research has adopted best suitable methods for execution of the projects. Some of such methods are listed here below:

- Adoption of pre-polished cut-to-size engineered stone flooring as against unpolished random slabs that caused large wastages in terms of time and effort put in for cutting, lifting, placing and polishing
- Introduction of laminated wooden flooring for faster and cleaner execution in place of conventional tiled flooring in some of the projects
- Use of soil nailing, shotcreting /guniting for stabilising steep slopes of excavation
- Use of chemical stabilisation techniques by using admixtures of available soil for road sub-base construction
- Introduction of non-destructive testing like Pile Dynamic Analyser test to reduce the dependency on conventional maintained pile load test, use of pile integrity test for assessing soundness of concrete in piled foundation

Foreign exchange earnings and outgo:

Foreign exchange earned during the year is equivalent to Rs. 238 Lakhs and the expenditure is equivalent to Rs. 537 Lakhs.

8. PARTICULARS OF EMPLOYEES

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 aforementioned 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, at the Registered Office of the Company.

9. DIRECTORS

As on date, Board of Directors of the Company comprises of 7 Directors, out of which 4 are Independent Directors. During the year under review, there was no change in the Board of Directors. Out of the current Directors of the Company, Mr. Noor Ahmed Jaffer and Dr. Pangal Ranganath Nayak would be retiring by rotation, who being eligible, offer themselves for re-appointment. Their brief profiles are annexed along with the notice of Annual General Meeting and the Board recommends their reappointment.

10. DIRECTORS' RESPONSIBILITY STATEMENT

In pursuance of Section 217 (2AA) of the Companies Act, 1956, the Directors allege, as apart of their responsibility, that:

1. The Company has, in the preparation of the annual accounts, followed the applicable accounting standards along with proper explanations relating to material departures, if any.
2. The Directors have selected such accounting policies, 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 on March 31, 2012 and that of the Profit and Loss statement of the Company for the financial year ended March 31, 2012.
3. The Directors have taken proper and sufficient care in maintaining adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.
4. The Directors have prepared the annual accounts on a going concern basis.

11. AUDITORS

The Company's auditors, M/s. Deloitte Haskins & Sells, are due to retire at the conclusion of the ensuing Annual General Meeting and being eligible offer themselves for re-appointment. The Board of Directors, propose to reappoint M/s Deloitte Haskins & Sells as Statutory Auditors of the Company for the financial year 2012-13.

12. CORPORATE GOVERNANCE

The Report on Corporate Governance as stipulated under Clause 49 of the Listing Agreement with the Stock Exchanges, forms part of this Report. The Certificate from the Auditors of the Company regarding compliance of conditions of Corporate Governance as stipulated under the aforementioned Clause 49 is also attached to this Report.

13. MANAGEMENT DISCUSSION & ANALYSIS REPORT

Management Discussion and Analysis Report as required under Clause 49(IV) (F) is attached along with this Report.

14. ACKNOWLEDGEMENTS

The Board of Directors sincerely thank the Company's valued customers, clients, suppliers, vendors, investors, bankers and shareholders for their trust and support towards the Company. The Board expresses its deepest sense of appreciation to all the employees whose professional committed initiative has laid the foundation for the organisation's growth and success.

For and on behalf of the Board

Irfan Razack
Chairman & Managing Director

Rezwan Razack
Joint Managing Director

Date: May 28, 2012

Place: Bangalore

Statement pursuant to Section 212 of the Companies Act, 1956, relating to Subsidiary Companies
ANNEXURE TO THE DIRECTORS' REPORT

Name of the Subsidiary Companies	Prestige Amusements Pvt. Ltd.	Prestige Leisure Resorts Pvt. Ltd.	I C B I (India) Pvt. Ltd.	Prestige Shanunkietan Pvt. Ltd.	Prestige Leisure Pvt. Ltd.	Prestige View Estates Pvt. Ltd.	Prestige Bidadri Holdings Pvt. Ltd.	K2K Infrastructure India Pvt. Ltd.	Valde Xrent Outsourcing Solutions Pvt. Ltd.	Dowhills Holiday Resorts Pvt. Ltd.	Pennar Hotels & Resorts Pvt. Ltd.	Village-De-Nandi Pvt. Ltd.	Foothills Resorts Pvt. Ltd.	Northad Holding Company Private Limited	Cessna Garden Developers Pvt. Ltd.	West Palm Developments Pvt. Ltd.	Villaland Developers Pvt. Ltd.	Prestige Construction Ventures Pvt. Ltd.	Prestige Mangalore Retail Ventures Pvt. Ltd.	Prestige Mysore Retail Ventures Pvt. Ltd.	Prestige Whitefield Investment & Developers Pvt. Ltd.
1. Financial Year of the Company ended:	31st March 2012	31st March 2012	31st March 2012	31st March 2012	31st March 2012	31st March 2012	31st March 2012	31st March 2012	31st March 2012	31st March 2012	31st March 2012	31st March 2012	31st March 2012	31st March 2012	31st March 2012	31st March 2012	31st March 2012	31st March 2012	31st March 2012	31st March 2012	31st March 2012
2. Fully paid-up shares held by holding Company in the subsidiary company at the end of the Financial Year	1,25,000 Equity Shares of Rs.10/- each fully paid-up	13,50,000 Equity Shares of Rs.10/- each fully paid-up and 2599980 Preference Shares of Rs. 10/- each fully paid-up	289 Equity Shares of Rs.1000/- each fully paid-up	6,20,000 Equity Shares of Rs.10/- each fully paid-up	93,69,000 Equity Shares of Rs.10/- each fully paid-up	9,90,600 Equity Shares of Rs.10/- each fully paid-up	93,69,000 Equity Shares of Rs.10/- each fully paid-up	11,22,660 Equity Shares of Rs.10/- each fully paid-up	2,90,00,000 Equity Shares of Rs.10/- each fully paid-up	41,50,000 Equity Shares of Rs.10/- each fully paid-up	35,85,778 Equity Shares of Rs.10/- each fully paid-up	10,00,000 Equity Shares of Rs.10/- each fully paid-up	56,20,694 Equity Shares of Rs.10/- each fully paid-up	30,00,000 Equity Shares of Rs.10/- each fully paid-up	23,99,998 Equity Shares of Rs.10/- each fully paid-up	6,46,113 Equity Shares of Rs.10/- each fully paid-up	5,100 Equity shares of Rs.10/- each fully paid-up	60,00,000 Equity shares of Rs.10/- each fully paid-up 46,500 Convertible Preference Shares of Rs.1000/- each fully paid-up	45,03,835 Equity shares of Rs.10/- each fully paid-up	2,20,23,995 Equity shares of Rs.10/- each fully paid-up	6,11,24,970 Equity shares of Rs.10/- each fully paid-up
3. Holding Company's interest	51.02% in Equity share capital	57.45% in Equity share capital	82.57% in Equity share capital	98.41% in Equity share capital	99.94% in Equity share capital	51.05% in Equity share capital	99.94% in Equity share capital	75.00% in Equity share capital	100% in Equity share capital	100% in Equity share capital	100% in Equity share capital	100% in Equity share capital	100% in Equity share capital	99.99% in Equity share capital	60% in Equity share capital	61% in Equity share capital	51% in Equity share capital	60.00% in Equity share capital	50.38% in Equity share capital	50.99% in Equity share capital	50.99% in Equity share capital
4. The net aggregate of Profit/(Loss) of the Subsidiary Company so far as they concern the Members of the Holding Company (Rs)																					
a. Dealt with in the accounts of the Company for the year ended 31st March 2012	1,18,61,344	69,71,430	29,79,308	(4,45,788)	1,97,164		(1,47,37,100)	(3,75,91,545)	9,77,392	(61,673)	(61,673)	(4,12,782)	(60,143)	(76,08,684)	(7,09,08,976)	8,51,39,031	(1,23,006)	(13,16,05,459)	(26,36,947)	(8,37,877)	(1,29,461)
a. Dealt with in the accounts of the Company for the year ended 31st March 2011	91,77,114	(6,61,45,792)	1,16,53,601	(4,34,822)	6,20,629		(5,11,906)	(1,81,97,540)	(11,55,303)	(44,795)	(45,815)	(38,001)	(32,933)	(3,48,633)	(2,61,21,451)	7,91,00,394	(52,087)	(3,90,967)	(14,80,280)	(4,63,613)	(5,14,640)
5. The net aggregate of Profit/(Loss) of the Subsidiary Company for previous financial years, so far as they concern the Members of the Company																					
b. Not dealt with in the accounts of the Company for the year ended 31st March 2012	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
b. Not dealt with in the accounts of the Company for the year ended 31st March 2011	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

CORPORATE GOVERNANCE REPORT

(Pursuant to the Clause 49 of the Listing Agreement)

1. CORPORATE GOVERNANCE PHILOSOPHY

The Corporate Governance refers to the set of systems, principles, values and processes governing a Company. It is the output resulting from adopting the best and fair management practices, compliance with laws in letter and spirit, adherence to transparency in dealings, accountability and responsibility towards stakeholders and commitment to conduct business ethically. A well-defined Corporate Governance defines the quality of the management, enhances long-term shareholder value and upholds the trust of the stakeholders. Prestige has inbuilt processes and systems to ensure a constant observance of Corporate Governance procedures in its true spirit. The highlights are as follows:

- The Board with majority of Directors being Independent Directors
- Well-structured committees to help Board undertake various critical activities in the organization
- Risk Management Policy to identify and understand the risks, and implement measures to avoid/mitigate the risks and potential damages
- Compliance with Code of Conduct by Directors and Senior Management
- Independent director on the Board of the Material Subsidiary Company
- Regular audits and certifications by the experts/ professionals as per the requirements of Listing Agreement
- Compliance and exceptional reporting system established across the Company

The Company is in compliance with the requirements of Clause 49 of the Listing agreement entered into with the Stock Exchanges.

2. BOARD OF DIRECTORS

A) Composition

Currently, the Board of Directors comprise of 7 Directors of which 4 are Independent Directors. The composition of the Board is in compliance with the requirements of Clause 49 of the Listing Agreement.

The Shareholders vide 14th Annual General Meeting of the Company had reappointed the Independent Directors, Mr. B.G. Koshy and Mr. Jagdeesh K. Reddy who were liable to retire by rotation. Mr. Noaman Razack who was earlier appointed as an Additional Director was appointed as Wholetime Director for a period of 5 years effective from July 28, 2011.

B) Number of Board Meetings held and their respective dates:

During the year 4 Board meetings were held. The dates of these meetings are May 17, 2011, July 30, 2011, November 3, 2011 and February 1, 2012. As such, the gap between any two Board meetings held during the year was not more than 4 months.

C) The names and categories of the Directors on the Board; their attendance at the Board Meetings including the Annual General Meeting (AGM); the number of Directorships/Committee Chairmanships/Memberships held by them in other companies as at March 31, 2012 are given below:

Name	Category of Director	Number of Board Meetings attended during 2011 - 12	Whether attended last AGM	Number of directorships held in other companies	Number of Committee position held in other public companies	
					Chairman	Member
Mr. Irfan Razack*	Promoter and Executive	4	Yes	22	Nil	2
Mr. Rezwan Razack*	Promoter and Executive	4	Yes	21	Nil	2
Mr. Noaman Razack*	Promoter and Executive	3	Yes	17	Nil	Nil
Mr. Jagdeesh K. Reddy	Independent Non –Executive	4	Yes	1	Nil	Nil
Mr. B. G. Koshy	Independent Non –Executive	4	Yes	1	Nil	Nil
Mr. Noor Ahmed Jaffer	Independent Non –Executive	3	No	3	Nil	Nil
Dr. Pangal Ranganath Nayak	Independent Non –Executive	4	Yes	2	Nil	Nil

*Mr. Irfan Razack, Mr. Rezwan Razack and Mr. Noaman Razack are relatives in terms of Section 6 of the Companies Act, 1956.

The minutes of the meetings of all the Committees of the Board of Directors, namely Audit Committee, Investors Grievance Committee, Management Sub-committee are placed before the Board of Directors.

D) Remuneration to the Directors for the financial year 2011-12:

Name of the Director	Designation	Remuneration* (in Rupees)	Sitting fee for attending Board & Committee meeting (in Rupees)
Mr. Irfan Razack	Chairman and Managing Director	2,40,00,000	Nil
Mr. Rezwan Razack	Joint Managing Director	2,40,00,000	Nil
Mr. Noaman Razack	Wholtime Director	20,25,000	Nil
Mr. Jagdeesh K. Reddy	Independent Director	Nil	1,00,000
Mr. B. G. Koshy	Independent Director	Nil	1,10,000
Mr. Noor Ahmed Jaffer	Independent Director	Nil	45,000
Dr. Pangal Ranganath Nayak	Independent Director	Nil	60,000

* The remuneration refers to salary. No other emoluments namely bonus, stock options, pension, performance linked incentives etc are due to the directors during the year 2011-12.

The Independent Directors are paid sitting fee within the prescribed norms.

E) Details of Shares held by the Directors as on 31 March 2012:

The details of shares of the Company held by the Directors as on 31 March 2012 are given below:

Name of the Director	Number of shares
Mr. Irfan Razack	65,625,000
Mr. Rezwan Razack	65,625,000
Mr. Noaman Razack	65,625,000
Mr. B. G. Koshy	10,000

3. BOARD COMMITTEES

The Board of Directors of the Company has constituted following committees:

- Audit Committee
- Investor Grievance Committee
- Management Sub-Committee

A) Audit Committee:

(i) Composition of Committee and details of meetings held during the year:

The Audit Committee was constituted on November 10, 2009 in accordance with Clause 49 of the Listing Agreement and was reconstituted with effect from April 1, 2012. Dr. Pangal Ranganath Nayak is co-opted as new member of the Committee. Now the Committee consists of three Independent Directors and one Executive Director. The power and scope of activity of the Committee are as set out in Clause 49 of the Listing Agreement read with section 292A of the Companies Act, 1956.

The Committee has met 4 times during the year on the following dates namely on May 17, 2011, July 30, 2011, November 3, 2011 and February 1, 2012.

Sr. no.	Names of the Members*	Designation on Committee	Designation on Board	Number of Meetings attended
1	Mr. Jagdeesh K. Reddy	Chairman	Independent Non-Executive Director	4
2	Mr. B. G. Koshy	Member	Independent Non-Executive Director	4
3	Mr. Irfan Razack	Member	Chairman & Managing Director	4

* Dr. Pangal Ranganath Nayak is co-opted as member w.e.f April 1, 2012

The Chairman and members of the Committee attended the Annual General Meeting held on July 28, 2011. The Chief Financial Officer and the Internal Auditor have attended all the Audit Committee meetings in the capacity of invitees. The Committee has made requisite recommendations to the Board on the matters referred and discussed in its meetings.

ii) Brief description of terms of reference:-

The general terms of reference of the Audit Committee are as under:

- Oversee the Company's financial reporting process and the disclosure of its financial information to ensure that the financial statements are correct, sufficient and credible;
- Recommend to the Board any appointment, reappointment and, if required, the replacement or removal of the statutory auditors and the fixation of audit fees;
- Approve of payment to the statutory auditors for any other services rendered by them;
- Review, with the management, the annual financial statements before submitting it to the Board for approval, with particular reference to:
- Matters required to be included in the Directors' Responsibility Statement that is included in the Board's report in terms of clause (2AA) of section 217 of the Companies Act, 1956;
- Changes in accounting policies and practices, if any, and reasons for the same;
- Major accounting entries involving estimates based on the exercise of judgment by the management;
- Significant adjustments made in the financial statements arising out of audit findings;
- Compliance with listing and other legal requirements relating to financial statements;
- Disclosure of any related party transactions;
- Qualifications in the draft auditor's report;
- Reviewing the quarterly financial statements, with the management, before submission to the Board for approval;
- Reviewing performance of statutory and internal auditors, and adequacy of the internal control systems, with the management;
- Reviewing the adequacy of internal audit function, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;
- discussion with internal auditors any significant findings and follow up there on;
- Review the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or failure of internal control systems of a material nature and reporting the matter to the board;
- Discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;
- To look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;
- To monitor the utilisation of the IPO proceeds; and
- Such other functions as may be specifically referred to, by the Board, from time to time

B) Investor Grievance Committee:

(i) Composition of Committee and details of meetings held during the year:

The Investor Grievance Committee was constituted on November 10, 2009 which comprises of one Independent, Non-executive Director as Chairman and two Executive Directors as members. The Committee met once during the year, on January 3, 2012.

Sr. no.	Names of the Members	Designation on Committee	Designation on Board	Number of Meetings attended
1	Mr. B. G. Koshy	Chairman	Independent Non-Executive Director	1
2	Mr. Irfan Razack	Member	Chairman & Managing Director	1
3	Mr. Rezwan Razack	Member	Joint Managing Director	1

(ii) Brief description of terms of reference:-

The Investor Grievance Committee is responsible for redressal of investors' grievances. The broad terms of reference of the Investor Grievance Committee are as under:

- Transfer/transmission of shares;
- Issue of duplicate share certificates;
- Review of shares dematerialised and all related matters;
- Monitoring expeditious redressal of investors' grievances;
- Non-receipt of annual reports and dividends; and
- All other matters related to shares/debentures.

C) Management Sub-Committee:

(i) Composition of Committee and details of meetings held during the year:

The Management Sub Committee was constituted on November 10, 2009, with two Executive Directors, Mr. Irfan Razack and Mr. Rezwan Razack. The Committee was reconstituted on February 1, 2012 to include Mr. Noaman Razack in the Committee. Hence, the Committee now comprises of 3 Executive Directors. The Committee has met 15 times during the year, namely on April 21, 2011, May 12, 2011, June 20, 2011, July 28, 2011, August 10, 2011, August 26, 2011, September 17, 2011, October 22, 2011, October 24, 2011, December 8, 2011, December 28, 2011, January 12, 2012, January 28, 2012, February 17, 2012 and March 21, 2012.

Sr. no.	Names of the Members	Designation on Committee	Designation on Board	Number of Meetings attended
1	Mr. Irfan Razack	Member	Chairman & Managing Director	14
2	Mr. Rezwan Razack	Member	Joint Managing Director	15
3	Mr. Noaman Razack	Member	Wholetime Director	2

(ii) Brief description of terms of reference:-

The Company has a Management Sub-Committee to deal with the day-to-day business of the Company, with scope of activities derived from resolution of the Board of Directors. The broad terms of reference of the Management Sub-Committee determined on November 10, 2009 were modified by the Board on January 31, 2011 and February 1, 2012 which are as under:

- a. To borrow funds otherwise than on debentures from any banks, financial institutions, group companies or associate entities, affiliates by any which way and in any manner upto Rs.1500 crores and create or modify mortgage, hypothecation, assignment, lien, or charge on the movable or immovable properties, project receivables or any other assets of the Company.
- b. To invest/disinvest the funds of the Company through any instruments or grant loans, ICDs, or give guarantee/security to its subsidiary or associate companies or any new body corporate upto an amount of Rs.1000 crores within the individual limit prescribed for each of such entities by the Members vide their resolution dated November 27, 2009 and August 30, 2010 or as per limits modified from time to time.
- c. To create or modify mortgage, hypothecate, assign, lien, or charge on the movable or immovable properties, project receivables or any other assets of the Company or to provide corporate guarantee or create lien on the deposits to enable the subsidiary/associate/affiliate companies to borrow funds/ credit facility from banks or financial institutions to the tune of Rs.1000 crores as per the limits referred above.
- d. To set up, incorporate or establish firms, companies, joint ventures, SPVs or enter into any other arrangements as deemed fit and fund such entities upto an amount of Rs.500 crores for the purpose of furthering the objects of the Company.
- e. To deal with the routine day-to-day matters, including opening, operating or closing of bank accounts, modifying the list of signatories, operating the bank accounts, instructions relating to the transactions of the Company with the bankers, to fund the Trusts, provide authorisation to persons to act on behalf of the Company in day-to-day matters.
- f. To comply with routine statutory and regulatory procedures.
- g. Granting and revoking specific powers of attorney to Company Directors and executives to carry out daily operations.
- h. To deploy on interim basis the net proceeds (pending utilisation) from the Initial Public Offer (IPO) by way of investing in interest bearing liquid instruments, including money market mutual funds, deposits with banks, liquid funds, short-term and ultra short-term funds, FMPs, bonds, inter-corporate deposits, convertible and non-convertible debentures or any other equity, debt, quasi-equity, quasi-debt instruments or a combination thereof and also to apply the proceeds of the IPO towards reducing Company's overdrafts or such other purposes as may be disclosed in the Prospectus.

4. NAME AND DESIGNATION OF COMPLIANCE OFFICER

Ms. Lalitha Kini, Company Secretary is the Compliance Officer of the Company with effect from November 14, 2009. The correspondence details are as under:

Ms. Lalitha Kini

The Falcon House, No. 1, Main Guard Cross Road, Bangalore – 560 001

Tel: +91-80-25591080, Fax: +91-80-25591945

E-mail: investors@prestigeconstructions.com

5. DETAIL OF SHAREHOLDERS COMPLAINTS RECEIVED, SOLVED, NOT SOLVED AND PENDING SHARE TRANSFERS

During the year, we received one complaint which has been attended and resolved to the satisfaction of the shareholder. There were no complaints outstanding as on March 31, 2012. There were no requests for share transfers during the year. There were no requests pending for share transfer as on March 31, 2012.

6. GENERAL BODY MEETINGS

Details of the last 3 Annual General Meetings:

Particulars	Date & Time	Venue	Special Resolutions passed
Fourteenth AGM	28 July 2011 at 4 p.m	The Taj West End, No.23, Race Course Road, Bangalore - 560 001	a. Approval for appointment of Mr. Noaman Razack as Wholetime Director for a period of 5 years under Section 269 of the Companies Act, 1956 at a remuneration of Rs. 2,50,000 per month b. Approval under Section 61 of Companies Act, 1956 for the utilisation of IPO proceeds
Thirteenth AGM	30th August 2010 at 3 p.m	The Falcon House, No. 1, Main Guard Cross Road, Bangalore – 560001.	a. Approval for investment by Foreign Institutional Investors in shares of the company upto 49% of paid-up equity share capital of the company b. Approval under Section 314 (1) of the Companies Act, 1956 for appointment of relative of Directors to an office of profit in subsidiary companies c. Approval under Section 372A of the Companies Act, 1956 for increasing limits on loan, investment, guarantees and securities to companies under the same management in excess of the limits prescribed therein
Twelfth AGM	22nd September, 2009 at 11.30 a.m	The Falcon House, No. 1, Main Guard Cross Road, Bangalore – 560001.	a. Increase in Authorised Share Capital and consequent amendment to Memorandum and Articles of Association of the Company

During the year, no resolutions were passed through postal ballot. However, the postal ballot process is proposed to be conducted for the inter-company investments under Section 372A of the Companies Act, 1956.

7. CODE OF CONDUCT

The Code of Conduct was adopted by the Board of Directors vide their meeting held on November 14, 2009 and the same is available on the Company's website. The Company has obtained declarations from the Directors and Senior Management Personnel affirming their compliances with the applicable Code of Conduct for the year under review.

The compliance with Code of Conduct by Directors and Senior Management Personnel, certified by the Chairman and Managing Director is included in the Report.

8. DISCLOSURES

- a) The Company has made full disclosure of all related party transactions as required by Accounting Standard – 18 in the financials forming part of the Annual Report of the Company. There are no materially significant related party transactions of the Company which have potential conflict with the interests of the Company at large.
- b) There has been no non-compliance by the Company or penalty or strictures imposed on the Company by the Stock Exchanges or SEBI or any statutory authority, on any matter related to capital markets, during the last 3 years.
- c) It is hereby affirmed that no personnel has been denied the access to the Audit Committee of the Board.
- d) The Company has a material subsidiary company, namely M/s Prestige Whitefield Investment & Developers Pvt. Ltd. (referred to as Prestige Whitefield) Mr. Jagdeesh K. Reddy, an Independent Director of the Company is also appointed as Director on the Board of Prestige Whitefield. The financial statements and Board minutes of Prestige Whitefield have been regularly discussed and reviewed by the Audit Committee and the Board of Directors of the Company respectively.
- e) The financial statements have been prepared under the historical cost convention in accordance with Indian Generally Accepted Accounting Principles (GAAP) on the accrual basis and comply with applicable mandatory Accounting Standard prescribed under the Companies (Accounting Standard) Rules, 2006. The accounting policies have been consistently applied. During the year ended March 31, 2012, the revised Schedule VI as notified under Companies Act 1956 has become applicable and the Company has complied with the same.
- f) The Company has complied with the requirements of Clause 49(IV) (D) of the Listing Agreement. The details of IPO proceeds and its utilisation have been detailed under clause no. 1(b) of Directors' Report. The Report from Monitoring Agency and Certificate from Chartered Accountant with regard to utilisation of IPO proceeds were placed before Audit Committee.
- g) As required by clause 49 of the Listing Agreement, the report on Management discussion and analysis is provided elsewhere in the Annual Report.
- h) As required under Clause 49(IV) (G), particulars of Directors seeking appointment/re-appointment are given in the Explanatory Statement and Annexure to the Notice of the Annual General Meeting.
- i) The Board of Directors vide their meeting held on February 1, 2012 has approved the Risk Management Policy of the Company which is a framework for identifying the risks confronted by the Company and taking measures to prevent the risks and minimise the adverse impact of such risks.
- j) The Company has duly complied with all the applicable mandatory requirements as laid down in Clause 49 of the Listing Agreement. The Company is in the process of adopting Non – Mandatory Requirements as listed under the clause.

9. MEANS OF COMMUNICATION

The quarterly results of the Company are normally published in the Economic Times and Samyukta Karnataka and also displayed on the Company's website, www.prestigeconstructions.com. The Company's official news releases and investor/analyst/ corporate presentations are also displayed on this website. These are also submitted quarterly to the Bombay Stock Exchange Limited and the National Stock Exchange of India Limited, in accordance with the Listing Agreement. The Shareholding pattern and Corporate Governance Report are also submitted to NSE through NSE Electronic Application Processing System (NEAPS).

10. GENERAL SHAREHOLDER INFORMATION

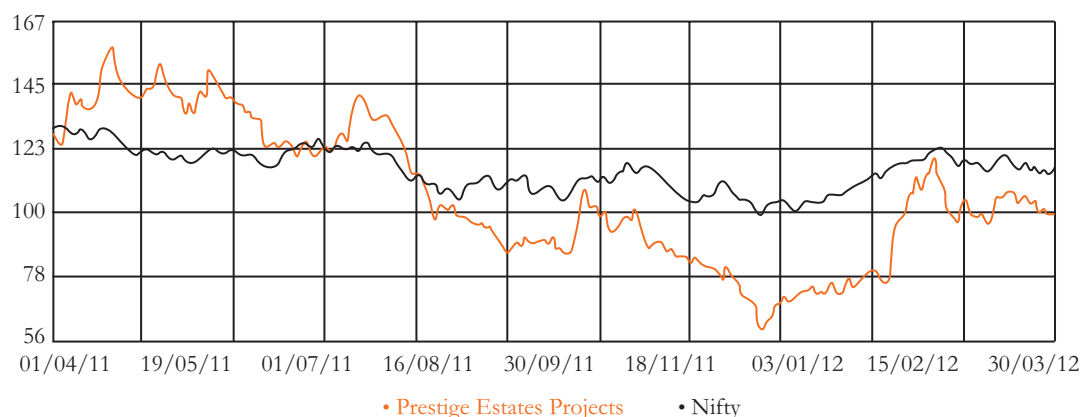
Date of 15th AGM	September 6, 2012
Time	4.00 p.m.
Venue	Vivanta by Taj, 41/3, M. G. Road, Bangalore – 560 001
Financial Year	April 1, 2011 to March 31, 2012
Date of Book Closure	September 3, 2012 to September 6, 2012 (both days inclusive)
Dividend Payment Date	September 14, 2012
Unclaimed dividend for the year 2010-11	<p>Members who have not encashed/claimed their dividend for the year 2010-11, are requested to correspond with the Company's Registrar and Transfer Agent, Link Intime India Private Limited.</p> <p>In terms of Section 205A(5) of the Companies Act, 1956, amounts lying unpaid or unclaimed in the Unpaid Dividend Account of the Company for a period of 7 years from the date of such transfer, shall be transferred to the Investor Education and Protection Fund (IEPF) established by the Central Government.</p>
Listing on Stock Exchanges	<p>The Equity Shares of the Company are listed on the following Stock Exchanges:</p> <ul style="list-style-type: none"> • National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex Bandra (E) Mumbai – 400 051 • Bombay Stock Exchange Limited Floor No. 25, P J Towers, Dalal Street Mumbai – 400 001 <p>Listing fees for equity shares as prescribed have been duly paid to the above stock exchanges.</p>

Stock Code	NSE: PRESTIGE BSE: 533274
Registrar And Transfer Agent (RTA):	Link Intime India Pvt. Ltd. C-13, Pannalal Silk Mills Compound, L.B.S. Marg, Bhandup (West), Mumbai-400078 Tel. no: +91-22-25963838 Fax no: +91-22-25946821 E-mail- rnt.helpdesk@linkintime.co.in
Share Transfer System	100% of the Equity Shares of the Company are in Electronic form except 3 shares which on specific request from the shareholder, have been converted from demat into remat holdings. Transfer of the shares is done through the depositories with no involvement of the Company. Regarding transfer of shares held in physical form, the share transfer documents can be lodged with the RTA at the above mentioned address. Transfer of shares in physical form is normally processed within ten to fifteen days from the date of receipt, if the documents are complete in all respects. The Investor Grievance Committee is empowered to approve the transfer of shares and it may severally authorise Directors, the Chief Financial Officer and the Company Secretary in this respect.
Dematerialisation Of Shares	ISIN - INE811K01011 As on March 31, 2012, the Company's equity share capital representing 328,073,767 shares (almost 100%) were held in dematerialised form with National Securities Depository Limited (NSDL) and the Central Depository Services (India) Limited (CDSL). 3 equity shares are held in physical mode on the specific request of shareholders. The Company does not have outstanding GDR's/ADR's/Warrants or any Convertible instruments
Plant Locations	N. A.
Secretarial Audit	A secretarial audit was carried out by a qualified Practicing Company Secretary to reconcile the total admitted capital with National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) and the total issued and listed capital. The audit confirms that the total issued/paid up capital is in agreement with the total number of shares in physical form and the total number of dematerialised shares held with NSDL and CDSL.
Unclaimed Shares	The sixty number of equity shares pertaining to two shareholders (i.e. thirty equity shares each) which was lying in escrow demat account have been transferred to the respective shareholders and the balance in the account is nil as on March 31, 2012.

11. MARKET PRICE DATA FOR 2011-12

Month	National Stock Exchange of India Limited (NSE)			Bombay Stock Exchange Limited (BSE)		
	High	Low	Number of shares traded	High	Low	Number of shares traded
April	164.50	121.10	65,45,621	164.85	122.40	14,24,550
May	158.50	132.55	21,30,029	158.50	130.70	3,29,303
June	154.70	118.20	17,47,475	154.10	119.25	5,71,036
July	144.00	118.15	45,77,524	143.00	118.05	31,30,911
August	136.90	94.05	49,86,554	136.45	94.00	27,44,946
September	100.10	85.05	54,66,191	100.50	85.00	7,12,784
October	117.50	85.05	45,78,851	117.00	85.25	13,63,283
November	103.20	78.00	40,64,564	102.80	78.50	5,90,270
December	95.00	57.55	43,93,235	83.00	57.55	2,74,679
January	82.00	69.30	43,22,198	82.40	67.65	2,23,101
February	122.00	75.00	84,58,969	122.00	72.65	18,42,362
March	109.85	94.35	35,77,684	114.85	95.00	5,24,995

SHARE PRICE PERFORMANCE IN COMPARISON WITH NSE NIFTY FOR THE FINANCIAL YEAR ENDED 31 MARCH 2012



Historic Graph 01-04-2011 to 31-03-2012

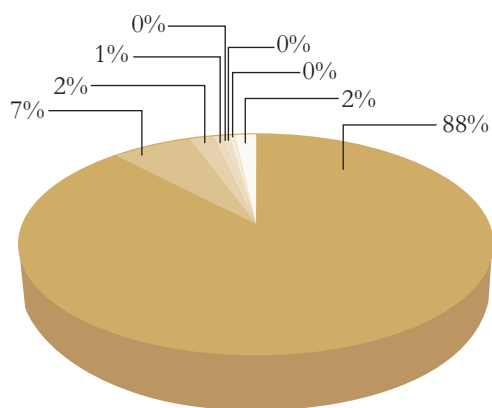
Source: www.moneycontrol.com

12. SHAREHOLDING PATTERN

Distribution of Shareholding as on March 31, 2012:

Range of equity shares held	Number of shareholders	% to total no. of shareholders	Number of shares	% to total number of shares
1 - 5,000	6,457	87.85	640,080	0.20
5,001 - 10,000	483	6.57	327,745	0.10
10,001 - 20,000	152	2.07	221,603	0.07
20,001 - 30,000	54	0.74	140,143	0.04
30,001 - 40,000	20	0.27	69,384	0.02
40,001 - 50,000	23	0.31	110,418	0.03
50,001 - 100,000	35	0.48	250,838	0.08
100,001 and above	126	1.71	326,313,559	99.46
Total	7,350	100.00	32,80,73,770	100.00

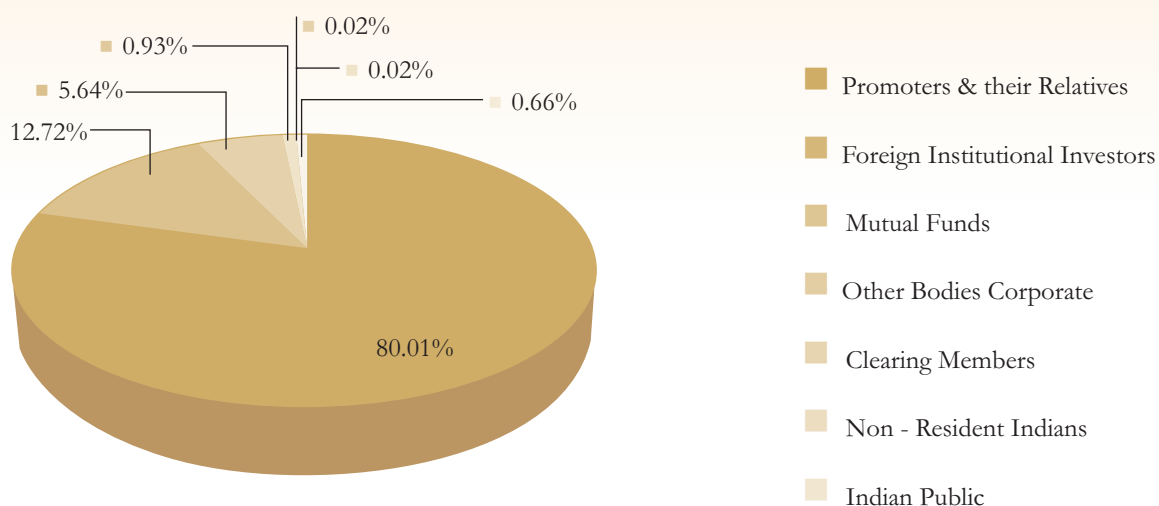
DISTRIBUTION SCHEDULE



SHARE HOLDING OF NOMINAL VALUE OF RS.	NUMBER OF SHAREHOLDERS	PERCENTAGE OF TOTAL HOLDING
1 - 5,000	6,457	87.85%
5,001-10,000	483	6.57%
10,001 - 20,000	152	2.07%
20,001 - 30,000	54	0.74%
30,001 - 40,000	20	0.27%
40,001 – 50,000	23	0.31%
50,001 - 100,000	35	0.48%
100,001 and above	126	1.71%

Category of Shareholding as on March 31, 2012:

Category	Number of shares	% to total number of shares
Promoters & their Relatives	262,500,000	80.01
Foreign Institutional Investors	41,741,822	12.72
Mutual Funds	18,506,515	5.64
Other Bodies Corporate	3,046,085	0.93
Clearing Members	69,723	0.02
Non-Resident Indians	51,004	0.02
Indian Public	2,158,621	0.66
TOTAL	328,073,770	100.00



ADDRESS FOR CORRESPONDENCE

REGISTERED OFFICE:

Prestige Estates Projects Limited

The Falcon House, No. 1, Main Guard Cross Road, Bangalore – 560 001

Tel: +91-80-25591080, Fax: +91-80-25591945

E-mail:investors@prestigeconstructions.com

ADDRESS OF BRANCH OFFICES

Chennai

Prestige Estates Projects Limited
Citi Towers, 7th floor,
117, Thiagaraja Road, T Nagar,
Chennai-600 017
Landline: 91-044-28154088
/ 28154090

Kochi

Prestige Estates Projects Limited
No.32, First Floor,
Abad Bay Pride Mall,
K P Shanmugam Road, Marine Drive,
Kochi-682031
Landline: 91-0484-4030000
/ 4025555/4026666

Hyderabad

Prestige Estates Projects Limited
Level 1, Merchant Towers,
Banjara Hills, Road No. 4,
Hyderabad-500 082.
Andhra Pradesh
Landline: 91-040-23351440/41

DECLARATION OF COMPLIANCE BY BOARD MEMBERS AND SENIOR MANAGEMENT PERSONNEL WITH THE COMPANY'S CODE OF CONDUCT

This is to confirm that the Company has adopted a Code of Conduct for its Board of Directors and Senior Management Personnel. The Code of Conduct is available on the Company's website.

