

Independent Auditor's Report

To the Members of Cygnus Negri Investments Pvt Limited

Report on the Standalone Ind AS Financial Statements

We have audited the accompanying standalone Ind AS financial statements of Cygnus Negri Investments Pvt Limited ('the Company'), which comprise the Balance Sheet as at March 31, 2017, the Statement of Profit and Loss (including other comprehensive income), the Statement of Cash Flows and the Statement of Changes in Equity for the year then ended and a summary of the significant accounting policies and other explanatory information (herein after referred to as "standalone Ind AS financial statements").

Management's Responsibility for the Standalone Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act read with relevant rules issued thereunder.

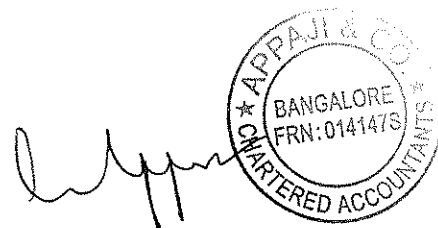
This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

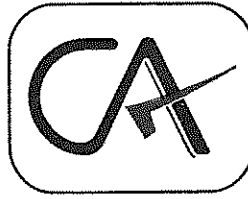
Auditor's Responsibility

Our responsibility is to express an opinion on these standalone Ind AS financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

We conducted our audit of the standalone Ind AS financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the standalone Ind AS financial statements are free from material misstatement.





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

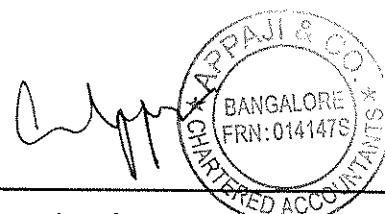
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone Ind AS financial statements.

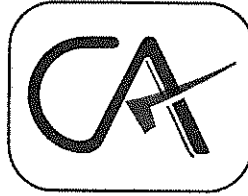
Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Ind AS, of the financial position of the Company as at March 31, 2017 and its financial performance including other comprehensive income, its cash flows and changes in equity for the year ended on that date.

Report on Other Legal and Regulatory Requirements:

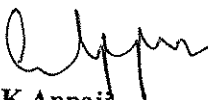
1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, we give in the Annexure A, a statement on the matters specified in the paragraph 3 and 4 of the order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report, to the extent applicable, that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - (b) In our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - (c) The balance sheet, the statement of profit and loss including other comprehensive income, the statement of cash flows and the statement of changes in equity dealt with by this Report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid standalone Ind AS financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act read with relevant rule issued there under;

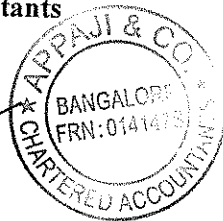


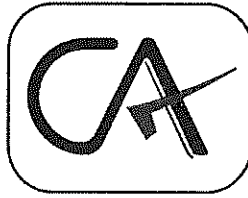


- (e) On the basis of the written representations received from the directors as on March 31, 2017 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2017 from being appointed as a director in terms of Section 164 (2) of the Act;
- (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B"; and
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations which would impact its financial position.
 - ii. The Company did not have any long term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company;
 - iv. Based on the audit procedures and based on the management representation we report that the company did not have any cash in hand during the period from November 8, 2016 to December 30, 2016. Accordingly, the requisite disclosure in its standalone Ind AS financial statement as to holdings as well as dealings in Specified Bank Notes during these period is not applicable to the Company. Refer Note 8 to the Standalone Ind AS financial statements.

