

15th Annual Report 2006 - 2007



PRIME

Property Development Corporation Ltd.

Chairman's Message



Mr. Padamshi L. Soni, the Chairman of the Company.

A man with dynamic vision founded Prime Property Group in the year 1990. He is an achiever who leads from the front.

"Prime Property develops landmark buildings and complexes in prime locations of Mumbai and other major cities of India". Says Mr. Padamshi L. Soni: "Prime Property has miles to go; what has happened is just the beginning".

Dear Shareholders,

I would like to express my gratitude for the support and cooperation extended by all the stakeholders, which make your company one of the eminent companies among the realty developers and builders. Your Company has always conducted business responsibly aiming to fulfill the commitment to sustainable development and to achieve long-term growth with superior financial returns and payouts to the shareholders. We strive to build consistent, transparent and mutually beneficial partnerships with our stakeholders.

Your Board of Directors are pleased to recommend 25% Dividend for the year ended March 2007. Out of the four projects in progress, two are expected to reach the stage of substantial completion during the ensuing year. The other two would also get completed by the year 2009-2010. The turnover for the current year is expected to be approximately, Rs. 1000 millions to Rs. 1250 millions and in the forthcoming years is expected to grow by about 30% to 40%, every year, reckoning only the projects in progress. The profits earned by the Company would also correspondingly grow from year to year.

I am accordingly, sanguine that, barring unforeseen circumstances, the shareholders would continue to reap rich benefits, in Company's progress.

**15TH ANNUAL REPORT AND ACCOUNTS 2006-2007****Day & Date** : Monday, September 24, 2007**Time** : 11.30 A.M.**Venue** : Santokba Sanskar Sadan, Next to Bhaidas Maganlal Sabhagriha,
Bhativedant Swami Marg, Vile Parle (West), Mumbai - 400056**BOARD OF DIRECTORS**

Shri Padamshi L. Soni	Chairman	
Shri Y.C. Pawar	Independent Director	
Shri K. Nalinakshan	Independent Director	
Dr. B. Samal	Independent Director	
Shri Prakash D. Shah	Independent Director	(upto 27.09.2006)
Shri Viren C. Miskita	Independent Director	(upto 31.07.2006)
Shri Manish P. Soni	Whole Time Director	
Shri Vishal P. Soni	Whole Time Director	

AUDITORS

Vora & Associates
Chartered Accountants, Mumbai

ADVOCATE & SOLICITORS

M. T. Miskita & Company
Advocates & Solicitors, Mumbai

COMPLIANCE OFFICER

Ms. Shweta Shah

BANKERS

Indian Overseas Bank
Syndicate Bank
UTI Bank
Citi Bank

REGISTERED OFFICE

101, Soni House, Plot No. 34, Opp. Copper
Chimney, Gulmohar Road No. 1, J.V.P.D. Scheme,
Vile Parle (West), Mumbai - 400 049.
Email: primeproperty@vsnl.net
Website: www.ppdcl.com

REGISTRAR AND**SHARE TRANSFER AGENTS**

Intime Spectrum Registry Limited
C-13, Pannalal Silk Mills Compound,
L.B.S. Marg, Bhandup (W), Mumbai 400 078
Email: isrl@intimespectrum.com
Ph. No.: 25963838, Fax No.: 25962691

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NOTICE TO MEMBERS

NOTICE is hereby given that the 15th Annual General Meeting of the Shareholders of **Prime Property Development Corporation Limited** will be held on Monday, September 24, 2007 at Santokba Sanskar Sadan, Next to Bhaidas Maganlal Sabhagriha, Bhaktivedant Swami Marg, Vile Parle (W), Mumbai - 400056 at 11.30 A.M. to transact the following business.

Ordinary Business :

- 1) To receive, consider and adopt the audited Balance Sheet as at March 31, 2007 and Profit and Loss Account for the year ended on that date and the Reports of the Directors and Auditors thereon.
- 2) To Declare Dividend on Equity Shares.
- 3) To appoint a Director in place of Shri Y. C. Pawar, who retires by rotation and being eligible has expressed his willingness for re-appointment.
- 4) To appoint Auditors to hold office from the conclusion of this Annual General Meeting until the conclusion of the next Annual General Meeting of the Company and to fix their remuneration.