I, confirm that the Company has received from the Board Members and the Senior Management Personnel, a declaration of compliance with the Code of Conduct as applicable to them for the financial year ended March 31, 2012.

Date: 28 May 2012

Place: Bangalore

IRFAN RAZACK

CHAIRMAN AND MANAGING DIRECTOR

Chairman & Managing Director and Chief Financial Officer Certification

Pursuant to Clause 49 (V) of Listing agreement of Stock Exchange, we hereby certify as below:

- a. We have reviewed financial statements and the cash flow statement for the year and that to the best of our knowledge and belief :
 - i. these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;
 - ii. these statements together present a true and fair view of the company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.
- b. There are, to the best of our knowledge and belief, no transactions entered into by the company during the year which are fraudulent, illegal or violative of the company's code of conduct.
- c. We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of the company pertaining to financial reporting and we have disclosed to the auditors and the Audit Committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps we have taken or propose to take to rectify these deficiencies.
- d. We have indicated to the auditors and the Audit committee
 - i. significant changes in internal control over financial reporting during the year;
 - ii. significant changes in accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and
 - iii. instances of significant fraud of which we have become aware and the involvement therein, if any, of the management or an employee having a significant role in the company's internal control system over financial reporting.

IRFAN RAZACK
CHAIRMAN & MANAGING DIRECTOR

VENKAT K. NARAYANA
EXECUTIVE DIRECTOR - FINANCE & CFO

Bangalore
May 28, 2012

Certificate on Corporate Governance

To the Members of Prestige Estates Projects Limited

1. We have examined the compliance of conditions of Corporate Governance by Prestige Estates Projects Limited (“the Company”) for the year ended March 31, 2012, as stipulated in Clause 49 of the Listing Agreement of the said Company with the stock exchanges.
2. The compliance of conditions of Corporate Governance is the responsibility of the management. Our examination has been limited to a review of the procedures and implementation thereof, adopted by the Company for ensuring compliance with the conditions of Corporate Governance as stipulated in the said clause. It is neither an audit nor an expression of opinion on the financial statements of the Company.
3. 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 above mentioned Listing Agreement.
4. We further state that such compliance is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

for Deloitte Haskins & Sells
Chartered Accountants
Registration No.008072S

Date : May 28, 2012
Place : Bangalore

S. Ganesh
Partner
M. No. 204108

MANAGEMENT DISCUSSION AND ANALYSIS

Economy review

Global: The global economy grew 3.9% in 2011 following a setback during the first half of the year; the US economy strengthened during the second half of 2011 with better policies in the Euro area. This growth was primarily led by a 7.8% growth in the developing Asian region. The global growth is expected to subside in 2012 to 3.5% over concerns of recession in the Euro region.

India: The Indian economy growth slowed from 8.4% in 2010-11 to 6.5% in 2011-12, largely due to a global economic slowdown, inflation, high debt cost, depreciating rupee and rising fuel prices. The slowdown was evident across all sectors – the country's agricultural sector grew 2.8% compared with 7% in 2010-11, industrial sector grew 3.4% compared with 6.8% in 2010-11 and the services sector grew 8.9% compared to 8.7% in 2010-11. The average WPI inflation during the year was 8.8% and fiscal deficit rose to 5.7% of GDP (Source: CRISIL Research).

Trade deficit in India grew from USD 118.7 billion (bn) in 2010-11 to USD 184.9 bn in 2011-12. Exports grew 20.9% to USD 303.7 bn in 2011-12 against a growth of 32.1% in imports to USD 488.6 bn in 2011-12 (Source: RBI Bulletin, June 2012). The cumulative Foreign Direct Investments into the country was USD 36.50 bn in 2011-12, which was positive for the country's industrial sector (Source: The Economic Times).

The retail sector in India is growing at a phenomenal pace leading to job opportunities in different areas. According to the Global Retail Development Index 2012, India ranks fifth among the top 30 emerging markets for retail. The recent announcement by the Indian government with Foreign Direct Investment (FDI) in retail, especially proposing to allow 100% FDI in single brands and multi-brand FDI has created positive sentiments in the retail sector.

Opening up the retail sector will bring in much-needed investments and spruce up the supply chain. It will also unfold immense employment opportunities.

Bangalore: Bangalore has a population of 90 lakh with a GDP of Rs. 30,000 bn and per capita income of Rs. 3.25 lakhs. It is the largest and most important IT destination in India, accounting for 35% of India's software exports estimated at Rs. 1,350 bn in fiscal 2012. The IT sector in Bangalore employs over 800,000 professionals. It is also the third-largest centre in terms of passenger flights going outside India, and in terms of bank deposits. The city has 14,000 residing PhDs and comprises the largest bio-technology hub in India with the largest number of MNC R&D centres.

Chennai: The real estate market in Chennai is currently witnessing an upsurge with a forecast of a continuous growth in the forthcoming years. As per census of 2011, Chennai has a population of 46.81 lakh with a population growth rate of 7.77% and a density of 26,903 per sq.km. The Realty market is driven by a healthy mix of IT/ITES, manufacturing and logistics industries. The city is on a growth trend as there is a huge untapped market for quality developments in the Real Estate sector.

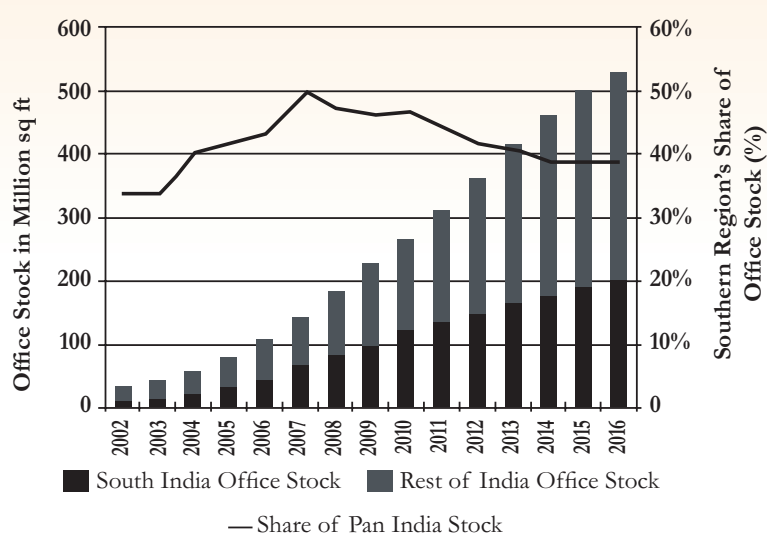
Source: Chennai Residential Real Estate Overview report issued by ICICI Property Services & Detailed analysis of real estate market in Chennai prepared by Mr. Arijeet Maji.

Real estate industry overview

India: India's real estate industry is an economic growth driver, contributing nearly 5% to the country's GDP. The sector grew at a CAGR of 10% during 2008-2011 to an estimated USD 66.8 bn and is expected to reach USD 180 bn by 2020. The real estate sector comprises residential, commercial, retail and hospitality segments. The sector emerged as a preferred destination for private equity (PE) funds in 2011 with an investment of USD 1,700 mn. FDI inflows in the sector between April to January 2011-12 stood at USD 492.50 mn.

The Indian government permitted FDI up to 100% under the automatic route in townships, housing, built-up infrastructure and construction development projects. In the Union Budget 2012-13, the government emphasised infrastructure investment, critical for accelerating national growth. Efforts to attract private investment into infrastructure through the Public-Private Partnership (PPP) route were met with success at the central and state government levels.

South India: South India accounted for 20% of the country's population and 22% of the country's GDP. South India, with 140 million square feet (msf), accounts for almost 45% of the country's office space and about 64% of IT-SEZs in the country. The south zone's vacancy rate is expected to be 16% by end 2012 compared with 20% all-India. The real estate market is expected to grow significantly in this region with retail space increasing from 1.6 msf in 2003 to 13.2 msf in Q1FY12 to 40 msf by 2016, accounting for 36% of the retail space in India compared with 20% in 2011. The stock of office space in this region is expected to grow at a CAGR of 8% during 2012-16 compared with 11% all-India – which is still higher given the high base. The Indian Real Estate Transparency Index 2011 ranks Karnataka sixth in terms of sectoral transparency (Source: Jones Lang LaSalle).



Source: Real Estate Intelligence Service (JLL), 1Q12

Bangalore: Bangalore absorbed 10-11 mn sq ft of Grade-A office space annually in the past 10 years, the largest such absorption globally. It led property absorption in India during 2011 with 49 msf of residential property -- 4% and 40% higher than NCR and Mumbai respectively. The commercial space absorption in the city increased 15% in 2011 compared with an 8% increase in NCR and a 9% decline in Mumbai. This growth was primarily driven by the IT/ITeS sector in Bangalore. A joint report by Urban Land Institute (ULI) and PwC (covering 21 markets across the Asia-Pacific), ranked Bangalore as the tenth-most preferred investment destination in Asia-Pacific's real estate space ahead of Delhi and Mumbai which were rated 12th and 15th in 2011 respectively.

Chennai: Contributors for realty sector growth:

- Geographical Attributes - Chennai city has extensive network of transport facilities including air travel, close proximity to sea and highly diversified railways network. Among 4 metropolitan cities in India, Chennai has emerged as most prioritized city for industrialization in the survey called "Location Ranking Survey".
- Demographic Attributes - The demographic attributes such as:
 - (a) strong economic base diversified into various industrial sectors comprising of financial services, automobile manufacturing, logistic industries, IT/ITES, etc.,
 - (b) the rapidly developing IT sector
 - (c) growth of organized retailing

- Infrastructure Projects –

- (a) The Chennai port – Madhuravoyal express way is a proposed 19km elevated expressway aimed at improving connectivity between Chennai City and port, which is likely to be completed by 2013.
- (b) The Chennai –Ennore Port road connectivity is in progress, aimed at upgrading the city roads, connecting the Port to the hinterland and thereby improve the efficiency of cargo evacuation. The project is likely to be completed by 2013.

Chennai Residential Market - Chennai, is primarily an end-user market. The investor participation is long-term in nature, thereby mitigate a speculative market scenario. North Chennai is dotted with locomotive workshops and port related industries. The existing smaller projects in the micro-markets are expected to sustain absorption level in the region. Southern part of Chennai is driven by the IT/ITES segment. Peripheral regions in the micro-markets are witnessing moderation in sales. The Central Business District and surrounding catchments command a premium due to lack of quality supply and inherent demand for plots and bungalows in the region.

Chennai Commercial Market - Commercial spaces in SEZs and quality commercial developments continue to attract clients. There remains an inherent demand for smaller office spaces in the CBD and Off Central Business District regions.

Chennai Retail Market – The retail market in Chennai comprises of organized retailing including development of malls in and around Chennai. Retail market is spread across the city, mainly constituting high streets. Due to the concentration of residential development and strong presence of IT/ ITES sector, micro markets in South and West Chennai is preferred destinations for organized malls.

Demand drivers for Bangalore's real estate

- Real demand: Bangalore is a stable organic market as 70% of its real estate demand is driven by end-users, resulting in relative price stability.
- Employment scenario: Bangalore is driven by middle-class, job-oriented families and immigrant-salaried employees in the IT sector. The job scenario strengthened, evident from strong office space absorption. Moreover, India is expected to generate over 25 lakh IT/ITeS jobs in 2012, most of which is likely to come out of Bangalore.
- Affordability: The residential real estate prices in the city grew steadily from their peak 2008 levels compared with significant growth in NCR and Mumbai. Mid-segment housing prices in Bangalore were up by 4.1% while the high-segment was 6.3% away from the 2008 peak whereas the NCR mid-segment was 29.1%, NCR high-segment 27.1%, Mumbai mid-segment 12% and Mumbai high-segment 1.3% above their 2008 peaks.
- Financial city: The state-run IFCI Infrastructure Development Ltd plans to develop India's first financial city at the Hardware Park (30 km from Bangalore) across 50 acres in three years.
- Urbanisation: According to United Nations, 40% of India's population will be living in urban areas by 2030, which is likely to strengthen urban residential demand.
- Tourism: The direct contribution of the travel and tourism sector to GDP is expected to increase from 1.9% (Rs. 1,689.8 bn) in 2011 to 7.7% (Rs. 3,805.2 bn) in 2022. The tourist arrival in India is expected to grow 3.5% to 65 lakh in 2012 and by 5.2% per annum to 112.76 lakhs in 2022 (Source: World Travel and Tourism Council). In the next five years in India, an additional 150,000 hotel rooms will be built to accommodate tourists (Source: CARE).
- Metro railways: The Union Budget 2012-13 allocated Rs. 9000 mn to Bangalore's metro rail projects, which is likely to boost real estate demand.

SWOT analysis of the business

Strengths and opportunities

- Strong brand recognition in South India (specifically Bangalore) and presence across all segments of real estate development (residential, commercial, retail and hospitality)
- Highly intellectual and experienced management team
- Integration across all project stages from land acquisition to development to project design to project management to interior designing to marketing to property management

Integrated model



- Rising proportion of fixed income from rentals of commercial and retail space
- Association with leading global retail and hospitality companies
- Asset-light business marked with low land ownerships
- Strong execution capabilities
- Rising employment (specifically IT and ITeS sector) is likely to boost demand for real estate space

Weakness and threats

- Business concentration in South Indian markets
- Rising competition from national and regional players
- Adverse impact of unfavourable changes in government policies
- Long gestation periods may block funds leading to execution and operational risks

Business overview

Residential: The Company develops a range of residential projects that include luxury apartments, villas, townships and plotted development (internal roads, sanitation facilities, water supply and electricity supply). As on 31.03.2012, the Company developed a cumulative 26.59 msf of residential space, has 13 on-going projects with 18.27 msf space and 19 forthcoming projects with 9.75 msf space. The major projects completed by the Company during 2011-12 included Prestige South Ridge and Prestige Neptune's Courtyard. A detailed discussion on the business is provided under the divisional overview published in this annual report.

Commercial: The Company develops a range of commercial spaces that include corporate office space, special economic zones, technology parks and built-to-suit facilities (sale or lease). As on 31.03.2012, the Company developed a cumulative 18.28 msf of commercial space. It had 11 on-going projects with a developable area of 11.25 msf and eight forthcoming projects with a developable area of 4.49 msf. The major projects developed during the year include Prestige Atrium, Prestige Palladium and Dynasty II. A detailed discussion on the business is provided under the divisional overview published in this annual report.

Hospitality: The Company develops hotels, resorts, spas and serviced accommodation in association with leading brands like Hilton, Marriott, Starwood and Banyan Tree Hotel & Resorts. As on 31.03.2012, the Company developed four hospitality projects with an area of 0.71 msf. It had four ongoing hospitality projects with an area of 1.68 msf and one forthcoming project with an area of 0.55 msf. The major project developed during the year included Prestige Golfshire clubhouse and spa. A detailed discussion on the business is provided under the divisional overview published in this annual report.

Retail: The Company develops retail malls under this segment. As on 31.03.2012, the Company had three operational malls with an area of 1.38 msf. It had five on-going projects with an area of 5.18 msf and three forthcoming projects with an area of 1.42 msf. A detailed discussion on the business is provided under the divisional overview published in this annual report.

Real estate services: The Company provides a range of real estate services that include the following:

- Property management services: For maintenance and management of all property amenities, providing security, landscaping and gardening and other services to the owners.
- Sub-leasing and fit-out services: The Company sells properties to investors and arranges for the onward lease of these properties; it also provides interior and fit-out solutions.
- Project and construction management services: The Company provides specialised project management and construction services to construct built-to-suit projects as per customised requirements. Project management covers all services from statutory approvals to construction to project delivery with a clean title.
- Interior solutions services: The Company provides customised interior design and construction solutions to customers at its residential and commercial projects.
- Mall management services: The Company provides services which include general mall maintenance, enhancing footfalls, managing mall tenant relationships, conducting retail trend studies, identifying potential tenants, managing and monitoring revenue sharing agreements with tenants and ensuring statutory compliances.

A detailed discussion on the business is provided under the divisional overview published in this annual report.

PERFORMANCE ANALYSIS

Note regarding financial presentation

The Company's financial statements are prepared in accordance with the Generally Accepted Accounting Principles (GAAP) in India, complying with all the relevant provisions of the Companies Act, 1956. The discussion below covers the Company's standalone financials for 2010-11 and 2011-12.

Lack of comparability of periods under review

Our revenue recognition is based on the number of projects that are under execution during a particular period and qualify for revenue recognition. The time taken to develop various projects depends on various factors (including size of the project) and we aim to develop and sell our land reserves within 12 to 48 months from the time of land acquisition. This may lead to significant fluctuations in our revenues.

Significant accounting policies

For a full description of our significant accounting policies adopted in preparation of the Financial Statements, refer to 'Note 1: Notes forming part of Financial Statements'.

Results Snapshot	(Rs. in million)		% Growth (Annualised)
	2011-12	2010-11	
Total income	7,992.30	14,614.86	(45.31)
EBITDA	2,906.50	4,002.70	(27.39)
PBT	1,816.90	2,883.20	(36.98)
PAT	1,290.70	2,035.50	(36.59)

SALES ANALYSIS

During the year, the Company achieved net sales (including unrecognised revenues) of Rs. 20,747 mn which was higher by 72.93% from previous year's Rs. 11,997 mn. The area sold was 4.91 msf which was higher by 164% as compared to the previous year's sales of 1.86 msf.

INCOME ANALYSIS

Total income

The Company's total income comprising income from operating and non-operating income decreased 45.31% from Rs. 14,614.80 mn in 2010-11 to Rs. 7,992.30 mn in 2011-12.

Income from operating activities

The Company's operating income (comprising residential and commercial projects, facilities, rental and maintenance income and property income) decreased 46.18% from Rs. 13,850 mn in 2010-11 to Rs. 7,454.70 mn in 2011-12. Income from operations as a proportion of total income decreased from 94.77% in 2010-11 to 93.27% in 2011-12. The various items under income from operations included:

- Sale of real estate developments: This included the Company's income from sale of residential and commercial projects (corporate office blocks, facilities, technology parks and campuses). Income from this segment decreased 54.51% from Rs. 12,110.60 mn in 2010-11 to Rs. 5,508.70 mn in 2011-12 this was primarily due to –
 - A significant rise in unrecognised revenues to Rs. 31,113 mn as on 31st March 2012 as most of the projects did not reach the threshold limit of 30% completion (excluding land).
 - An Economic slowdown in 2008-09, on account of which we did not launch any projects.
- Income from facilities, rental and maintenance: This included the revenues earned from mall and retail space operations and hospitality establishments. Income from this segment increased 6.59% from Rs. 534.00 mn in 2010-11 to Rs. 569.20 mn in 2011-12 due to increased income from operations of retail space and scheduled enhancements in lease rentals.
- Income from property rental: This included rental income from lease of commercial property, fit-out for office projects, sub-lease rental income and commission income from lease of office space. Income from this segment increased by 20.15% from Rs. 997.30 mn in 2010-11 to Rs. 1,198.30 mn in 2011-12 due to new leases during the year and scheduled enhancements in lease rentals.
- Other operating revenues: This included income from other ancillary services rendered such as project management fees, assignment and transfer fees and assessment and bifurcation charges. Income from these activities decreased 14.20% from Rs. 208.10 mn in 2010-11 to Rs. 178.50 mn in 2011-12 due to a proportionate decrease in revenues from sale of real estate developments.

Income from non-operating activities

Income from non-operating activities comprises other income like profit on sale of fixed assets, interest income, dividend income and share of profits from partnership firms. Other income decreased 29.71% from Rs. 764.80 mn in 2010-11 to Rs. 537.60 mn in 2011-12.

Margin analysis			
	2011-12	2010-11	Growth in basis points
EBITDA margin (%)	36.37	27.39	898
PAT margin (%)	16.15	13.93	222

The Company's EBITDA and PAT margins grew 898 and 222 basis points respectively, primarily owing to

- Increase in rental income (both retail and commercial) by 15.42% from Rs. 1,531.30 mn in 2010-11 to Rs. 1767.50 mn in 2011-12. The margins from income from rental sources improve over the years with the higher rate of increase in incomes compared to the corresponding expenses.
- Gross margins on projects for which revenues are recognised during the year is more than that of the previous year.

COST ANALYSIS

The total expenditure decreased by 47.36% from Rs. 11,731.60 mn in 2010-11 to Rs. 6,175.40 mn in 2011-12.

Cost components	(Rs. in million)			
Costs	2011-12	% of total cost	2010-11	% of total cost
Operating expenses	4,054.60	65.67	9,763.80	83.24
Employee benefit expenses	456.40	7.39	390.60	3.33
Financial expenses	765.10	12.39	787.20	6.71
Other expenses	574.80	9.31	457.70	3.90
Non-cash expenses	324.50	5.25	332.30	2.83
Total	6,175.40	100.00	11,731.60	100.00

Operating expenses

Total operating expenses decreased 58.47% from Rs. 9,763.80 mn in 2010-11 to Rs. 4,054.60 mn in 2011-12. The primary items in the operating expenses comprised:

- Cost of projects: The Company recognised the cost of residential and commercial projects on percentage of completion basis relating to sale of units/projects which also included cost of land acquisition, cost of development rights, cost of materials (steel and cement, among others), cost of services (architect fees, contract labour and finance charges incurred for projects).

The expenses from this segment decreased 62.90% from Rs. 9,216.60 mn in 2010-11 to Rs. 3,418.90 mn in 2011-12 as most of the ongoing projects did not reach the threshold limit of recognition and hence expenses were not recognised.

- Property and facilities operating expenses: This included sublease rental expenses, cost of mall and retail space operation, labour costs, mall management and maintenance expenses.

Property and facility operating expenses increased by 16.17% from Rs. 547.20 mn in 2010-11 to Rs. 635.70 mn in 2011-12) primarily due to an increase in sublease rental expenses.

Employee benefit expenses:

This included the cost of salaries and other benefits given to the Company's employees. This increased 16.85% from Rs. 390.60 mn in 2010-11 to Rs. 456.40 mn in 2011-12, owing to an increase in the number of employees from 340 as on 31st March 2011 to 429 as on 31st March 2012.

Other expenses

This included selling, general and administrative expenses of the Company. It increased 25.58% from Rs. 457.70 mn in 2010-11 to Rs. 574.80 mn in 2011-12 as sales (including unrecognised sale) increased 72.93% from Rs. 11,997 mn in 2010-11 to Rs. 20,747 mn in 2011-12.

Financial expenses

The Company's financial expenses included interest and financial expenses on account of short-term and long-term loans for various working capital requirements. The financial expenses decreased by 2.81% from Rs. 787.20 mn in 2010-11 to Rs. 765.10 mn in 2011-12.

Non-cash expenses

The non-cash expenses comprising depreciation and amortisation expenses decreased 2.35% from Rs. 332.30 mn in 2010-11 to Rs. 324.50 mn in 2011-12.

Taxation

The Company accounted for income tax in accordance with Accounting Standard 22. The taxes comprised of current tax, adjustment for Income Tax pertaining to earlier years and deferred tax. The Company's total tax liability decreased 37.93% from Rs. 847.70 mn in 2010-11 to Rs. 526.20 mn in 2011-12. The variance is in line with the incomes, costs and margins.

Liquidity and capital resources

The Company's cash and bank balances as on 31st March, 2012 stood at Rs. 1,173.60 mn and primarily comprised cash in hand, fixed deposits maturing within 12 months and balances with scheduled banks. We are in the business of real estate development which requires significant liquidity to meet working capital requirements at project sites.

Cash flows analysis		(Rs. in million)
Particulars	2011 - 12	2010 - 11
Net cash generated from/(used in) operating activities	1,947.30	(4,513.40)
Net cash generated from/(used in) investing activities	(4,334.00)	(1,967.10)
Net cash generated from/(used in) financing activities	389.40	8,132.60
Net increase/(decrease) in cash and cash equivalents	(1,997.30)	1,652.10
Cash and cash equivalents at the beginning of the year	2,822.80	1,170.70
Cash and cash equivalents at the end of the year*	825.50	2,822.80

* Excluding Fixed deposits extended as margin money and security against the borrowings of Rs. 348.1 mn (Rs. 50.8 mn as on 31.03.2011)

Cash flow generated from/(used in) operating activities

We reported profit before taxation of Rs 1,816.90 mn in 2011-12 as against Rs 2,883.20 mn in 2010-11. We reported an operating profit (before working capital changes) of Rs 2,393.50 mn in 2011-12 against Rs 3,251.00 mn in 2010-11 primarily as a result of adjustments for depreciation of Rs. 324.50 mn and financial expenses considered separately of Rs. 765.10 mn. However, net cash generated from operating activities was Rs 1,947.30 mn in 2011-12 against a net cash usage of Rs 4,513.40 mn in 2010-11. This was as a result of working capital adjustments, including Rs. 4,436.50 mn increase in Current & Non-current liabilities, Rs. 3,468.30 mn increase in inventories, Rs. 1,180.10 mn decrease in Current & Non-current provisions, Rs. 1,800.20 mn decrease in Trade Receivables and Rs. 1,087.90 mn increase in Long and Short term loans & advances.

Cash flow used in investing activities

Net cash used in investing activities for 2011-12 stood at Rs 4,334.00 mn against Rs 1,967.10 mn in 2010-11. The amount accounts for investments made in fixed assets, Inter corporate deposits, Investments of current & non-current nature, Advance paid for purchase of shares, Investment in other non-current assets and changes in other bank balances amounting to Rs. 5,912.70 mn. The net cash used is after offsetting cash in flows on disposed fixed assets to the tune of Rs 109.90 mn, Rs. 522.70 mn of changes in current accounts in partnership firm in which company is a partner and Rs. 205.60 mn from interest and dividend received.

Cash flow generated from financing activities

Net cash generated from financing activities for 2011-12 stood at Rs 389.4 mn against Rs 8132.6 mn in 2010-11. This amount reflected Rs. 9,452.5 mn of secured loan availed, Rs. 84.3 mn of unsecured loan availed and Rs. 61.5 mn of inter corporate deposits taken. These cash inflows were partially offset by Rs. 7781.2 mn of secured loan repayment, Rs. 199.3 mn of unsecured loan repayment, Dividend payout of Rs. 455.8 mn and financial expenses amounting to Rs. 772.6 mn.

BALANCE SHEET ANALYSIS

Analysis of capital employed

Particulars	(Rs in million)			
	March 31, 2012		March 31, 2011	
	Amount	% of total capital employed	Amount	% of total capital employed
Share capital	3,280.70	13.81	3,280.70	13.70
Reserves and surplus	17,989.50	75.75	17,156.60	71.62
Net worth	21,270.20	89.56	20,437.30	85.32
Long-term borrowings	1,518.30	6.39	2,554.20	10.66
Deferred tax liability	125.30	0.53	81.50	0.34
Other long-term liabilities	823.30	3.47	869.00	3.63
Long-term provisions	12.50	0.05	13.10	0.05
Capital employed	23,749.60	100.00	23,955.10	100.00

Capital employed

The total capital employed by the Company marginally declined by 0.86% from Rs. 23,955.10 mn as on March 31, 2011 to Rs. 23,749.60 mn as on March 31, 2012. The average return on capital employed stood at 10.87% as on March 31, 2012.

Net worth

The Company's networth as a proportion of total capital employed increased from 85.32% as on March 31, 2011 to 89.56% as on March 31, 2012.

- Share capital: The Company's share capital comprised 328,073,770 equity shares of Rs. 10 each. The total share capital of the Company remained unchanged at Rs. 3,280.70 mn.
- Reserve and surplus: Reserves and surplus increased 4.85% from Rs. 17,156.60 mn as on March 31, 2011 to Rs. 17,989.50 mn as on March 31, 2012 (i.e to the extent of profit earned during the year).

Loan funds

The Company's total loan funds increased by 16.01% from Rs. 10,106.90 mn as on March 31, 2011 to Rs. 11,724.70 mn as on March 31, 2012. The secured loans comprised 98.63% of the total loans. The debt-equity ratio of the Company increased from 0.34 as on March 31, 2011 to 0.48 as on March 31, 2012.

Of the total loan funds, 82.31% comprised short-term loan as compared with 67.65% as on March 31, 2011. During 2011-12, the net fresh loans borrowed by the Company was Rs. 9,452.50 mn to meet capital requirements while Rs 7,781.20 mn was repaid. Secured loans comprised 98.63% of the total loan funds of which rental securitised and receivable discounting loans comprised 17.76% and 15.32% respectively.

Fixed assets

The Company's fixed assets comprise of tangible assets, intangible assets and capital work in progress. Fixed assets increased 5.94% from Rs. 5,240.90 mn as on March 31, 2011 to Rs. 5,552.30 mn as on March 31, 2012.

Investments

The Company's investment increased 2.60% from Rs. 7,102.90 mn as on March 31, 2011 to Rs. 7,287.60 mn as on March 31, 2012. The proportion of non-current investments decreased from 96.38% as on March 31, 2011 to 88.06% as on March 31, 2012.

Inventory

Stock of inventory increased 38.87% from Rs. 8,644.30 mn as on March 31, 2011 to Rs. 12,004.10 mn on March 31, 2012 owing to a large number of ongoing projects of the Company.

Debtors

Debtors decreased 17.80% from Rs. 10,113.40 mn as on March 31, 2011 to Rs. 8,313.20 mn as on March 31, 2012 due to improved – collections from completed projects.

Loans and advances

Loans and advances increased 70.95% from Rs. 7,250.90 mn as on March 31, 2011 to Rs. 12,395.40 mn lacs as on March 31, 2012. Short-term loans and advances accounted for 58.15% of the total loans and advances during the year.

Cash and bank balances

The Company's cash balance decreased 59.16% from Rs. 2,873.6 mn as on March 31, 2011 to Rs. 1,173.60 mn as on March 31, 2012.

Current liabilities

Current liabilities of the Company comprising borrowings repayable within one year, trade payables, other current liabilities and short-term provisions decreased 5.08% from Rs. 17,143.80 mn as on March 31, 2011 to Rs. 16,273.50 mn as on March 31, 2012.

CONTINGENT LIABILITIES

The Company's following contingent liabilities were not provided for in the financial statements as on March 31, 2012:

(Rs. in million)	
Corporate guarantee given on behalf of companies under same management	11,447.50
Capital commitments	416.80
Disputed VAT and Service tax	19.91
Bank guarantees	692.70

Strategy for the future

- The Company will focus on increasing the proportion of fixed rental income by leasing commercial and retail space in two to three years
- Remain asset-light through co-developing projects with landowners or entering into joint ventures
- Enhance presence in Chennai, Hyderabad and Kochi and also Tier-II cities in South India
- Develop sustainable business by enhancing revenues from other fixed sources property maintenance and management services

RISK MANAGEMENT

Risk is inherent in all business activities in varying degrees. At Prestige, risk management ensures that it is adequately estimated, controlled and priced to enhance shareholder value. Regardless of the type of risk, the fundamental approach to risk management remains the same:

- An ability to translate risk into profit
- A thorough knowledge of the business and customers
- Knowledge of when to follow the line and when to deviate from it without increasing risk
- A forward-looking approach to identify where risks might lie
- An honesty of purpose so that alerts are raised as soon as risk is detected or quantified
- Ability to understand and manage risk

Industry risk

Any downturn in the global economic scenario can adversely impact the real estate sector resulting in the Company's inability to sell projects.

Mitigation

- The Indian economy is expected to grow 6.9% in 2011-12, which is likely to boost real estate growth in India
- Demand for retail space in South India is expected to grow from 13.2 msf in Q1FY12 to 40 msf by 2016, whereas the demand for office space is expected to grow at a CAGR of 8% during 2012-16 (Source: Economic Times)
- Rising aspiration levels, increasing per capita income and growing importance of South India as an important business hub is expected to increase the demand for residential, commercial, retail and hospitality sectors. Karnataka's per capita income witnessed a robust growth of 12% in 2009-10, 15.7% in 2010-11 and by 14% to reach Rs. 694,930 mn in 2011-12 (Source: The Hindu)

Competition risk

Competition is high in the real estate business from international, national and local companies. The Company's inability to provide quality projects may lead to a loss in market share to competitors

Mitigation

- The Company worked across diverse project streams, each with unique designs and world-class quality, making it the most reputed real estate brand in South India
- The Company offers a wide portfolio of residential, commercial, retail and hospitality projects. Additionally, the Company also offers real estate services for property management and maintenance
- In the residential segment, the Company develops properties with values ranging from Rs. 2.5 mn to Rs. 750 mn, catering to both mid and high income segments of society
- The Company is among a few real estate companies to offer built-to-suit complexes for various corporates, allowing them to undertake expansion plans in a phased manner
- The Company's principal architect is Mr. Irfan Razack (Chairman and MD) with an experience of over 25 years in this segment. With his creativity and vision, he develops iconic structures with high aesthetical value
- The Company has strong execution capabilities

Land availability and raw material risk

The Company's inability to procure land and construction material in time will delay project delivery time and result in losses for the Company

Mitigation

- The Company engages in joint development agreements with land owners – whereby they develop projects on land owned by others. This benefits the land owners as they receive a higher value from the same property. This model attracted various land owners to collaborate with us. Almost 70-80% of the Company's land bank is invariably acquired through land owners approaching the Company
- The Company has long-term relations with A1 suppliers, resulting in timely availability of all construction materials
- As on 31st March 2012, the Company has 36 mn sq ft of on-going projects, 16 mn sq ft of forthcoming projects. Prestige holds 470 acres of land bank (net share of Prestige) in Bangalore on which it can potentially develop 29 mn sq ft of projects.

Funding risk

The Company's inability to procure funds might delay projects and stagnate growth. Also, borrowing at a high cost might impact profitability.

Mitigation

- Despite being in the real estate sector, the Company requires significantly less working capital primarily because it does not engage in purchasing of land, instead the Company enters into a joint development agreement with land owners
- The Company has a significantly low debt:equity of 0.48 as on 31st March, 2012. It uses only 62% of its credit limit to meet working capital requirements, providing enough scope to raise funds incase of an emergency
- 18% of the Company's debt is under rental securitisation or receivable discounting mode through tie-ups with banks which are more economical than conventional project financing loans.
- The Company's brand name and project placement skills enables it to substantially pre-sell the project which results in substantial cash inflows.
- The Company's rating from CRISIL improved from DA2+ to DA1 (highest and the most prestigious rating) as its financial risk profile improved, driven by proceeds from IPOs. Project delays reduced to three months from six months in September, 2009. This improved its fund negotiating power

Legal risk

The Company's inability to provide clean title of the buyer of the property may impact its goodwill, resulting in a loss of confidence in the Company's projects.

Mitigation

- The Company's DA1 rating covers five major areas – fund flow position, ability to pass on projects with a clean title, execution capability, no deviance in project construction from design and all legal processes with necessary approvals in place. The Company is the only one in India to have this rating.
- The Company has a competent legal team who thoroughly scrutinises the title and history of land before entering into agreements. Moreover, the team undertakes necessary actions to clear any legal disputes.

Lease renewal risk

The Company's inability to maintain good relations with corporates may lead to an inability to renew rentals which might impact its cash flows.