For Appaji & Co
Chartered Accountants
FRN: 014147S


K Appaji
Partner
M.No.: 214156
Place: Bengaluru
Date:





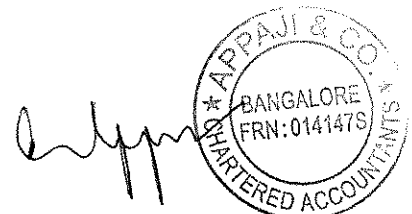
Cygnus Negri Investments Pvt Limited

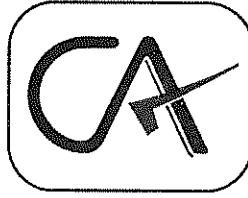
Annexure - A to the Independent Auditor's report

In respect of the Annexure referred to in paragraph 1 of our report to the Members of Cygnus Negri Investments Pvt Limited ("the Company") for the year ended March 31, 2017, we report that:

- i. a) The Company is having Fixed Assets and is maintaining fixed assets register and verification done by management at periodic intervals.
- ii. The Company is a Investment company , primarily making Investments in Money market Mutual funds . Accordingly, it does not hold any Physical inventories. Thus, paragraph 3(ii) of the order is not applicable to the Company.
- iii. During the current year, the Company has not granted any loans, secured or unsecured to parties covered in the register required to be maintained under Section 189 of the Act. As such point (b) and (c) of this Clause are not applicable.
- iv. In our opinion and according to the information and explanations given to us, the Company does not have any transactions to which the provisions of Section 185 apply. The Company has complied with the provisions of Section 186 of the Act, with respect to the loans, investments, guarantees and security.
- v. The Company has not accepted any deposits from the public.
- vi. The Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Act, for any of the products or services rendered by the Company.
- vii. a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted/ accrued in the books of account in respect of undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues have generally been regularly deposited during the year by the Company with the appropriate authorities.

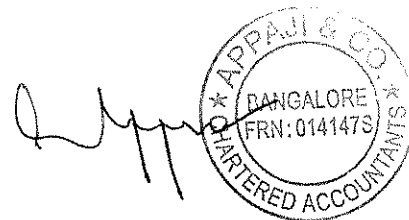
According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues were in arrears as at March 31, 2017 for a period of more than six months from the date they became payable.

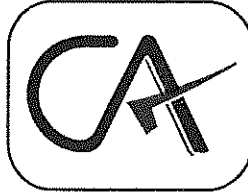




Annexure - A to the Independent Auditor's report (continued)

- b) According to the information and explanations given to us, there are no material dues of income tax which have not been deposited with the appropriate authorities on account of any dispute.
- viii. The company does not have any loans or borrowings from any financial institution, banks, government or debenture holders during the year. Accordingly, paragraph 3(viii) of the Order is not applicable.
- ix. The Company did not raise any moneys by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3(ix) of the Order is not applicable.
- x. According to the information and explanations given to us, no fraud by the Company or on the Company by its officers or employees has been noticed or reported during the year.
- xi. According to the information and explanations give to us and based on our examination of the records of the Company, the Company has paid/provided for managerial remuneration in accordance with the requisite approvals mandated by the provisions of Section 197 read with Schedule V to the Act.
- xii. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.
- xiii. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with Sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- xiv. According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.





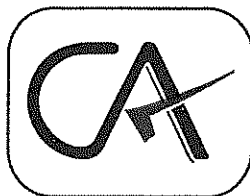
Annexure - A to the Independent Auditor's report (continued)

- xv. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
- xvi. According to the information and explanations given to us, the Company is not required to be registered under Section 45 IA of the Reserve Bank of India Act, 1934.

For Appaji & Co
Chartered Accountants
FRN: 014147S

K Appaji
Partner
M. No. :214156
Place: Bengaluru
Date:





Cygnus Negri Investments Pvt Limited
Annexure – B to the Independent Auditor’s Report of even date on the Standalone Ind AS
Financial Statements of Cygnus Negri Investments Pvt Limited

Report on the Internal Financial Controls under Clause (i) of Sub-Section 3 of Section 143 of the
Companies Act, 2013 (“the Act”)

We have audited the internal financial controls over financial reporting of Cygnus Negri Investments Pvt Limited (“the Company”) as of March 31,2017 in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.


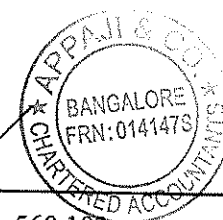
Management’s Responsibility for Internal Financial Controls

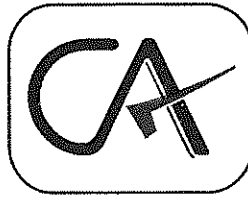
The Company’s management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India (‘ICAI’). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor’s Responsibility

Our responsibility is to express an opinion on the Company’s internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the “Guidance Note”) and the Standards on Auditing, issued by ICAI and deemed to be prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the stand alone Ind AS financial statements, whether due to fraud or error. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company’s internal financial controls system over financial reporting.



Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Standalone Ind AS financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the Standalone Ind AS financial statements.


Inherent Limitations of Internal Financial Controls over Financial Reporting

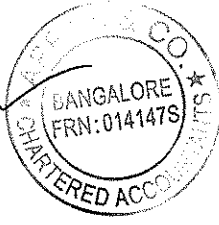
Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, and adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2017, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Appaji & Co
Chartered Accountants
FRN: 014147S


K Appaji
Partner
M.No.:214156
Place: Bengaluru
Date:



CYGNUS NEGRI INVESTMENTS PRIVATE LIMITED
STANDALONE FINANCIAL STATEMENTS
AS OF AND FOR THE YEAR ENDED MARCH 31, 2017

CYGNUS NEGRI INVESTMENT PRIVATE LIMITED

BALANCE SHEET AS AT MARCH 31, 2017

(Amount in INR, except share and per share data, unless otherwise stated)

ASSETS	Notes	As at		
		March 31, 2017	March 31, 2016	April 01, 2015
Non-current assets				
Property, plant and equipment	3	1,917,311	2,074,616	2,231,921
Financial assets				
-Loans	4	2,975,441	5,856,978	1,658,081
Total non-current assets		4,892,752	7,931,594	3,890,001
Current assets				
Financial assets				
-Investments	5	39,738,565	-	-
-Trade receivables	6	32	31	13,163,724
-Cash and cash equivalents	7	12,046,400	35,977,847	9,176,560
Other current assets	8	598,970	1,207,273	-
Total current assets		52,383,967	37,185,151	22,340,284
TOTAL ASSETS		57,276,719	45,116,745	26,230,285

EQUITY AND LIABILITIES

Equity

Share capital	9	500,000	500,000	500,000
Other equity	10	37,517,430	24,364,090	11,269,817
Equity attributable to equity holders of the company		38,017,430	24,864,090	11,769,817
Non controlling interest		-	-	-
Total equity		38,017,430	24,864,090	11,769,817

Non-current liabilities

Other non-current liabilities	11	12,928,926	12,928,926	10,170,900
Total non-current liabilities		12,928,926	12,928,926	10,170,900

Current liabilities

Financial liabilities

-Trade payables	12	180,617	257,429	502,253
Provisions	13	6,149,746	7,066,300	3,787,314
Total current liabilities		6,330,363	7,323,729	4,289,567
TOTAL EQUITY AND LIABILITIES		57,276,719	45,116,745	26,230,285

The Notes referred to above form an integral part of the Balance Sheet

As per our report attached

for Appaji & Co.

Chartered Accountants

Firm Registration Number 0141478

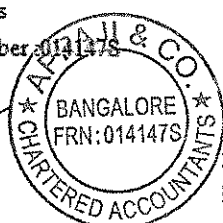

C.A.K. Appaji
Partner

Membership No. 214156


Bangalore

Date:

For and on behalf of the Board of Directors




Chethan
Director


Raghavendran Swaminathan
Director

CYGNUS NEGRI INVESTMENT PRIVATE LIMITED
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2017
(Amount in INR, except share and per share data, unless otherwise stated)


	Notes	For the year ended March 31st	
		2017	2016
REVENUE			
Other Income	14	19,628,617	19,157,433
Total Revenue		19,628,617	19,157,433
EXPENSES			
Depreciation and Amortization expense	3	157,305	157,305
Other expense	15	168,226	182,155
Total Expenses		325,531	339,460
Profit/ (Loss) before Tax		19,303,086	18,817,973
Tax Expense			
Current tax		6,149,746	5,723,700
Net Profit/ (Loss)		13,153,340	13,094,273
Earnings per equity Share			
(Equity shares of par value Rs 10/- each)		50,000	50,000
Basic & Diluted		263.07	261.89

The Notes referred to above form an integral part of the Statement of Profit and Loss

As per our report attached
for Appaji & Co.