Special Business:

- 5) To consider, and if thought fit, to pass, with or without modification(s), the following resolution as a Special Resolution:

"RESOLVED THAT subject to the approval of the members of the company in the Annual General Meeting and pursuant to the provisions of the section 198, 269, 309, 310 and Schedule XIII and other applicable provisions, if any, of the Companies Act, 1956, Shri Manish P. Soni, Whole-time Director of the company currently drawing a basic salary of Rs. 70,000 be hereby granted an enhanced salary of Rs. 85,000 per month with effect from April 1, 2007, exclusive of perquisites and such further increment as may be determined by the Board of Directors and Remuneration Committee from time to time and as per the terms and conditions as may be agreed between the Board and Shri Manish P. Soni".

- 6) To consider, and if thought fit, to pass, with or without modification(s), the following resolution as a Special Resolution:

"RESOLVED THAT subject to the approval of the members of the company in the Annual General Meeting and pursuant to the provisions of the section 198, 269, 309, 310 and Schedule XIII and other applicable provisions, if any, of the Companies Act, 1956, Shri Vishal P. Soni, Whole-time Director of the company currently drawing a basic salary of Rs. 70,000 be hereby granted an enhanced salary of Rs. 85,000 per month with effect from April 1, 2007, exclusive of perquisites and such further increment as may be determined by the Board of Directors and Remuneration Committee from time to time and as per the terms and conditions as may be agreed between the Board and Shri Vishal P. Soni".

By order of the Board

Sd/-

Padamshi L. Soni
Chairman

Place : Mumbai

Date : July 26, 2007

**NOTES**

1. A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT ONE OR MORE PROXIES TO ATTEND AND VOTE INSTEAD OF HIMSELF. A PROXY NEED NOT BE A MEMBER. A PROXY SHOULD BE APPOINTED WITH THE REGISTERED OFFICE OF THE COMPANY NOT LESS THAN FORTY-EIGHT HOURS BEFORE THE ANNUAL GENERAL MEETING.
2. The Explanatory Statement pursuant to Section 173 (2) of the Companies Act, 1956, relating to the Special Business to be transacted at the ensuing Annual General Meeting is annexed hereto and forms part of the Notice.
3. The Register of Members & the Share Transfer Books of the Company will remain closed from Tuesday, September 18, 2007 to Monday, September 24, 2007 (both days inclusive).
4. Shareholders seeking any information with regard to Accounts are requested to write to the Company at least seven days in advance so as to enable the Company to keep the information ready.
5. Members are requested to bring their Attendance slip duly completed and signed along with their copy of Annual report to the Meeting.
6. Shareholders are requested to immediately notify change in address, if any, to the Depository Participant with whom they maintain the demat account for shares held in electronic mode and to the Company's Registrar & Transfer Agents for the shares held in physical mode.
7. Members holding shares in electronic form may kindly note that their Bank details as furnished by the respective Depositories to the Company will be printed on their dividend warrants, as per the applicable regulations of the Depositories and that the Company will not entertain any direct request from such members for deletion of / change in such Bank details. Further instructions, if any, already given by them in respect of shares held in physical form will not be applicable to dividend paid on shares in electronic form. Members may, therefore, give instructions regarding Bank Accounts in which they wish to receive dividend, directly to their Depository Participants.
8. Pursuant to section 205A of the Companies Act, 1956, no unclaimed dividend is required to be transferred to Investors Education and Protection Fund as the period of seven years since the transfer of any dividend to Unpaid Dividend Account has not lapsed.
9. Members, who are holding shares in identical names in more than one folio, are requested to write to the Company enclosing their share certificate to consolidate their holdings in one folio.
10. Members who hold shares in dematerialised form are requested to bring their Client ID and DP ID numbers for easy identification.
11. Members wishing to claim dividends of previous years, which remained unclaimed, are requested to correspond with Ms. Shweta S. Shah, Compliance Officer, at the Company's Registered office.
12. Corporate members intending to send their authorised representative are requested to send a duly certified copy of the Board resolution authorising their representative to attend and vote at the Annual General Meeting.