Mitigation

- The Company develops good relations with tenants by not charging exorbitant rentals. As a result, most tenants trust us and come to us for their expansion plans
- The Company also develops built-to-suit campuses for large corporates whereby building structures are developed in a phased manner when the Company needs to expand
- The Group currently earns Rs. 1,870 mn as lease rentals and targets to increase this to Rs. 5,000 mn by 2014-15 (of this almost 70% is already committed and assured)
- The Company follows a policy of flexible rental structure which allows retailers to pay a minimum guarantee rent and a certain percent of profits – this policy creates trust among retailers in the Company

Government and environment regulations

The realty business is subject to extensive regulation by the Government of India, state governments, local authorities and environmental authorities which the Company needs to adopt. If these are not fulfilled, it might lead to project cancellations.

Mitigation

- The Company follows all mandates by Indian laws and regulations, including policies and procedures established by local authorities such as requirement of transaction documents, payment of stamp duty, registration of property documents and purchase of property.
- The Company adopted the concept of 'green buildings' and is developing competencies to get the highest LEED (Leadership in Energy and Environmental Design) rating

Human resources

At Prestige, we believe that the only way it can excel is by empowering its people. Training and development is conducted regularly at all levels to enable employees to reach their individual goals and better align the same with the overall corporate goal. Functional heads are involved periodically to identify areas which need to be addressed through training which is provided in accordance with the documented product.

Prestige respects each individual, which is why it gives equal opportunities to its staff member regardless of gender, ethnicity, color, religion or race. Prestige rewards its employees not just monetarily but also in terms of organisation-wide recognition through its long serving awards. Our headcount increased from 340 employees as on March 31, 2011 to 429 employees as on March 31, 2012.

Internal control systems

The Company has in place adequate systems of internal control. It has established procedures covering all financial and operating functions. These controls have been designed to provide an assurance with regard to maintaining proper accounting controls, monitoring of operations, protecting assets from unauthorised use or losses, compliances with regulations and for ensuring reliability of financial reporting. The internal control system is subject to internal audit which is reviewed by the Audit Committee of the Board of Directors. The Company continued its efforts to align its processes and controls with best practices in these areas as well.

Cautionary statement

This discussion contains forward-looking statements that reflect our current views with respect to future events and financial performance. Actual results may differ from those anticipated in these forward-looking statements. No representation is made on the accuracy and comprehensiveness though the same are based on sources believed to be reliable. Utmost care is taken to ensure that the opinions expressed by us herein contain our view on the significant events having impact on the Company's operations but it is not exhaustive.

AUDITORS' REPORT TO THE MEMBERS OF PRESTIGE ESTATES PROJECTS LIMITED

1. We have audited the attached Balance Sheet of Prestige Estates Projects Limited (the "Company") as at March 31, 2012, the Profit and Loss Statement and the Cash Flow Statement of the Company for the year ended on that date, both annexed thereto. These financial statements are the responsibility of the Company's Management. Our responsibility is to express an opinion on these financial statements based on our audit.
2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and the disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by the Management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.
3. As required by the Companies (Auditor's Report) Order, 2003 (CARO) issued by the Central Government in terms of Section 227(4A) of the Companies Act, 1956, we enclose in the Annexure a statement on the matters specified in paragraphs 4 and 5 of the said Order.
4. Further to our comments in the Annexure referred to in paragraph 3 above, we report as follows:
 - a) we have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - b) in our opinion, proper books of account as required by law have been kept by the Company, so far as it appears from our examination of those books;
 - c) the Balance Sheet, the Profit and Loss Statement and the Cash Flow Statement dealt with by this report are in agreement with the books of account;
 - d) in our opinion, the Balance Sheet, the Profit and Loss Statement and the Cash Flow Statement dealt with by this report are in compliance with the Accounting Standards referred to in Section 211(3C) of the Companies Act, 1956;
 - e) in our opinion and to the best of our information and according to the explanations given to us, the said accounts give the information required by the Companies Act, 1956 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, 2012;
 - ii) in the case of the Profit and Loss Statement, 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.
5. On the basis of the written representations received from the Directors as on March 31, 2012 taken on record by the Board of Directors, we report that none of the Directors is disqualified as on March 31, 2012 from being appointed as a director in terms of Section 274(1)(g) of the Companies Act, 1956.

For DELOITTE HASKINS & SELLS
Chartered Accountants
Registration No. 008072S

S. Ganesh
Partner
M. No.204108

Place : Bangalore
Date : 28 May 2012

ANNEXURE TO THE AUDITORS' REPORT
(Referred to in paragraph 3 of our report of even date)

- (i) Having regard to the nature of the Company's business /activities / results, clauses (vi), (xii), (xiii), (xiv) and (xix) of paragraph 4 of CARO are not applicable.
- (ii) In respect of its fixed assets:
- a) The Company has maintained proper records showing full particulars, including quantitative details and situation of the fixed assets.
 - b) The fixed assets were physically verified during the year by the Management in accordance with a regular programme of verification which, in our opinion, provides for physical verification of all the fixed assets at reasonable intervals. According to the information and explanation given to us, no material discrepancies were noticed on such verification.
 - c) The fixed assets disposed off during the year, in our opinion, do not constitute a substantial part of the fixed assets of the Company and such disposal has, in our opinion, not affected the going concern status of the Company.
- (iii) The inventories held by the Company comprises of stock of units in completed projects and work in progress of projects under development. In respect of its inventories:
- a) As explained to us and in our opinion, the inventories were physically verified during the year by the Management at reasonable intervals.
 - b) In our opinion and according to the information and explanations given to us, the procedures of physical verification of inventories followed by the Management were reasonable and adequate in relation to the size of the Company and the nature of its business.
 - c) In our opinion and according to the information and explanations given to us, the Company has maintained proper records of its inventories and no material discrepancies were noticed on physical verification.
- (iv) In respect of loans, secured or unsecured, granted by the Company to companies, firms or other parties covered in the Register under Section 301 of the Companies Act, 1956, according to the information and explanations given to us:
- a) The Company has granted unsecured loans aggregating Rs. 2,552,897,220 to ten parties during the year. At the year-end, the outstanding balances of such loans aggregated to Rs. 3,182,468,019 (including interest accrued) and the maximum amount involved during the year was Rs. 3,939,688,469 (including interest accrued) (number of parties - ten).
 - b) The rate of interest and other terms and conditions of such loans are, in our opinion, *prima facie* not prejudicial to the interests of the Company.
 - c) The receipts of principal amounts and interest have been regular/as per stipulations.
 - d) The loans granted are repayable on demand and there are no overdue amounts outstanding as at the year end.
- In respect of loans, secured or unsecured, taken by the Company from companies, firms or other parties covered in the Register maintained under Section 301 of the Companies Act, 1956, according to the information and explanations given to us:
- a) The Company has taken loans aggregating Rs. 70,500,000 from two parties during the year. At the year-end, the outstanding balance of such loans taken aggregated to Rs. 98,313,535 (including interest accrued) (number of parties – three) and the maximum amount involved during the year was Rs. 219,375,341 (including interest accrued) (number of parties – six).
 - b) The rate of interest and other terms and conditions of such loans are, in our opinion, *prima facie* not prejudicial to the interests of the Company.
 - c) The payments of principal amounts and interest in respect of such loans are regular/as per stipulations.
- (v) According to the information given to us and having regard to the explanation that the business of the Company includes purchase of land and other immovable properties where there is probability of claims regarding title to such

properties, in our opinion, there are adequate internal control procedures commensurate with the size of the Company and the nature of its business for the purchase of inventories and fixed assets and sale of units at projects and supply of services. During the course of our audit, we have not observed any failure to correct major weakness in such internal controls.

- (vi) In respect of contracts or arrangements (excluding for loans reported in paragraph (iv) above and guarantees/ securities reported in paragraph (xii) below) 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:
- 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.
 - Where each of such transaction is in excess of Rs.5 lakhs in respect of any party, the transactions have been made at prices which are *prima facie* reasonable having regard to the prevailing market prices at the relevant time, other than advances/payments and receipts towards purchase /sale of land and other immovable properties and services received/ rendered being of specialized nature, the prices are not capable of being compared with prevailing market prices at the relevant time.
- (vii) In our opinion, during the year the Company has an adequate internal audit system commensurate with the size and the nature of its business.
- (viii) We have broadly reviewed the cost records maintained by the Company pursuant to the Companies (Cost Accounting Records) Rules, 2011 prescribed by the Central Government under Section 209(1)(d) of the Companies Act, 1956 and are of the opinion that *prima facie* the prescribed cost records have been maintained. We have, however, not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.
- (ix) According to the information and explanations given to us in respect of statutory dues:
- The Company has generally been regular in depositing undisputed dues, including Provident Fund, Investor Education and Protection Fund, Employees' State Insurance, Income-tax, Sales Tax, Wealth Tax, Custom Duty, Excise Duty, Cess and other material statutory dues applicable to it with the appropriate authorities during the period except for remittance of Income Tax and Service Tax in which delays were noted.
 - There were no undisputed amounts payable in respect of Income-tax, Sales Tax, Service Tax, Wealth Tax, Custom Duty, Excise Duty, Cess and other material statutory dues in arrears as at March 31, 2012 for a period of more than six months from the date they became payable.
 - Details of dues of Income tax, Sales Tax, Wealth Tax, Service Tax, Customs Duty, Excise Duty and Cess which have not been deposited as on March 31, 2012 on account of disputes are give below

Statute	Nature of Dues	Amount involved (Rs.)	Period to which the amount relates	Forum where Dispute is pending
Service Tax	Service Tax, Interest and penalties	6,593,529	2005-06 2006-07	Customs, Excise and Service Tax Appellate Tribunal
Kerala Value Added Tax	Value Added Tax and Interest	12,423,747	2008-09	Deputy Commissioner (Appeals) Ernakulam

- (x) The Company does not have accumulated losses at the end of the financial year and has not incurred cash loss during the financial year and the immediately preceding financial year.
- (xi) In our opinion and according to the information and explanations given to us, though there were delays in some cases, the Company has not defaulted in repayment of dues to banks and financial institutions. The Company does not have any outstanding debentures.
- (xii) In our opinion and according to the information and explanations given to us, the terms and conditions of the 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.
- (xiii) In our opinion and according to the information and explanations given to us, the term loans have been, *prima facie*, applied for the purposes for which they were obtained, other than temporary deployment pending application.
- (xiv) In our opinion and according to the information and explanations given to us and on an overall examination of the Balance Sheet, we report that funds raised on short-term basis have not been used during the year for long- term investment
- (xv) The Company has not made any preferential allotment of shares to parties and companies covered in the Register maintained under section 301 of the Act.
- (xvi) The Management has disclosed the end use of money raised by public issues and we have verified the same.
- (xvii) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no fraud on the Company has been noticed or reported during the year.

For DELOITTE HASKINS & SELLS
Chartered Accountants
Registration No. 008072S

S. Ganesh
Partner
M. No.204108

Place : Bangalore
Date : 28 May 2012

BALANCE SHEET AS AT 31 MARCH 2012

Particulars	Note No.	As at 31 March 2012 Rs. In Lakhs	As at 31 March 2011 Rs. In Lakhs
I. EQUITY AND LIABILITIES			
(1) Shareholders' funds			
(a) Share capital	2	32,807	32,807
(b) Reserves and surplus	3	1,79,895	1,71,566
		2,12,702	2,04,373
(2) NON-CURRENT LIABILITIES			
(a) Long-term borrowings	4	15,183	25,542
(b) Deferred tax liabilities (Net)	5	1,253	815
(c) Other Long-term liabilities	6	8,233	8,690
(d) Long-term provisions	7	125	131
		24,794	35,178
(3) CURRENT LIABILITIES			
(a) Short-term borrowings	8	96,501	68,371
(b) Trade payables	9	20,251	18,257
(c) Other current liabilities	10	96,101	52,979
(d) Short-term provisions	11	19,855	36,008
		2,32,708	1,75,615
Total		4,70,204	4,15,166
II. ASSETS			
(1) Non-current assets			
(a) Fixed assets			
(i) Tangible assets	12	42,877	42,292
(ii) Intangible assets	12	11	-
(iii) Capital work-in-progress		12,635	10,117
(b) Non-current investments	13	64,172	68,460
(c) Long-term loans and advances	14	51,869	25,227
(d) Other non-current assets	15	2,561	2,385
		1,74,125	1,48,481
(2) CURRENT ASSETS			
(a) Current investments	16	8,704	2,569
(b) Inventories	17	1,20,041	86,443
(c) Trade receivables	18	83,132	1,01,134
(d) Cash and Bank balances	19	11,736	28,736
(e) Short-term loans and advances	20	72,085	47,282
(f) Other current assets	21	381	521
		2,96,079	2,66,685
Total		4,70,204	4,15,166
See accompanying notes forming part of the Financial Statements	1 to 39		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>In term of our report attached for Deloitte Haskins & Sells Chartered Accountants</p> <p>S. Ganesh Partner</p> <p>Place: Bangalore Date: 28 May 2012</p> </div> <div style="width: 50%;"> <p>For and on behalf of the board</p> <p>Irfan Razack Managing Director</p> <p>Lalitha Kini Company Secretary</p> </div> <div style="width: 45%;"> <p>Rezwan Razack Joint Managing Director</p> <p>Venkata Narayana. K Chief Financial Officer</p> </div> </div>			

PROFIT AND LOSS STATEMENT FOR THE YEAR ENDED 31 MARCH 2012

Particulars	Note No.	Year ended 31 March 2012 Rs. In Lakhs	Year ended 31 March 2011 Rs. In Lakhs
(I) Revenue from Operations	22	74,547	1,38,500
(II) Other Income	23	5,376	7,648
(III) Total Revenue - (I+II)		79,923	1,46,148
(IV) Expenses			
Purchases of Stock of units	24	535	348
Changes in inventories of finished goods, WIP and Stock-in-Trade	24	33,654	91,818
Property and Facilities operating expenses	25	6,357	5,472
Employee benefits expense	26	4,564	3,906
Finance costs	27	7,651	7,872
Depreciation and amortization expense	12	3,245	3,323
Other expenses	28	5,748	4,577
Total Expenses		61,754	1,17,316
(V) Profit before tax (III-IV)		18,169	28,832
(VI) Tax expense :			
(1). Current tax		4,875	7,580
(2). Income tax pertaining to earlier years		(51)	126
(3). Deferred tax		438	771
Total		5,262	8,477
(VII) Profit for the year (V-VI)		12,907	20,355
Earning per equity share (equity shares, par value of Rs. 10 each)			
Basic & Diluted EPS	31	3.93	6.98
See accompanying notes forming part of the Financial Statements	1 to 39		
<div style="display: flex; justify-content: space-between; align-items: flex-start; padding: 10px;"> <div style="width: 30%;"> <p>In term of our report attached for Deloitte Haskins & Sells Chartered Accountants</p> <p>S. Ganesh Partner</p> <p>Place: Bangalore Date: 28 May 2012</p> </div> <div style="width: 30%; text-align: center;"> <p>For and on behalf of the board</p> <p>Irfan Razack Managing Director</p> <p>Lalitha Kini Company Secretary</p> </div> <div style="width: 30%; text-align: center;"> <p>Rezwan Razack Joint Managing Director</p> <p>Venkata Narayana. K Chief Financial Officer</p> </div> </div>			

CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2012

Particulars	Note No.	Year ended 31 March 2012 Rs. In Lakhs	Year ended 31 March 2011 Rs. In Lakhs
<u>Cash flow from operating activities :</u>			
Net profit before tax		18,169	28,832
<u>Add: Adjustments for:</u>			
Depreciation		3,245	3,323
		3,245	3,323
<u>Less: Incomes / credits considered separately</u>			
Interest income		3,699	2,980
Dividend income		21	345
Profit on sale of fixed assets		1	221
Share of profit from firms		1,479	4,015
		5,200	7,561
<u>Add: Expenses / debits considered separately</u>			
Finance costs		7,651	7,872
Provision for doubtful debts		-	45
Loss on sale of fixed assets		70	-
		7,721	7,917
Operating profit before changes in working capital		23,935	32,510
<u>Adjustments for:</u>			
(Increase) / decrease in Trade Recievables		18,002	(61,703)
(Increase) / decrease in inventories		(34,683)	(7,578)
(Increase) / decrease in Long-term & Short-term loans and advances		(10,879)	(9,532)
Increase / (decrease) in Current & Non-current liabilities		44,365	(16,655)
Increase / (decrease) in Current & Non-current provisions		(11,801)	17,444
		5,004	(78,024)
Cash generated from / (used in) operations		28,939	(45,514)
Direct taxes (paid)/refund		(9,466)	380
Net cash generated from / (used in) operations - A		19,473	(45,134)
<u>Cash flow from investing activities :</u>			
Purchase of fixed assets		(6,651)	(6,092)
Sale proceeds of fixed assets		1,099	553
Inter corporate deposits given (net)		(17,534)	(9,380)
Changes in Partnership current account		5,227	12,975
Current & Non-current Investments made		(15,293)	(19,260)
Advance paid for purchase of shares		(16,500)	-
Sales proceeds of Current & Non-current Investments		7,405	3
Investment in Other Non-current Assets		(176)	(2,386)
Interest received		2,035	2,175
Dividend received		21	345
Changes in other bank balances		(2,973)	1,396
Net cash from / (used in) investing activities - B		(43,340)	(19,671)

CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2012

Particulars	Note No.	Year ended 31 March 2012 Rs. In Lakhs	Year ended 31 March 2011 Rs. In Lakhs
<u>Cash flow from financing activities</u>			
Secured loan availed		94,525	39,301
Secured loan repaid		(77,812)	(60,863)
Unsecured loan taken		843	203
Repayment of Unsecured loan		(1,993)	(3,749)
Inter corporate deposits taken (net)		615	(319)
Dividend payout including tax		(4,558)	-
Financial expenses		(7,726)	(8,014)
Net Proceeds from IPO		-	1,14,767
Net cash from / (used in) financing activities - C		3,894	81,326
<u>Total increase / (decrease) in cash and cash equivalents during the year (A+B+C)</u>		(19,973)	16,521
Cash and cash equivalents opening balance		28,228	11,707
Cash and cash equivalents closing balance		8,255	28,228
<u>Reconciliation of Cash and cash equivalents with balance sheet</u>			
Cash and bank balances as per Balance Sheet	19	11,736	28,736
Less :Fixed Deposits & Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments		3,481	508
Cash and cash equivalents at the end of the year as per cash flow statement above		8,255	28,228
See accompanying notes forming part of the Financial Statements	1 to 39		
In term of our report attached for Deloitte Haskins & Sells Chartered Accountants	For and on behalf of the board		
S. Ganesh Partner	Irfan Razack Managing Director	Rezwan Razack Joint Managing Director	
Place: Bangalore Date: 28 May 2012	Lalitha Kini Company Secretary	Venkata Narayana. K Chief Financial Officer	

NOTES FORMING PART OF FINANCIAL STATEMENTS

1. Significant accounting policies

1. Basis for preparation of financial statements

“The financial statements have been prepared under the historical cost convention in accordance with Indian Generally Accepted Accounting Principles (GAAP) on the accrual basis and comply with applicable mandatory Accounting Standard prescribed under the Companies (Accounting Standard) Rules, 2006. The accounting policies have been consistently applied.

2. Use of Estimates

The preparation of the financial statements in conformity with Indian GAAP requires that the management makes estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent liabilities as at the date of financial statements and reported amounts of revenues and expenses during the reported period. Actual results could differ from those estimates.

3. Revenue recognition

(i) Recognition of revenue from contractual projects:

Revenue from contractual projects undertaken is recognized on the basis of independent certification obtained in terms of the contract.

(ii) Recognition of revenue from real estate developmental projects related to real estate vested with the company is recognized based on ‘Percentage Completion Method’.

The percentage completion method is applied on a cumulative basis in each accounting period to the current estimates of contract revenue and contract costs, when the stage of completion of each project reaches a significant level, which is estimated in the range of 20% to 30% of the total estimated costs of the project depending on the size of the project. The estimates of saleable area and costs are revised periodically by the management. The effect of such changes to estimates is recognized in the period such changes are determined.

In case of joint development projects revenue recognition is restricted to the company’s percentage share of the underlying real estate development projects.

(iii) Sale of plots / apartments is recognized at the sale consideration after adjustments on account of cancellation.

(iv) Facility charges, management charges, rental and maintenance income are recognized on accrual basis.

(v) Interest income is accounted on accrual basis except the interest on delayed payments by the customers, which are accounted on receipt basis.

(vi) Dividend income is recognized on basis of right to receive is established.

(vii) Share of profit / loss from partnership firm is recognized based on the financial information provided and confirmed by the respective firms.

4. Inventories

Stock of units in completed projects and work-in-progress are valued at lower of cost or net realizable value. Cost is aggregate of land cost, materials, contract works, direct expenses, provisions and apportioned borrowing costs and net of material scrap receipts.

5. Cash flow statement

Cash flow statement is prepared under the ‘Indirect Method’ Prescribed under Accounting Standard 3 ‘Cash Flow Statements’ prescribed under the Companies (Accounting Standard) Rules, 2006.

6. Fixed Assets

Fixed assets are stated at cost, including expenses incurred to bring the asset to present condition. Cost includes all costs relating to the acquisition and installation of fixed assets including interest on borrowing for the project / fixed asset up to the date the asset is put to use. Any cost incurred relating to settlement of claims regarding titles to the properties is accounted for and capitalized as incurred, wherever the asset is held. Assets identified as impaired are carried at net realizable value.

At each balance sheet date, the Company assesses whether there is any indication that an asset may be impaired. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of impairment loss. Recoverable amount is the higher of an asset’s net selling price and value in use. In assessing value in use, the

NOTES FORMING PART OF FINANCIAL STATEMENTS

estimated future cash flows expected from the continuing use of the asset and from its disposal are discounted to their present value using a pre-tax discount rate that reflects the current market assessments of time value of money and the risks specific to the asset. If such recoverable amount of the asset or the recoverable amount of the 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 profit and loss account.

Reversal of impairment losses recognised in prior years, if any, is recorded when there is an indication that the impairment losses recognised for the asset no longer exist or have decreased. However, the increase in carrying amount of an asset due to reversal of an impairment loss is recognised to the extent it does not exceed the carrying amount that would have been determined (net of depreciation) had no impairment loss been recognized for the asset in prior years.

7. Depreciation and amortization

a. Depreciation on Tangible Fixed Assets is provided on the written down value method in accordance with the rates specified in Schedule XIV to the Companies Act, 1956 except in respect of the following:

Cost of leasehold land is amortized over the period of lease.

In respect of leasehold building, Leasehold improvement plant & machinery and Leasehold improvement furniture & fixtures, depreciation has been provided over the unexpired portion of the primary lease period.

In case of assets purchased during the year, individually costing less than Rs.5,000 have been depreciated 100% in the year of purchase.

b. Depreciation on Intangible Fixed assets is provided on the written down value method at the rates estimated by the management to be the estimated lives of the assets.

8. Investments

Long term investments are carried at cost, and provision is made to recognize any decline, other than temporary, in the value of such investment.

Current investments are stated at lower of cost or net realizable value.

9. Foreign Currency transactions

All transactions in foreign currency are recorded on the basis of the exchange rate prevailing as on the date of transaction. The difference, if any, on actual payment / realization is recorded to the profit & loss account. Monetary assets and liabilities denominated in foreign currency are restated at rates prevailing at the year-end. The net loss or gain arising out of such conversion is dealt with in the profit & loss account.

Gain or loss on forward contracts / options which are not entered into to hedge the foreign currency risk of existing assets or liabilities but entered into to hedge the foreign currency risks of future transaction in respect of which firm commitments are made or which are highly probable forecast transaction, is recognized on settlement of such forward contracts / options and adjusted against the borrowing cost to the extent eligible for capitalization and the balance is charged to Profit and loss account.

10. Employee Benefits

(i) Short term employee benefits including salaries, social security contributions, short term compensated absences (such as paid annual leave) where the absences are expected to occur within twelve months after the end of the period in which the employees render the related employee service, profit sharing and bonuses payable within twelve months after the end of the period in which the employees render the related services and non monetary benefits (such as medical care) for current employees are estimated and measured on an undiscounted basis.

(ii) Defined Contribution Plan:

Company's contributions paid /payable during the year to Provident Fund are recognized in the Profit and Loss Account

(iii) Defined Benefit Plan:

Liabilities for gratuity funded in terms of a scheme administered by Life Insurance Corporation of India are determined by actuarial valuation made by an independent actuary using projected unit credit method, as at each balance sheet date. The benefit obligation recognised in the balance sheet represents the present value of the defined benefit obligation as adjusted for unrecognized past service cost. Provision for liabilities pending remittance to the fund is carried in the balance sheet. In case the fund balance is in excess of benefit obligation, the asset recognised is limited to past service

NOTES FORMING PART OF FINANCIAL STATEMENTS

cost, plus the present value of available refunds and reductions in future contributions to the scheme.

(iv) Actuarial gains and losses are recognized immediately in the statement of Profit and loss account as income or expense. Obligation is measured at the present value of estimated future cash flows using a discount rate that is determined by reference to market yields at the Balance sheet date on Government bonds where the currency and terms of the Government bonds are consistent with the currency and estimated terms of the defined benefit obligation.

Past service cost is recognised immediately in the profit and loss account.

(v) The liability for leave salary is accrued based on estimated cost of compensated absences determined by actuarial valuation as on the date of balance sheet.

11. Borrowing cost

Borrowing cost attributable to the acquisition or construction of a qualifying asset is capitalized / inventoried as part of the cost of that asset. Other borrowing costs are recognized as an expense in the period in which they are incurred. Incomes earned on temporary deployment of funds have been credited to the borrowing costs.

12. Operating leases

Leases, where the lessor effectively retains substantially all the risks and benefits of ownership of the leased term, are classified as operating leases. Operating lease receipts / payments are recognized as an income / expense in the profit and loss account on a straight-line basis over the lease term.

13. Earning Per Share

The basic and diluted earning per share is computed by dividing the net profit / loss attributable to equity share holders for the year by the weighted average number of equity shares outstanding during the year. The Company does not have any potentially dilutive equity shares outstanding during the year.

In case of any Bonus issue of shares is made, the calculations of earnings per share are adjusted for all the periods presented. If these changes occur after the balance sheet date but before the date on which the financial statements are approved by the board of directors, the per share calculations for those financial statements and any prior period financial statements presented are based on the new number of shares.

14. Taxes on income

Income tax comprises the current tax provision under the tax payable method, the net change in the deferred tax asset or liability in the year and Fringe Benefit Tax.

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of the assets and liabilities and their respective tax basis. Deferred tax assets are recognized subject to managements' judgment that realization is virtually certain. Deferred Tax assets and liabilities are measured using enacted tax rates to apply to taxable income in the years in which the temporary differences are expected to be received or settled. The effect on deferred tax assets and liabilities of a change in tax rates is recognized in the income statement in the period of enactment of the change.

Advance tax and provision for tax are presented in the financial statements at gross amounts and are set off on completion of the assessment.

15. Provisions and contingent liabilities

A provision is recognized when the Company has present obligations as a result of past events; it is probable that an outflow of resources will be required to settle the obligations, in respect of which reliable estimates can be made. Provisions are not discounted to its present value and are determined based on the best estimate required to settle the obligations at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect a current best estimate.

All known liabilities wherever material are provided for. Liabilities which are material and whose future amount cannot be ascertained with reasonable certainty are treated as contingent liabilities and disclosed by way of notes to the accounts.

NOTES FORMING PART OF FINANCIAL STATEMENTS

2.Share capital

Particulars	As at 31 March 2012	Rs. In Lakhs As at 31 March 2011
Authorised capital		
400,000,000 (PY 400,000,000) equity shares of Rs. 10/- each	40,000	40,000
Issued, subscribed and fully paid up capital		
328,073,770 (PY 328,073,770) equity shares of Rs. 10/- each, fully paid up	32,807	32,807
	32,807	32,807

a. List of persons holding more than 5 percent equity shares in the Company

Name of the share holder	As at 31 March 2012 No of shares	As at 31 March 2011 No of shares
Irfan Razack	65,625,000	65,625,000
Rezwan Razack	65,625,000	65,625,000
Noaman Razack	65,625,000	65,625,000
Sameera Noaman	16,406,250	16,406,250
Badrunissa Irfan	16,406,250	16,406,250
Almas Rezwan	16,406,250	16,406,250

b. Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting year

Amount In Rs. Lakhs				
Particulars	No of shares	As at 31 Mar 2012 Amount	No of shares	As at 31 Mar 2011 Amount
Equity Shares				
Number of shares at the beginning of the year	32,80,73,770	32,807	26,25,00,000	26,250
Number of shares issued during the year	-	-	6,55,73,770	6,557
Number of shares outstanding at the end of the year	32,80,73,770	32,807	32,80,73,770	32,807

c. The Company has only one class of equity shares with voting rights having par value of Rs. 10 each. The rights, preferences and restrictions attached to such equity shares is in accordance with the terms of issue of equity shares under the Companies Act, 1956, the Articles of Association of the Company and relevant provisions of the listing agreement

d Initial Public Offer (IPO)

During the previous year ended March 31, 2011, the Company completed a public issue of 65,573,770 Equity shares of Rs.10/- each for cash at a price of Rs. 183/- each aggregating to Rs. 120,000 Lakhs. The premium of Rs. 173/- per equity share amounting to Rs. 113,443 Lakhs from the allotment of 65,573,770 Equity shares has been credited to Securities Premium Account. The Securities Premium Account stands net of share issue expenses of Rs. 5,233 Lakhs. Pursuant to the Public Issue, equity shares of the Company have been listed on Bombay Stock exchange and National Stock exchange effective October 27, 2010.

NOTES FORMING PART OF FINANCIAL STATEMENTS

- e. The actual utilisation of proceeds of the issue of Rs. 114,768 Lakhs (net of share issue expenses) as approved by share holders in the AGM held on July 28, 2011 is as under :

Particulars	Amount approved by share holders in the AGM held on 28 July, 2011	Rs. In Lakhs	
		Actual utilization upto 31 March, 2012	Actual utilization upto 31 March, 2011
Finance our ongoing projects and projects under development	39,860	34,223	18,218
Investment in our existing subsidiaries for the construction and development of projects	7,399	7,399	4,422
Financing for the acquisition of Land	7,728	7,728	7,688
Repayment of loans	37,348	37,348	34,384
General Corporate Purposes	22,433	22,433	22,433
Total	1,14,768	1,09,131	87,145

- f. The unutilised funds have been temporarily invested in fixed deposits with scheduled banks, investments in mutual funds and in current account balance with scheduled banks.

The amounts unutilized are invested / held in :	Rs. In Lakhs	
	As at 31 March 2012	As at 31 March 2011
a. Fixed deposits & Mutual funds	5,000	23,000
b. Balance with banks in current accounts	637	4,623
Total	5,637	27,623

- g. On September 23, 2009 the company issued 20 bonus shares aggregating to 2,500 Lakhs equity shares of Rs. 10/- each fully paid for each share held by the shareholders by capitalization of balance in General Reserve and Surplus in Statement of Profit & Loss.

3. Reserves and surplus

Particulars	Rs. In Lakhs	
	As at 31 March 2012	As at 31 March 2011
A. Capital Reserve (Refer Note no. 3a)		
Opening balance	32,790	21,746
Add: Additions during the year	-	11,044
	32,790	32,790
B. Securities Premium Reserve		
Opening balance	108,211	-
Add: Additions during the year	-	113,443
Less : Utilized for Issue expenses	-	5,232
	108,211	108,211
C. General Reserve		
Opening balance	509	-
Add: Additions during the year	323	509
	832	509
D. Surplus in Profit and Loss Statement		
Opening balance	30,056	14,768
Add: Net profit for the year	12,907	20,355
I	42,963	35,123

NOTES FORMING PART OF FINANCIAL STATEMENTS

Less: Allocations / Appropriations

Transfer to General Reserve	323	509
Proposed Dividend	3,937	3,937
Additional Tax on Dividend	641	621
II	4,901	5,067
(I - II)	38,062	30,056
Total (A)+(B)+(C)+(D)	179,895	171,566

3a Addition to Capital Reserves represents the Company's share of revaluation of assets in partnership firms.

Particulars	Rs. In Lakhs	
	As at 31 March 2012	As at 31 March 2011
Silveroak Projects	-	10,545
Prestige Hi-Tech Projects	-	499
	-	11,044

4. Long-term borrowings

	Note No.	Rs. In Lakhs	
		As at 31 March 2012	As at 31 March 2011
Term loans (Secured)	4a		
- From banks		-	4,556
- From financial institutions		15,183	20,986
		15,183	25,542

4a. Details of securities and repayment terms :

Mortgage of certain immovable properties of the company.

Charge over the book debts, operating cash flows, revenues and receivables of the projects.

Hypothecation of vehicles.

Assignment of rent receivables from various properties.

Personal guarantee of certain directors of the company and their relatives.

Repayment terms :

Repayable within 90 - 108 monthly installments commencing from April 2008.

5. Deferred Tax Liability (Net)

Particulars		Rs. In Lakhs	
		As at 31 March 2012	As at 31 March 2011
a. On account of fixed assets			
Opening Deferred tax (asset) / liability		900	110
Current year charge / (credit)		499	790
Closing Deferred tax (asset) / liability	A	1,399	900
b. On account of disallowances under the Income Tax Act, 1961			
Opening Deferred tax (asset) / liability		(85)	(66)
Current year charge / (credit)		(61)	(19)
Closing Deferred tax (asset) / liability	B	(146)	(85)
	(A) + (B)	1,253	815

NOTES FORMING PART OF FINANCIAL STATEMENTS

6. Other long-term liabilities

Particulars	Rs. In Lakhs	
	As at 31 March 2012	As at 31 March 2011
Lease deposits	8,233	8,690
	8,233	8,690

7. Long-term provisions

Particulars	Rs. In Lakhs	
	As at 31 March 2012	As at 31 March 2011
Provision for employee benefits	125	131
	125	131

8. Short-term borrowings

Particulars	Note No.	Rs. In Lakhs	
		As at 31 March 2012	As at 31 March 2011
Term loans (Secured)	8a		
- From banks		65,522	53,848
- From financial institutions		29,368	12,377
Loans and advances from related parties (unsecured, repayable on demand)	38		
- From directors		24	1,096
- From shareholders		-	90
- From others		1,587	960
		96,501	68,371

8a Details of securities and repayment terms :

Mortgage of certain immovable properties of the company including inventories and undivided share of land belonging to the company.
Mortgage of certain immovable properties belonging to M/s. Cessna Garden Developers Pvt Ltd, M/s. Prestige Realty Ventures, M/s. Village De Nandi Pvt Ltd, M/s. Prestige Garden Resorts Pvt Ltd & M/s. Northland Holdings Company Pvt Ltd.

Charge over receivables of various projects.

Pledge of Mutual Funds held by the Company and certain Directors of the Company.

Corporate Guarantee from M/s. Northland Holdings Company Pvt Ltd, M/s. Down Hills Holiday Resorts Pvt Ltd, M/s. Pennar Hotels and Resorts Pvt Ltd & M/s. Foot Hill Resorts Pvt Ltd.

Personal guarantee of certain directors of the company.

Repayment terms :

Repayable within 1 - 60 installments commencing from November 2007.

9. Trade Payables

Particulars	Note No.	Rs. In Lakhs	
		As at 31 March 2012	As at 31 March 2011
Due to Micro & Small Enterprises	9a	104	69
Due to Others		20,147	18,188
		20,251	18,257

NOTES FORMING PART OF FINANCIAL STATEMENTS

9a. Disclosure as required under MSMED Act :

Rs. In Lakhs

Particulars	As at March 31, 2012		As at March 31, 2011	
	Principal	Interest	Principal	Interest
i. Amounts due to Vendor	70	2	47	5
ii. Principal amount paid beyond the appointed date	423	-	278	-
iii. Interest accrued and remaining unpaid (includes interest disallowable)		22	-	6
Total of (i), (ii) & (iii)	493	24	325	11
2. The amount of interest paid by the buyer in terms of section 16 of the Act.				
3. The amount of further interest remaining due and payable.		10	-	11

Note : The information as required to be disclosed under The Micro, Small and Medium Enterprises Development Act, 2006 and that given in Trade Payables – Note No. 9a regarding Micro and Small enterprises is determined to the extent such parties have been identified on the basis of the information available with the company. This has been relied upon by the Auditors.