Chartered Accountants

Firm Registration Number 014147S

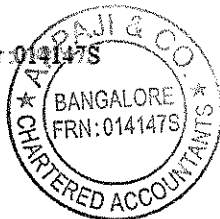

CA K Appaji

Partner

Membership No. 214156

Bangalore

Date:



For and on behalf of the Board of Directors


Chethan
Director


Raghavendran Swaminathan
Director

CYGNUS NEGRI INVESTMENT PRIVATE LIMITED
CASHFLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2017
(Amount in INR, except share and per share data, unless otherwise stated)

Particulars	Year ended March 31	
	2017	2016
A. Cashflows from operating activities:		
Profit/ (Loss) before tax	19,303,086	18,817,973
Adjustments:		
Depreciation and amortization	157,305	157,305
Income from investment activity	(17,980,466)	(18,752,021.00)
Working capital changes:		
Increase/ (decrease) in trade payables	(76,812)	(244,824)
Increase/ (decrease) in other short term provision	0	-
(Increase) / Decrease in trade receivables	(1)	13,163,692
Increase in Deposits	-	2,758,026
Net cash generated from/ (used in) operations	1,403,111	15,900,151
Direct taxes (paid)/ refund, net	(4,184,763)	(6,643,613)
Net cash generated from/ (used in) operating activities	(2,781,651)	9,256,538
B. Cashflows from investing activities:		
Net cash generated from/ (used in) investing activities	-	-
Rental income	16,725,480	16,725,480
Purchase of current investments	(39,738,565)	-
Interest income	1,254,986	2,026,541
Increase/ (decrease) in trade payables)	608,303	(1,207,273)
Net cash generated from/ (used in) investing activities	(21,149,796)	17,544,748
C. Cashflows from financing activities:		
Net cash used in financing activities	-	-
Net (decrease)/ increase in cash and cash equivalents during the period	(23,931,447)	26,801,286
Cash and cash equivalents at the beginning of the period	35,977,847	9,176,561
Cash and cash equivalents at the end of the period	12,046,400	35,977,847
Components of cash and cash equivalents		
Balances with banks in current account	12,046,400	35,977,847
Total Cash and cash equivalents (Refer Note 12)	12,046,400	35,977,847

As per our report attached
for Appaji & Co.

Chartered Accountants

Firm Registration Number: 014147S

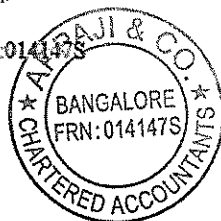
CA.K.Appaji

Partner

Membership No. 214156

Bangalore

Date:



For and on behalf of the Board of Directors

sd/-
Chethan
Director

sd/-
Raghavendran Swaminathan
Director

CYGNUS NEGRI INVESTMENTS PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS
(Amount in Indian Rupees, except share and per share data, unless otherwise stated)

1. Company overview

Cygnus Negri Investments Private Limited ("Cygnus" or "Company") is a wholly owned subsidiary of Wipro Enterprises(P) Limited.

2. Significant accounting policies

(i) Statement of compliance

These financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) as per Companies (Indian Accounting Standards) Rules, 2015 notified under Section 133 of the Companies Act, 2013 ("the Act") and other relevant provisions of the Act.

The standalone financial statements up to and for the year ended 31 March 2016 were prepared in accordance with the Companies (Accounting Standards) Rules, 2006, notified under Section 133 of the Act and other relevant provisions of the Act.

These standalone financial statements are the first financial statements of the company under Ind AS. The date of transition to Ind AS is April 01, 2015. An explanation of how the transition to Ind AS has affected the previously reported financial position, financial performance and cash flows of the company is provided in Note 2.

Accounting policies have been applied consistently to all periods presented in these standalone financial statements.

All amounts included in the standalone financial statements are reported in INR (Indian rupees), which is also the Company's functional currency, except share and per share data, unless otherwise stated.

(ii) Use of estimates

The preparation of financial statements in accordance with Generally Accepted Accounting Principles in India requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, the disclosure of contingent assets and liabilities on the date of the financial statements and reported amounts of revenue and expenses during the period reported. Actual results could differ from those estimates. Any revision in accounting estimate is recognized prospectively in current and future periods.