13. Consequent upon the introduction of Section 109A of the Companies Act, 1956, shareholders are entitled to make nomination in respect of shares held by them in physical form. Shareholders desirous of making nominations are requested to send their request in Form 2B (which will be made available on request) to the Registrar and Share Transfer Agents, INTIME SPECTRUM REGISTRY LIMITED.

By order of the Board

Place : Mumbai
Date : July 26, 2007

Sd/-
Padamshi L. Soni
Chairman

ANNEXURE TO THE NOTICE

An Explanatory Statement under Section 173(2) of the Companies Act, 1956

Item No.: 5

Shri Manish P. Soni was appointed as Whole Time Director of the Company in the Fourteenth Annual General Meeting w.e.f. April 1, 2006.

The Board of Directors on the recommendation of the Remuneration Committee, in its Meeting held on 30.04.2007, has approved increase in his salary with effect from April 1, 2007 from Rs. 70,000 per month to Rs. 85,000 per month.

Shri Padamshi L. Soni, Shri Manish P. Soni and Shri Vishal P. Soni are concerned or interested in the resolution pertaining to the remuneration payable to Shri Manish P. Soni, as they are related to one another and except the above, none of the Directors of the Company are concerned or interested in the resolution.

Item No.: 6

Shri Vishal P. Soni was appointed as Whole Time Director of the Company in the Fourteenth Annual General Meeting w.e.f. April 1, 2006.

The Board of Directors on the recommendation of the Remuneration Committee, in its Meeting held on 30.04.2007, has approved increase in his salary with effect from April 1, 2007 from Rs. 70,000 per month to Rs. 85,000 per month.

Shri Padamshi L. Soni, Shri Manish P. Soni and Shri Vishal P. Soni are concerned or interested in the resolution pertaining to the remuneration payable to Shri Vishal P. Soni, as they are related to one another and except the above; none of the Directors of the Company are concerned or interested in the resolution.

By order of the Board

Place : Mumbai
Date : July 26, 2007

Sd/-
Padamshi L. Soni
Chairman

**DIRECTORS' REPORT**

To
The Members,
Prime Property Development Corporation Limited

Your Directors have pleasure in presenting the 15th Annual Report of your Company along with the Audited Statement of Accounts for the year ended March 31, 2007.

Financial Results:

Particulars	(Rs. in lacs)	
	2006-2007	2005-2006
Business Income	1669.81	5733.00
Profit before Interest, Depreciation & Tax	1436.02	2407.16
Less:		
a.. Interest	67.54	151.68
b. Depreciation	98.91	85.65
Profit before tax	1269.57	2169.83
Provision for Tax:		
a. Current Year	142.50	692.79
b. Deferred Tax	302.92	29.09
c. Fringe Benefit Tax	1.75	2.00
Profit after tax but before Extraordinary items	822.40	1445.95
Add: (Short)/Excess provision for taxes of earlier years	0.99	(1.44)
Profit after tax	823.39	1444.51
Proposed Dividend	250.00	-
Interim Dividend	-	200.00
Corporate Dividend Tax	42.49	28.05
Transfer to General Reserve	85.00	145.00
Balance brought forward from Previous Year	1181.16	109.70
Balance carried to Balance Sheet	1627.06	1181.16

Dividend:

Your Directors are pleased to recommend a Dividend of 25% on the equity shares i.e. Rs. 1.25/- per equity share of Rs. 5/- each for the financial year ended 31.03.2007.

Current Year's Operation:

Sales and Other Income for the current year was Rs. 1669.81 as compared to Rs.5733.00 lacs for previous year, and the Net Profit for the current year was Rs. 822.40 as compared to Rs. 1445.95 lacs for previous year. As all the projects were at nascent stage, no sales from these projects on hand were effected during the year.



The Composite Mall project near Hughes Road and IT Park at Vile Parle (E) commenced in the previous year, are progressing satisfactorily. During the year, your company has taken up another two projects, a commercial project at Goregaon (W) and a Composite Mall project at Pimpri-Chinchwad, Pune, for which adequate loan has been arranged from the banks. Also, to enable your company to bring in sufficient matching funds vis-à-vis the banks' loans, a couple of properties have been sold which till then were given on lease.