10. Other current liabilities

Rs. In Lakhs

Particulars	Note No.	As at	As at
		31 March 2012	31 March 2011
Current Maturities of long-term debt (Secured)	4a	4,250	6,020
Interest accrued but not due on borrowings		193	269
Interest accrued and due on borrowings		1,313	1,136
Other payables			
Advance from customers		81,119	40,362
Advance rent / maintenance		20	49
Advance received on behalf of land owners		473	1,479
Withholding taxes and duties		2,452	1,247
Deposits towards Lease & Maintenance		3,217	2,167
Advance from partnership firms		2,213	250
Overdrawn bank balances		607	-
Other liabilities		244	-
		96,101	52,979

11 . Short-term Provisions

Rs. In Lakhs

Particulars	Note No.	As at	As at
		31 March 2012	31 March 2011
Provision for employee benefits		214	131
Other Provisions for :			
Project Expenses	11a	14,734	26,673
Provision for known losses on projects	11a	58	-
Proposed dividend including tax		4,576	4,558
Income tax (Net of advance tax)		265	4,642
Wealth tax (Net of advance tax)		8	4
		19,855	36,008

NOTES FORMING PART OF FINANCIAL STATEMENTS

11a. Details of Project Provisions as at 31 March 2012 :

Nature of Provision	Probable outflow estimated with in	Provision outstanding at the beginning of the year	Provision made during the year	Rs. In Lakhs	
				Provision utilized/ reversed during the year	Provision outstanding at the end of the year
Project costs where work is completed, accrued for on percentage completion method pending receipt of invoices / bills	12 months	26,673	11,647	23,586	14,734
	(12 months)	(5,767)	(30,014)	(9,108)	(26,673)
Provision for known losses on projects	12 months	-	58	-	58
	-	-	-	-	-

Note : Figures in brackets indicate for previous year

NOTES FORMING PART OF FINANCIAL STATEMENTS

12 Fixed Assets

Rs. In Lakhs

FIXED ASSETS		GROSS BLOCK			DEPRECIATION / AMORTISATION				NET BLOCK		
		As at 01 April 2011	Additions	Deletion / Adjustments	As at 31 March 2012	Upto 31 March 2011	For the year	Deletions	Upto 31 March 2012	As at 31 March 2012	As at 31 March 2011
<u>Tangible asset</u>											
Land - freehold		2,697	740	-	3,437	-	-	-	-	3,437	2,697
Land - leasehold # *		229	-	-	229	40	3	-	43	186	189
Buildings		34,075	2,216	378	35,913	4,889	1,473	56	6,306	29,607	29,186
Leasehold building \$ *		447	-	-	447	158	14	-	172	275	289
Plant and machinery		5,103	291	35	5,359	3,363	257	23	3,597	1,762	1,740
Office Equipment		182	20	-	202	79	15	-	94	108	103
Leasehold improvement plant and machinery *		3,535	624	-	4,159	1,350	373	-	1,723	2,436	2,185
Furniture and fixtures		5,894	492	-	6,386	4,408	296	-	4,704	1,682	1,486
Leasehold improvement furniture and fixtures*		7,460	255	891	6,824	3,459	654	68	4,045	2,779	4,001
Vehicles		840	259	47	1,052	507	109	36	580	472	333
Computers and Accessories		563	101	-	664	480	51	-	531	133	83
Total (A)		61,025	4,998	1,351	64,672	18,733	3,245	183	21,795	42,877	42,292
<u>Intangible Assets</u>											
Computer Software		-	11	-	11	-	-	-	-	11	-
Total (B)		-	11	-	11	-	-	-	-	11	-
Total (A+B)		61,025	5,009	1,351	64,683	18,733	3,245	183	21,795	42,888	42,292
Previous Year - 31.03.11		60,057	1,367	399	61,025	15,477	3,323	67	18,733	42,292	

Note : # Leasehold land is amortised over the period of lease of 66 years.

\$ Includes building constructed on leasehold land Rs.168/- Lakhs. (P.Y 168/- Lakhs)

* Includes assets given under lease

NOTES FORMING PART OF FINANCIAL STATEMENTS

13. Non-current Investments

13. Non-current Investments		Rs. In Lakhs	
Particulars	Note No.	As at 31 March 2012	As at 31 March 2011
I. Trade Investments (Unquoted at cost unless otherwise stated)			
Equity Instruments	13a	46,884	44,937
Preference Shares	13b	6,752	4,652
Debentures/Bonds	13c	8,778	7,593
Partnership Firms	13d	250	547
Others	13e	1,250	10,473
II. Other Investments (Unquoted at cost unless otherwise stated)	13f	258	258
		64,172	68,460

13a. Equity Instruments

		Rs. In Lakhs	
As at		As at	
Particulars		31 March 2012	31 March 2011
I Subsidiaries (Fully paid up unless otherwise stated)			
Down Hills Holiday Resorts Private Limited		3,399	3,399
- 4,150,000 [Previous year - 4,150,000 - (95% called up for 150,000 equity shares at a premium of Rs.350/-)] equity shares of Rs. 10/- each.			
Pennar Hotels Resorts Private Limited		2,828	2,828
- 3,585,778 [Previous year- 3,585,778 - (95% called up for 85,778 equity shares at a premium of Rs.350/-)] equity shares of Rs.10/- each.			
Village De Nandi Private Limited		705	705
- 1,000,000 (Previous year - 1,000,000) equity shares of Rs.10/- each			
Foot Hills Resorts Private Limited		4,338	4,338
- 5,620,694 (Previous year - 5,620,694) equity shares of Rs.10/- each			
ICBI (India) Private Limited		694	694
- 289 (Previous year -289) equity shares of Rs.1,000/- each			
Prestige Leisure Resorts Private Limited		1,755	1,755
- 1,350,000 (Previous year -1,350,000) equity shares of Rs.10/- each			
Prestige Bidadi Holdings Private Limited		3,762	3,762
- 9,369,000 (Previous year - 9,369,000) equity shares of Rs.10/- each			
Prestige Valley View Estates Private Limited		711	711
- 990,600 (Previous year - 990,600) equity shares of Rs.10/- each			
Prestige Construction Ventures Private Limited		600	600
- 6,000,000 (Previous year- 6,000,000) equity shares of Rs.10/- each			
Prestige Mangalore Retail Ventures Private Limited		450	450
- 4,503,835 (Previous year - 4,503,835) equity shares of Rs.10/- each			
Prestige Mysore Retail Ventures Private Limited		2,205	2,205
- 22,023,995 (Previous year - 22,023,995) equity shares of Rs.10/- each			

NOTES FORMING PART OF FINANCIAL STATEMENTS

Particulars	Rs. In Lakhs	
	As at 31 March 2012	As at 31 March 2011
Prestige Whitefield Investment Developers Private Limited - 61,124,970 (Previous year - 61,124,970) equity shares of Rs.10/- each	6,143	6,143
Prestige Shantiketana Leisures Private Limited - 620,000 (Previous year - 620,000) equity shares of Rs. 10/- each.	62	62
K2K Infrastructure India Private Limited (formerly known as Team United Engineers (India) Private Limited) -1,122,660 (Previous year -1,122,660) equity shares of Rs.10/- each.	112	112
Valdel Xtent Outsourcing Solutions Private Limited -29,000,000 (Previous year - 26,578,000) equity shares of Rs. 10/- each.	1,505	1,425
West Palm Developments Private Limited - 646,613 (Previous year- 567,112) equity shares of Rs. 10/- each	1,133	269
Cessna Garden Developers Private Limited (Subsidiary w.e.f 12th April 2010 -2,399,998 (Previous year - 2,399,998) equity shares of Rs.10/- each	555	555
Villaland Developers Private Limited (Subsidiary w.e.f 31st August 2010) -5,100 (Previous year- 5,100) equity shares of Rs.10/- each	1	1
Prestige Amusements Private Limited (w.e.f 31st March 2012) - 125,000 (Previous year - 100,000) equity shares of Rs.10/- each	70	-

Particulars	Rs. In Lakhs	
	As at 31 March 2012	As at 31 March 2011
II Associates Exora Business Parks Private Limited (Subsidiary upto 30th December 2010) - 9,350 (Previous year-9,350) equity shares of Rs.10/- each	2,712	2,712
Prestige Garden Constructions Private Limited - 2,946,170 ((Previous year- 2,946,170) equity shares of Rs. 10/- each	109	109
City Properties Maintenance Company Bangalore Limited -40,909 (Previous year- 40,909) equity shares of Rs.10/- each	4	4
Prestige Projects Private Limited -1,100,000 (Previous year- 1,100,000) equity shares of Rs.10/- each	110	110
Vijaya Productions Private Limited (Joint Control exists from 12th December 2011) -5,993,500 (Previous year - 5,472,326) equity shares of Rs.10/- each	11,500	10,507
Babji Realtors Private Limited - 1,039,500 (Previous year - 1,039,500) equity shares of Rs.10/- each	863	863
Prestige Amusements Private Limited (upto 31st March 2012) - 125,000 (Previous year - 100,000) equity shares of Rs.10/- each	-	60

NOTES FORMING PART OF FINANCIAL STATEMENTS

Particulars	Rs. In Lakhs	
	As at 31 March 2012	As at 31 March 2011
III Joint Ventures		
Prestige Garden Resorts Private Limited (Joint Control exists w.e.f. 23rd September 2009)	307	307
- 475,000 (Previous year- 475,000) equity shares of Rs.10/- each		
CapitaLand Retail Prestige Mall Management Private Limited (Joint Control exists w.e.f. 01st January 2010)	250	250
- 2,500,000 (Previous year- 2,500,000) equity shares of Rs.10/- each.		
IV Others		
Prestige Garden Estates Private Limited	1	1
-8,007 (Previous year- 8,007) equity shares of Rs. 10/- each		
Thomsun Realtors Private Limited	0	0
-100 (Previous year - 100) equity shares of Rs.10/- each		
	46,884	44,937

13b. Preference Shares (Fully paid up unless otherwise stated)

Particulars	Rs. In Lakhs	
	As at 31 March 2012	As at 31 March 2011
I Subsidiaries		
Prestige Construction Ventures Private Limited	4,650	4,650
-46,500 (Previous year - 46,500) Convertible Preference Share of Rs.1,000/- each		
Prestige Leisure Resorts Private Limited	2,100	-
- 2,539,980 (Previous year -Nil) Optionally, fully convertible, non-cumulative redeemable Preference Shares of Rs.10/- each		
II Associates		
Exora Business Parks Private Limited (Subsidiary upto 30th December 2010)	2	2
- 21,860 (Previous year - 21,860) Optionally, convertible, redeemable preference shares of Rs.10/- each		
	6,752	4,652

NOTES FORMING PART OF FINANCIAL STATEMENTS

13c. Debentures/Bonds

Particulars	Rs. In Lakhs	
	As at 31 March 2012	As at 31 March 2011
I Subsidiaries		
Prestige Bidadi Holdings Private Limited	5,192	5,192
- 519,203 (Previous year - 519,203) 0% Compulsorily Convertible Debentures of Rs.1,000/- each		
Prestige Mangalore Retail Ventures Private Limited	2,719	1,712
-27,191,363 (Previous year - 17,115,363) Fully Compulsorily Convertible Debentures of Rs.10/- each		
Prestige Mysore Retail Ventures Private Limited	178	-
-1,784,757 (Previous year - Nil) Fully Compulsorily Convertible Debenture of Rs.10/- each		
II Associates		
Exora Business Parks Private Limited (Subsidiary upto 30th December 2010)	3	3
- 26,152 (Previous year- 26,152) compulsorily convertible debentures of Rs.10/- each		
Babji Realtors Private Limited	686	686
- 4,735,603 (Previous year - 4,735,603) Compulsorily Convertible Debentures of Rs.10/- each		
	8,778	7,593

13d. Partnership Firms

Particulars	Rs. In Lakhs	
	As at 31 March 2012	As at 31 March 2011
Brunton Developers	-	8
Eden Investments	8	8
Silverline Estates	3	3
Prestige Hi-Tech Projects	9	9
Prestige Nottingham Investments	7	7
Prestige Ozone Properties	0	0
Prestige Whitefield Developers	0	0
Prestige KRPL Techpark	93	93
RRR Investments	0	300
Prestige Interiors	1	1
Prestige Realty Ventures	20	20
Prestige Property Management & Services	97	97
Silver Oak Projects	1	1
Prestige Southcity Holdings	11	0
	250	547

NOTES FORMING PART OF FINANCIAL STATEMENTS

(i) The details of all partners, capital and profit sharing ratio in partnership firms where company is a partner are as under :

Rs. In Lakhs

Name of the firm/Partners	March 31, 2012		March 31, 2011	
	Capital	Profit Sharing Ratio	Capital	Profit Sharing Ratio
1. Brunton Developers *				
Prestige Estates Projects Limited	-	-	8	40.00%
Irfan Razack	1	33.34%	1	2.50%
Rezwan Razack	1	33.33%	1	2.50%
Noaman Razack	1	33.33%	1	2.50%
ICBI (India) Private Limited	-	-	11	52.50%
2. Prestige Hi-Tech Projects				
Prestige Estates Projects Limited	9	92.35%	9	92.35%
Irfan Razack	0	2.50%	0	2.50%
Rezwan Razack	0	2.50%	0	2.50%
Noaman Razack	0	2.50%	0	2.50%
Badrunissa Irfan	0	0.05%	0	0.05%
Almas Rezwan	0	0.05%	0	0.05%
Sameera Noaman	0	0.05%	0	0.05%
3. Silverline Estates				
Prestige Estates Projects Limited	3	30.33%	3	30.33%
Zakria Hashim	3	33.33%	3	33.33%
Farook Mohamood	2	16.67%	2	16.67%
Zahed Mohamood	2	16.67%	2	16.67%
Irfan Razack	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%
Noaman Razack	0	1.00%	0	1.00%
4. Prestige Nottinghill Investments				
Prestige Estates Projects Limited	7	47.00%	7	47.00%
Anushka Constructions Private Limited	2	10.00%	2	10.00%
Avinash Amarlal	2	10.00%	2	10.00%
Ekta A. Kukreja	2	10.00%	2	10.00%
Irfan Razack	1	1.00%	1	1.00%
Rezwan Razack	1	1.00%	1	1.00%
Noaman Razack	1	1.00%	1	1.00%
Kiran Amarlal	2	10.00%	2	10.00%
Seth Assardas Amarlala	2	10.00%	2	10.00%

NOTES FORMING PART OF FINANCIAL STATEMENTS

Name of the firm/Partners	Rs. In Lakhs			
	March 31, 2012		March 31, 2011	
	Capital	Profit Sharing Ratio	Capital	Profit Sharing Ratio
5. Prestige KRPL Techpark				
Prestige Estates Projects Limited	93	31.00%	93	31.00%
Atheeq Sulaiman	24	8.00%	24	8.00%
Irfan Razack	3	1.00%	3	1.00%
Rezwan Razack	3	1.00%	3	1.00%
Noaman Razack	3	1.00%	3	1.00%
Karnataka Realtors Private Limited	102	34.00%	102	34.00%
Liaquath Ali Khan	24	8.00%	24	8.00%
Sadath Ali Khan	24	8.00%	24	8.00%
Zackria Hashim	24	8.00%	24	8.00%
6. Prestige Ozone Properties				
Prestige Estates Projects Limited	0	47.00%	0	47.00%
Irfan Razack	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%
Noaman Razack	0	1.00%	0	1.00%
Atheeq Sulaiman	0	25.00%	0	25.00%
Mohammed Nauman Naji	0	10.00%	0	10.00%
Mohammed Salman Naji	0	10.00%	0	10.00%
Saba Naser	0	5.00%	0	5.00%
7. Prestige Whitefield Developers				
Prestige Estates Projects Limited	0	47.00%	0	47.00%
Irfan Razack	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%
Noaman Razack	0	1.00%	0	1.00%
Atheeq Sulaiman	0	25.00%	0	25.00%
Mohammed Nauman Naji	0	10.00%	0	10.00%
Mohammed Salman Naji	0	10.00%	0	10.00%
Saba Naser	0	5.00%	0	5.00%
8. RRR Investments (Joint control exists) *				
Prestige Estates Projects Limited	-	-	300	50.00%
Fareena Praveen	150	50.00%	150	25.00%
Syed Ahmed	150	50.00%	150	25.00%

NOTES FORMING PART OF FINANCIAL STATEMENTS

Name of the firm/Partners	Rs. In Lakhs			
	March 31, 2012		March 31, 2011	
	Capital	Profit Sharing Ratio	Capital	Profit Sharing Ratio
9. Eden Investments				
Prestige Estates Projects Limited	8	40.00%	8	40.00%
Irfan Razack	0	2.00%	0	2.00%
Rezwan Razack	0	2.00%	0	2.00%
Noaman Razack	0	2.00%	0	2.00%
Zackria Hashim	1	4.00%	1	4.00%
Leonard Armando Menezes	5	25.00%	5	25.00%
Agnelo Braganca	3	12.50%	3	12.50%
Melanie Braganca	3	12.50%	3	12.50%
10. Prestige Property Management & Services				
Prestige Estates Projects Limited	97	97.00%	97	97.00%
Irfan Razack	1	1.00%	1	1.00%
Rezwan Razack	1	1.00%	1	1.00%
Noaman Razack	1	1.00%	1	1.00%
11. Prestige Realty Ventures				
Prestige Estates Projects Limited	20	21.00%	20	21.00%
Irfan Razack	15	0.84%	15	0.84%
Badrunissa Irfan	15	0.84%	15	0.84%
Almas Rezwan	15	0.84%	15	0.84%
Sameera Noaman	15	0.84%	15	0.84%
Mohammed Salman Naji	8	8.33%	8	8.33%
Mohammed Nauman Naji	8	8.33%	8	8.33%
Ameena Ahmed	5	3.00%	5	3.00%
Mehreen Ahmed	5	3.00%	5	3.00%
Zainab Ismai	5	3.00%	5	3.00%
Mineral Enterprises Limited	550	50.00%	550	50.00%
12. Prestige Interiors				
Prestige Estates Projects Limited	1	97.00%	1	97.00%
Irfan Razack	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%
Noaman Razack	0	1.00%	0	1.00%
13. Silveroak Projects				
Prestige Estates Projects Limited	1	1.00%	1	1.00%
Exora Business Parks Private Limited	94	99.00%	94	99.00%
14. Prestige Southcity Holdings				
Prestige Estates Projects Limited	11	51.00%	-	-
Southcity Properties (India) Private Limited	9	49.00%	-	-

* During the year, the Company has retired from the partnership in Brunton Developers w.e.f August 31, 2011 and RRR Investments w.e.f March 31, 2012.

NOTES FORMING PART OF FINANCIAL STATEMENTS

13e. Others

Rs. In Lakhs		
Particulars	As at 31 March 2012	As at 31 March 2011
Share Application Money		
Subsidiaries		
Village De Nandi Private Limited	-	93
Prestige Bidadi Holdings Private Limited	-	2,076
Prestige Shantiketan Leisure Resorts Private Limited	-	500
K2K Infrastructure India Private Limited (formerly known as <i>Team United Engineers (India) Private Limited</i>)	-	-
Cessna Garden Developers Private Limited (Subsidiary w.e.f 12th April 2010)	-	215
Villaland Developers Private Limited (Subsidiary w.e.f. 31st August 2010)	-	2,259
Associates		
Exora Business Parks Private Limited (Subsidiary upto 30th December 2010)	-	3,365
Vijaya Productions Private Limited	-	1
Joint Ventures		
City Properties Maintenance Bangalore Limited	-	0
Prestige Garden Resorts Private Limited (Joint Control exists w.e.f. 23rd September 2009)	-	5
Others		
Prestige Garden Estates Private Limited	-	708
Prestige Golf Resorts Private Limited	-	1
Geotrix Building Envelope Private Limited	-	-
Share Warrants		
Thomsun Realtors Private Limited	1,250	1,250
	1,250	10,473

NOTES FORMING PART OF FINANCIAL STATEMENTS

13f. Other Investments

Particulars	Rs. In Lakhs	
	As at 31 March 2012	As at 31 March 2011
Propmart Technologies Limited *		
- 335,000 (Previous year - 335,000) equity shares of Rs. 10/- each	50	50
Less : Diminution in the value of investments	(50)	(50)
	-	-
Amanath Co-operative Bank Limited*	3	3
Less : Diminution in the value of investments	(3)	(3)
	-	-
Investment in trusts		
Educate India Foundation	4	4
Educate India Trust	4	4
Investment in Venture Capital Fund		
-250 (Previous year – 250) units in Urban Infrastructure Opportunities Fund	250	250
Investment in NSC	0	0
	258	258
* Carried at cost less diminution in the value of investments		

13g. Aggregate amount of quoted investments Rs. Nil (Previous Year Rs. Nil) and market value there of Rs. Nil (Previous Year Rs.Nil).

13h. Aggregate amount of unquoted Investments Rs 64,172 lakhs (Previous Year Rs. 68,460 lakhs).

13i. Aggregate value of provision for diminution in value of Investments Rs. 53 lakhs (Previous Year Rs. 53 lakhs).

14. Long-term loans and advances

Particulars	Note No.	Rs. In Lakhs	
		As at 31 March 2012	As at 31 March 2011
Unsecured, considered good			
Capital advances		584	375
Security deposits		3	1
Lease deposits	14a	2,576	2,554
Refundable deposits	14b	30,981	21,337
Advance paid for purchase of shares		17,000	500
Advance Income Tax (Net of provisions)		725	460
		51,869	25,227

NOTES FORMING PART OF FINANCIAL STATEMENTS

14a. Lease deposits includes transactions with related parties as under:

Rs. In Lakhs

Particulars	As at 31 March 2012	Maximum O/S during 2011-12	As at 31 March 2011	Maximum O/S during 2010-11
Badrunisa Irfan	33	33	33	33
Faiz Rezwan	2	2	2	2
Irfan Razack	1	1	1	1
Matheen Irfan	2	2	2	2
Noaman Razack	1	1	1	1
Rezwan Razack	1	1	1	1
Sana Rezwan	6	6	6	6
Uzma Irfan	9	9	9	9
	55		55	

14b. Refundable deposits includes transactions with related parties as under:

Rs. In Lakhs

Particulars	As at 31 March 2012	Maximum O/S during 2011-12	As at 31 March 2011	Maximum O/S during 2010-11
Northland Holdings Private Limited	990	990	340	340
Valdel Xtent Outsourcing Solutions Private Limited	2,500	2,500	2,500	2,500
Uzma Irfan	2	2	-	-
	3,492		2,840	

15. Other non-current assets

Rs. In Lakhs

Particulars	As at 31 March 2012	As at 31 March 2011
Cash & bank balances		
Fixed Deposits	619	994
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments	1,942	1,391
	2,561	2,385

16. Current Investments

Rs. In Lakhs

Particulars	Note No.	As at 31 March 2012	As at 31 March 2011
Equity Instruments Non Trade Investments (Quoted, At cost or market value whichever is lower, fully paid up)	16a	4	4
Mutual Funds Non Trade Investments (Quoted, at cost or market value whichever is lower, fully paid up)	16b	8,700	2,565
		8,704	2,569

NOTES FORMING PART OF FINANCIAL STATEMENTS

16a. Equity Instruments

Particulars	Rs. In Lakhs	
	As at 31 March 2012	As at 31 March 2011
Tata Consultancy Services Limited	4	4
1,464 (Previous year- 1,464) equity shares of Rs 1/- each		
	4	4

16b. Mutual Funds

Particulars	Rs. In Lakhs	
	As at 31 March 2012	As at 31 March 2011
Citicorp Finance India Ltd - Series 345	-	2,500
Nil (Previous year-2,500) units of Rs. 1,00,000/- each		
DWS Fixed Term Fund - Series 80 - Growth Plan	5,000	-
50,000,000 (Previous year-Nil) units of Rs. 10/- each		
Religare Ultra Short Term Fund- Daily Dividend	65	65
6,455 (Previous year-6,455) units of Rs. 1,002/- each		
Religare Liquid Fund - Super Institutional Daily Dividend	270	-
26,979 (Previous year-Nil) units of Rs. 1,001/- each		
DWS Fixed Maturity Plan - Series 12	1,665	-
16,650,000 (Previous year-Nil) units of Rs. 10/- each		
Tata Liquid Super High Investment Fund	200	-
17,945(Previous year-Nil) units of Rs. 1114/- each		
Birla Sunlife Floating Rate Long Term Institutional Plan -Daily Dividend	1,500	-
1,499,715(Previous year-Nil) units of Rs. 100/- each		
	8,700	2,565

16c. Aggregate amount of quoted investments Rs 8,704 Lakhs(Previous Year Rs. 2,569 Lakhs) and market value there of is Rs. 9,192 Lakhs (Previous Year Rs. 2,582 Lakhs).

16d. Aggregate amount of unquoted Investments Rs Nil (Previous Year Rs. Nil).

16e. Mutual Funds includes unutilised monies from IPO proceeds invested amounting to Rs. 5,000 Lakhs (Previous Year Rs. 2,565 Lakhs).

17. Inventories (Lower of cost or net realizable value)

Particulars	Rs. In Lakhs	
	As at 31 March 2012	As at 31 March 2011
Work in progress - Projects	98,055	65,954
Stock of units in completed projects		
Purchased	535	348
Others	21,451	20,141
	1,20,041	86,443

NOTES FORMING PART OF FINANCIAL STATEMENTS

18. Trade receivables (unsecured)

Rs. In Lakhs

Particulars	As at 31 March 2012	As at 31 March 2011
Outstanding for more than 6 months		
Considered good	41,217	5,714
Considered doubtful	45	45
Less : Provision for doubtful debts	(45)	(45)
Others		
Considered good	29,461	86,060
Unbilled Revenue	12,454	9,360
	83,132	1,01,134
Trade Receivables includes receivables from related parties (Refer Note no. 38)	3,887	10,665

19. Cash and bank balances

Rs. In Lakhs

Particulars	As at 31 March 2012	As at 31 March 2011
Cash and cash equivalents *		
Balances with banks		
- in current accounts	7,000	6,577
- in fixed deposits	-	21,525
Cheques, drafts on hand	1,250	125
Cash on hand	5	1
Other bank balances		
Fixed Deposits	2,766	177
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments	715	331
	11,736	28,736

*Cash and cash equivalents includes unutilised monies from IPO proceeds amounting to Rs. 637 Lakhs (Previous Year Rs. 25,058 Lakhs).

NOTES FORMING PART OF FINANCIAL STATEMENTS

20. Short-term loans and advances

Rs. In Lakhs

Particulars	Note No.	As at 31 March 2012	As at 31 March 2011
Unsecured, considered good			
Loans and advances to related parties	20a	62,574	37,010
Others	20c	9,511	10,272
		72,085	47,282

20a. Loans and advances to related parties

Rs. In Lakhs

Particulars	Note No.	As at 31 March 2012	As at 31 March 2011
Current account in partnership firms	20a (i)	10,275	12,061
Inter corporate deposits	20a (ii)	28,962	11,428
Interest accrued but not due on Inter corporate deposits	20a (iii)	2,863	1,059
Advances for purchase of land	20a (iv)	980	15
Share application money	20a (v)	4,672	-
Debenture application money	20a (vi)	1,219	-
Other advances to related parties	20a (vii)	13,603	12,447
		62,574	37,010

20a. (i) Current account in partnership firms

Rs. In Lakhs

Particulars	As at 31 March 2012	Maximum O/S during 2011-12	As at 31 March 2011	Maximum O/S during 2010-11
Brunton Developers	-	34	34	34
Eden Investments	331	331	331	331
Prestige Hi-Tech Projects	1,677	1,927	1,327	1,327
Prestige Notting Hill Investments	1,687	1,875	1,875	2,742
Prestige KRPL Techpark	681	683	683	684
Prestige Ozone Properties	479	572	572	572
Prestige Whitefield Developers	381	394	279	382
RRR Investments	-	2,077	2,077	2,077
Silverline Estates	1,532	2,357	2,357	2,357
Prestige Property Management & Services	1,153	1,153	182	368
Prestige Realty Ventures	2,290	2,290	2,290	2,290
Prestige Interiors	-	7	7	7
Silveroak Projects	64	264	47	315
	10,275		12,061	

NOTES FORMING PART OF FINANCIAL STATEMENTS

20a. (ii) Inter Corporate Deposits

Rs. In Lakhs

Particulars	As at 31 March 2012	Maximum O/S during 2011-12	As at 31 March 2011	Maximum O/S during 2010-11
Prestige Construction Ventures Private Limited	1,350	6,850	3,550	3,550
Prestige Leisure Resorts Private Limited	1,475	1,850	1,850	1,850
Cessna Garden Developers Private Limited	10,153	10,153	3,177	18,027
Valdel Xtent Outsourcing Solutions Private Limited	7,278	7,278	1,130	1,130
Prestige Bidadi Holdings Private Limited	2,546	2,546	470	470
K2k Infrastructure (India) Private Limited	-	474	89	89
Prestige Garden Estates Private Limited	-	-	-	-
Exora Business Parks Private Limited	-	1,000	1,000	1,000
Prestige Golf Resorts Private Limited	47	47	47	47
Prestige Garden Resorts Private Limited	-	190	115	115
Prestige Shantiniketan Leisures Private Limited	2,770	2,770	-	-
Village-de-Nandi Private Limited	94	94	-	-
Villaland Developers Private Limited	3,249	3,249	-	-
	28,962		11,428	

20a. (iii) Interest on Inter Corporate Deposits

Rs. In Lakhs

Particulars	As at 31 March 2012	Maximum O/S during 2011-12	As at 31 March 2011	Maximum O/S during 2010-11
Prestige Construction Ventures Private Limited	306	306	75	75
Prestige Leisure Resorts Private Limited	418	486	314	314
Cessna Garden Developers Private Limited	1,350	1,350	519	596
Valdel Xtent Outsourcing Solutions Private Limited	359	359	31	31
Prestige Bidadi Holdings Private Limited	162	162	32	32
K2K Infrastructure (India) Private Limited	-	37	0	0
Prestige Garden Estates Private Limited	-	1	1	1
Exora Business Parks Private Limited	52	52	33	33
Prestige Golf Resorts Private Limited	23	23	17	17
Prestige Garden Resorts Private Limited	0	48	37	37
Prestige Shantiniketan Leisures Private Limited	82	82	-	-
Village-De-Nandi Private Limited	3	3	-	-
Villaland Developers Private Limited	108	108	-	-
	2,863		1,059	

20a. (iv) Advance paid for purchase of land

Rs. In Lakhs

Particulars	As at 31 March 2012	Maximum O/S during 2011-12	As at 31 March 2011	Maximum O/S during 2010-11
Colonial Estates	15	15	15	15
Anjum Jung	675	675	-	-
Castle Wood Investments	90	90	-	-
Dollars Hotel & Resorts Private Limited	200	200	-	-
	980		15	

NOTES FORMING PART OF FINANCIAL STATEMENTS

20a. (v) Share application money

Rs. In Lakhs

Particulars	As at 31 March 2012	Maximum O/S during 2011-12	As at 31 March 2011	Maximum O/S during 2010-11
K2K Infrastructures (India) Private Limited	812	812	-	-
City Properties Maintenance Company Bangalore Limited	0	0	-	-
Exora Business Parks Private Limited	3,125	3,365	-	-
Prestige Garden Estates Private Limited	708	708	-	-
Prestige Golf Resorts Private Limited	5	5	-	-
Vijaya Productions Private Limited	22	1,886	-	-
	4,672		-	-

20a. (vi) Debenture Application Money

Rs. In Lakhs

Particulars	As at 31 March 2012	Maximum O/S during 2011-12	As at 31 March 2011	Maximum O/S during 2010-11
Prestige Mangalore Retail Ventures Private Limited	312	1,310	-	-
Prestige Mysore Retail Ventures Private Limited	319	328	-	-
Babji Realtors Private Limited	588	588	-	-
	1,219		-	-

20a. (vii) Other Advances to related parties

Rs. In Lakhs

Particulars	As at 31 March 2012	Maximum O/S during 2011-12	As at 31 March 2011	Maximum O/S during 2010-11
Babji Realtors Private Limited	0	0	0	0
Northland Holding Company Private Limited	23	23	4	261
Prestige Mangalore Retail Ventures Private Limited	18	18	18	358
Prestige Mysore Retail Ventures Private Limited	40	40	40	40
Prestige Whitefield Investments & Developers Private Limited	92	92	92	92
Thomsun Realtors Private Limited	1	1	1	1
Educate India Foundation	1,601	1,661	1,661	1,661
Educate India Trust	354	354	354	356
Prestige Projects Private Limited	10,277	10,277	10,277	10,277
RRR Investments	1,195	1,195	-	-
Sublime	2	262	-	-
	13,603		12,447	

20b. Employee Loans & Advances

Employee advances are given in the ordinary course of business and are as per the service rules of the Company. There are no employee loans and advances with repayment schedule or repayment beyond 7 years. Further, the rate at which the loans have been granted to employees is not below the rates specified in Section 372 A of the Companies Act, 1956.