(iii) Revenue recognition

Rental Income is recognized on a straight line basis over the lease term.

(iv) Earnings per share

The number of shares used in computing basic earning per share is the weighted average number of equity shares outstanding during the year. The Company does not have any potentially dilutive equity shares.

(v) Income tax

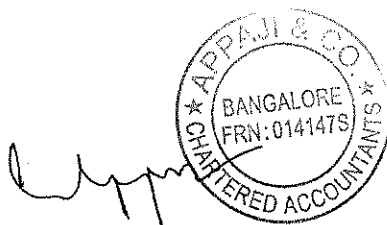
The current charge for income taxes is calculated in accordance with the relevant tax regulations. Deferred tax assets and liabilities are recognized for the future tax consequences attributable to timing differences that result between the profit offered for income taxes and the profit as per the financial statements of the Company.

Deferred tax assets and liabilities are measured using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date. The effect on deferred tax assets and liabilities of a change in tax rates is recognized in the period that includes the enactment/substantial enactment date.

Deferred tax assets on timing differences are recognized only if there is a reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. However, deferred tax assets on the timing differences when unabsorbed depreciation and losses carried forward exist, are recognized only to the extent that there is virtual certainty that sufficient future taxable income will be available against which such deferred tax assets can be realised.

Deferred tax assets are reassessed for the appropriateness of their respective carrying values at each balance sheet date.

(vi) Provisions and contingent liabilities



The Company creates a provision when there is a present obligation as a result of an obligating event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

Provisions for onerous contracts, i.e. contracts where the expected unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it, are recognised when it is probable that an outflow of resources embodying economic benefits will be required to settle a present obligation as a result of an obligating event, based on a reliable estimate of such obligation.

(vii) Fixed Assets & Provisions

Fixed assets are stated at historical cost less accumulated depreciation.

Depreciation is provided on straight line method. The rate of depreciation prescribed in Schedule XIV to the companies act, 1956 are considered as the minimum rate. If the management's estimate of the useful life is shorter than that stated in the aforesaid schedule Depreciation is provided at a higher rate based on management's estimate of the useful life or remaining useful life.

Nature of Asset Estimated Useful Life of Asset

Buildings 61 years

Fixed Assets individually costing less than Rs 5,000 are depreciated at 100%

(viii) Impairment of Asset


The company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the company estimates the recoverable amount of the asset. For an asset that does not generate largely independent cash inflows the recoverable amount is determined for the cash generated unit to which the asset belongs. If such recoverable amount of the asset or the recoverable amount of the Cash generating Unit to which the asset belongs is less than the carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as impairment loss and is recognized in the Profit & loss Account. If at the balance sheet date there is an indication that previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount. An impairment loss is reversed only to the extent that carrying amount of the asset does not exceed the net book value that would have been determined if no impairment loss been recognized. Impairment loss will be reversed only if it was caused by specific external events and its effect has been reversed by subsequent external events.

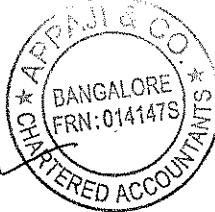
(ix) Cash Flow Statement

Cash flows are reported using indirect method, whereby net profit before tax is adjusted for the effects of transactions of a non cash nature and any deferrals or accruals of past or future cash receipts or payment. The cash flows for regular revenue generating, investing & financing activities of the company are segregated.

3 Tangible assets

Particular	GROSS BLOCK			ACCUMULATED DEPRECIATION			NET BLOCK	
	As of April 1, 2016	Additions	Disposals As of March 31st 2017	As of April 1, 2016	Depreciated on for the year	Disposals / adjustment As of March 31st 2017	As of 31st March 2017	As of 31st March 2016
Tangible fixed assets								
Buildings	9,650,600	-	- 9,650,600	7,575,984	157,305	- 7,733,289	1,917,311	2,074,616
	9,650,600	-	- 9,650,600	7,575,984	157,305	- 7,733,289	1,917,311	2,074,616
Previous year - 2016	9,650,600		9,650,600	7,418,679	157,305	7,575,984	2,074,616	