Future Prospects:

Real Estate scenario, of late, is throwing up contradictory signals. On the one hand, retail segment is attracting several new players; the economy in general continues to grow at a healthy rate, thus boosting demand from end-users for quality properties in both commercial and residential segments. On the other hand, consequent upon higher provisioning norms for banks and unmistakable adverse profiling of the sector by the policy makers at the apex level, hardening of interest rate scenario, etc, public perception for the industry has become negative to a large extent. Stagnation in certain types of real estate property market is therefore a strong possibility, in particular, those dependent on loans from banks.

The input prices have steadily been going up, but the builders remained largely unaffected, since passing on the incidence to consumers was easy. The position may undergo a change now. Demand from some investors in real estate, specially for the second and third property, may slow down.

Taking into account, however, that investment in infrastructure will continue to be a priority in our country for many more years, demand for housing will continue to be amongst the most basic demands and a booming economy will continue to demand up-market property, the players in the select category are likely to do well for themselves.

Your Company caters to the high-end segment, both commercial and residential, and is expected to continue to perform well in the future. All the projects your company has on-hand, are high class properties, located at strategic places & have good demand.

Directors:

Shri Y. C. Pawar retires by rotation as Director at the ensuing Annual General Meeting and being eligible, offers himself for re-appointment. The Board recommends his re-appointment.

The brief resume / details relating to director who is retiring by rotation and eligible for re-appointment is furnished in the explanatory statement to the Notice of the ensuing Annual General Meeting.

Registrars & Transfer Agents:

INTIME SPECTRUM REGISTRY LIMITED, C-13, Pannalal Silk Mills Compound, L. B. S. Marg, Bhandup (W), Mumbai 400 078 are our Registrar and Transfer Agents. All your requests for dematerialisation, rematerialisation, transfer of physical shares, etc (and queries related thereto) may be sent to the Registrars and Transfer Agents.

Fixed Deposits:

During the year under review, the Company has not accepted any deposit from the public and the shareholders.

Directors' Responsibility Statement:

Pursuant to the requirement under section 217(2AA) of the Companies Act, 1956, with respect to Directors' Responsibility Statement, it is hereby confirmed:

- 1) That in the preparation of the Annual Accounts for the financial year ended March 31, 2007, the applicable accounting standards have been followed and there has been no material departure.



- 2) That the Directors have selected such accounting policies in consultation with statutory auditors and applied them consistently and made judgments and estimates that were reasonable and prudent to maintain the matching of revenue concept, so as to give a true and fair view of the state of affairs of the Company as on March 31, 2007 and of the Profit of the Company for that period;
- 3) That the Directors have taken proper and sufficient care to the best of their knowledge and ability for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 1956. They confirm that there are adequate systems and controls for safeguarding the interest of the Company and for preventing and detecting fraud and other irregularities;
- 4) That the Annual Accounts for the financial year ended March 31, 2007, is prepared on a 'going concern' basis.

Material Changes After The Date Of Balance Sheet:

Pursuant to provisions of Section 217 (1) (d) of the Companies Act, 1956, there has been no material change and commitment affecting the financial position of the Company, which have occurred between the end of the financial year of the Company to which the Balance Sheet relates and the date of the Report.

Corporate Governance:

A separate section on Corporate Governance is included in the Annual Report and the certificate from the Company's Auditors confirming the compliance of the conditions on the Corporate Governance as stipulated in the clause 49 of the Listing Agreement with the Stock Exchange is annexed thereto.

Particulars Of Employees:

There are no employees in receipt of remuneration exceeding the limit as prescribed under the provisions of Section 217(2A) of the Companies Act, 1956, and rules framed thereunder read with the Companies (Particulars of Employees) Rules, 1975.

During the year no commission is payable to Chairman as per section 349 of the Companies Act, 1956.