NOTES FORMING PART OF FINANCIAL STATEMENTS

20c. Loans and advances to others

Particulars	Rs. In Lakhs	
	As at 31 March 2012	As at 31 March 2011
Advance paid for purchase of land	3,709	6,866
Advance VAT & Service Tax	2,596	772
Advance FBT	5	5
Refundable deposits	736	618
Prepaid expenses	92	69
Advance paid to staff	28	26
Share application money	150	-
Other advances	2,195	1,916
	9,511	10,272

21. Other Current Assets

Particulars	Rs. In Lakhs	
	As at 31 March 2012	As at 31 March 2011
Interest accrued but not due on fixed deposits	381	521
	381	521

22. Revenue from Operations

Particulars	Note No.	Rs. In Lakhs	
		Year ended 31 March 2012	Year ended 31 March 2011
Sale of Real estate developments			
Residential and commercial projects		55,087	1,21,106
Sale of Services			
Facilities, rental and maintenance income	22a	5,692	5,340
Property income	22b	11,983	9,973
Other operating revenues		1,785	2,081
		74,547	1,38,500

22a. Facilities, rental and maintenance income

Particulars	Rs. In Lakhs	
	Year ended 31 March 2012	Year ended 31 March 2011
Facility and hire charges	5,032	4,807
Parking charges	291	261
Signages, exhibition and other receipts	369	272
	5,692	5,340

NOTES FORMING PART OF FINANCIAL STATEMENTS

22b. Property income

Rs. In Lakhs

Particulars	Year ended 31 March 2012	Year ended 31 March 2011
Rental income	1,283	819
Hire charges income	3,890	3,731
Sub lease rental income	6,065	5,080
Property maintenance income	3	19
Commission income	742	324
	11,983	9,973

23. Other Income

Rs. In Lakhs

Particulars	Note No.	Year ended 31 March 2012	Year ended 31 March 2011
Interest income		3,699	2,980
Dividend Income			
- Subsidiary companies		-	198
- Others		21	147
Profit on sale of fixed assets		1	221
Share of profit from partnership firms (Net)	23a	1,479	4,015
Provision no longer required written back		-	51
Miscellaneous income		176	36
		5,376	7,648

23a. Share of Profit/(Loss) from partnership firms

Rs. In Lakhs

Particulars	Year ended 31 March 2012	Year ended 31 March 2011
Eden Investments	0	0
Silverline Estates	195	1,340
Prestige Hi-Tech Projects	0	0
Prestige Nottinghill Investments	138	2,008
Prestige Ozone Properties	8	7
Prestige Whitefield Developers	(3)	(3)
Prestige KRPL Techpark	(1)	(1)
RRR Investments (Joint control exists upto March 31, 2012)	(62)	0
Prestige Interiors	51	(1)
Prestige Realty Ventures	0	0
Prestige Property Management & Services	1,153	666
Silver Oak Projects	0	(1)
Prestige Southcity Holdings	0	-
	1,479	4,015

NOTES FORMING PART OF FINANCIAL STATEMENTS

24. Changes in inventories of finished goods, WIP and Stock-in-Trade

Rs. In Lakhs

Particulars	Year ended 31 March 2012	Year ended 31 March 2011
Opening units in completed projects / work in progress projects	86,443	78,914
Add: Cost of residential and commercial projects	68,872	99,745
Less : Stock capitalized	1,085	50
Less : Closing units in completed projects / work in progress projects	1,20,041	86,443
	34,189	92,166
Purchases of Stock of units	535	348
Changes in inventories of finished goods, WIP and Stock-in-Trade	33,654	91,818

25. Property and Facilities operating expenses

Rs. In Lakhs

Particulars	Year ended 31 March 2012	Year ended 31 March 2011
Property expenses		
Sub lease rent	5,559	4,620
Property tax and other expenses	23	55
Facilities operating expenses		
Facilities management expenses	277	303
Security charges for parking	19	17
Electricity and other expenses for parking	16	22
Sub lease rental - Malls	161	132
Property tax - Malls	268	280
Signages, insurance and other expenses	34	43
	6,357	5,472

26. Employee benefits expense

Rs. In Lakhs

Particulars	Note No.	Year ended 31 March 2012	Year ended 31 March 2011
Salaries & wages		4,072	3,503
Contribution to provident & other funds	26a	348	315
Staff welfare expenses		144	88
		4,564	3,906

26a. The details of employee benefits as required under Accounting Standard 15 'Employee Benefits' is given below

(i) Defined Contribution Plan : During the year, the Company has recognized the following amounts in the Profit and Loss Statement -

Rs. In Lakhs

Particulars	Note No.	As at 31 March 2012	As at 31 March 2011
Employers' Contribution to Provident Fund & Employee State Insurance		251	195
		251	195

NOTES FORMING PART OF FINANCIAL STATEMENTS

(ii) Defined Benefit Plan: In accordance with Accounting Standard 15 actuarial valuation based on projected unit credit method as on 31 March 2012 has been carried out in respect of the aforesaid defined benefit plan of Gratuity, the details thereon is given below:

Rs. In Lakhs		
Particulars	31 March 2012	31 March 2011
Components of employer expense		
Current Service cost	52	38
Interest cost	21	16
Expected return on plan assets	(10)	(9)
Past Service Cost - Vested/Non Vested Benefit	1	69
Actuarial Losses/(Gains)	33	5
Total expense/(income) recognized in the Profit & Loss Statement	97	119
Change in Fair Value of Assets during the year ended		
Opening Fair Value of Plan Assets	136	105
Expected return on plan assets	10	9
Actuarial gains/(losses)	2	1
Contributions by Employer	45	47
Benefits paid	(58)	(26)
Closing Fair Value of Plan Assets	135	136
Change in Defined Benefit Obligation (DBO) during the year ended		
Present Value of DBO at the beginning of the year	283	180
Current service cost	52	38
Interest cost	21	16
Actuarial (gains)/losses	35	6
Past Service Cost - Vested/Non Vested Benefit	1	69
Benefits paid	(58)	(26)
Present value of DBO at the end of the year	334	283
Net asset/(liability) recognized in balance sheet		
Fair value of plan assets	135	136
Present Value of Defined Benefit Obligation	(334)	(283)
Net asset/(liability) recognized in balance sheet	(199)	(147)
Actuarial Assumptions		
Discount Rate	8.65%	8.25%
Expected Return on plan assets	7.50%	7.50%
Rate of increase in compensation	7.00%	7.00%
Attrition rate	Table	Table
Retirement age	58 years	58 years
Attrition rate	31 March 2012	31 March 2011
Age		
Upto 30	10%	10%
31-40	5%	5%
41-50	3%	3%
Above 50	2%	2%

NOTES FORMING PART OF FINANCIAL STATEMENTS

Particulars	31 March 2012	31 March 2011	31 March 2010	31 March 2009	31 March 2008
Present Value of Defined Benefit Obligation	334	283	180	167	156
Fair Value of Plan Assets	(135)	(136)	(105)	(92)	(85)
Surplus/(Deficit) Recognized	199	147	75	75	71
The experience adjustments					
Experience adjustment on Plan Liabilities	(47)	18	(69)	13	19
Experience adjustment on Plan Assets	2	1	(2)	-	-

Note:

- (i) Details of Investment composition of plan assets has not been provided by the fund managers and hence not given.
- (ii) The estimates of future salary increases considered in actuarial valuation take account of inflation, Seniority, promotion and other relevant factors such as supply and demand factors in the employment market.
- (iii) Estimated amount of Gratuity obligation over the next one year is Rs. 20/- Lakhs

(iii) Other Employee Benefits – Leave Encashment

Leave salary benefit expensed in the Profit & Loss Statement for the year is Rs.46/- Lakhs (Previous Year - Rs. 10/- Lakhs) and outstanding towards leave salary is Rs. 140/- Lakhs (P.Y - 115/-). Leave Salary liability is not funded.

27. Finance costs

Rs. In Lakhs

Particulars	Note No.	Year ended 31 March 2012	Year ended 31 March 2011
Interest expense		14,360	16,951
Other borrowing costs		984	634
Others		155	121
Total		15,499	17,706
Less: Borrowing cost capitalised to assets including CWIP		1,307	1,388
Less: Borrowing cost apportioned to projects		6,541	8,446
Finance costs charged to Statement of Profit & Loss		7,651	7,872

28. Other Expenses

Rs. In Lakhs

Particulars	Note No.	Year ended 31 March 2012	Year ended 31 March 2011
Selling Expenses			
Advertisement and sponsorship fee		2,893	2,309
Travelling expenses		201	85
Retainer fee - advertisement		23	18
Commission		248	380
Business promotion		322	216
Repairs and maintenance			
Building		169	159
Fitout expenses		43	15
Plant & Machinery and Computers		24	17
Vehicles		249	163

NOTES FORMING PART OF FINANCIAL STATEMENTS

28. Other Expenses (Contd.)

Rs. In Lakhs

Particulars	Note No.	Year ended 31 March 2012	Year ended 31 March 2011
Power and fuel		59	53
Rent		326	232
Insurance		43	39
Rates and taxes		46	16
Legal and professional charges		230	131
Auditor's remuneration	28a	50	49
Director's remuneration		500	480
Director's Sitting Fees		3	2
Donations	28b	63	65
Loss on sale of fixed assets		70	-
Membership & subscription		6	9
Postage & courier		25	11
Telephone expenses		57	45
Printing and stationery		70	30
Miscellaneous expenses		28	53
		5,748	4,577

28a. Auditors' Remuneration

Rs. In Lakhs

Particulars	Note No.	Year ended 31 March 2012	Year ended 31 March 2011
Payment to Auditors as :			
Auditor		46	46
For tax auditors		3	2
For other attestation services		1	1
For reimbursement of expenses		-	0
		50	49

- (i) The company avails input credit for service tax and hence no service tax expense is accrued.
- (ii) The above fees does not include Rs.Nil (Previous Year Rs. 121/- Lakhs (including service tax) towards services rendered for the initial public offer which has been considered as share issue expense and set off against the balance available in Securities Premium account.

28b. The donation for the year in Note 28 includes donation made to Communist Party of India (M) Rs. 0.50/- Lakhs (Previous Year Rs.2.50/- Lakhs) and Congress Party Rs. 2/- Lakhs (Previous Year Rs. Nil).

NOTES FORMING PART OF FINANCIAL STATEMENTS

29. Contingent Liabilities and commitments (to the extent not provided for)

Particulars	Rs. In Lakhs	
	As at 31 March 2012	As at 31 March 2011
1. Claims against Company not acknowledged as debts		
a. Disputed Value Added Tax	124	124
b. Disputed Service Tax	75	75
2. Bank guarantees		
a. Performance Guarantee (Includes guarantees of Rs. 230 Lakhs (P.Y Rs. 221 Lakhs) towards obligation for earnings in foreign currency of Rs. 1839 Lakhs (P.Y Rs. 1768 Lakhs), outstanding to be met by 2021-22)	6,927	4,369
3. Corporate guarantees given on behalf of companies under the same management	1,14,475	74,766
4. Capital commitments (Net of advances)	4,168	5,638

30. Operating Lease

The Company has taken and given residential and commercial spaces under operating lease basis which include leases that are renewable on a yearly basis, cancellable at the Company's option and other long term leases.

The rental and hire charges income from operating leases included in the Profit and Loss Statement for the year is Rs 15,986/- Lakhs [Previous Year - Rs. 14,230/- Lakhs] respectively.

Rental expense for operating leases included in the Profit and Loss Statement for the year is Rs.6,046/- Lakhs [Previous Year- Rs. 4,985/- Lakhs].

As at March 31, 2012 the future minimum lease rentals payable and receivable towards non-cancellable operating leases are:

Particulars	Rs. In Lakhs			
	As at	Less than 1 Year	> 1 to 5 yrs	> 5 yrs
As Lessors				
Rental receipts	31.03.2012	2,261	2,979	-
	31.03.2011	1,959	1,959	0
Hire Charges	31.03.2012	1,047	863	-
	31.03.2011	679	790	-
Sublease Receipts	31.03.2012	3,095	2,564	-
	31.03.2011	1,702	2,006	-
As Lessee				
Rental payments	31.03.2012	3,154	3,805	527
	31.03.2011	1,857	2,969	1,067

31. Earning per share (EPS)

Particulars	Year ended 31 March 2012	Year ended 31 March 2011
Net profit for the year (Rs. In Lakhs)	12,907	20,355
Weighted average number of equity shares		
Basic (in Numbers)	32,80,73,770	29,16,03,975
Diluted (in Numbers)	32,80,73,770	29,16,03,975
Nominal value of shares (in Rupees)	10	10
Earning per share (in Rupees)		
Basic	3.93	6.98
Diluted	3.93	6.98

NOTES FORMING PART OF FINANCIAL STATEMENTS

32. Segmental Information

The company operates within a single business segment which constitutes real estate development and letting out of developed properties. The Company operates only in India and hence there is no other geographical segment. Hence the disclosure of segment information as per Accounting Standard-17 is not applicable.

33. Disclosure on foreign currency exposures

Foreign currency exposures as at 31 March 2012 that have not been hedged by a derivative instruments or other wise

Particulars	As at 31 March 2012		As at 31 March 2011	
	Amount (Rs.)	Amount (US \$)	Amount (Rs.)	Amount (US \$)
Due to:				
Creditors	13	0	39	1

34. Foreign exchange transactions

Particulars	Rs. In Lakhs	
	Year ended 31 March 2012	Year ended 31 March 2011
Earnings in foreign exchange against domestic sales	238	277
Expenditure in foreign exchange incurred on projects - Professional charges	537	412

35. Imports on CIF basis

Particulars	Rs. In Lakhs	
	Year ended 31 March 2012	Year ended 31 March 2011
Components for projects	1,698	1,457
Capital goods	Nil	Nil

36. The Company is not engaged in trading/manufacturing activity and hence the information as required under paragraph 5(ii) of general instruction, for preparation of Profit & Loss Statement are not applicable.

NOTES FORMING PART OF FINANCIAL STATEMENTS

37. The Company has 50% interest in Partnership firm M/s. RRR Investments (RRR) (upto March 31, 2012), CapitaLand Retail Prestige Mall Management Private Limited (CRPM), Prestige Garden Resorts Private Limited (PGRPL) and Vijaya Productions Pvt Ltd (VPPL) (w.e.f December 12, 2011) in India, which has been considered as Joint Ventures. The Company's share of the assets, liabilities, income and expenses is as below:

Particulars	As at/ Year ended	RRR*	CRPM	PGRPL	VPPL
Non-current Assets					
Fixed Assets	31.03.12	-	5	157	1,128
	31.03.11	1,234	25	177	-
Capital Work in Progress	31.03.12	-	0	18	10,851
	31.03.11	-	0	-	-
Long-term Loan & Advances	31.03.12	-	-	-	639
	31.03.11	-	5	-	-
Current Assets					
Trade Receivables	31.03.12	-	-	-	-
	31.03.11	-	9	-	-
Cash and bank balances	31.03.12	-	50	359	1,849
	31.03.11	2	13	0	-
Short-term loans & advances	31.03.12	-	17	54	0
	31.03.11	-	11	-	-
Other Current assets	31.03.12	-	-	225	4
	31.03.11	-	-	203	-
Total	31.03.12	-	72	813	14,471
	31.03.11	1,236	63	380	-
Non-current Liabilities					
Long-term borrowings	31.03.12	-	-	-	6,299
	31.03.11	-	-	-	-
Other long-term liabilities	31.03.12	-	-	-	168
	31.03.11	-	-	-	-
Long-term provisions	31.03.12	-	0	-	-
	31.03.11	-	0	-	-
Current Liabilities					
Short-term borrowings	31.03.12	-	-	-	-
	31.03.11	-	-	57	-
Trade Payables	31.03.12	-	-	18	478
	31.03.11	28	0	-	-
Other current liabilities	31.03.12	-	2	0	805
	31.03.11	-	2	50	-
Short-term provisions	31.03.12	-	0	115	-
	31.03.11	19	-	-	-
Total	31.03.12	-	2	133	7,750
	31.03.11	47	2	107	-
Income	31.03.12	-	46	524	11
	31.03.11	-	41	-	-
Expenses	31.03.12	0	29	115	96
	31.03.11	0	53	-	-
Contingent Liabilities	31.03.12	-	-	2,344	-
	31.03.11	-	-	3,750	-
Capital Commitments	31.03.12	-	-	-	3,093
	31.03.11	-	-	-	-

NOTES FORMING PART OF FINANCIAL STATEMENTS

38. List of related parties

A. Subsidiary companies

Prestige Leisure Resorts Private Limited
ICBI (India) Private Limited
Prestige Valley View Estates Private Limited
Prestige Bidadi Holdings Private Limited
Village-De-Nandi Private Limited
Pennar Hotels & Resorts Private Limited
Down Hills Holiday Resorts Private Limited
Foothills Resorts Private Limited
Prestige Construction Ventures Private Limited
Prestige Mangalore Retail Ventures Private Limited
Prestige Mysore Retail Ventures Private Limited
Prestige Whitefield Investment & Developers Private Limited
Valdel Xtent Outsourcing Solutions Private Limited
K2K Infrastructure (India) Private Limited (formerly known as Team United Engineers (India) Private Limited)
Prestige Shantiniketan Leisures Private Limited
Northland Holding Company Private Limited
West Palm Developments Private Limited
Cessna Garden Developers Private Limited (w.e.f 12th April 2010)
Villaland Developers Private Limited (w.e.f 31st August 2010)
Prestige Amusements Private Limited (w.e.f 31st March, 2012)

B. Other parties

(i) Associate companies where there is significant influence:

Prestige Amusements Private Limited (Upto 30th March, 2012)
Prestige Garden Constructions Private Limited
Babji Realtors Private Limited
City Properties Maintenance Company Bangalore Limited
Prestige Projects Private Limited
CapitaLand Prestige Mall Management Private Limited (Joint venture w.e.f 1st January 2010)
Prestige Garden Resorts Private Limited
Exora Business Parks Private Limited (subsidiary upto 30th December 2010)
Vijaya Productions Private Limited (Joint Venture w.e.f December 12, 2011)

(ii) Company in which the directors are interested

Thomsun Realtors Private Limited
Prestige Fashions Private Limited
Dollar Constructions & Engineers Private Limited
Prestige Home Finance Limited (Dissolved on 25th February 2011)
Prestige Garden Estates Private Limited
Prestige Golf Resorts Private Limited
Kandid Marketing Services Private Limited (Dissolved on 16th March 2011)

(iii) Associates, Partnership firms and Trusts in which some of the directors and relatives are interested:

Brunton Developers (Upto 1st Sept 2011)
Castlewood Investments
Colonial Estates
Educate India Foundation
Educate India Trust
Prestige Hi-Tech Projects (formerly known as Hi-Tech Properties)
Prestige Constructions
Prestige Property Management and Services
Prestige Whitefield Developers
Prestige Notting Hill Investments
Morph
Eden Investments
Prestige Ozone Properties
RRR Investments (Joint Venture upto March 31st, 2012)

NOTES FORMING PART OF FINANCIAL STATEMENTS

Sublime
Prestige KRPL Techpark
Prestige Realty Ventures
Window Care
Morph Design Company
Albert Properties
Prestige Interiors
Silveroak Projects
Silverline Estates
Nebulla Investments
Prestige Southcity Holdings
Spring Green
Prestige Cuisine
The Good Food Co.

C (i) Key management personnel:

Irfan Razack, Managing Director
Rezwan Razack, Joint Managing Director
Noaman Razack, Director
Dr.Pangal Ranganath Nayak, Independent Director
Jagdeesh K. Reddy, Independent Director
Biji George Koshy, Independent Director
Noor Ahmed Jaffer, Independent Director

(ii) Relative of key management personnel:

Badrunissa Irfan
Almas Rezwan
Sameera Noaman
Faiz Rezwan
Uzma Irfan
Mohammed Zaid Sadiq
Rabia Razack
Anjum Jung
Omer Bin Jung
Matheen Irfan
Sana Rezwan
Danya Noaman
Zayd Noaman

Note: The related party relationships are as identified by management which has been relied upon by the auditors.
Details of related party transactions during the year and balances outstanding at the year end are given in Annexure - I

39. The Schedule VI of the Companies Act, 1956, as amended, has become effective from April 1, 2011 for the preparation of financial statements and accordingly the disclosure and presentation have been made in the financial statements. Previous years figures have been regrouped/reclassified wherever necessary to correspond to the current years classification/disclosure.

Signatures to Notes 1 to 39

For and on behalf of the Board

Irfan Razack
Managing Director

Rezwan Razack
Joint Managing Director

Lalitha Kini
Company Secretary

Venkata Narayana. K
Chief Financial Officer

Place: Bangalore
Date: 28 May 2012

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

Particulars	Rs. In Lakhs	
	31 March 2012	31 March 2011
Share of Revaluation reserves from firms		
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Hi-Tech Projects	-	499
Silver Oak Projects	-	10,545
Total	-	11,044
Intercompany Deposits taken		
Subsidiaries		
Cessna Garden Developers Pvt Ltd	-	1,700
Sub Total	-	1,700
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Fashions Pvt Ltd		
Prestige Amusements Pvt Ltd	50	80
Prestige Projects Pvt Ltd	655	-
Sub Total	705	80
Total	705	1,780
Repayment of Intercompany Deposits taken		
Subsidiaries		
Cessna Garden Developers Pvt Ltd	-	1,700
Prestige Bidadi Holdings Pvt Ltd	-	1
Sub Total	-	1,701
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Fashions Pvt Ltd	-	455
Prestige Amusements Pvt Ltd	-	7
Prestige Garden Estates Pvt Ltd	90	5
Sub Total	90	467
Total	90	2,168
Unsecured Loans Taken		
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Property Management & Services	11	108
Sub Total	11	108
Key Management Personnel & their relative		
Irfan Razack	-	55
Rezwan Razack	-	55
Noaman Razack	-	55
Uzma Irfan	140	-
Sub Total	140	165
Total	151	273

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

Rs. In Lakhs

Particulars	31 March 2012	31 March 2011
Unsecured Loans taken repaid		
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Property Management & Services	-	570
Sub Total	-	570
Key Management Personnel & their relative		
Irfan Razack	726	967
Noaman Razack	-	206
Rezwan Razack	347	6
Uzma Irfan	230	0
Sub Total	1,303	1,179
Total	1,303	1,749
Advances Received		
Subsidiaries		
ICBI (India) Pvt Ltd	220	-
K2K Infrastructure India Pvt Ltd	217	-
Prestige Valley View Estates Pvt Ltd	79	-
Sub Total	516	-
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Southcity Holdings	2,100	-
Sub Total	2,100	-
Key Management Personnel & their relative		
Faiz Rezwan	200	-
Irfan Razack	200	2,613
Noaman Razack	200	1,613
Rezwan Razack	200	1,613
Sub Total	800	5,839
Total	3,416	5,839
Advances Repaid		
Subsidiaries		
K2K Infrastructure India Pvt Ltd	46	-
Sub Total	46	-
Associates and Companies, firms & trusts in which the directors are interested.		
Brunton Developers	250	600
Silverline Estates	-	1,373
Sub Total	250	1,973

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

Particulars	Rs. In Lakhs	
	31 March 2012	31 March 2011
Key Management Personnel & their relative		
Irfan Razack	2,613	-
Noaman Razack	1,613	-
Rezwan Razack	1,613	-
Sub Total	5,839	-
Total	6,135	1,973
Lease Deposits taken		
Subsidiaries		
K2K Infrastructure India Pvt Ltd	5	-
Sub Total	5	-
Associates and Companies, firms & trusts in which the directors are interested.		
City Properties Maintenance Company Bangalore Ltd	3	-
Sub Total	3	-
Total	8	-
Intercompany Deposits given		
Subsidiaries		
Cessna Garden Developers Pvt Ltd	7,043	18,500
K2K Infrastructure India Pvt Ltd	385	89
Prestige Bidadi Holdings Pvt Ltd	2,076	470
Prestige Construction Ventures Pvt Ltd	3,300	3,650
Prestige Leisure Resorts Pvt Ltd	-	306
Valdel Xtent Outsourcing Solutions Pvt Ltd	6,388	1,130
Village De Nandi Pvt Ltd	94	-
Villaland Developers Pvt Ltd	3,249	-
Prestige Shantiniketan Leisures Pvt Ltd	2,770	-
Sub Total	25,305	24,145
Associates and Companies, firms & trusts in which the directors are interested.		
Exora Business Parks Pvt Ltd	150	1,070
Prestige Garden Resorts Pvt Ltd	75	-
Sub Total	225	1,070
Total	25,530	25,215
Intercompany Deposits given recovered		
Subsidiaries		
Cessna Garden Developers Pvt Ltd	66	15,665
K2K Infrastructure India Pvt Ltd	474	-
Prestige Construction Ventures Pvt Ltd	5,500	100
Prestige Leisure Resorts Pvt Ltd	375	-
Valdel Xtent Outsourcing Solutions Pvt Ltd	240	-
Sub Total	6,655	15,765

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

		Rs. In Lakhs	
Particulars	31 March 2012	31 March 2011	
Associates and Companies, firms & trusts in which the directors are interested.			
Exora Business Parks Pvt Ltd	1,150	70	
Prestige Garden Resorts Pvt Ltd	190	-	
Sub Total	1,340	70	
Total	7,995	15,835	
Loans & Advances given			
Subsidiaries			
K2K Infrastructure India Pvt Ltd	576	481	
Northland Holding Company Pvt Ltd	680	340	
Valdel Xtent Outsourcing Solutions Pvt Ltd	-	2,500	
Prestige Mangalore Retail Ventures Pvt. Ltd	-	-	
Sub Total	1,256	3,321	
Associates and Companies, firms & trusts in which the directors are interested.			
Babji Realtors Pvt Ltd	-	-	
Castlewood Investments	90	-	
Prestige Hi-Tech Projects	600	824	
Morph	57	225	
Morph Design Company	151	12	
Prestige Whitefield Developers	115	-	
Prestige Interiors	51	8	
Prestige Nottingham Investments	938	3,333	
Prestige Property Management & Services	1,153	666	
Prestige Ozone Properties	8	7	
Prestige Projects Pvt Ltd	-	1,290	
Presige Reality Ventures	-	-	
RRR Investments	330	441	
Silverline Estates	195	1,762	
Silver Oak Projects	217	10,545	
Spring Green	2	-	
Sublime	2	-	
Thomsun Realtors Pvt. Ltd	-	-	
Window Care	13	-	
Sub Total	3,922	19,113	
Key Management Personnel & their relative			
Anjum Jung	675	-	
Uzma Irfan	2	-	
Sub Total	677	-	
Total	5,855	22,434	
Loans & Advances given recovered			
Subsidiaries			
K2K Infrastructure India Pvt Ltd	103	301	
Northland Holding Company Pvt Ltd	10	193	
Prestige Mangalore Retail Ventures Pvt. Ltd	-	340	
Sub Total	113	834	

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

Particulars	Rs. In Lakhs	
	31 March 2012	31 March 2011
Associates and Companies, firms & trusts in which the directors are interested.		
Brunton Developers	34	-
Babji Realtors Pvt Ltd	-	-
Educate India Trust	-	2
Educate India Foundation	60	-
Eden Investments	-	-
Prestige Hi-Tech Projects	250	5
Morph	148	60
Morph Design Company	3	55
Prestige Interiors	171	1
Prestige KRPTL Techpark	1	1
Prestige Nottinghill Investments	1,127	2,326
Prestige Ozone Properties	101	-
Prestige Whitefield Developers	13	103
Prestige Realty Ventures	-	-
Prestige Property Management & Services	182	569
Silver Oak Projects	200	10,813
Silverline Estates	1,020	1,683
Window Care	-	-
Spring Green	14	-
Sublime	-	237
RRR Investments	1,212	-
Sub Total	4,536	15,855
Total	4,649	16,689
Share/Debentures Application money given		
Subsidiaries		
Northland Holding Company Pvt Ltd	-	83
K2K Infrastructure India Pvt Ltd	812	-
Prestige Shantiniketan Leisures Pvt Ltd	1,670	500
Prestige Bidadi Holdings Pvt Ltd	-	288
Prestige Mangalore Retail Ventures Pvt. Ltd	312	-
Prestige Mysore Retail Ventures Pvt. Ltd	319	-
Village De Nandi Pvt Ltd	1	1
Villaland Developers Pvt Ltd	910	2,259
Sub Total	4,024	3,131
Associates and Companies, firms & trusts in which the directors are interested.		
Babji Realtors Pvt Ltd	588	-
Exora Business Parks Pvt Ltd	2,720	1,550
Prestige Garden Resorts Pvt Ltd	6	5
Prestige Golf Resorts Pvt Ltd	4	1
Vijaya Productions Pvt Ltd	917	1
Sub Total	4,235	1,557
Total	8,259	4,688

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

		Rs. In Lakhs
Particulars	31 March 2012	31 March 2011
Share/Debentures Application money received back		
Subsidiaries		
Cessna Garden Developers Pvt Ltd	215	-
Northland Holding Company Pvt Ltd	-	83
Prestige Shantiniketan Leisures Pvt Ltd	2,170	-
Prestige Bidadi Holdings Pvt Ltd	2,076	-
Village De Nandi Pvt Ltd	94	-
Villaland Developers Pvt Ltd	3,169	-
Sub Total	7,724	83
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Garden Estates Pvt Ltd	-	-
Exora Business Parks Pvt Ltd	2,960	-
Prestige Garden Resorts Pvt Ltd	11	-
Vijaya Productions Pvt Ltd	895	-
Sub Total	3,866	-
Total	11,590	83
Investments made		
Subsidiaries		
Prestige Leisure Resorts Pvt Ltd	2,100	-
Prestige Mysore Retail Ventures Pvt. Ltd	178	-
Prestige Mangalore Retail Ventures Pvt. Ltd	1,008	1,711
Villaland Developers Pvt Ltd	-	1
Sub Total	3,286	1,712
Associates and Companies, firms & trusts in which the directors are interested.		
Educate India Trust	-	2
Prestige Hi-Tech Projects	-	5
Prestige Southcity Holdings	11	-
Vijaya Productions Pvt Ltd	993	1,980
Sub Total	1,004	1,987
Total	4,290	3,699
Shares allotted against application made earlier		
Subsidiaries		
Cessna Garden Developers Pvt Ltd	-	170
Sub Total	-	170
Associates and Companies, firms & trusts in which the directors are interested.		
Vijaya Productions Pvt Ltd	-	8,528
Sub Total	-	8,528
Total	-	8,698

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

		Rs. In Lakhs	
Particulars	31 March 2012	31 March 2011	
Purchase of Investments			
Subsidiaries			
West Palm Developments Pvt Ltd	864	-	
Valdel Xtent Outsourcing Solutions Pvt Ltd	80	-	
Sub Total	944	-	
Total	944	-	
Sale/Redemption of Investments			
Associates and Companies, firms & trusts in which the directors are interested.			
Brunton Developers	8	-	
Exora Business Parks Pvt Ltd	-	3	
RRR Investments	300	-	
Sub Total	308	3	
Total	308	3	
Sale of land/Units/Fitouts			
Subsidiaries			
ICBI (India) Pvt Ltd	3,178	-	
Prestige Valley View Estates Pvt Ltd	689	-	
Valdel Xtent Outsourcing Solutions Pvt Ltd	350	9,097	
Sub Total	4,217	9,097	
Associates and Companies, firms & trusts in which the directors are interested.			
Prestige Cuisine	275	-	
Dollars Constructions & Engineering Pvt. Ltd	-	-	
Nebulla Investments	-	189	
Sub Total	275	189	
Key Management Personnel & their relative			
Almas Rezwan	885	-	
Badrunissa Irfan	886	-	
Danya Noaman	332	-	
Faiz Rezwan	332	-	
Irfan Razack	564	-	
Noaman Razack	564	-	
Sameera Noaman	1,044	198	
Sana Rezwan	332	-	
Rabia Razack	-	115	
Rezwan Razack	564	-	
Uzma Irfan	804	-	
Zayd Noaman	332	-	
Sub Total	6,639	313	
Total	11,131	9,599	

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

		Rs. In Lakhs	
Particulars	31 March 2012	31 March 2011	
Management Contract			
Subsidiaries			
Cessna Garden Developers Pvt Ltd	296	665	
Prestige Construction Ventures Pvt Ltd	262	93	
Sub Total	558	758	
Associates and Companies, firms & trusts in which the directors are interested.			
Prestige Garden Constructions Pvt. Ltd	-	133	
Prestige Garden Estates Pvt Ltd	107	-	
Prestige Amuesements Pvt Ltd	24	-	
Exora Business Parks Pvt Ltd	622	-	
Prestige Nottinghill Investments	-	193	
Prestige Home Finance Ltd	-	4	
RRR Investments	-	106	
Vijaya Productions Pvt Ltd	-	500	
Sub Total	753	936	
Total	1,311	1,694	
Rent Income			
Subsidiaries			
ICBI (India) Pvt Ltd	3	3	
K2K Infrastructure India Pvt Ltd	4	-	
Prestige Leisure Resorts Pvt Ltd	1,350	1,445	
Sub Total	1,357	1,448	
Associates and Companies, firms & trusts in which the directors are interested.			
Morph Design Company	13	13	
Prestige Property Management & Services	29	28	
Prestige Amuesements Pvt Ltd	18	-	
Prestige Fashions Pvt Ltd	81	80	
Sublime	5	-	
Sub Total	146	121	
Total	1,503	1,569	
Interest Income			
Subsidiaries			
Cessna Garden Developers Pvt Ltd	924	601	
K2K Infrastructure India Pvt Ltd	41	0	
Prestige Construction Ventures Pvt Ltd	258	74	
Prestige Leisure Resorts Pvt Ltd	254	227	
Prestige Bidadi Holdings Pvt Ltd	144	37	
Prestige Shantiniketan Leisures Pvt Ltd	91	-	
Valdel Xtent Outsourcing Solutions Pvt Ltd	364	35	
Village De Nandi Pvt Ltd	4	-	
Villaland Developers Pvt Ltd	120	-	
Sub Total	2,200	974	

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

Particulars	Rs. In Lakhs	
	31 March 2012	31 March 2011
Associates and Companies, firms & trusts in which the directors are interested.		
Exora Business Parks Pvt Ltd	21	38
Prestige Golf Resorts Pvt Ltd	7	7
Prestige Garden Resorts Pvt Ltd	12	15
Sub Total	40	60
Total	2,240	1,034
Rendering of services		
Subsidiaries		
Cessna Garden Developers Pvt Ltd	1	-
ICBI (India) Pvt Ltd	8	-
Sub Total	9	-
Associates and Companies, firms & trusts in which the directors are interested.		
City Properties Maintenance Company Bangalore Ltd	-	246
Sub Total	-	246
Key Management Personnel & their relative		
Irfan Razack	7	-
Rezwan Razack	7	-
Noaman Razack	7	-
Sub Total	21	-
Total	30	246
Share of Profit from Firms & Dividends from Companies		
Subsidiaries		
West Palm Developments Pvt Ltd	-	198
Sub Total	-	198
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Property Management & Services	1,153	666
Prestige Nottinghill Investments	138	2,008
Prestige Ozone Properties	8	7
Prestige Realty Ventures	-	-
Prestige Interiors	51	-
Silverline Estates	195	1,340
Prestige Southcity Holdings	1	-
Sub Total	1,546	4,021
Total	1,546	4,219
Purchase of Goods		
Subsidiaries		
K2K Infrastructure India Pvt Ltd	1,870	2,289
Sub Total	1,870	2,289

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

		Rs. In Lakhs	
Particulars	31 March 2012	31 March 2011	
Associates and Companies, firms & trusts in which the directors are interested.			
Morph	1,221	651	
Morph Design Company	586	230	
Prestige Fashions Pvt Ltd	14	1	
Sublime	6	-	
Spring Green	249	-	
Window Care	12	14	
Sub Total	2,088	896	
Total	3,958	3,185	
Purchase of Land/Units/Property			
Associates and Companies, firms & trusts in which the directors are interested.			
Prestige Constructions	-	90	
Sub Total	-	90	
Total	-	90	
Receiving of Services			
Subsidiaries			
Northland Holding Company Pvt Ltd	10	-	
Prestige Leisure Resorts Pvt Ltd	51	18	
Sub Total	61	18	
Associates and Companies, firms & trusts in which the directors are interested.			
City Properties Maintenance Company Bangalore Ltd	22	10	
Morph Design Company	12	61	
Prestige Garden Constructions Pvt. Ltd	9	-	
Prestige Property Management & Services	1,324	771	
Prestige Amuesements Pvt Ltd	302	25	
Sublime	1,271	834	
Window Care	-	-	
Sub Total	2,940	1,701	
Total	3,001	1,719	
Interest Expenses			
Subsidiaries			
Cessna Garden Developers Pvt Ltd	-	76	
Sub Total	-	76	
Associates and Companies, firms & trusts in which the directors are interested.			
Prestige Property Management & Services	82	80	
Prestige Fashions Pvt Ltd	-	59	
Prestige Amuesements Pvt Ltd	32	22	
Prestige Garden Estates Pvt Ltd	9	12	
Presitge Projects Pvt. Limited	58	-	
Sub Total	181	173	
Total	181	249	

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

		Rs. In Lakhs	
Particulars	31 March 2012	31 March 2011	
Rental Expense			
Subsidiaries			
ICBI (India) Pvt Ltd	19	-	
Prestige Valley View Estates Pvt Ltd	65	71	
Sub Total	84	71	
Associates and Companies, firms & trusts in which the directors are interested.			
Nebulla Investments	113	81	
Prestige Cuisine	31	-	
Sub Total	144	81	
Key Management Personnel & their relative			
Almas Rezwan	28	-	
Badrunissa Irfan	70	38	
Danya Noaman	11	-	
Faiz Rezwan	14	3	
Irfan Razack	335	267	
Matheen Irfan	3	3	
Noaman Razack	335	267	
Rezwan Razack	335	267	
Sameera Noaman	28	-	
Sana Rezwan	19	7	
Uzma Irfan	33	12	
Zayd Noaman	11	-	
Sub Total	1,222	864	
Total	1,450	1,016	
Remuneration Paid			
Key Management Personnel & their relative			
Faiz Rezwan	3	3	
Irfan Razack	240	240	
Noaman Razack	20	-	
Rezwan Razack	240	240	
Sana Rezwan	1	-	
Uzma Irfan	3	3	
Mohammed Zaid Sadiq	6	6	
Total	513	492	
Directors Sitting Fees			
Key Management Personnel & their relative			
Dr. Pangal Ranganath Nayak	1	-	
Jagdeesh K. Reddy	1	1	
Biji George Koshy	1	-	
Noor Ahmed Jaffer	-	1	
Total	3	2	