4 Long term loans and advances

(Unsecured, considered good unless otherwise stated)

Particulars	As of March 31st	
	2017	2016
Advance income tax (Net of Provision for Tax)	2,975,441	5,856,978
	2,975,441	5,856,978

5 Investments


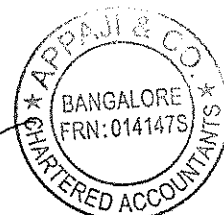
Particulars	As of March 31st	
	2017	2016
Investments in Indian Money Market Mutual Funds	39,738,565	-
	39,738,565	-

6 Trade Receivables (Unsecured)

Particulars	As of March 31st	
	2017	2016
Debts outstanding for a period exceeding six months		
Considered good	-	-
Considered doubtful	-	-
	-	-
Other debts		
Considered good	32	31
Considered doubtful	-	-
	32	31
Less: Provision for doubtful debts	-	-
	32	31

7 Cash and cash equivalents

Particulars	As of March 31st	
	2017	2016
Balances with Banks		
- In current accounts	12,046,400	35,977,847
- In deposit accounts	-	-
Cheques, drafts on hand	-	-
Cash in hand	-	-
	12,046,400	35,977,847

8 Other assets

Particulars	As of March 31st	
	2017	2016
Interest Receivable	598,970	1,207,273
	598,970	1,207,273

9 Equity

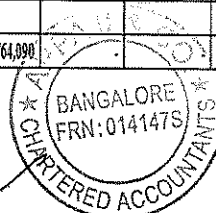
Balance as at 1st April 2016	Changes in equity share capital during the year	Balance as at 31st March 2017
500,000	-	500,000

Balance as at 1st April 2015	Changes in equity share capital during the year	Balance as at 31st March 2016
500,000	-	500,000

10 Other Equity

As at 31st March 2017	Share application money pending allotment	Equity component of compound financial instruments	Reserves and Surplus					Debt instruments through Other Comprehensive Income	Equity Instruments through Other Comprehensive Income	Effective portion of Cash Flow Hedges	Revaluation Surplus	Exchange differences on translating the financial statements of a foreign operation	Other items of Other Comprehensive Income (specify nature)	Money received against share warrants	Total
			Capital Reserve	Securities Premium Reserve	Other Reserves (specify nature)	Translation Reserve	Retained Earnings								
Balances at the beginning of the period				19,600,000			4,764,390								24,36
Changes in accounting policy or prior period errors															
Restated balance at the beginning of the reporting period															
Total Comprehensive Income for the year							13092263								13,09
Dividends															
Transfer to retained earnings															
Any other change (to be specified)															
Balance at the end of the reporting period				19,600,000			17,856,353								24,36

As at 31st March 2016	Share application money pending allotment	Equity component of compound financial instruments	Reserves and Surplus					Debt instruments through Other Comprehensive Income	Equity Instruments through Other Comprehensive Income	Effective portion of Cash Flow Hedges	Revaluation Surplus	Exchange differences on translating the financial statements of a foreign operation	Other items of Other Comprehensive Income (specify nature)	Money received against share warrants	Total
			Capital Reserve	Securities Premium Reserve	Other Reserves (specify nature)	Translation Reserve	Retained Earnings								
Balances at the beginning of the period				19,600,000			(8,336,185)								11,269,817
Changes in accounting policy or prior period errors															
Restated balance at the beginning of the reporting period															
Total Comprehensive Income for the year							15,884,273								15,884,273
Dividends															
Transfer to retained earnings															
Any other change (to be specified)															
Balance at the end of the reporting period				19,600,000			4,764,090								24,364,090



11 Other non-current liabilities

Particulars	As of March 31st	
	2017	2016
Deposits and other advances	12,928,926	12,928,926
	12,928,926	12,928,926

12 Trade payables

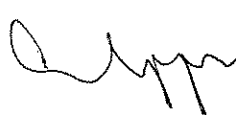
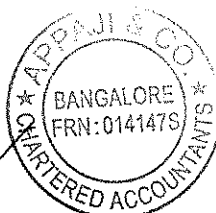
Particulars	As of March 31st	
	2017	2016
Sundry creditors – Due to other than Micro and small enterprises	180,617	257,429
	180,617	257,429