Particulars Under Section 217 (1) (e) Of The Companies Act, 1956:

Additional information required under the provisions of the above Section read with the Companies (Disclosure of Particulars in the Report of the Board of Directors) Rules, 1988, regarding a) Conservation of Energy and b) Technology Absorption, is not applicable, as the Company is not carrying out any manufacturing operation.

c) Foreign Exchange Earnings and Outgo:

Particulars	As on 31.03.2007 (Rs.)	As on 31.03.2006 (Rs.)
(a) Earnings in foreign exchange	NIL	NIL
(b) Expenditure / Outgo in foreign exchange (traveling)	328,500	139,850

Auditor's Report:

The observations of the Auditors in their Report have been dealt with in the Notes forming part of the accounts and other statements, which are self-explanatory.

**Auditors:**

M/s. Vora & Associates, Chartered Accountants, Statutory Auditors, retire at the conclusion of this Meeting and are eligible for reappointment. They have furnished a certificate to the effect that their proposed appointment, if made, will be in accordance with the limit specified under section 224 (1-B) of the Companies Act, 1956.

Acknowledgement:

Your Directors would like to express their grateful appreciation for assistance and co-operation received from Banks, Customers and Members during the year under review. Your Directors also wish to place on record their deep sense of appreciation for the committed services of the Employees of the Company.

For and On behalf of the Board of Directors

Sd/-

Place : Mumbai

Padamshi L. Soni

Date : July 26, 2007

Chairman

Details of the Directors seeking appointment / re-appointment in forthcoming Annual General Meeting

(Forming part of the explanatory statement to the notice in pursuance of Clause 49 of the Listing Agreement)

Name of the Director	Shri Y. C. Pawar, IPS
Date of Birth	25.07.1941
Date of Appointment	16.01.2006
Qualifications	B.S.C., L.L.B.
Expertise in specific functional areas	<ol style="list-style-type: none"> 1. Twice Awarded With President's Police Medal. 2. Former Joint Commissioner (Law & Order) Mumbai. 3. Deputy Director - Maharashtra Police Academy, Nashik. 4. Commandant, SRPF G.R. VIII.
List of Companies in which Directorship held as on 31st March, 2007	NIL
Chairman / Member of the Committee of the Boards of other Companies on which he is a Director as on 31st March 2007.	NIL



MANAGEMENT DISCUSSION & ANALYSIS

Industry Structure & Development:

A significant beneficiary of interest shown by domestic and foreign funds to invest in real estate ventures in the country has been the trend towards corporatisation of business organizations. It is hoped that these funds will continue to provide adequate, reliable and cheaper finance to the industry, long starved of institutional financing.

A large number of entities have lined up IPOs and would soon be a part of the organized sector. This will enhance their acceptability to share institutional finances. There have been certain welcome regulatory changes, and Maharashtra, in particular, may finally see the end of ULC Act. Imposition of Service Tax on Rent for commercial properties, however, is a dampener and may adversely impact certain emerging property users.

There are also contradictory signals emanating in the real estate scenario. The Indian Economy is growing at a healthy rate. The sentiments generally point to a continued emphasis on infrastructure development & retail boom. Multi-nationals continue to view India as a preferred destination for outsourcing their business activities. IT / ITES sectors have retained their profitability notwithstanding emergence of a strong rupee vis-à-vis the dollar, in particular. Demands for quality properties, both commercial & residential, from the above business activities, at the identified locations, are expected to last for a few years.

On the other hand, prices have increased & the monetary authorities have considered the inflationary trend as worrisome & unacceptable for the economy. For some time past, there have been talks & discussions pointing towards over-heating of the real estate market. The Apex bank has also mandated higher provisioning & stricter norms for deployment of funds to the real estate sector, leading to a hardening of interest rate. This unmistakable adverse profiling of the sector has certainly resulted in creating some negative public perception.

Prices of main inputs, cement & steel continue to grow. Efforts to curb cement prices by altering duty structure as mandated by the authorities are yet to bear fruit on the ground level. Import of cheaper cement from certain neighbouring countries is expected to bring the prices down & the procedure is being fine-tuned.

Overall, however the up-market property & the quality players in the booming areas of the economic activity would continue to find fair demand for their products.