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

Particulars	Rs. In Lakhs	
	31 March 2012	31 March 2011
Share of Loss		
Associates and Companies, firms & trusts in which the directors are interested.		
Brunton Developers	-	-
Eden Investments	-	-
Prestige Hi-Tech Projects	-	-
Prestige Interiors	-	1
Prestige KRPTL Techpark	1	1
Prestige Whitefield Developers	3	3
Prestige Realty Ventures	-	-
RRR Investments	62	-
Silver Oak Projects	-	1
Total	66	6
Amounts outstanding as at Balance Sheet Date		
Amounts Due to		
Inter Corporate Deposit payable		
Subsidiaries		
Prestige Amuesements Pvt Ltd	230	-
Sub Total	230	-
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Amuesements Pvt Ltd	-	180
Prestige Garden Estates Pvt Ltd	-	90
Prestige Projects Pvt Ltd	655	-
Sub Total	655	270
Total	885	270
Interest accrued but not due on Inter corporate deposits		
Subsidiaries		
Prestige Amuesements Pvt Ltd	22	-
Sub Total	22	-
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Garden Estates Pvt Ltd	-	19
Prestige Fashions Pvt Ltd	-	20
Prestige Projects Pvt. Limited	52	-
Sub Total	52	39
Total	74	39
Unsecured Loans Other than ICD payable		
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Property Management & Services	-	690
Sub Total	-	690

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

Particulars	Rs. In Lakhs	
	31 March 2012	31 March 2011
Key Management Personnel & their relative		
Irfan Razack	24	750
Rezwan Razack	-	347
Uzma Irfan	-	90
Sub Total	24	1,187
Total	24	1,877
Interest accrued but not due on Unsecured loans other than ICD		
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Property Management & Services	19	89
Total	19	89
Trade Payables		
Subsidiaries		
ICBI (India) Pvt Ltd	106	-
K2K Infrastructure India Pvt Ltd	264	326
Prestige Valley View Estates Pvt Ltd	66	4
Prestige Whitefield Investments & Developers Pvt Ltd	38	38
Prestige Amuesements Pvt Ltd	335	-
Prestige Leisure Resorts Pvt Ltd	31	16
Valdel Xtent Outsourcing Solutions Pvt Ltd	-	240
Sub Total	840	624
Associates and Companies, firms & trusts in which the directors are interested.		
City Properties Maintenance Company Bangalore Ltd	6	-
Nebulla Investments	13	-
Morph	145	36
Morph Design Company	73	9
Prestige Amuesements Pvt Ltd	-	256
Prestige Garden Estates Pvt Ltd	39	40
Prestige Cuisine	5	-
Prestige Garden Constructions Pvt. Ltd	9	-
Prestige Property Management & Services	882	750
Sublime	55	46
Spring Green	66	18
Window Care	1	-
Sub Total	1,294	1,155
Key Management Personnel & their relative		
Anjum Jung	-	315
Dr. Pangal Ranganath Nayak	-	-
Faiz Rezwan	-	-
Irfan Razack	56	91
Jagdeesh K. Reddy	-	-
Noaman Razack	5	49
Noor Ahmed Jaffer	-	-
Rezwan Razack	14	91
Sana Rezwan	1	-
Biji George Koshy	-	-
Uzma Irfan	-	1
Mohammed Zaid Sadiq	1	-
Sub Total	77	547
Total	2,211	2,326

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

		Rs. In Lakhs	
Particulars	31 March 2012	31 March 2011	
Lease Deposits Received			
Subsidiaries			
K2K Infrastructure India Pvt Ltd	5	-	
Prestige Leisure Resorts Pvt Ltd	913	913	
Prestige Amuesements Pvt Ltd	14	-	
Sub Total	932	913	
Associates and Companies, firms & trusts in which the directors are interested.			
City Properties Maintenance Company Bangalore Ltd	3	-	
Morph Design Company	9	9	
Prestige Fashions Pvt Ltd	43	43	
Prestige Property Management & Services	23	23	
Prestige Amuesements Pvt Ltd	-	14	
Sub Total	78	89	
Total	1,010	1,002	
Advances Held			
Subsidiaries			
ICBI (India) Pvt Ltd	220	2,990	
K2K Infrastructure India Pvt Ltd	172	-	
Prestige Valley View Estates Pvt Ltd	79	607	
Valdel Xtent Outsourcing Solutions Pvt Ltd	-	200	
Sub Total	471	3,797	
Associates and Companies, firms & trusts in which the directors are interested.			
Brunton Developers	-	250	
Prestige Interiors	113	-	
Prestige Southcity Holdings	2,099	-	
Sub Total	2,212	250	
Key Management Personnel & their relative			
Faiz Rezwani	200	-	
Irfan Razack	1,250	3,663	
Noaman Razack	1,250	2,663	
Rezwani Razack	1,250	2,663	
Sub Total	3,950	8,989	
Total	6,633	13,036	
Amounts Due From			
Inter Corporate Deposit receivable			
Subsidiaries			
Cessna Garden Developers Pvt Ltd	10,154	3,177	
K2K Infrastructure India Pvt Ltd	-	89	
Prestige Construction Ventures Pvt Ltd	1,350	3,550	
Prestige Leisure Resorts Pvt Ltd	1,475	1,850	
Prestige Bidadi Holdings Pvt Ltd	2,546	470	
Prestige Shantiniketan Leisures Pvt Ltd	2,770	-	
Valdel Xtent Outsourcing Solutions Pvt Ltd	7,278	1,130	
Village De Nandi Pvt Ltd	94	-	
Villaland Developers Pvt Ltd	3,249	-	
Sub Total	28,916	10,266	

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

		Rs. In Lakhs
Particulars	31 March 2012	31 March 2011
Associates and Companies, firms & trusts in which the directors are interested.		
Exora Business Parks Pvt Ltd	-	1,000
Prestige Golf Resorts Pvt Ltd	47	47
Prestige Garden Resorts Pvt Ltd	-	115
Sub Total	47	1,162
Total	28,963	11,428
Interest accrued but not due Inter Corporate Deposit given		
Subsidiaries		
Cessna Garden Developers Pvt Ltd	1,350	519
K2K Infrastructure India Pvt Ltd	-	-
Prestige Construction Ventures Pvt Ltd	306	75
Prestige Leisure Resorts Pvt Ltd	418	314
Prestige Bidadi Holdings Pvt Ltd	162	32
Prestige Shantiniketan Leisures Pvt Ltd	82	-
Valdel Xtent Outsourcing Solutions Pvt Ltd	359	31
Village De Nandi Pvt Ltd	3	-
Villaland Developers Pvt Ltd	108	-
Sub Total	2,788	971
Associates and Companies, firms & trusts in which the directors are interested.		
Exora Business Parks Pvt Ltd	52	33
Prestige Garden Estates Pvt Ltd	-	1
Prestige Golf Resorts Pvt Ltd	23	17
Prestige Garden Resorts Pvt Ltd	-	37
Sub Total	75	88
Total	2,863	1,059
Lease Deposits given		
Key Management Personnel & their relative		
Badrunissa Irfan	33	33
Faiz Rezwan	2	2
Irfan Razack	1	1
Noaman Razack	1	1
Matheen Irfan	2	2
Rezwan Razack	1	1
Sana Rezwan	6	6
Uzma Irfan	9	9
Total	55	55
Trade Receivables		
Subsidiaries		
Cessna Garden Developers Pvt Ltd	269	1,236
ICBI (India) Pvt Ltd	-	-
K2K Infrastructure India Pvt Ltd	44	-
Prestige Leisure Resorts Pvt Ltd	6	2,153
Prestige Construction Ventures Pvt Ltd	451	192
Prestige Golf Resorts Pvt Ltd	-	1
Prestige Valley View Estates Pvt Ltd	-	-
Valdel Xtent Outsourcing Solutions Pvt Ltd	-	5,978
Sub Total	770	9,560

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

		Rs. In Lakhs	
Particulars	31 March 2012	31 March 2011	
Associates and Companies, firms & trusts in which the directors are interested.			
Brunton Developers	-	-	
CapitaLand Retail Prestige Mall Management Pvt., Ltd	7	7	
City Properties Maintenance Company Bangalore Ltd	-	98	
Dollars Constructions & Engineering Pvt. Ltd	18	18	
Exora Business Parks Pvt Ltd	500	3	
Morph	-	-	
Morph Design Company	18	46	
Nebulla Investments	-	804	
Prestige Property Management & Services	-	-	
Prestige Fashions Pvt Ltd	-	7	
Prestige Nottingham Investments	-	-	
Prestige Garden Constructions Pvt. Ltd	59	-	
The Good Food Co.	1	-	
Vijaya Productions Pvt Ltd	22	22	
Sub Total	625	1,005	
Key Management Personnel & their relative			
Danya Noaman	144	-	
Faiz Rezwan	144	-	
Irfan Razack	632	-	
Omer Bin Jung	24	29	
Noaman Razack	632	-	
Rabia Razack	-	25	
Rezwan Razack	632	-	
Sameera Noaman	153	45	
Uzma Irfan	130	-	
Sub Total	2,491	99	
Total	3,886	10,664	
Loans & Advances recoverable			
Subsidiaries			
K2K Infrastructure India Pvt Ltd	726	1,354	
Northland Holding Company Pvt Ltd	1,013	344	
Prestige Mangalore Retail Ventures Pvt. Ltd	18	18	
Prestige Mysore Retail Ventures Pvt. Ltd	40	40	
Prestige Whitefield Investments & Developers Pvt Ltd	92	92	
Valdel Xtent Outsourcing Solutions Pvt Ltd	2,500	2,500	
Sub Total	4,389	4,348	

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

Particulars	Rs. In Lakhs	
	31 March 2012	31 March 2011
Associates and Companies, firms & trusts in which the directors are interested.		
Babji Realtors Pvt Ltd	-	-
Colonial Estates	15	15
Castlewood Investments	90	-
Educate India Foundation	1,601	1,661
Educate India Trust	354	354
Morph	413	475
Morph Design Company	175	25
Prestige Projects Pvt Ltd	10,277	10,277
Sublime	2	-
Spring Green	15	-
Thomsun Realtors Pvt. Ltd	1	1
Window Care	13	4
Sub Total	12,956	12,812
Key Management Personnel & their relative		
Anjum Jung	675	-
Uzma Irfan	2	-
Sub Total	677	-
Total	18,022	17,160
Current account in partnership firms		
Brunton Developers	-	34
Eden Investments	331	331
Prestige Hi-Tech Projects	1,677	1,327
Prestige Ozone Properties	479	572
Prestige Whitefield Developers	381	279
Prestige Realty Ventures	2,290	2,290
Prestige Interiors	-	7
Prestige Nottinghill Investments	1,687	1,875
Prestige KRPTL Techpark	681	683
Prestige Property Management & Services	1,153	182
RRR Investments	-	2,077
Silver Oak Projects	64	47
Silverline Estates	1,532	2,357
Total	10,275	12,061
Share Application Money		
Subsidiaries		
K2K Infrastructure India Pvt Ltd	812	-
Sub Total	812	-
Associates and Companies, firms & trusts in which the directors are interested.		
City Properties Maintenance Company Bangalore Ltd	-	-
Exora Business Parks Pvt Ltd	3,125	3,365
Prestige Garden Estates Pvt Ltd	708	708
Prestige Golf Resorts Pvt Ltd	5	1
Vijaya Productions Pvt Ltd	23	1
Prestige Garden Resorts Pvt Ltd	-	5
Sub Total	3,861	4,080
Total	4,673	4,080

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

Rs. In Lakhs

Particulars	31 March 2012	31 March 2011
Debenture Application Money		
Subsidiaries		
Prestige Mangalore Retail Ventures Pvt. Ltd	312	-
Prestige Mysore Retail Ventures Pvt. Ltd	319	-
Sub Total	631	-
Associates and Companies, firms & trusts in which the directors are interested.		
Babji Realtors Pvt Ltd	588	-
Sub Total	588	-
Total	1,219	-
Guarantees & Collaterals Provided		
Subsidiaries		
Cessna Garden Developers Pvt Ltd	9,854	15,554
K2K Infrastructure India Pvt Ltd	31	-
Prestige Construction Ventures Pvt Ltd	7,226	943
Sub Total	17,111	16,497
Associates and Companies, firms & trusts in which the directors are interested.		
Babji Realtors Pvt Ltd	4,995	2,767
Exora Business Parks Pvt Ltd	34,025	10,000
Prestige Garden Constructions Pvt. Ltd	85	6,485
Vijaya Productions Pvt Ltd	7,651	6,554
Sub Total	46,756	25,806
Total	63,867	42,303
Release of Guarantees & Collaterals provided		
Subsidiaries		
Cessna Garden Developers Pvt Ltd	2,943	13,005
Prestige Construction Ventures Pvt Ltd	3,256	-
Prestige Leisure Resorts Pvt Ltd	780	961
Prestige Mangalore Retail Ventures Pvt. Ltd	-	3,397
Sub Total	6,979	17,363
Associates and Companies, firms & trusts in which the directors are interested.		
Educate India Foundation	179	219
Exora Business Parks Pvt Ltd	17,000	6,405
Prestige Fashions Pvt Ltd	-	475
Silverline Estates	-	756
Sub Total	17,179	7,855
Total	24,158	25,218

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

		Rs. In Lakhs	
Particulars	31 March 2012	31 March 2011	
Guarantees & Collaterals Received			
Subsidiaries			
Cessna Garden Developers Pvt Ltd	5,500	-	
Northland Holding Company Pvt Ltd	20,500	-	
Prestige Leisure Resorts Pvt Ltd	-	5,000	
Sub Total	26,000	5,000	
Associates and Companies, firms & trusts in which the directors are interested.			
Prestige Realty Ventures	10,000	-	
Prestige Garden Resorts Pvt Ltd	-	7,500	
Sub Total	10,000	7,500	
Key Management Personnel & their relative			
Directors & Relatives of Directors	83,303	49,753	
Sub Total	83,303	49,753	
Total	1,19,303	62,253	
Release in Guarantees & Collaterals received			
Subsidiaries			
Cessna Garden Developers Pvt Ltd	18,358	13,945	
Downhill Holiday Resorts Pvt Ltd	3,803	1,863	
Foothill Holiday Resorts Pvt Ltd	3,803	1,863	
Northland Holding Company Pvt Ltd	4,104	1,562	
Prestige Bidadi Holdings Pvt Ltd	2,313	-	
Pennar Hotels & Resorts Pvt Ltd	3,803	1,863	
Prestige Leisure Resorts Pvt Ltd	5,000	-	
Prestige Valley View Estates Pvt Ltd	31,215	360	
Village De Nandi Pvt Ltd	4,583	5,000	
Sub Total	76,982	26,456	
Associates and Companies, firms & trusts in which the directors are interested.			
Prestige Garden Resorts Pvt Ltd	2,813	2,025	
Prestige Realty Ventures	31,125	-	
Sub Total	34,028	2,025	
Key Management Personnel & their relative			
Directors & Relatives of Directors	2,53,672	1,28,371	
Sub Total	2,53,672	1,28,371	
Total	3,64,682	1,56,852	
Closing Balance as on March 31, 2012			
Guarantees & Collaterals Provided			
Subsidiaries			
Cessna Garden Developers Pvt Ltd	43,372	36,461	
K2K Infrastructure India Pvt Ltd	31	-	
Prestige Construction Ventures Pvt Ltd	7,226	3,256	
Prestige Leisure Resorts Pvt Ltd	4,703	5,483	
Sub Total	55,332	45,200	

DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

ANNEXURE-I TO NOTE 38

		Rs. In Lakhs	
Particulars	31 March 2012	31 March 2011	
Associates and Companies, firms & trusts in which the directors are interested.			
Babji Realtors Pvt Ltd	11,273	6,278	
Educate India Foundation	-	179	
Exora Business Parks Pvt Ltd	27,025	10,000	
Prestige Garden Constructions Pvt. Ltd	6,640	6,555	
Vijaya Productions Pvt Ltd	14,205	6,554	
Sub Total	59,143	29,566	
Total	1,14,475	74,766	
Guarantees & Collaterals Received			
Subsidiaries			
Cessna Garden Developers Pvt Ltd	13,088	25,945	
Downhill Holiday Resorts Pvt Ltd	1,897	5,699	
Foothill Holiday Resorts Pvt Ltd	1,897	5,699	
Northland Holding Company Pvt Ltd	22,396	6,000	
Pennar Hotels & Resorts Pvt Ltd	1,897	5,699	
Prestige Bidadi Holdings Pvt Ltd	-	2,313	
Prestige Leisure Resorts Pvt Ltd	-	5,000	
Prestige Valley View Estates Pvt Ltd	-	31,215	
Village De Nandi Pvt Ltd	-	4,583	
Sub Total	41,175	92,153	
Associates and Companies, firms & trusts in which the directors are interested.			
Prestige Realty Ventures	10,000	31,215	
Prestige Garden Resorts Pvt Ltd	4,688	7,500	
Sub Total	14,688	38,715	
Key Management Personnel & their relative			
Directors & Relatives of Directors	1,20,457	2,90,826	
Sub Total	1,20,457	2,90,826	
Total	1,76,320	4,21,694	

- (A) Related party relationships are as identified by the Company on the basis of information available with them and accepted by the auditors
- (B) The above amounts exclude reimbursement of expenses.
- (C) No amount is / has been written off or written back during the year in respect of debts due from or to related parties.

AUDITORS' REPORT TO THE BOARD OF DIRECTORS OF PRESTIGE ESTATES PROJECTS LIMITED

1. We have audited the attached Consolidated Balance Sheet of PRESTIGE ESTATES PROJECTS LIMITED (“the Company”), its subsidiaries, partnership firms, jointly controlled entities and associates (the Company, its subsidiaries, partnership firms, jointly controlled entities and associates constitute “the Group”) as at March 31, 2012, the Consolidated Profit and Loss Statement and the Consolidated Cash Flow Statement of the Group for the year ended on that date, both annexed thereto. The Consolidated Financial Statements include investments in associates accounted on the equity method in accordance with Accounting Standard 23 (Accounting for Investments in Associates in Consolidated Financial Statements) and the jointly controlled entities accounted in accordance with Accounting Standard 27 (Financial Reporting of Interests in Joint Ventures) as notified under the Companies (Accounting Standards) Rules, 2006. These financial statements are the responsibility of the Company’s Management and have been prepared on the basis of the separate financial statements and other financial information regarding components. Our responsibility is to express an opinion on these Consolidated Financial Statements based on our audit.
2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and the disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by the Management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.
3. We did not audit the financial statements of certain subsidiaries, partnership firms and joint controlled entities whose financial statements reflect total assets of Rs.58,976 lakhs as at March 31, 2012, total revenues of Rs.14,553 lakhs and net cash flows amounting to Rs.5,731 lakhs and certain associates whose financial statements reflect the group’s share of losses of net Rs. 280 lakhs for the year ended on that date as considered in the Consolidated Financial Statements. These financial statements have been audited by other auditors whose reports have been furnished to us and our opinion in so far as it relates to the amounts included in respect of these subsidiaries, joint ventures, partnership firms and associates is based solely on the reports of the other auditors.
4. We did not audit the financial statements of certain joint controlled entity whose financial statements reflect the group’s share of total assets as at March 31, 2012 of Rs. 6,720 lakhs, total revenue of Rs. 11 lakhs and net cash flows of Rs. 996 lakhs and certain associate whose financial statements reflect the group’s net share of profit of Rs. 22 lakhs for the year ended on that date as considered in the Consolidated Financial Statements. These financial statements have been complied by the management and have not been subject to audit by independent auditors.
5. We report that the Consolidated Financial Statements have been prepared by the Company in accordance with the requirements of Accounting Standard 21 (Consolidated Financial Statements), Accounting Standard 23 (Accounting for Investment in Associates in Consolidated Financial Statements) and Accounting Standard 27 (Financial Reporting of Interests in Joint Ventures) as notified under the Companies (Accounting Standards) Rules, 2006.

6. Based on our audit and on consideration of the separate audit reports on individual financial statements of the Company, its aforesaid subsidiaries, joint ventures and associates and to the best of our information and according to the explanations given to us, in our opinion, the Consolidated Financial Statements, subject to the matters stated in paragraph 4 above, give a true and fair view in conformity with the accounting principles generally accepted in India:
- a) in the case of the consolidated Balance Sheet, of the state of affairs of the Group as at March 31, 2012;
 - b) in the case of consolidated Profit and Loss Statement, of the profit of the Group for the year ended on that date; and
 - c) in the case of consolidated Cash Flow Statements, of the cash flows of the Group for the year ended on that date.

Place : Bangalore
Date : 28 May 2012

For DELOITTE HASKINS & SELLS
Chartered Accountants
Registration No. 008072S

S. Ganesh
Partner
M. No.204108

CONSOLIDATED BALANCE SHEET AS AT 31 MARCH 2012

Particulars	Note No.	As At 31 March 2012 Rs. In Lakhs	As At 31 March 2011 Rs. In Lakhs
I. EQUITY AND LIABILITIES			
(1) Shareholders' funds			
(a) Share capital	4	32,807	32,807
(b) Reserves and surplus	5	1,75,303	1,71,542
(c) Capital reserve arising on consolidation		6,989	7,074
		2,15,099	2,11,423
(2) Minority interest		26,683	22,399
(3) Non-current liabilities			
(a) Long-term borrowings	6	69,301	55,971
(b) Deferred tax liabilities (Net)	7	1,253	816
(c) Other Long term liabilities	8	16,245	18,245
(d) Long-term provisions	9	175	177
		86,974	75,209
(4) Current liabilities			
(a) Short-term borrowings	10	1,06,536	72,489
(b) Trade payables	11	20,860	17,973
(c) Other current liabilities	12	1,12,800	79,448
(d) Short-term provisions	13	24,939	38,148
		2,65,135	2,08,058
Total		5,93,891	5,17,089
II. ASSETS			
(1) Non-current assets			
(a) Fixed assets			
(i) Tangible assets	14	1,38,455	1,01,921
(ii) Intangible assets	14	165	2
(iii) Capital work-in-progress		52,163	29,353
(b) Goodwill (arising on consolidation)		15,997	10,783
(c) Non-current investments	15	8,660	24,178
(d) Deferred tax assets (net)	7	63	32
(e) Long-term loans and advances	16	55,639	34,126
(f) Other non-current assets	17	3,734	3,677
		2,74,876	2,04,072
(2) Current assets			
(a) Current investments	18	8,743	2,608
(b) Inventories	19	1,56,617	1,42,719
(c) Trade receivables	20	84,903	93,455
(d) Cash and bank balances	21	20,128	33,116
(e) Short-term loans and advances	22	47,646	40,089
(f) Other current assets	23	978	1,030
		3,19,015	3,13,017
Total		5,93,891	5,17,089

See accompanying notes forming part of the Consolidated Financials Statements 1 to 40

In term of our report attached
for Deloitte Haskins & Sells
Chartered Accountants

For and on behalf of the board

S.Ganesh
Partner

Irfan Razack
Managing Director

Rezwan Razack
Joint Managing Director

Bangalore
Date: 28 May 2012

Lalitha Kini
Company Secretary

Venkata Narayana. K
Chief Financial Officer

CONSOLIDATED PROFIT AND LOSS STATEMENT FOR THE YEAR ENDED 31 MARCH 2012

Particulars	Note No.	Year ended 31 March 2012 Rs. In Lakhs	Year ended 31 March 2011 Rs. In Lakhs
Revenue from operations	24	1,05,225	1,54,311
Other income	25	3,421	6,823
Total revenue (I)		1,08,646	1,61,134
Expenses			
Changes in inventories of finished goods, WIP and stock-in-trade	26	41,991	88,388
Cost of contractual projects	26	328	1,312
Property and facilities operating expenses	27	17,330	15,086
Employee benefits expense	28	8,444	5,481
Finance costs	29	11,927	12,342
Depreciation and amortization expense	14	6,054	6,061
Other expenses	30	7,469	6,659
Total expenses (II)		93,543	1,35,329
Profit before tax (III = I - II)		15,103	25,805
Tax expense :			
Current tax		5,913	8,228
Income tax pertaining to earlier years		(82)	152
Deferred tax		432	759
Total (IV)		6,263	9,139
Profit for the year (V = III - IV)		8,840	16,666
Share of profits from associates (Net) (VI)		(650)	510
Profit after tax (before adjustment for Minority interest) (VII = V - VI)		8,190	17,176
Share in (profit) / loss to Minority interest (VIII)		70	(81)
Profit after tax and Minority interest (VII - VIII)		8,260	17,095
Earning per equity share (equity shares, par value of Rs. 10 each)	33		
Basic & Diluted EPS		2.52	5.86

See accompanying notes forming part of the Consolidated Financials Statements 1 to 40

In term of our report attached
for Deloitte Haskins & Sells
Chartered Accountants

For and on behalf of the board

S.Ganesh
Partner

Irfan Razack
Managing Director

Rezwan Razack
Joint Managing Director

Bangalore
Date: 28 May 2012

Lalitha Kini
Company Secretary

Venkata Narayana. K
Chief Financial Officer

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2012

Particulars	Year ended 31 March 2012 Rs. In Lakhs	Year ended 31 March 2011 Rs. In Lakhs
Cash flow from operating activities		
Net profit before taxation	15,103	25,805
<u>Add: Adjustments for:</u>		
Depreciation	6,054	6,061
Provision for doubtful debts	3	45
	6,057	6,106
<u>Less: Incomes / credits considered separately</u>		
Interest income	2,298	2,548
Dividend income	23	148
Provisions written back	-	85
Profit on sale of fixed assets	528	462
Profit on sale of investment	-	3
Share of profit from partnership firms (Net)	337	3,351
	3,186	6,597
<u>Add: Expenses / debits considered separately</u>		
Loss on sale of fixed assets	197	267
Financial expenses	11,927	12,342
	12,124	12,609
Operating profit before changes in working capital	30,098	37,923
<u>Adjustments for:</u>		
(Increase) / decrease in trade receivables	7,767	(57,919)
(Increase) / decrease in inventories	(29,864)	(7,529)
(Increase) / decrease in Long-term & Short-term loans and advances	(10,224)	(8,331)
Increase / (decrease) in Current & Non-Current liabilities	45,574	(11,166)
Increase / (decrease) in Current & Non-Current provisions	(9,367)	17,184
	3,886	(67,761)
Cash generated from / (used in) operations	33,984	(29,838)
Direct taxes paid	(10,409)	(125)
Net cash generated / (used) from operations - A	23,575	(29,963)
Cash flow from investing activities		
Purchase of fixed assets	(39,689)	(32,346)
Sale proceeds of fixed assets	1,642	1,321
Inter corporate deposits (Net)	1,115	(9,380)
Changes in Partnership current account	3,382	15,720
Current & Non-Current Investments made	(15,710)	(36,329)

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2012

Sale proceeds of Current & Non-Current Investments	7,416	19,544
Investment in Other Non current assets	(57)	(3,677)
Interest received	90	1,727
Dividend received	23	148
Changes in Other bank balances	(4,206)	3,011
Advance paid - purchase of property / Investment	(16,510)	-
Net cash from / (used) in investing activities - B	(62,504)	(40,261)
Cash flow from financing activities		
Secured loan availed	1,48,323	58,993
Secured loan repaid	(1,18,775)	(78,499)
Unsecured loan taken	831	271
Repayment of unsecured loan	(4,105)	(3,593)
Intercompany deposits (Net)	4,784	(351)
Dividend payout including tax	(4,558)	(234)
Financial expenses	(10,898)	(12,469)
Net proceeds from issue of shares	496	1,14,797
Proceeds from issue of debentures	1,164	3,397
Share application money received	343	3
Share application money refunded	(993)	-
Capital contribution in Partnership firm	9	-
Current account contribution in Partnership firm	4,158	263
Advance for debenture application money	-	662
Net cash from/(used) in financing activities - C	20,779	83,240
Total increase/(decrease) in cash and cash equivalents during the year (A+B+C)	(18,150)	13,016
Cash and cash equivalents opening balance	31,735	15,198
Cash acquired on new acquisitions	971	3,607
Cash released on disinvestment	(17)	(86)
Cash and cash equivalents closing balance	14,539	31,735

Reconciliation of cash and bank balances with Balance Sheet:

Cash and cash equivalents as per Balance Sheet - Note no. 21	20,128	33,116
Less: fixed deposits having maturity date exceeding 3 months as on the balance sheet date	5,589	1,381
Cash and cash equivalents at the end of the year as per cash flow statement above	14,539	31,735

See accompanying notes forming part of the Consolidated Financials Statements - Note no. 1 to 40

In term of our report attached
for Deloitte Haskins & Sells
Chartered Accountants

For and on behalf of the board

S.Ganesh
Partner

Irfan Razack
Managing Director

Rezwan Razack
Joint Managing Director

Bangalore
Date: 28 May 2012

Lalitha Kini
Company Secretary

Venkata Narayana. K
Chief Financial Officer

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

A. SIGNIFICANT ACCOUNTING POLICIES

1 Basis for preparation of financial statements

The financial statements have been prepared under the historical cost convention in accordance with Indian Generally Accepted Accounting Principles (GAAP) on the accrual basis. GAAP comprises mandatory Accounting Standards under the relevant provisions of the Companies Act, 1956. These Accounting Policies have been consistently applied. All amounts are stated in Indian Rupees, except as otherwise specified.

2 Principles of Consolidation

The consolidated financial statements relates to Prestige Estates Projects Limited ('the Company') and its subsidiaries, associates and joint ventures. The financial statements of the subsidiaries and associates used in the consolidation are drawn upto the same reporting date as of the Company. The consolidated financial statements have been prepared on the following basis:

- (a) The financial statements of the Company and its subsidiaries are combined 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 unrealized profits or losses in accordance with Accounting Standard (AS) 21 – “Consolidated Financial Statements” under the relevant provisions of the Companies Act, 1956.
- (b) In case of associates where the Company directly or indirectly through subsidiaries holds more than 20% of equity, investments in associates are accounted for using equity method in accordance with AS – 23 “Accounting for Investments in Associates in Consolidated Financial Statements” under the relevant provisions of the Companies Act, 1956.
- (c) Investment in partnership firms, where there are jointly controlled economic activities, have been considered as joint ventures in accordance with Accounting Standard (AS 27) –Financial Reporting of Interests in Joint Ventures.
- (d) The consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances and are presented in the same manner as the Company’s separate financial statements.
- (e) Investments other than in subsidiaries, associates and joint ventures have been accounted as per AS – 13 “Accounting for Investments” under the relevant provisions of the Companies Act, 1956.
- (f) The excess of cost to the Company of its investments in the subsidiaries over its share of the equity of the subsidiary companies, at the dates on which the investment in the subsidiary companies were made, is recognized as ‘Goodwill’, being an asset in the Consolidated financial statements. Where the share of the equity in the subsidiaries as on the date of investment is in excess of cost of investment of the Company, it is recognized as ‘Capital reserve arising on consolidation’.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

3 The companies / entities considered in the consolidated financial statements are:

(a) Companies

Name of the company / entity	Country of incorporation	Proportion of ownership interest as at 31 March 2012	Proportion of ownership interest as at 31 March 2011
I Subsidiaries			
a Prestige Leisure Resorts Pvt Ltd	India	57.45%	57.45%
b ICBI (India) Pvt Ltd	India	82.57%	82.57%
c Prestige Valley View Estates Pvt Ltd	India	51.05%	51.05%
d Prestige Bidadi Holdings Pvt Ltd	India	99.94%	99.94%
e Downhill Holiday Resorts Pvt Ltd	India	100.00%	100.00%
f Pennar Hotels & Resorts Pvt Ltd	India	100.00%	100.00%
g Village De Nandi Pvt Ltd	India	100.00%	100.00%
h Prestige Construction Ventures Pvt Ltd	India	60.00%	60.00%
i Prestige Mangalore Retail Ventures Pvt Ltd	India	50.38%	50.38%
j Prestige Mysore Retail Ventures Pvt Ltd	India	50.99%	50.99%
k Prestige Whitefield Investment and Developers Pvt Ltd	India	50.99%	50.99%
l Cessna Garden Developers Pvt Ltd (w.e.f 11/04/2010)	India	60.00%	60.00%
m Foothill Resorts Pvt Ltd	India	100.00%	100.00%
n K2K Infrastructure India Pvt Ltd (Formerly Team United Engnieers (India) Pvt Ltd)	India	75.00%	75.00%
o Valdel Xtent Outsourcing Pvt Ltd	India	100.00%	91.65%
p Prestige Shantiniketan Leisures Pvt Ltd	India	98.40%	98.40%
q Northland Holdings Pvt Ltd.	India	99.99%	99.99%
r West Palm Developments Pvt Ltd	India	61.00%	53.50%
s Villaland Developers Pvt Ltd (w.e.f. 31/08/2010)	India	51.00%	51.00%
t Prestige Amusements Pvt Ltd (w.e.f. 31/03/2012)	India	51.02%	-

Sl. No.	Name of the company / entity	Country of incorporation	Proportion of ownership interest as at 31 March 2012	Proportion of ownership interest as at 31 March 2011
II Associates				
a	Prestige Amusements Pvt Ltd (upto 31/03/2012)	India	-	45.45%
b	Prestige Garden Constructions Pvt Ltd	India	35.00%	35.00%
c	Babji Realtors Pvt Ltd	India	24.50%	24.50%
d	Prestige Projects Pvt Ltd	India	32.68%	32.68%
e	City Properties Maintenance Company Bangalore Ltd	India	45.00%	45.00%
f	Vijaya Productions Pvt Ltd. (w.e.f 22/10/2010 and upto 12/12/2011)	India	-	47.70%
g	Exora Business Parks Pvt Ltd (w.e.f 31/12/2010)	India	32.46%	32.46%

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Name of the company / entity	Country of incorporation	Proportion of ownership interest as at 31 March 2012	Proportion of ownership interest as at 31 March 2011
III Joint Ventures			
a) Prestige Garden Resorts Pvt Ltd	India	50.00%	50.00%
b) CapitaLand Retail Prestige Mall Management Pvt Ltd (w.e.f. 01/01/2010)	India	50.00%	50.00%
c) Vijaya Productions Pvt Ltd (w.e.f 12/12/2011)	India	49.97%	-

(b) Partnership Firms

Rs. In Lakhs				
Partnership Firms	Capital As at 31 March 2012	Capital As at 31 March 2011	Profit sharing Ratio as at 31 March 2012	Profit sharing Ratio as at 31 March 2011
I Partnership Firms with majority control				
a Albert Properties	23	23	88.00%	88.00%
b Brunton Developers (Upto 31/08/2011)	-	19	-	92.50%
c Prestige Property Management & Services	97	97	97.00%	97.00%
d Prestige Interiors	1	1	97.00%	97.00%
e Silveroak Projects (w.e.f 18/01/2010)	1	1	1.00%	1.00%
f Prestige Hi-tech Projects (formerly known as Hitech Properties) (w.e.f 01/07/2010)	9	9	92.35%	92.35%
g Prestige Southcity Holdings	11	-	51.00%	-
II Partnership Firms where joint control exists, consolidated on Proportionate basis				
a RRR Investments (upto 31/03/2012)	-	300	-	50.00%
III Partnership Firms where there is no jointly controlled operations and no jointly controlled economic activity, consolidated as associates				
a Silverline Estates	3	3	30.33%	30.33%
c Prestige Notting Hill Investments	7	7	47.00%	47.00%
d Prestige KRPL Techpark	93	93	31.00%	31.00%
e Prestige Ozone Properties	0	0	47.00%	47.00%
f Prestige Whitefield Developers	0	0	47.00%	47.00%
g Eden Investments	8	8	40.00%	40.00%
h Prestige Realty Ventures	20	20	21.00%	21.00%

Investment in partnership firms, where there is no jointly controlled operations and no jointly controlled economic activities, these have been considered as associates. The partnership firm's profit are distributed at each year end and the Company has recorded its share of profit from partnership firms in the Profit And Loss Statement, the balance in capital and current accounts have been carried in the financial statements and no further adjustments are made.

The consolidation for the year includes figures of subsidiaries which were acquired, formed and diluted during the year and share of associates profits/ losses acquired during the year. Therefore current year figures are not comparable to previous year figures.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

4 Use of Estimates

The preparation of the financial statements in conformity with Indian GAAP requires that the management makes estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent liabilities as at the date of financial statements and reported amounts of revenue and expenses during the reported period. Actual results could differ from those estimates.

5 Revenue Recognition

(a) Recognition of Revenue from Contractual Projects:

Revenue from Contractual Projects undertaken is recognized on the basis of independent certification obtained in terms of the contract.

(b) Recognition of Revenue from Real Estate Developmental Projects:

Revenue from each Real Estate Developmental Projects related to real estate vested with the Company, is recognized based on 'Percentage Completion Method'.