13 Short term provisions

Particulars	As of March 31st	
	2017	2016
Provision for tax	6,149,746	7,066,300
	6,149,746	7,066,300

14 Other income

Particulars	As of March 31st	
	2017	2016
Interest Income	1,254,986	2,026,541
Income from current investments		
- Dividend on mutual fund units (non-trade quoted)		
- Profit/(loss) on sale of investment, net		
Interest on debt instruments and others		
Exchange fluctuations on foreign currency borrowings, net		
Other exchange differences, net		
Rental income	16,725,480	16,725,480
Mark to mark loss on investment	30,538	-
Dividend Income on mutual funds	1,449,827	-
Net gain on sale of current investments	167,786	-
Credit balance written back	-	405,412
	19,628,617	19,157,433

15 Other expenses

Particulars	As of March 31st	
	2017	2016
Legal and professional fees	18,378	49,020
Rates and taxes	-	75,349
Auditors' remuneration		
As auditor	50,000	57,500
Repair and Maintainance	93,570	
Miscellaneous expenses	6,278	286.25
	148,226	182,155

16. Related party transactions

Related party where control exists but with which there have been no transactions during the year:

Wipro Enterprises(P) Limited (*) - Holding Company

The following is the listing of receivables from and payable to related party as on the balance sheet date:

	Rs.	
	As of 31 March, 2017	2016
Receivable/ (Payable)from/ toWipro Enterprises(P) Limited	(2,758,026)	(2,758,026)

The Company has leased its premises under non cancelable lease agreements.

17. Earnings per share:

	Rs.	
	As of 31 March, 2017	2016
Profit / (Loss) for the year as per profit and loss account	13,092,263	13,094,273
Net profit available to equity share holders	13,094,263	13,094,273
Weighted average number of equity shares used for computing basic and diluted EPS	50,000	50,000
Earnings per share basic and diluted	261.85	261.89

18. Segment reporting:

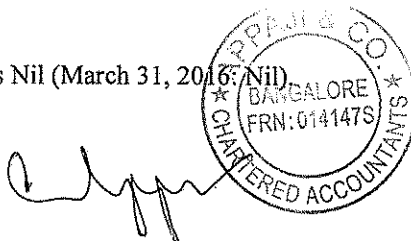
The Company has one business segment and geographic segment; hence segment information is not required to be disclosed.

19. Capital Commitment:

Estimated amount of capital commitments remaining to be executed and not provided for (net of advances) is Rs. Nil (March 31, 2016: Nil).

20.Earnings in Foreign Currency:

Earnings in Foreign currency during the year is Rs Nil (March 31, 2016: Nil)



21.Expenditure in Foreign Currency:

Expenditure in Foreign currency during the year is Rs Nil (March 31, 2016: Nil).

22.CIF Value of Imports

CIF value of Imports is Nil (March 31, 2016: Rs. Nil)

23.As on the Balance Sheet Date, the company has net foreign currency exposures that are not hedged by a derivative instrument or otherwise amounting to Rs Nil (2016: Rs Nil)

24. Corresponding figures for previous periods presented have been regrouped, where necessary, to conform to the current year's classification.

25.The Company owns a building in Mumbai which is leased to Wellknown Polyesters Limited. The Company has carried out the impairment analysis in respect of the building in accordance with Accounting Standard 28 – Impairment of Assets, and determined that the recoverable amount is greater than carrying value of the building. Accordingly, no impairment loss was identified as at March 31, 2017.

As per our report attached
for **Appaji & Co.**

Chartered Accountants

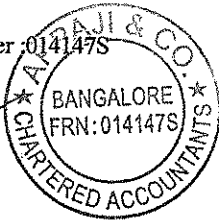
Firm Registration Number :014147S


CA.K.Appaji
Partner

Membership No. 214156

Bangalore

Date:



For and on behalf of the Board of Directors


Chethan
Director


Raghavendran Swaminathan
Director