Opportunities & Threats:

Continued expansion of activity of some prominent Indian business houses & foreign players in the retail market provides a good opportunity to prominent commercial property & mall developers. This is true both for large & medium graded cities.

Adverse profiling of the sector, coupled with higher input prices, imposition of service tax on rentals of commercial property & hardening interest rates are bound to dampen sentiments & affect demand for certain categories of properties.

Segmentwise Performance:

The Company operates in a single business segment namely 'Property Development'; hence no further disclosure is required under Accounting Standard (AS) 17 on segment reporting.

**Business Analysis & Outlook:**

During the year, your Company did not book any sales out of projects on hand. The two projects on hand at the beginning of the year, that is, Prime Down Town Mall at Hughes Road, and the Prime Tech Park at Vile Parle (East), had not reached the significant completion stage, to merit consideration for their sale. Income of the Company, during the year, therefore, represent sale of a couple of other properties held on Company's books.

Two more projects, one a commercial project at Goregaon (West), and a Composite Mall project at Pimpri-Chinchwad, Pune, were acquired during the year, and are taking shape, at present.

All these projects are prime properties, located at prominent places and are expected to fetch good returns, when put to sale. Barring unforeseen circumstances, the profitability of your company would be quite healthy, in future.

Internal Control System & Their Adequacy:

The Company has a regular System of Internal check & control, costing, budgeting, forecasting, monitoring projections and efforts are put to further strengthen the system.

Financial Performance:

The Company has adopted fair accounting policy as regards the revenue recognition and expenses. The Accounts are maintained in accordance with the Accounting Standards generally accepted in India for the nature of its business as prescribed by ICAI to the extent applicable and as required by the Companies Act, 1956.

For the reasons described elsewhere in the report, your Company earned reduced income of Rs. 1669.81 lacs as against Rs. 5733.00 lacs in the previous year, with net profit reducing to Rs. 822.40 lacs as against Rs. 1445.95 lacs. All repayment terms are strictly adhered to at all times. Future outlook of your company however, can be considered satisfactory. The company has proposed to pay dividend @ 25 % to the Shareholders for the financial year ended, March 2007. Out of the four projects in progress, two are expected to reach the stage of substantial completion during the ensuing year. The other two would also get completed by the year 2009-2010. The turnover for the current year is expected to be approximately, Rs. 1000 millions to Rs. 1250 millions and in the forthcoming years is expected to grow by about 30% to 40%, every year, reckoning only the projects in progress. The profits earned by the Company would also correspondingly grow from year to year.

Material Development In Human Resources:

The Company uses the services of a fairly good team of Engineers, Architects, Contractors, Suppliers and Legal Advisors. The people employed by the Company and other agencies working for the project, are technically qualified and help in successful and timely execution of projects.

Disclaimer:

Statements in this Management Discussion and Analysis describing the Company's objectives, projections and expectations may be "forward looking" within the meaning of applicable laws and regulations. Actual results might differ materially from those either expressed or implied. Important factors that might materially affect the future performance of the Company include the state of the Indian economy, changes in government regulations, tax laws, input availability and prices, and the state of the financial markets and other factors such as litigation.



CORPORATE GOVERNANCE REPORT

The Corporate Governance code is a professional system framed for directing and controlling the organization. The purpose is to ensure compliance of local statutes and ensure safeguard and value addition in the long-term to the interest of its members, creditors, customers and employees.

The Company has initiated the process of corporate governance with its Annual Report in compliance with Clause 49 of Listing Agreement. A concerted attempt has been made to bring in transparency and professionalism to ensure ethical standards in business activities while implementing the Corporate Governance code. The management places on record that the mandatory compliances are made to constitute various committees as required by Clause 49 of Listing Agreement with The Bombay Stock Exchange Ltd.

The detailed report on Corporate Governance as per the format prescribed by SEBI and incorporated in Clause 49 of Listing Agreement as applicable to the Company is set out below:

1. COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE:

The Company is committed to good corporate governance and has implemented the new corporate governance norms as prescribed by SEBI. The Company's philosophy of corporate governance is based on preserving core values and ethical business conduct, which enhances the efficiency of the Board and inculcates a culture of transparency, accountability and integrity across the company.