The percentage completion method is applied on a cumulative basis in each accounting period to the current estimates of contract revenue and contract costs, when the stage of completion of each project reaches a significant level, which is estimated in the range of 20% to 30% of the total estimated costs of the project depending on the size of the project. The estimates of saleable area and costs are revised periodically by the management. The effect of such changes to estimates is recognized in the period such changes are determined.

In case of joint construction contracts revenue recognition is restricted to the Company's percentage share of the underlying real estate development projects.

- (c) Sale of plots / apartments is recognized for sale consideration after adjustments on account of cancellation.
- (d) Facility charges, management charges, rental and maintenance income are recognized on accrual basis.
- (e) Interest income is accounted on accrual basis except the interest on delayed payments by the customers, which are accounted on receipt basis.
- (f) Dividend income is recognized on basis of right to receive is established.
- (g) Revenues from the room rentals, sale of food and beverages and allied services during a guest's stay at the hotel is recognized based on occupation and revenue from sale of food and beverages and other allied services, as the services are rendered.
- (h) Membership fee is recognized on a straight line basis over the period of membership.

6 Inventories

- (a) Stock of units in completed projects and work-in-progress are valued at lower of cost or net realizable value. Cost is aggregate of land cost, materials, contract works, direct expenses, provisions and apportioned borrowing costs and net of material scrap receipts.
- (b) Inventory also comprises stock of food and beverages and operating supplies and is carried at the lower of cost and net realizable value. Cost includes all expenses incurred in bringing the goods to their present location and condition and is determined on a Weighted Average basis. Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and to make the sale.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

7 Fixed Assets

- (a) Fixed assets are stated at cost, including expenses incurred to bring the asset to present condition. Cost includes all costs relating to the acquisition and installation of fixed assets including interest on borrowing for the project / fixed asset up to the date the asset is put to use. Any cost incurred relating to settlement of claims regarding titles to the properties is accounted for and capitalized as incurred, wherever the asset is held. Assets identified as impaired are carried at net realizable value.
- (b) At each balance sheet date, the Company assesses whether there is any indication that an asset may be impaired. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of impairment loss. Recoverable amount is the higher of an asset's net selling price and value in use. In assessing value in use, the estimated future cash flows expected from the continuing use of the asset and from its disposal are discounted to their present value using a pre-tax discount rate that reflects the current market assessments of time value of money and the risks specific to the asset. If such recoverable amount of the asset or the recoverable amount of the 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 profit and loss account.
- (c) Reversal of impairment losses recognised in prior years, if any, is recorded when there is an indication that the impairment losses recognised for the asset no longer exist or have decreased. However, the increase in carrying amount of an asset due to reversal of an impairment loss is recognised to the extent it does not exceed the carrying amount that would have been determined (net of depreciation) had no impairment loss been recognized for the asset in prior years.

8 Depreciation and Amortization

- (i) (a) Depreciation on Tangible Fixed Assets is provided on the written down value method in accordance with the rates specified in Schedule XIV to the Companies Act, 1956 except in respect of assets referred in Para b, c & d below.
- (b) Cost of leasehold land is amortized over the period of lease.
- (c) In respect of leasehold building, Leasehold improvement plant and Leasehold improvement furniture & fixtures, depreciation has been provided over the unexpired portion of the primary lease period.
- (d) In case of assets purchased during the year, individually costing less than Rs.5,000 have been depreciated 100% in the year of purchase.
- (ii) Depreciation on Intangible Fixed assets is provided on the written down value method at the rates estimated by the management to be the estimated life of the assets.

9 Investments

- (a) Long term investments are carried at cost, and provision is made to recognize any decline, other than temporary, in the value of such investment.
- (b) Current investments are stated at lower of cost or net realizable value.

10 Borrowing Cost

Borrowing cost attributable to the acquisition or construction of a qualifying asset is capitalized / inventorised as part of the cost of that asset. Other borrowing costs are recognized as an expense in the period in which they are incurred. Income earned on temporary deployment of funds have been credited to the borrowing costs.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

11 Foreign Currency Transactions

- (a) All transactions in foreign currency are recorded on the basis of the exchange rate prevailing as on the date of transaction. The difference, if any, on actual payment / realization is recorded to the profit & loss Statement. Monetary assets and liabilities denominated in foreign currency are restated at rates prevailing at the year-end. The net loss or gain arising out of such conversion, other than those relating to fixed assets acquired out of India, is dealt with in the profit & loss Statement.
- (b) Gain or loss on forward contracts which are not entered into to hedge the foreign currency risk of existing assets or liabilities but entered into to hedge the foreign currency risks of future transaction in respect of which firm commitments are made or which are highly probable forecast transaction, is recognized on settlement of such forward contracts and adjusted against borrowing cost.

12 Employee Benefits

- (a) Short term employee benefits including salaries, social security contributions, short term compensated absences(such as paid annual leave) where the absences are expected to occur within twelve months after the end of the period in which the employees render the related employee service, profit sharing and bonuses payable within twelve months after the end of the period in which the employees render the related services and non monetary benefits(such as medical care) for current employees are estimated and measured on an undiscounted basis.
- (b) Defined Contribution Plan:
Companies contributions paid /payable during the year to Provident Fund are recognized in the profit and loss Statement.
- (c) Defined Benefit Plan:
Liabilities for gratuity funded in terms of a scheme administered by Life Insurance Corporation of India are determined by actuarial valuation made at the end of each financial year. Provision for liabilities pending remittance to the fund is carried in the balance sheet.
- (d) Actuarial gain and losses are recognized immediately in the statement of Profit and Loss Statement as income or expense. Obligation is measured at the present value of estimated future cash flows using a discounted rate that is determined by reference to market yields at the Balance Sheet date on Government bonds where the currency and terms of the Government bonds are consistent with the currency and estimated terms of the defined benefit obligation.
- (e) The liability for leave encashment is accrued based on estimated cost of compensated absences determined by actuarial valuation as on the date of balance sheet.

13 Taxes on income

Income tax comprises the current tax provision under the tax payable method, the net change in the deferred tax asset or liability in the year.

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of the assets and liabilities and their respective tax basis. Deferred Tax assets and liabilities are measured using tax rates and tax laws that have been enacted or substantively enacted by the Balance sheet date.

In the event of unabsorbed depreciation and carry forward of losses, deferred tax assets are recognised only to the extent that there is virtual certainty that sufficient future taxable income will be available to realise such assets. In other situations, deferred tax assets are recognised only to the extent that there is reasonable certainty that sufficient future taxable income will be available to realise these assets. The effect on deferred tax assets and liabilities of a change in tax rates is recognized in the income statement in the period of enactment of the change.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

14 Operating leases

Leases, where the lessor effectively retains substantially all the risks and benefits of ownership of the leased term, are classified as operating leases. Operating lease receipts/ payments are recognized as an income / expense in the Profit and Loss Statement on a straight-line basis over the lease term.

15 Provisions and contingent Liabilities

Provision is recognized when the Company has present obligations as a result of past events; it is probable that an outflow of resources will be required to settle the obligations, in respect of which reliable estimates can be made. Provisions are not discounted to its present value and are determined based on the best estimate required to settle the obligations at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect a current best estimate.

All known liabilities wherever material are provided for. Liabilities which are material and whose future amount cannot be ascertained with reasonable certainty are treated as contingent and disclosed by way of notes to the accounts.

16 Cash flow statement

Cash flow statement is prepared under the 'Indirect Method' Prescribed under Accounting Standard 3 'Cash Flow Statements' prescribed under the Companies (Accounting Standard) Rules, 2006.

17 Earnings per share

The basic and diluted earnings per share is computed by dividing the net profit / loss attributable to equity share holders for the year by the weighted average number of equity shares outstanding during the year. The Company did not have any potentially dilutive equity shares outstanding during the year.

B NOTES TO ACCOUNTS

1 Initial Public Offer (IPO)

(a) During the year ended 31 March 2011, the company completed a public issue of 65,573,770 equity shares of Rs.10/- each for cash at a price of Rs. 183/- each aggregating to Rs. 120,000/- Lakhs. The premium of Rs.173/- per equity share amounting to Rs. 113,443/- Lakhs from the allotment of 65,573,770 equity shares has been credited to securities premium account. The securities premium account stands net of share issue expenses of Rs. 5,233/- Lakhs. Pursuant to the Public Issue, equity shares of the company have been listed on Bombay Stock exchange and National Stock exchange effective 27 October 2010.

(b) The actual utilisation of proceeds of the issue of Rs. 114,768/- (net of share issue expenses) is as under:

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Particulars of Funds utilisation for	Rs. In Lakhs	
	Amount approved by share holders in the AGM held on 28 July 2011	Actual utilization upto 31 March 2012
1 Finance our ongoing projects and projects under development	39,859	34,223
2 Investment in our existing subsidiaries for construction and development of projects	7,399	7,399
3 Financing for the acquisition of Land	7,728	7,728
4 Repayment of loans	37,348	37,348
5 General Corporate Purposes	22,434	22,433
	1,14,768	1,09,131

(c) The amounts unutilised are invested/held in:

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
a Fixed deposit and Mutual Funds	5,000	23,000
b Balance with banks in current accounts	637	4,623
	5,637	27,623

2 Goodwill/(Capital Reserve) relating to associates:

Name of the company / entity	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
a Prestige Amusements Pvt Ltd	-	16
b Prestige Garden Constructions Pvt Ltd	(656)	(656)
c Babji Realtors Pvt Ltd	(1,522)	(1,522)
d Prestige Projects Pvt Ltd	-	-
e City Properties Maintenance Company Bangalore Ltd	(87)	(87)
f Vijaya Productions Pvt Ltd	-	9,489
g Exora Business Parks Pvt Ltd	(1,025)	(1,025)
Total – Goodwill	-	9,505
Total – (Capital Reserve)	(3,290)	(3,290)

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

3 The effect of acquisition/disposal of subsidiaries is as under :

				Rs. In Lakhs
Name of the subsidiary	Acquisition/ disposal	Revenue (Post Acquisition)	Net Profit/ (Loss) (Post Acquisition)	Net Assets
Current Year				
Prestige Amusements Pvt Ltd	Acquisition	-	-	641
Prestige Southcity Holdings	Acquisition	1	1	3,221
Brunton Developers	Disposal	-	(0)	1
Previous Year				
Exora Business Parks Pvt Ltd	Disposal	106	(668)	10,851
VillaLand Developers Pvt Ltd	Acquisition	-	(0)	0
Cessna Garden Developers Pvt Ltd	Acquisition	4,836	(261)	(1,191)
Silver Oak Projects	Disposal	-	(2)	17,729
Prestige Hi-tech Projects (formerly known as Hitech properties)	Acquisition	-	(0)	1,427

4 Share Capital

			Rs. In Lakhs
Particulars	As At 31 March 2012	As At 31 March 2011	
Share Capital			
Authorised Capital 400,000,000 (PY 400,000,000) equity shares of Rs. 10/- each)	40,000	40,000	
Issued, subscribed and fully paid up equity Share Capital 328,073,770 equity shares (PY 328,073,770) of Rs. 10/-each)	32,807	32,807	

5 Reserves and Surplus

				Rs. In Lakhs
Particulars	Note No.	As At 31 March 2012	As At 31 March 2011	
Reserves	5a	1,42,567	1,42,244	
Surplus in Profit & Loss Statement	5b	32,736	29,298	
Total		1,75,303	1,71,542	

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

5a The reserves and surplus other than surplus in Statement of Profit & Loss is classified as under:

		Rs. In Lakhs	
Particulars		As At 31 March 2012	As At 31 March 2011
Capital Reserve			
Opening balance		32,790	21,746
Additions during the year		-	11,044
Deletions during the year		-	-
	A	32,790	32,790
Securities Premium Reserve			
Opening balance		1,08,210	-
Additions during the year		-	1,13,443
Less: Utilized for Issue expenses		-	(5,233)
	B	1,08,210	1,08,210
General Reserve			
Opening balance		1,244	656
Additions during the year		323	588
Deletions during the year		-	-
Balance as at March 31, 2012	C	1,567	1,244
	(A+B+C)	1,42,567	1,42,244

5b The details of Surplus in Profit & Loss Statement is as under :

		Rs. In Lakhs	
Particulars		As At 31 March 2012	As At 31 March 2011
Opening Balance		29,298	17,172
Add : Profit for the year		8,260	17,095
	A	37,558	34,267
Less: Allocations / Appropriations			
Proposed Dividend		3,937	3,937
Additional Tax on Dividend		641	654
Adjusted on disinvestment in subsidiaries		-	(392)
Adjustment arising on consolidation		(79)	182
Transfer to General Reserve		323	588
	B	4,822	4,969
	(A-B)	32,736	29,298

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

6 Long Term Borrowings

		Rs. In Lakhs	
Particulars		As At 31 March 2012	As At 31 March 2011
Term Loans (Secured)	6a		
From banks		28,655	7,653
From financial institutions		37,780	46,632
Long term maturities of finance lease obligations		16	-
Others (Unsecured)			
Cumpulsorily convertible debentures		2,850	1,686
		69,301	55,971

6a Details of securities

Mortgage of certain immovable properties of the company
 Charge over the book debts, operating cash flows, revenues and receivables of the projects
 Hypothecation of vehicles and Machineries
 Assignment of rent receivables from various properties
 Personal guarantee of certain directors of the company and their relatives

7 Deferred Tax Liability (Net)

		Rs. In Lakhs	
Particulars		As At 31 March 2012	As At 31 March 2011
On account of fixed assets			
Opening Deferred Tax (asset)/liability		865	99
Adjustments on account of new subsidiaries		(3)	0
Current year charge / (credit)		501	766
Closing Deferred tax (asset)/liability	A	1,363	865
On account of disallowances under the Income Tax Act, 1961			
Opening Deferred Tax (asset)/liability		(81)	(76)
Adjustments on account of new subsidiaries		(23)	2
Current Year charges/(credit)		(69)	(7)
Closing Deferred tax (asset)/liability	B	(173)	(81)
	(A+B)	1,190	784

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

8 Other Long-term Liabilities

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
Lease deposits	13,940	14,313
Consideration under Joint development agreement towards purchase of land	2,305	2,753
Others	-	1,179
	16,245	18,245

9 Long-term Provisions

Particulars	Note No.	Rs. In Lakhs	
		As At 31 March 2012	As At 31 March 2011
Provision for employee benefits	28a	175	167
Provision for Income tax		-	10
		175	177

10 Short-term Borrowings

Particulars	Note No.	Rs. In Lakhs	
		As At 31 March 2012	As At 31 March 2011
Term Loans (Secured)	10a		
From banks		72,748	57,104
From financial institutions		29,368	12,377
From Others (Unsecured, repayable on demand)			
From Share holders		466	578
From Directors		24	-
Loans and advances from related parties		3,930	2,430
		1,06,536	72,489

10a Details of securities

Mortgage of certain immovable properties of the company including inventory and undivided share of land belonging to the company.

Mortgage of certain immovable properties belonging to M/s. Cessna Garden Developers Pvt Ltd., M/s. Prestige Realty Ventures, M/s. Village De Nandi Pvt Ltd., M/s. Prestige Garden Resorts Pvt Ltd., and M/s. Northland Holdings Company Pvt Ltd.

Charge over receivables of various projects.

Pledge of mutual funds held by the Company and of certain Directors of the Company

Corporate Guarantee from M/s. Northland Holdings Co. Pvt. Ltd., M/s. Down Hill Holiday Resorts Pvt. Ltd., M/s. Pennar Hotels and Resorts Pvt. Ltd., and M/s. Foot Hill Resorts Pvt. Ltd.

Personal Guarantee of certain Directors

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

11 Trade Payables

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
Trade Payables	20,860	17,973
	20,860	17,973

12 Other Current Liabilities

Particulars	Note No.	Rs. In Lakhs	
		As At 31 March 2012	As At 31 March 2011
Current maturities of long-term debt (Secured)	6a	10,515	22,010
Current maturities of finance lease obligations (Secured)	6a	15	-
Interest accrued but not due on borrowings		487	390
Interest accrued and due on borrowings		1,438	1,171
Advance from customers		85,691	46,275
Advance rent / maintenance		20	49
Advances received on behalf of land owners		473	1,479
Withholding taxes and duties		3,240	1,805
Deposits towards lease, interiors and maintenance		5,072	3,042
Overdrawn bank balances		607	101
Share application money received for allotment of securities and due for refund and interest accrued thereon		200	-
Creditors for capital expenditure		721	935
Consideration under Joint development agreement towards purchase of land		1,096	-
Other Liabilities		3,225	2,191
		1,12,800	79,448

13 Short-term Provisions

Particulars	Note No.	Rs. In Lakhs	
		As At 31 March 2012	As At 31 March 2011
Provision for employee benefits		443	155
Other Provisions for :			
Projects expenses	13a	19,475	28,768
Provision for known losses on projects	13b	58	-
Proposed dividend including tax		4,576	4,558
Income tax (Net of advance tax)		379	4,663
Wealth tax (Net of advance tax)		8	4
		24,939	38,148

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

13a Project costs accrued for on percentage completion method pending receipt of invoices/ bills

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
Provision outstanding at the beginning of the year	28,768	5,788
Provision made during the year	14,313	32,109
Provision utilized /reversed during the year	23,606	9,129
Provision outstanding at the end of the year *	19,475	28,768

13b Provision for known losses on projects

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
Provision outstanding at the beginning of the year	-	-
Provision made during the year	58	-
Provision utilized /reversed during the year	-	-
Provision outstanding at the end of the year*	58	-

* The probable outflow is estimated within 12 months

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

14 Fixed Assets

Rs. In Lakhs

ASSETS	GROSS BLOCK					DEPRECIATION / AMORTISATION				NET BLOCK			
	As at 01 April 2011	Adjustment due to new Subsidiary	Additions	Adjustment	Deletions	As at 31 March 2012	Upto 31 March 2011	Adjustment due to new Subsidiary	For the year	Deletions	Upto 31 March 2012	As at 31 March 2012	As at 31 March 2011
Tangible Assets													
Land - freehold	25,615	1,165	2,371	16,320	149	45,322	-	-	-	-	-	45,322	25,615
Land - leasehold #*	229	-	-	-	-	229	40	-	3	-	43	186	189
Buildings *	71,924	201	22,762	(1,234)	460	93,193	11,338	98	3,474	196	14,714	78,479	60,586
Leasehold building \$*	448	-	-	-	-	448	158	-	14	-	172	276	290
Leasehold improvement	2,609	-	17	-	-	2,626	486	-	171	-	657	1,969	2,123
Plant and machinery	8,566	127	440	-	111	9,022	4,889	79	531	95	5,404	3,618	3,677
Leasehold improvement plant and machinery *	3,535	-	624	-	-	4,159	1,350	-	373	-	1,723	2,436	2,185
Furniture and fixtures	9,220	82	541	-	1	9,842	6,521	81	607	1	7,208	2,634	2,699
Leasehold improvement furniture and fixtures *	7,460	-	255	-	891	6,824	3,459	-	654	68	4,045	2,779	4,001
Vehicles	1,217	13	291	-	47	1,474	810	10	129	36	913	561	407
Computers and accessories	734	12	102	-	-	848	606	9	65	-	680	168	128
Office Equipment	44	-	34	-	-	78	23	-	28	-	51	27	21
Total (A)	1,31,601	1,600	27,437	15,086	1,659	1,74,065	29,680	277	6,049	396	35,610	1,38,455	1,01,921
Intangible Assets													
Computer Software	33	-	26	-	-	59	31	-	5	-	36	23	2
Transferable development rights	-	-	142	-	-	142	-	-	-	-	-	142	-
Total (B)	33	-	168	-	-	201	31	-	5	-	36	165	2
Total (A) + (B)	1,31,634	1,600	27,605	15,086	1,659	1,74,266	29,711	277	6,054	396	35,646	1,38,620	1,01,923
Previous Year - 31.03.2011	1,13,075	33,869	25,792	(19,901)	21,201	1,31,634	20,654	3,179	6,061	183	29,711	1,01,921	

Lease-hold land is amortised over the period of lease of 66 years.

\$ Represents building constructed on lease hold land Rs.168/- Lakhs (PY - 168/- Lakhs)

* Includes assets given on lease

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

15 Non-Current Investments

Rs. In Lakhs

Particulars	Note No.	As At 31 March 2012	As At 31 March 2011
I. Trade Investments (Unquoted at cost unless otherwise stated)			
Equity Instruments	15a	6,329	17,773
Preference Shares	15b	2	2
Debentures/Bonds	15c	689	689
Partnership Firms	15d	132	132
Others	15e	1,250	5,324
II. Other Investments (Unquoted at cost unless otherwise stated)	15f	258	258
		8,660	24,178

15a Equity Instruments

Rs. In Lakhs

Particulars		As At 31 March 2012	As At 31 March 2011
Associates	A		
Exora Business Parks Private Limited (<i>Subsidiary upto 30th December 2010</i>) - 9,350 (<i>Previous year-9,350</i>) equity shares of Rs.10/- each		3,074	3,520
Prestige Garden Constructions Private Limited - 2,946,170 (<i>Previous year - 2,946,170</i>) equity shares of Rs. 10/- each		701	978
City Properties Maintenance Company Bangalore Limited -40,909 (<i>Previous year- 40,909</i>) equity shares of Rs.10/- each		155	133
Prestige Projects Private Limited -1,100,000 (<i>Previous year - 1,100,000</i>) equity shares of Rs.10/- each		98	98
Vijaya Productions Private Limited -5,993,500 (<i>Previous year - 5,472,326</i>) equity shares of Rs.10/- each (<i>Joint control exists from December 12, 2011</i>)		-	10,507
Babji Realtors Private Limited - 1,039,500 (<i>Previous year - 1,039,500</i>) equity shares of Rs.10/- each		2,300	2,303
Prestige Amusements Private Limited - 125,000 (<i>Previous year - 100,000</i>) equity shares of Rs.10/- each (<i>Subsidiary w.e.f March 31, 2012</i>)		-	233
Others	B		
Prestige Garden Estates Private Limited -8,007 (<i>Previous year- 8,007</i>) equity shares of Rs. 10/- each		1	1
Thomsun Realtors Private Limited -100 (<i>Previous year - 100</i>) equity shares of Rs.10/- each		-	-
	(A) + (B)	6,329	17,773

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

15b Preference Shares

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
Associates		
Exora Business Parks Private Limited (Subsidiary upto 30th December 2010) -21,860 (Previous year - 21,860) Optionally convertible redeemable preference shares of Rs.10/- each	2	2
	2	2

15c Debentures/Bonds

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
Associates		
Exora Business Parks Private Limited (Subsidiary upto 30th December 2010) - 26,152 (Previous year - 26,152) Compulsory Convertible Debentures of Rs.10/- each	3	3
Babji Realtors Private Limited - 4,735,603 (Previous year - 4,735,603) Compulsory Convertible Debentures of Rs.10/- each	686	686
	689	689

15d Partnership Firms

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
Associates		
Eden Investments	8	8
Silverline Estates	3	3
Prestige Nottinghill Investments	7	7
Prestige Ozone Properties	0	0
Prestige Whitefield Developers	0	0
Prestige KRPL Techpark	93	93
Prestige Realty Ventures	20	20
Silver Oak Projects	1	1
Total	132	132

15e Others

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
Share Warrants		
Thomsun Realtors Pvt Ltd	1,250	1,250
Share / debenture application money	-	4,074
	1,250	5,324

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

15f Other Investments

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
Propmart Technologies Limited	50	50
- 335,000 (Previous year - 335,000) equity shares of Rs. 10/- each		
Less : Diminution in the value of Investments	(50)	(50)
	-	-
Amanath Co-operative Bank Limited	3	3
Less : Diminution in the value of Investments	(3)	(3)
	-	-
Investment in trusts		
Educate India Foundation	4	4
Educate India Trust	4	4
Investment in Venture Capital Fund		
250 (Previous year – 250) units in Urban Infrastructure Opportunities Fund	250	250
Shares in KSFC	0	0
Investment in NSC	0	0
	258	258

15g Aggregate amount of quoted investments Rs. Nil (Previous Year Rs. Nil) and market value thereof Rs. Nil (Previous year Rs. Nil)

15h Aggregate amount of unquoted investments Rs. 8,660 Lakhs (Previous Year Rs. 24,178 Lakhs).

15i Aggregate amount of provision for diminution in the value of investments Rs. 53 Lakhs (Previous year Rs. 53 Lakhs).

16 Long-term Loans and Advances (Unsecured, considered good)

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
Capital Advances	3,652	10,437
Security Deposits	577	105
Lease deposits	2,634	2,612
Refundable deposits	29,975	20,157
Advance paid for purchase of shares	17,000	-
Advance Income tax (Net of Provisions)	817	495
Other Loans & Advances	984	320
	55,639	34,126

17 Other non-current assets

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
Cash and Bank balances		
Fixed deposits	619	1,955
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments	3,115	1,722
	3,734	3,677

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

18 Current Investments

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
Investment in Equity shares of Tata Consultancy Services Limited (Non Trade Investments, quoted, At cost or market value whichever is lower, fully paid up) 1,464 (Previous year- 1,464) equity shares of Rs 1/- each	4	4
Mutual Funds (Non Trade Investments, Quoted, At cost or market value whichever is lower, fully paid up)	8,739	2,604
	8,743	2,608

Aggregate amount of quoted investments Rs. 8,743 (Previous Year 2,608/- Lakhs) and market value thereof Rs. 9,240 Lakhs (Previous year Rs. 2,674/- Lakhs).

Mutual funds includes unutilized monies from IPO proceeds invested amounting to Rs. 5,000 Lakhs (Previous year Rs. 2,565 Lakhs).

19 Inventories (lower of cost or net realizable value)

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
Work in progress - projects	1,34,452	1,22,139
Stock of units in completed projects	21,986	20,489
Stores and operating supplies	136	65
Food and beverages	43	26
	1,56,617	1,42,719

20 Trade Receivables (unsecured)

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
Outstanding for more than 6 months		
Considered good	41,617	6,423
Considered doubtful	67	117
Less : Provision for doubtful debts	(67)	(117)
Others		
Considered good	29,982	77,672
Considered doubtful	4	-
Less : Provision for doubtful debts	(4)	-
Unbilled Revenue	13,304	9,360
	84,903	93,455

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

21 Cash and bank balances

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
Cash and cash equivalents *		
Balances with banks		
In current accounts	12,879	10,027
In Fixed deposits	269	21,548
Cheques, drafts on hand	1,382	152
Cash on hand	11	8
Other bank balances		
Fixed Deposits	4,715	833
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments	872	548
	20,128	33,116

*Cash and cash equivalents includes unutilized monies from IPO proceeds amounting to Rs. 637 Lakhs
(Previous year Rs. 25,058 Lakhs)

22 Short-term loans and advances (Unsecured, considered good)

Particulars	Note No.	Rs. In Lakhs	
		As At 31 March 2012	As At 31 March 2011
Loans and advances to related parties	22a	29,468	25,056
Others	22b	18,178	15,033
		47,646	40,089

22a Loans and advances to related parties

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
Current account in partnership firms	8,718	9,622
Inter corporate deposits	1,818	2,922
Interest accrued but not due on Inter corporate deposits	584	89
Advances for purchase of land	980	15
Share / debenture application money	4,436	-
Rent deposits paid	100	115
Other advances to related parties	12,832	12,293
	29,468	25,056

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

22b Loans and advances to others

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
Advance paid towards land	5,547	7,081
Advance VAT & Service tax	4,696	1,541
Advance Income tax / FBT	850	724
Refundable deposits	736	-
Prepaid expenses	369	227
Advances paid to staff	40	36
Share application money	150	-
Advance for purchase of shares	300	500
Other advances	5,490	4,924
	18,178	15,033

23 Other current assets

Particulars	Rs. In Lakhs	
	As At 31 March 2012	As At 31 March 2011
Interest accrued but not due on fixed deposits	978	1,030
	978	1,030

24 Revenue from Operations

Particulars	Note No.	Rs. In Lakhs	
		Year ended 31 March 2012	Year ended 31 March 2011
Sale of real estate developments			
Residential and commercial projects		60,567	1,16,837
Contractual Projects		262	1,495
Sale of Services			
Facilities, rental and maintenance income	24a	21,837	17,658
Property income	24b	20,021	17,017
Other operating revenues		2,538	1,304
		1,05,225	1,54,311

24a Facilities, rental and maintenance income

Particulars	Rs. In Lakhs	
	Year ended 31 March 2012	Year ended 31 March 2011
Facility and hire charges	15,500	11,766
Parking charges	320	290
Signages, exhibition and other receipts	369	272
Room revenues	4,156	3,898
Food and beverages	854	868
Spa services	240	328
Income from club operations	167	116
Other services	231	120
	21,837	17,658

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

24b Property Income

Particulars	Rs. In Lakhs	
	Year ended 31 March 2012	Year ended 31 March 2011
Rental income	9,167	7,676
Hire Charges income	3,914	3,808
Sub lease rental income	6,118	5,124
Property maintenance income	3	19
Commission income	819	390
	20,021	17,017

25 Other Income

Particulars	Rs. In Lakhs	
	Year ended 31 March 2012	Year ended 31 March 2011
Interest income	2,298	2,548
Dividend Income - from others	23	148
Profit on sale of fixed assets	528	462
Share of profit / (loss) from partnership firms (Net)	337	3,351
Profit on sale of Investments	-	3
Miscellaneous income	235	311
	3,421	6,823

26 Changes in inventories of finished goods, WIP and Stock-in-trade

Particulars	Rs. In Lakhs	
	Year ended 31 March 2012	Year ended 31 March 2011
Opening units in completed projects / work in progress projects	1,42,661	1,24,924
Opening stock of materials	91	95
Decapitalization of fixed assets to inventory	-	18,523
Add: Cost of residential and commercial projects / materials consumed	57,269	90,161
Less : Stock capitalized	1,085	1,284
Less : Closing units in completed projects / work in progress projects	1,56,438	1,42,628
Less : Closing stock of materials	179	91
	42,319	89,700
Less : Cost of contruactual projects	328	1,312
	41,991	88,388

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

27 Property and Facilities Operating Expenses

Rs. In Lakhs		
Particulars	Year ended 31 March 2012	Year ended 31 March 2011
Property expenses		
Sub lease rent	5,574	4,626
Property tax & other expenses	694	714
Facilities operating expenses		
Facilities management expenses	9,439	8,136
Security charges for parking	19	17
Electricity and other expenses for parking	16	22
Sub lease rental - Malls	161	132
Property tax - Malls	268	280
Signages, insurance and other expenses	34	78
Food and beverages consumed	342	332
Operating fees	442	409
Contractors and franchise cost	94	93
Crockery, cutlery and silverware	18	12
Linen	19	8
Spares and supplies	131	132
Freight and cartage	2	20
Banquet and security expenses	77	75
	17,330	15,086

28 Employee benefits expense

Rs. In Lakhs			
Particulars	Note No.	Year ended 31 March 2012	Year ended 31 March 2011
Salaries & wages		7,345	4,716
Contribution to Provident & other funds	28a	692	576
Staff welfare expenses		407	189
		8,444	5,481

28a The details of employee benefits as required under Accounting Standard 15 Employee Benefits (revised) is given below :

(i) Defined Contribution Plans : During the year, the Company has recognized the following amounts in the Profit and Loss Statement

Rs. In Lakhs			
Particulars		Year ended 31 March 2012	Year ended 31 March 2011
Employers' Contribution to Provident Fund		462	359
Employers' Contribution to ESI		69	55
		531	414

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

- (ii) Defined Benefit Plan : In accordance with Accounting Standard 15 (Revised 2005) actuarial valuation based on projected unit credit method as on March 31, 2012 has been carried out in respect of the aforesaid defined benefit plan of Gratuity the details thereon is given below:

Particulars	Rs. In Lakhs	
	Year ended 31 March 2012	Year ended 31 March 2011
Components of employer expense		
Current Service cost	102	77
Interest cost	36	30
Expected return on plan assets	(24)	(19)
Past Service Cost - Vested/Non Vested Benefit	1	81
Actuarial Losses/(Gains)	42	(6)
Total expense/(income) recognized in the Profit & Loss Statement	157	163
Change in Fair Value of Assets during the year ended		
Opening Fair Value of Plan Assets	310	222
Expected return on plan assets	24	19
Actuarial gains/(losses)	5	4
Assets Acquired on Acquisition/ (Distributed on Divestiture)	21	-
Contributions by Employer	85	99
Benefits paid	(73)	(34)
Closing Fair Value of Plan Assets	372	310
Present Value of DBO at the beginning of the year		
Current service cost	476	327
Interest cost	102	74
Actuarial (gains)/losses	36	30
Past Service Cost - Vested/Non Vested Benefit	46	(3)
Liabilities assumed on acquisition /(Settled on Divestiture)	1	81
Benefits paid	24	-
Present value of DBO at the end of the year	(73)	(34)
Net asset/(liability) recognized in balance sheet	613	476
Fair value of plan assets	372	310
Present Value of Defined Benefit Obligation	(613)	(476)
Net (liability) recognized in balance sheet	(241)	(166)

Estimated amount of Gratuity obligation over the next one year is Rs. 78/- Lakhs (Previous year Rs. 48 Lakhs).

(iii) Actuarial Assumptions

Particulars	Year ended 31 March 2012	Year ended 31 March 2011
Discount Rate	8.65%	8.25%
Expected Return on plan assets	7.50%	7.50%
Rate of increase in compensation	7.00%	7.00%
Attrition rate	6%	6%
Retirement age	58 Years	58 Years

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

(iv) Experience adjustment disclosure

Particulars	31 March 2012	31 March 2011	31 March 2010	31 March 2009	31 March 2008
Present Value of Defined Benefit Obligation	613	476	327	184	164
Fair Value of Plan Asset	372	310	222	92	85
Surplus/(Deficit) Recognized	(241)	(166)	(105)	(92)	(79)
The experience adjustments arising on					
Experience adjustment on Plan Liabilities	(71)	16	(8)	15	20
Experience adjustment on Plan Assets	5	4	(2)	0	0

Note :

Details of Investment composition of plan assets has not been provided by the fund managers and hence not given.

The estimates of future salary increases considered in actuarial valuation take account of inflation, seniority, promotion and other relevant factors such as supply and demand factors in the employment market.

(v) Other Employee Benefits - Leave Encashment

Leave encashment benefit expensed in the Profit & Loss Statement for the year is Rs. 67/- Lakhs (P.Y. Rs. 19/- Lakhs).

Leave encashment liability is not funded.

29 Finance Costs

Particulars	Rs. In Lakhs	
	Year ended 31 March 2012	Year ended 31 March 2011
Interest expense	18,609	20,873
Other Borrowing costs	1,007	634
Interest others	155	546
Others	4	123
	19,775	22,176
Less: Borrowing cost capitalized to assets including CWIP	1,307	1,388
Less: Borrowing cost apportioned to projects	6,541	8,446
Finance costs charged to Profit & Loss Statement	11,927	12,342

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

30 Other Expenses

Rs. In Lakhs			
Particulars	Note No.	Year ended 31 March 2012	Year ended 31 March 2011
Selling Expenses			
Advertisement and sponsorship fee		2,907	2,309
Travelling expenses		245	121
Retainer fee - advertisement		23	18
Commission		341	496
Business promotion		372	268
Repairs and maintenance			
Building		274	233
Fitout expenses		43	15
Plant & Machinery and Computers		91	98
Vehicles		262	201
Others		28	94
Power and fuel		650	696
Rent		483	462
Insurance		62	39
Rates and taxes		85	81
Legal and professional charges		331	170
Auditor's remuneration	30a	77	77
Director's remuneration		500	525
Director's Sitting Fees		3	2
Donations		63	65
Loss on sale of fixed assets		197	267
Membership and subscriptions		10	12
Postage & courier		30	11
Telephone charges		151	163
Printing and stationery		108	62
Books and periodicals		1	3
Provision for doubtful debt		3	45
Miscellaneous expenses		129	126
		7,469	6,659

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

30a Auditor's remuneration

		Rs. In Lakhs	
Particulars	Note No.	Year ended 31 March 2012	Year ended 31 March 2011
(a) Remuneration to the auditors of the Company			
Statutory audit fees		46	46
Tax audit fees		4	3
Other attest services		1	1
Out of pocket expenses (Including Service tax)		0	0
		50	49
(b) Remuneration to the auditors of the Subsidiaries:			
Statutory audit fees		22	22
Tax audit fees		2	2
Other attest services		0	2
Out of pocket expenses (Including Service tax)		3	2
		27	28

The above fees does not include Rs.Nil (Previous Year Rs. 121/- Lakhs (including service tax) towards services rendered for the initial public offer which has been considered as share issue expense and set off against the balance available in Securities Premium account.