2. BOARD OF DIRECTORS:

The Company is fully compliant with the Corporate Governance Norms in terms of constitution of the Board with a good combination of Executive and Non- Executive Directors. The board has complete access to any information within the Company and to any employee of the Company.

In accordance with the provisions of Clause 49 of the Listing Agreement, the Board meets at least once every quarter to review the quarterly results and other items of the Agenda and, if necessary, additional meetings are held. The Board meets at least 4 times in a year and the gap between two Board Meetings is not more than 4 months as per the revised Clause 49 of the Listing Agreement. The Board is apprised and informed of all the important information relating to the business of the Company including those listed in Annexure 1A of the revised Clause 49 of the Listing Agreement.

The composition of the Board and other relevant details relating to Directors are given below:

Promoter Chairman	-	1
Promoters Whole Time Director	-	2
Independent Directors	-	3

Attendance of each Director at the Board Meetings and last Annual General Meeting during the financial year ended March 31, 2007 is as follows. Four Board Meetings were held on 15.04.2006, 31.07.2006, 18.10.2006 and 31.01.2007.

Name of Director	Category of Directorship	Dates at which meetings where held				Total Meetings Attended	No. Of Directorships held in other companies
		15.04.06	31.07.06	18.10.06	31.01.07		
Shri Padamshi L. Soni	Chairman	Yes	Yes	Yes	Yes	4	Nil
Shri Prakash D. Shah (a)	Independent Director	Yes	Yes	Retired	Retired	2	1
Shri Viren Miskita (b)	Independent Director	No	No	Resigned	Resigned	0	Nil
Shri K. Nalinakshan	Independent Director	Yes	Yes	Yes	Yes	4	1
Shri Y.C. Pawar	Independent Director	Yes	Yes	Yes	Yes	4	Nil
Dr. B. Samal	Independent Director	No	Yes	Yes	Yes	3	6
Shri Manish P. Soni	Whole time Director	Yes	Yes	Yes	Yes	4	1
Shri Vishal P. Soni	Whole time Director	Yes	Yes	Yes	Yes	4	Nil

Note:

- Shri Prakash D. Shah retired by rotation, in last Annual General Meeting and did not seek re-appointment.
- Shri Viren C. Miskita resigned w.e.f. July, 31 2006.



3. DISCLOSURE REGARDING APPOINTMENT / RE-APPOINTMENT OF DIRECTORS:

In accordance with the provisions of the Companies Act, 1956 and Articles of Association of the Company, Shri Y. C. Pawar, Director, retires by rotation at the forthcoming Annual General Meeting and has expressed his willingness to be re-appointed at the ensuing Annual General Meeting.

4. AUDIT COMMITTEE:

The Terms of Reference of this Committee are wide enough to cover the matters specified for Audit Committees under Clause 49 of the Listing Agreement as well as Section 292A of the Companies Act, 1956.

The primary role of the Audit Committee is:

- To oversee the financial reporting process and disclosures of financial information.
- To review the financial statements, adequacy of internal control system, findings of internal investigation and periodic audit reports.
- To recommend Board on any matter, relating to the financial management of the company.
- To recommend appointment / re-appointment of Statutory Auditors and fixation of their remuneration.
- The Committee holds discussions with the Statutory Auditors periodically.

The Committee comprises Dr. B. Samal Independent Director and the Chairman of the Committee, Shri Padamshi L. Soni the Chairman of the Company, Shri K. Nalinakshan Independent Director and Shri Vishal P. Soni Whole time Director. The Statutory Auditors of the Company are invited to attend audit committee meetings to discuss and review the quarterly/ half-yearly unaudited results, the annual audited accounts, internal audit, matters relating to the compliance with accounting standards, auditors' observations arising from the audit of the Company's accounts and other related matters.