31 Contingent liabilities and Commitments (to the extent not provided for)

		Rs. In Lakhs	
Particulars		As at 31 March 2012	As at 31 March 2011
1. Claims against the company not acknowledged as debts			
(a) Disputed value added tax		124	124
(b) Disputed Service tax		75	75
2. Bank Guarantees			
(a) Performance guarantees (Includes guarantees of Rs. 432 Lakhs (PY Rs. 510 Lakhs) towards obligation for earnings in foreign currency of Rs. 3,456 Lakhs (PY Rs. 4,080 Lakhs) outstanding to be met by 2021 - 22)		8,299	5,741
3. Corporate Guarantees given on behalf of company under the same management		59,199	29,496
4. Capital Commitments net of advances		26,703	18,207

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

32 Operating Lease

The Company has various operating leases taken and given which include leases that are renewable on a yearly basis, cancelable at the Company's option and other long term leases.

The rental and hire charges income from operating leases included in the Profit & Loss statement for the year is Rs. 22,411/- Lakhs (Previous year Rs. 19,543/- Lakhs).

Rental expense for operating leases included in the Profit & Loss statement for the year is Rs. 6,243/- Lakhs (Previous year Rs. 5,244/- Lakhs).

As at March 31, 2012 the future minimum lease rentals payable and receivable towards non-cancelable operating lease are :

Particulars	As at	Within 1 Year	1-5 years	Rs. In Lakhs
				More than 5 Years
As Lessors				
Rental receipts	31.03.2012	11,861	16,398	602
	31.03.2011	8,260	7,326	0
As Lessee				
Rental payments	31.03.2012	4,296	4,380	527
	31.03.2011	3,150	4,665	1,067

33 Earning per share (EPS)

Particulars	Year ended 31 March 2012	Year ended 31 March 2011
Net profit for the year (Rs. In Lakhs)	8,260	17,095
Weighted average number of equity shares		
Basic (in Numbers)	32,80,73,770	29,16,03,975
Diluted (in Numbers)	32,80,73,770	29,16,03,975
Nominal value of shares (in Rupees)	10	10
Earning per share (in Rupees)		
Basic	2.52	5.86
Diluted	2.52	5.86

34 Segmental Information

The business of the Company includes mainly development and letting out of properties and is restricted to one geographical area. As the room revenues, sale of food and beverages and income from services at spa and other services derived during the year does not exceed 10% of the total revenue of the enterprise, and the activities are restricted to one geographical segment, the disclosure of Segment information as per Accounting Standard 17 under the relevant provisions of the Companies Act, 1956 is not applicable.

35 Disclosure of foreign currency exposures

Foreign currency exposures as at March 31, 2012, that have not been hedged by a derivative instrument or otherwise:

Particulars	Amount. In Lakhs		Amount. In Lakhs	
	As at 31 March 2012 Amount	Amount (US \$)	As at 31 March 2011 Amount	Amount (US \$)
Due to:				
Creditors	70	1	57	1

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

- 36** The Company has 50% interest in Partnership firm M/s. RRR Investments (RRR) (upto 31/03/2012), CapitaLand Retail Prestige Mall Management Private Limited (CRPM), Prestige Garden Resorts Private Limited (PGRPL) and Vijaya Productions Pvt Ltd (VPPL) (w.e.f. 12/12/2011) in India, which has been considered as Joint Ventures. The Company's share of the assets, liabilities, income and expenses is as below:

Rs. In Lakhs					
Particulars	As at / Year ended	CRPM	PGRPL	RRR	VPPL
Non-current assets					
Fixed Assets (Net Block)	31.03.2012	5	157	-	1,128
	31.03.2011	(25)	(177)	(1,234)	-
Capital work in progress	31.03.2012	-	18	-	10,850
	31.03.2011	-	-	-	-
Long-term loans & advances	31.03.2012	-	-	-	622
	31.03.2011	(5)	-	-	-
Current Assets					
Inventories	31.03.2012	-	-	-	-
	31.03.2011	-	-	-	-
Cash and bank balances	31.03.2012	50	359	-	1,849
	31.03.2011	(13)	(0)	(2)	-
Trade receivables	31.03.2012	-	-	-	-
	31.03.2011	(9)	-	-	-
Short-term loans & advances	31.03.2012	17	54	-	17
	31.03.2011	(11)	-	-	-
Other current assets	31.03.2012	-	-	-	4
	31.03.2011	-	-	-	-
Total	31.03.2012	72	588	-	14,470
	31.03.2011	(62)	(177)	(1,236)	-
Non-Current Liabilities					
Long-term borrowings	31.03.2012	-	-	-	6,299
	31.03.2011	-	-	-	-
Other Long-term liabilities	31.03.2012	-	-	-	168
	31.03.2011	-	-	-	-
Long-term provisions	31.03.2012	0	-	-	-
	31.03.2011	(0)	-	-	-
Current Liabilities					
Short-term borrowings	31.03.2012	-	-	-	-
	31.03.2011	-	(57)	-	-
Trade payables	31.03.2012	-	18	-	-
	31.03.2011	-	(31)	(28)	-
Other current liabilities	31.03.2012	2	0	-	1,283
	31.03.2011	(2)	(19)	-	-
Short-term provisions	31.03.2012	0	115	-	-
	31.03.2011	-	-	(19)	-
Total	31.03.2012	2	134	-	7,750
	31.03.2011	(2)	(107)	(47)	-
Income	31.03.2012	46	524	-	11
	31.03.2011	(41)	-	-	-
Expenses	31.03.2012	29	137	62	96
	31.03.2011	(53)	(25)	(0)	-
Contingent liabilities	31.03.2012	-	2,344	-	-
	31.03.2011	-	(3,750)	-	-
Capital commitment (Net of advance)	31.03.2012	-	-	-	3,093
	31.03.2011	-	-	-	-

37 List of related parties

- (a) **Associate Companies where there is significant influence**
 Prestige Amusements Private Limited (Upto 31st Mar 2012)
 Prestige Garden Constructions Private Limited
 Babji Realtors Private Limited
 Prestige Projects Private Limited
 City Properties Maintenance Company (Bangalore) Limited
 Vijaya Productions Pvt Ltd. . (w.e.f 22nd Oct 2010 and Upto 12th Dec 2011)
 Exora Business Parks Pvt Ltd. (w.e.f 31st Dec 2010)
- (b) **Joint Ventures**
 RRR Investments (Upto 31/03/2012)
 CapitaLand Prestige Mall Management Private Limited
 Prestige Garden Resorts Private Limited
 Vijaya Productions Private Limited (w.e.f 12th Dec 2011)
- (c) **Entities in which key management personnel have significant influence**
 Prestige Garden Estates Private Limited
 Dollar Constructions & Engineers Private Limited
 Prestige Home Finance Limited (Dissolved on 25th Feb 2011)
 Thomsun Realtors Private Limited
 Prestige Golf Resorts Private Limited
 Kandid Marketing Services Private Limited (Dissolved on 16th Mar 2011)
- (d) **Associate and Partnership Firms, Trusts in which some of the Directors and their Relatives are interested:**
 Brunton Developers (Upto August 31, 2011)
 Castlewood Investments
 Colonial Estates
 Educate India Foundation
 Educate India Trust
 Prestige Hi-Tech Projects
 Prestige Constructions
 Prestige Property Management and Services
 Silverline Estates
 Prestige Whitefield Developers
 Prestige Notting Hill Investments
 Morph
 Eden Investments & Estates
 Prestige Ozone Properties
 Sublime
 Prestige KRPL Teckpark
 Prestige Realty Ventures
 Window Care
 Morph Design Company
 Albert Properties
 Silver Oak Projects
 Nebulla Investments
 The Good Food Company
 Spring Green
 Prestige Southcity Holdings
 Prestige Cuisine
 23 Carat

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

(e) Key Management Personnel

Irfan Razack, Managing Director
Rezwan Razack, Joint Managing Director
Noaman Razack, Director
Dr.Pangal Ranganath Nayak, Independent Director
Jagdeesh K. Reddy, Independent Director
Biji George Koshy, Independent Director
Noor Ahmed Jaffer, Independent Director

(f) Relative of key management personnel

Badrunissa Irfan
Almas Rezwan
Sameera Noaman
Faiz Rezwan
Uzma Irfan
Mohammed Zaid Sadiq
Matheen Irfan
Sana Rezwan
Danya Noaman
Zayd Noaman
Anjum Jung
Rabia Razack
Omer Bin Jung

Note : The related party relationships are as identified by management which has been relied upon by the auditors.
Details of related party transactions during the year and balances outstanding as at the year end are given in Annexure I.

- 38** Share of Profit from Associates (Net) includes Rs. Nil (P.Y. Rs. 1025/- Lakhs) being gain on dilution of holdings on investments considered as partial disposal.
- 39** The consolidated financial results include an Associate whose unaudited financial results reflect the Group's share of profit for the year ended March 31, 2012 of Rs. 22/- Lakhs and a Joint Venture Company whose unaudited financial results reflects a Group's loss of Rs. 84/- Lakhs which have been consolidated based on management accounts.
- 40** Previous year figures have been regrouped / reclassified wherever necessary to facilitate comparison with those for the current year.

Signatures to Notes to Consolidated Financial statements 1 - 40

For and on behalf of the board

Irfan Razack
Managing Director

Rezwan Razack
Joint Managing Director

Lalitha Kini
Company Secretary

Venkata Narayana. K
Chief Financial Officer

Bangalore
Date: 28 May 2012

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Details of Related Party Transactions and Balances

Annexure I

Rs. In Lakhs

Particulars	31-Mar-12	31-Mar-11
Share of Revaluation reserves from firms		
Associates and Companies, firms & trusts in which the directors are interested.		
Silver Oak Projects	-	10,545
Total	-	10,545
Intercompany Deposits taken		
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Amusements Pvt. Limited	50	80
Thomsun Realtors Pvt Ltd	2,000	-
Prestige Projects Pvt. Ltd	655	-
Total	2,705	80
Repayment of Intercompany Deposits taken		
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Fashions Pvt. Ltd	-	455
Prestige Amusements Pvt. Limited	-	7
Prestige Garden Estates Pvt., Ltd	90	5
Total	90	467
Unsecured Loans Taken		
Key Management Personnel & their relative		
Irfan Razack	-	58
Rezwan Razack	-	55
Noaman Razack	-	55
Uzma Irfan	140	-
Total	140	168
Unsecured Loans taken repaid		
Key Management Personnel & their relative		
Irfan Razack	746	983
Noaman Razack	20	218
Rezwan Razack	366	18
Almas Rezwan	20	12
Badrunissa Irfan	20	12
Sameera Noaman	20	12
Uzma Irfan	230	-
Total	1,422	1,255
Advances Received		
Associates and Companies, firms & trusts in which the directors are interested.		
SilverOak Projects	41	-
Sub Total	41	-
Key Management Personnel & their relative		
Faiz Rezwan	200	-
Irfan Razack	200	2,613
Noaman Razack	200	1,613
Rezwan Razack	200	1,613
Sub Total	800	5,839
Total	841	5,839
Advances Repaid		
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Ozone Properties	18	-
Silverline Estates	-	1,373
Sub Total	18	1,373

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Details of Related Party Transactions and Balances

Annexure I		Rs. In Lakhs	
Particulars	31-Mar-12	31-Mar-11	
Key Management Personnel & their relative			
Irfan Razack	2,613	-	
Noaman Razack	1,613	-	
Rezwan Razack	1,613	-	
Sub Total	5,839	-	
Total	5,857	1,373	
Lease Deposits taken			
Associates and Companies, firms & trusts in which the directors are interested.			
City Properties Maintenance Bangalore Pvt. Ltd	3	-	
Total	3	-	
Lease Deposits taken repaid			
Associates and Companies, firms & trusts in which the directors are interested.			
Prestige Ozone Properties	-	18	
Total	-	18	
Intercompany Deposits given			
Associates and Companies, firms & trusts in which the directors are interested.			
Exora Business Parks Pvt. Ltd	150	-	
Prestige Golf Resorts Pvt Ltd	-	7	
Prestige Garden Resorts Pvt.. Ltd	38	13	
Total	188	20	
Intercompany Deposits given recovered			
Associates and Companies, firms & trusts in which the directors are interested.			
Exora Business Parks Pvt. Ltd	1,150	-	
Prestige Garden Resorts Pvt. Ltd	95	-	
Total	1,245	-	
Loans & Advances given			
Associates and Companies, firms & trusts in which the directors are interested.			
Castlewood Investments	90	-	
Morph	57	228	
Morph Design Company	151	12	
Prestige Whitefield Developers	115	-	
Prestige Nottingham Investments	938	3,333	
Prestige Ozone Properties	8	7	
Prestige Projects Pvt. Ltd	-	1,290	
RRR Investments	165	441	
Silverline Estates	195	1,762	
Silver Oak Projects	217	10,545	
Spring Green	2	-	
Sublime	2	-	
Window Care	13	-	
Sub Total	1,953	17,618	
Key Management Personnel & their relative			
Anjum Jung	675	-	
Uzma Irfan	2	-	
Sub Total	677	-	
Total	2,630	17,618	

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Details of Related Party Transactions and Balances

Annexure I

Rs. In Lakhs

Particulars	31-Mar-12	31-Mar-11
Loans & Advances given recovered		
Associates and Companies, firms & trusts in which the directors are interested.		
Educate India Trust	-	2
Educate India Foundation	60	-
Morph	148	60
Morph Design Company	3	55
Prestige KRPTL Techpark	1	1
Prestige Nottinghill Investments	1,127	2,326
Prestige Ozone Properties	101	-
Prestige Whitefield Developers	13	103
Silver Oak Projects	200	10,813
Silverline Estates	1,020	1,683
Spring Green	14	-
Sublime	-	237
RRR Investments	606	-
Total	3,293	15,280
Share/Debentures Application money given		
Associates and Companies, firms & trusts in which the directors are interested.		
Babji Realtors Pvt.. Ltd	588	-
Exora Business Parks Pvt.. Ltd	2,720	-
Prestige Garden Resorts Pvt.. Ltd	-	5
Prestige Golf Resorts Pvt. Ltd	4	1
Vijaya Productions Pvt. Ltd	-	1
Total	3,312	7
Share/Debentures Application money received back		
Associates and Companies, firms & trusts in which the directors are interested.		
Exora Business Parks Pvt. Ltd	2,960	-
Prestige Garden Resorts Pvt. Ltd	6	-
Total	2,966	-
Investments made		
Associates and Companies, firms & trusts in which the directors are interested.		
Educate India Trust	-	2
Vijaya Productions Pvt. Ltd	497	1,980
Total	497	1,982
Shares allotted against application made earlier		
Associates and Companies, firms & trusts in which the directors are interested.		
Vijaya Productions Pvt. Ltd	-	8,528
Total	-	8,528
Allotment of Debentures		
Key Management personnel & their relatives		
Irfan Razack	-	4
Rezwan Razack	-	4
Noaman Razack	-	4
Badrunissa Irfan	-	4
Almas Rezwan	-	4
Sameera Noaman	-	4
Total	-	24

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Details of Related Party Transactions and Balances

Annexure I		Rs. In Lakhs	
Particulars	31-Mar-12	31-Mar-11	
Sale/Redemption of Investments			
Associates and Companies, firms & trusts in which the directors are interested.			
RRR Investments	150	-	
Total	150	-	
Sale of land/Units/Fitouts			
Valdel xtent Outsourcing Solutions Pvt.. Ltd	-	8,609	
Sub Total	-	8,609	
Associates and Companies, firms & trusts in which the directors are interested.			
Prestige Cuisine	275	-	
Nebulla Investments	-	189	
Sub Total	275	189	
Key Management Personnel & their relative			
Almas Rezwan	885	-	
Badrunissa Irfan	886	-	
Faiz Rezwan	332	-	
Irfan Razack	564	-	
Sameera Noaman	1,044	198	
Sana Rezwan	332	-	
Danya Noaman	332	-	
Noaman Razack	564	-	
Zayd Noaman	332	-	
Rabia Razack	-	115	
Rezwan Razack	564	-	
Uzma Irfan	804	-	
Sub Total	6,639	313	
Total	6,914	9,111	
Management Contract			
Associates and Companies, firms & trusts in which the directors are interested.			
Prestige Garden Estates Pvt. Limited	107	133	
Prestige Amuesements Pvt. Ltd	24	-	
Exora Business Parks Pvt.. Ltd	622	-	
Prestige Nottinghill Investments	-	193	
Prestige Home Finance Ltd	-	4	
SilverOak Projects	88	-	
RRR Investments	-	106	
Vijaya Productions Pvt. Ltd	-	500	
Total	841	936	
Rental Income			
Associates and Companies, firms & trusts in which the directors are interested.			
Morph Design Company	13	13	
Prestige Amusements Pvt. Limited	18	-	
Good Food Company	95	77	
Prestige Fashions Pvt. Ltd	81	80	
Sublime	5	-	
Total	212	170	

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Details of Related Party Transactions and Balances

Annexure I

Rs. In Lakhs

Particulars	31-Mar-12	31-Mar-11
Interest Income		
Associates and Companies, firms & trusts in which the directors are interested.		
Exora Business Parks Pvt.. Ltd	21	-
Prestige Golf Resorts Pvt. Ltd	7	7
Prestige Garden Resorts Pvt.. Ltd	6	15
Sub Total	34	22
Key Management Personnel & their relative		
Irfan Razack	-	82
Rezwan Razack	-	78
Noaman Razack	-	78
Sub Total	-	238
Total	34	260
Rendering of services		
Associates and Companies, firms & trusts in which the directors are interested.		
City Properties Maintenance Bangalore Ltd	-	246
Prestige Amusements Pvt Ltd	1	10
Prestige Fashions Pvt Ltd	49	24
Prestige Garden Resorts Pvt Ltd	-	17
Exora Business Parks Pvt Ltd	76	-
Good Food Company	7	-
Prestige Constructions	4	3
Prestige Nottingham Investments	28	15
Morph	5	2
Castlewood Investments	4	3
Silverline Estates	22	33
RRR Investments	5	-
Nebulla Investments	1	-
23 Carat	6	-
Silveroak Projects	7	-
Sub Total	215	353
Key Management Personnel & their relative		
Irfan Razack	26	19
Rezwan Razack	24	15
Noaman Razack	16	8
Rabia Razack	8	6
Badrunissa Irfan	8	2
Sameera Noaman	1	-
Anjum Jung	5	3
Uzma Irfan	12	9
Faiz Rezwan	9	9
Sana Rezwan	3	1
Zaid Noaman	-	-
Danya Noaman	2	1
Sub Total	66	42
Total	281	395
Share of Profit from Firms & Dividends from Companies		
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Nottingham Investments	138	2,008
Prestige Ozone Properties	8	7
Silverline Estates	195	1,340
Total	341	3,355

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Details of Related Party Transactions and Balances

Annexure I		Rs. In Lakhs	
Particulars	31-Mar-12	31-Mar-11	
Purchase of Goods			
Associates and Companies, firms & trusts in which the directors are interested.			
Morph	1,221	654	
Morph Design Company	618	231	
Prestige Fashions Pvt. Ltd	43	24	
Good Food Company	1	-	
Sublime	10	-	
Spring Green	249	-	
Window Care	12	18	
Total	2,154	927	
Purchase of Land/Units/Property			
Associates and Companies, firms & trusts in which the directors are interested.			
Prestige Constructions	-	120	
Total	-	120	
Receiving of Services			
Associates and Companies, firms & trusts in which the directors are interested.			
City Properties Maintenance Bangalore Ltd	22	10	
Morph Design Company	12	61	
Prestige Garden Constructions Pvt. Ltd	41	64	
Prestige Amusements Pvt. Limited	352	73	
Prestige Fashions Pvt Ltd	13	10	
Sublime	1,272	834	
Window Care	-	1	
Total	1,712	1,053	
Interest Expenses			
Associates and Companies, firms & trusts in which the directors are interested.			
Prestige Property Management & Services	-	59	
Prestige Fashions Pvt. Limited	-	22	
Prestige Amusements Pvt. Limited	32	-	
Thomsun Realtors Pvt Ltd	22	12	
Prestige Garden Estates Pvt. Limited	9	-	
Prestige Projects Pvt. Limited	58	-	
Total	121	93	
Rental Expense			
Associates and Companies, firms & trusts in which the directors are interested.			
Nebulla Investments	113	141	
Prestige Garden Constructions Pvt Ltd	160	151	
Prestige Ozone Properties	66	-	
Prestige Cuisine	31	-	
Sub Total	370	292	
Key Management Personnel & their relative			
Almas Rezwan	28	-	
Badrunissa Irfan	70	38	
Danya Noaman	11	-	
Faiz Rezwan	14	3	
Irfan Razack	335	267	
Matheen Irfan	3	3	
Noaman Razack	335	267	
Rezwan Razack	335	267	
Sameera Noaman	28	-	
Sana Rezwan	19	7	
Uzma Irfan	34	12	
Zaid Noaman	11	-	
Sub Total	1,223	864	
Total	1,593	1,156	

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Details of Related Party Transactions and Balances

Annexure I

Rs. In Lakhs

Particulars	31-Mar-12	31-Mar-11
Remuneration-Paid		
Key Management Personnel & their relative		
Faiz Rezwan	3	3
Irfan Razack	240	240
Noaman Razack	20	-
Rezwan Razack	240	240
Sana Rezwan	1	-
Uzma Irfan	3	3
Omer Bin Jung	-	45
Zaid Sidiq	6	6
Total	513	537
Directors Sitting Fees		
Key Management Personnel & their relative		
Dr. Pangal Ranganath Nayak	1	-
Jagdeesh K. Reddy	1	2
Biji George Koshy	1	-
Noor Ahmed Jaffer	-	1
Total	3	3
Share of Loss		
Associates and Companies, firms & trusts in which Directors are interested		
Prestige KRPTL Techpark	1	1
Prestige Whitefield Developers	3	3
RRR Investments	31	-
Total	35	4
Amounts outstanding as at Balance Sheet Date		
Amounts Due to		
Inter Corporate Deposit payable		
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Amusements Pvt. Limited	-	180
Prestige Fashions Pvt Ltd	-	22
Prestige Garden Estates Pvt. Limited	-	109
Thomsun Realtors Pvt Ltd	2,000	-
Prestige Projects Pvt. Limited	655	-
Total	2,655	311
Interest accrued but not due on Inter corporate deposits		
Associates and Companies, firms & trusts in which the directors are interested.		
Thomsun Realtors Pvt Ltd	22	-
Presitge Projects Pvt. Limited	52	-
Total	74	-
Unsecured Loans Other than ICD payable		
Key Management Personnel & their relative		
Irfan Razack	69	1,507
Rezwan Razack	45	1,064
Noaman Razack	45	717
Almas Rezwan	-	20
Badrunissa Irfan	-	20
Sameera Noaman	-	20
Uzma Irfan	-	90
Total	159	3,438

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Details of Related Party Transactions and Balances

Annexure I		Rs. In Lakhs	
Particulars	31-Mar-12	31-Mar-11	
Trade Payable			
Associates and Companies, firms & trusts in which the directors are interested.			
City Properties Maintenance Bangalore Ltd	6	-	
Nebulla Investments	13	-	
Morph	145	36	
Morph Design Company	73	9	
Prestige Amusements Pvt. Limited	-	262	
Prestige Garden Estates Pvt.. Ltd	39	40	
Prestige Cuisine	5	-	
Prestige Garden Constructions Pvt. Ltd	9	3	
Good Food Company	1	-	
Prestige Fashions Pvt Ltd	4	-	
Sublime	56	46	
Spring Green	66	18	
Window Care	1	1	
Sub Total	418	415	
Key Management Personnel & their relative			
Anjum Jung	-	315	
Irfan Razack	56	91	
Noaman Razack	5	49	
Rezwan Razack	14	91	
Sana Rezwan	1	-	
Uzma Irfan	-	1	
Zaid Sidiq	1	-	
Sub Total	77	547	
Total	495	962	
Lease Deposits Received			
Associates and Companies, firms & trusts in which the directors are interested.			
Citi Properties Maintenance Bangalore Pvt. Ltd	3	-	
Morph Design Company	9	9	
Prestige Fashions Pvt. Ltd	43	43	
Prestige Garden Constructions Pvt Ltd	-	69	
Prestige Constructions	-	2	
Prestige Amusements Pvt. Limited	-	27	
Total	55	150	
Advances Held			
Associates and Companies, firms & trusts in which the directors are interested.			
SilverOak Projects	41	-	
Sub Total	41	-	
Key Management Personnel & their relative			
Faiz Rezwan	200	-	
Irfan Razack	1,250	3,663	
Noaman Razack	1,250	2,663	
Rezwan Razack	1,250	2,663	
Sub Total	3,950	8,989	
Total	3,991	8,989	

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Details of Related Party Transactions and Balances

Annexure I

Rs. In Lakhs

Particulars	31-Mar-12	31-Mar-11
Amounts Due From		
Inter Corporate Deposit receivable		
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Golf Resorts Pvt. Ltd	47	64
Prestige Garden Estates Pvt.. Ltd	-	1
Prestige Garden Resorts Pvt.. Ltd	-	152
Total	47	217
Interest accrued but not due Inter Corporate Deposit given		
Associates and Companies, firms & trusts in which the directors are interested.		
Exora Business Parks Pvt.. Ltd	52	-
Prestige Golf Resorts Pvt. Ltd	23	-
Total	75	-
Lease Deposits given		
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Garden Constructions Pvt Ltd	-	18
Prestige Ozone Properties	18	-
Sub Total	18	18
Key Management Personnel & their relative		
Badrunissa Irfan	33	33
Faiz Rezwan	2	2
Irfan Razack	1	1
Noaman Razack	1	1
Matheen Irfan	2	2
Rezwan Razack	1	1
Sana Rezwan	6	6
Uzma Irfan	13	9
Sub Total	59	55
Total	77	73
Trade Receivables		
Associates and Companies, firms & trusts in which the directors are interested.		
CapitaLand Retail Prestige Mall Management Pvt.. Ltd	4	7
City Properties Maintenance Bangalore Ltd	-	98
Dollars Constructions & Engineering Pvt. Ltd	18	18
Exora Business Parks Pvt.. Ltd	536	3
Morph	1	1
Morph Design Company	18	46
Nebulla Investments	-	804
Prestige Garden Resorts Pvt Ltd	5	60
Prestige Amusements Pvt Ltd	-	2
Prestige Fashions Pvt. Ltd	-	7
Prestige Nottinghill Investments	35	6
Prestige Garden Constructions Pvt. Ltd	59	-
Prestige Golf Resorts Pvt Ltd	-	1
Prestige Constructions	-	16
SilverOak Projects	24	-
Castlewood Investments	8	4
Silverline Estates	12	6
RRR Investments	5	2
23 Carat	6	-
The Good Food Co.	11	10
Vijaya Productions Pvt. Ltd	11	22
Sub Total	753	1,113

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Details of Related Party Transactions and Balances

Annexure I		Rs. In Lakhs	
Particulars	31-Mar-12	31-Mar-11	
Key Management Personnel & their relative			
Danya Noaman	145	-	
Faiz Rezwan	158	4	
Irfan Razack	650	-	
Omer Bin Jung	24	29	
Noaman Razack	636	-	
Badrunissa Irfan	8	-	
Rabia Razack	2	30	
Rezwan Razack	648	-	
Sameera Noaman	153	45	
Sana Rezwan	1	1	
Anjum Jung	-	2	
Uzma Irfan	136	2	
Sub Total	2,561	113	
Total	3,314	1,226	
Loans & Advances recoverable			
Associates and Companies, firms & trusts in which the directors are interested.			
Colonial Estates	15	15	
Castlewood Investments	90	-	
Educate India Foundation	1,601	1,661	
Educate India Trust	354	354	
Eden Investments	331	331	
Morph	417	475	
Morph Design Company	175	25	
Prestige Ozone Properties	479	572	
Prestige Whitefield Developers	381	279	
Prestige Projects Pvt. Ltd	10,277	10,277	
Prestige Realty Ventures	2,290	2,290	
Prestige Nottinghill Investments	1,687	1,875	
Prestige KRPTL Techpark	682	683	
Prestige Garden Constructions Pvt Ltd	69	-	
Prestige Constructions	2	-	
RRR Investments	597	2,077	
Silver Oak Projects	64	47	
Silverline Estates	1,533	2,357	
Sublime	2	-	
Spring Green	15	-	
Thomsun Realtors Pvt. Ltd	1	1	
Window Care	13	4	
Sub Total	21,075	23,323	
Key Management Personnel & their relative			
Anjum Jung	675	-	
Uzma Irfan	2	-	
Sub Total	677	-	
Total	21,752	23,323	

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Details of Related Party Transactions and Balances

Annexure I

Rs. In Lakhs

Particulars	31-Mar-12	31-Mar-11
Debtentures/Debtentures application money Invested		
Associates and Companies, firms & trusts in which the directors are interested.		
Babji Realtors Pvt.. Ltd	1,274	-
Exora Business Parks Pvt.. Ltd	3	-
Sub Total	1,277	-
Total	1,277	-
Share Application Money		
Associates and Companies, firms & trusts in which the directors are interested.		
Exora Business Parks Pvt.. Ltd	3,125	3,365
Prestige Garden Estates Pvt.. Ltd	708	708
Prestige Golf Resorts Pvt. Ltd	5	1
Vijaya Productions Pvt. Ltd	-	1
Sub Total	3,838	4,075
Total	3,838	4,075
Debtenture Application Money		
Associates and Companies, firms & trusts in which the directors are interested.		
Babji Realtors Pvt Ltd	588	-
Sub Total	588	-
Guarantees & Collaterals Provided		
Associates and Companies, firms & trusts in which the directors are interested.		
Babji Realtors Pvt.. Ltd	4,995	2,767
Exora Business Parks Pvt.. Ltd	34,025	10,000
Prestige Garden Constructions Pvt. Ltd	85	-
Vijaya Productions Pvt. Ltd	3,828	6,554
Total	42,933	19,321
Release of Guarantees & Collaterals provided		
Associates and Companies, firms & trusts in which the directors are interested.		
Educate India Foundation	179	219
Exora Business Parks Pvt. Ltd	17,000	6,405
Prestige Fashions Pvt. Ltd	-	475
Silverline Estates	-	756
Total	17,179	7,855
Guarantees & Collaterals Received		
Associates and Companies, firms & trusts in which the directors are interested.		
Prestige Realty Ventures	10,000	-
Prestige Garden Resorts Pvt. Ltd	-	7,500
Sub Total	10,000	7,500
Key Management Personnel & their relative		
Directors & Relatives of Directors	1,00,396	77,524
Sub Total	1,00,396	77,524
Total	1,10,396	85,024

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Details of Related Party Transactions and Balances

Annexure I		Rs. In Lakhs	
Particulars	31-Mar-12	31-Mar-11	
Release in Guarantees & Collaterals received			
Associates and Companies, firms & trusts in which the directors are interested.			
Prestige Garden Resorts Pvt. Ltd	1,406	2,025	
Prestige Reality Ventures	31,215	-	
Sub Total	32,621	2,025	
Key Management Personnel & their relative			
Directors & Relatives of Directors	259,871	1,42,319	
Sub Total	259,871	1,42,319	
Total	292,492	1,44,344	
Closing Balance as on March 31, 2012			
Guarantees & Collaterals Provided			
Associates and Companies, firms & trusts in which the directors are interested.			
Babji Realtors Pvt. Ltd	11,273	6,278	
Educate India Foundation	-	179	
Exora Business Parks Pvt. Ltd	27,025	10,000	
Prestige Garden Constructions Pvt. Ltd	6,640	6,655	
Vijaya Productions Pvt. Ltd	7,107	6,554	
Total	52,045	29,566	
Guarantees & Collaterals Received			
Associates and Companies, firms & trusts in which the directors are interested.			
Prestige Realty Ventures	10,000	31,215	
Silverline Estates	-	7,500	
Prestige Garden Resorts Pvt. Ltd	2,344	-	
Sub Total	12,344	38,715	
Key Management Personnel & their relative			
Directors & Relatives of Directors	1,71,066	3,41,843	
Sub Total	1,71,066	3,41,843	
Total	1,83,410	3,80,558	

- (A) Related party relationships are as identified by the Company on the basis of information available with them and accepted by the auditors
- (B) The above amounts exclude reimbursement of expenses.
- (C) No amount is / has been written off or written back during the year in respect of debts due from or to related parties.

FINANCIAL INFORMATION OF SUBSIDIARY COMPANIES

Statement pursuant to Section 212 (8) of the Companies Act, 1956, relating to Subsidiary Companies

Sl. No.	Name of the Company	Financial Year Ended on	(a) Capital	(b) Reserves and Surplus	(c) Total Assets (Non-current Assets + Current Assets)	(d) Total Liabilities (Non-current Liabilities + Current Liabilities)	(e) Details of Investments (except in case of investments in subsidiaries)	(f) Turnover (Including Other Income)	(g) Profit (Loss) before Taxation	(h) Provision for Taxation	(i) Profit (Loss) After Taxation	(j) Proposed Dividend
1	Prestige Amusements Pvt. Ltd.	31-Mar-12	25	616	1,397	756	-	2,136	169	50	119	-
2	Prestige Leisure Resorts Pvt. Ltd.	31-Mar-12	489	557	8,655	7,608	0	6,538	70	-	70	-
3	I C B I (India) Pvt. Ltd.	31-Mar-12	4	4,287	4,516	225	0	238	59	29	30	-
4	Prestige Shantiniketan Leisures Pvt. Ltd.	31-Mar-12	63	(11)	3,574	3,522	-	-	(4)	-	(4)	-
5	Prestige Valley View Estates Pvt. Ltd.	31-Mar-12	194	2,002	2,428	232	-	157	37	35	2	-
6	Prestige Bidadi Holdings Pvt. Ltd.	31-Mar-12	938	2,650	11,499	7,911	-	0	(147)	-	(147)	-
7	K2K Infrastructure (India) Pvt. Ltd.	31-Mar-12	150	(611)	2,439	2,901	-	2,292	(376)	-	(376)	-
8	Valdel Xtent Outsourcing Solutions Pvt. Ltd.	31-Mar-12	2,900	(374)	12,839	10,313	10	154	10	-	10	-
9	Downhills Holiday Resorts Pvt. Ltd.	31-Mar-12	415	518	934	0	-	-	(1)	-	(1)	-
10	Pennar Hotels & Resorts Pvt. Ltd.	31-Mar-12	359	296	655	0	-	-	(1)	-	(1)	-
11	Village-De-Nandi Pvt. Ltd.	31-Mar-12	100	(9)	188	98	-	-	(4)	-	(4)	-
12	Foothills Resorts Pvt. Ltd.	31-Mar-12	562	416	978	0	-	-	(1)	-	(1)	-
13	Northland Holding Company Private Limited	31-Mar-12	300	(80)	3,888	3,668	-	34	(76)	-	(76)	-
14	Cessna Garden Developers Pvt. Ltd.	31-Mar-12	400	(2,300)	64,619	66,519	-	5,548	(709)	0	(709)	-
15	West Palm Developments Pvt. Ltd.	31-Mar-12	106	3,623	6,728	2,999	-	1,670	1,149	298	851	-
16	Villaland Developers Pvt. Ltd.	31-Mar-12	1	(2)	3,401	3,401	-	-	(1)	-	(1)	-
17	Prestige Construction Ventures Pvt. Ltd.	31-Mar-12	1,078	6,318	21,661	14,266	-	6,070	(1,317)	-	(1,317)	-
18	Prestige Mangalore Retail Ventures Pvt. Ltd.	31-Mar-12	894	2,385	15,644	12,365	-	-	(26)	-	(26)	-
19	Prestige Mysore Retail Ventures Pvt. Ltd.	31-Mar-12	4,319	1,760	7,154	1,075	-	-	(8)	-	(8)	-
20	Prestige Whirefield Investment & Developers Pvt. Ltd.	31-Mar-12	11,986	6,363	18,583	233	-	-	(1)	-	(1)	-

Notes



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