Name of Directors	Dates on which meetings were held				Total Meeting Attended
	15.04.2006	31.07.2006	18.10.2006	31.01.2007	
Shri Padamshi L. Soni	Yes	Yes	Yes	Yes	4
Shri Prakash D. Shah	Yes	Yes	Retired	Retired	2
Dr. B. Samal	No	Yes	Yes	Yes	3
Shri Vishal P. Soni	Yes	Yes	Yes	Yes	4
Shri K. Nalinakshan	No	Yes	Yes	Yes	3
Shri Vireh Miskita	No	No	Resigned	Resigned	0

5. SHAREHOLDERS / INVESTORS GRIEVANCES COMMITTEE:

The committee reviews all matters connected with the securities transfer. The committee also looks into redressal of shareholders complaints like transfer of shares, non-receipt of balance sheet, non-receipt of declared dividends, issue of share certificates on account of bonus, split or any other matter related to securities of the Company. The committee oversees the performance of the Registrar and Transfer Agents and recommends measures for overall improvement in the quality of investor services. The committee meets as and when required, depending upon grievances and/ or request for physical transfer of securities received by the Company. Details of shares transfers / transmissions approved by the Committee and Shareholder's/Investor's grievances are placed at the Board Meetings from time to time.

Four meeting were held during the year on 15.04.2006, 31.07.2006, 18.10.2006 and 31.01.2007. The names of the Committee Members, their composition and meetings attended during the year are as follows:

Name of Directors	Dates on which meetings were held				Total Meeting Attended
	15.04.2006	31.07.2006	18.10.2006	31.01.2007	
Shri Padamshi L. Soni	Yes	Yes	Yes	Yes	4
Shri Prakash D. Shah	Yes	Yes	Retired	Retired	2
Dr. B. Samal	No	Yes	Yes	Yes	3
Shri Y. C. Pawar	Yes	Yes	Yes	Yes	4
Shri Manish P. Soni	Yes	Yes	Yes	Yes	4

The Company has attended the Investors Grievances/ Correspondence promptly. There were no Investors' complaints pending as on March 31, 2007. There were no outstanding requests for transfer & no pending requests for dematerialization of Shares as on March 31, 2007.

6. REMUNERATION COMMITTEE:

The terms of reference of the Remuneration Committee is to determine, review and recommend the company's policy on specific remuneration packages for Whole Time Directors and non-executive directors. Remuneration Committee comprises Chairman and



Independent Directors. The remuneration payable to Directors as reviewed by the Committee is approved by the Board of Directors and Shareholders of the Company.

The Remuneration Committee also recommends commission payable to the Chairman and the compensation payable to Whole Time Directors of the Company who are paid remuneration in accordance with the terms of appointment as approved.

The names of the Committee Members, their composition and meetings attended during the year are as follows:

Name of Directors	Dates on which meeting were held		Total Meetings Attended
	15.04.2006	18.10.2006	
Shri Padamshi L. Soni	Yes	Yes	2
Shri K. Nalinakshan	Yes	Yes	2
Shri Y. C. Pawar	Yes	Yes	2
Shri Prakash D. Shah	Yes	Retired	1

The Committee has met on April 15, 2006 and October 18, 2006 during the financial year ended March 31, 2007. The Company has not issued any stock options to any of its Directors and Employees.

7. GENERAL BODY MEETINGS:

The last three Annual General Meeting of the Company were held as under:

Financial Year	Date	Time	Venue
2003-2004	Sept. 7, 2004	11.30a.m.	Registered Office
2004-2005	Sept.30, 2005	11.30a.m.	Santokba Sanskar Sadan, Next to Bhaidas Maganlal Sabhagriha, Bhaktivedant Swami Marg, Vile Parle (W), Mumbai 400 056.
2005-2006	Sept.27, 2006	11.30a.m.	Santokba Sanskar Sadan, Next to Bhaidas Maganlal Sabhagriha, Bhaktivedant Swami Marg, Vile Parle (W), Mumbai 400 056.

8. DISCLOSURES:

There are no materially significant related party transactions, which have the potential to conflict with the interest of the company at large.

The company has complied with all the requirements of the Listing Agreement with the Stock Exchange as well as the regulations and guidelines of SEBI. No penalties were imposed or strictures passed against your Company by SEBI, Stock Exchanges or any other statutory body on any matter relating to capital markets during last 3 years.

The company had received an Ad Interim Ex-parte order dated September 29, 2005 from SEBI, restraining the promoters / directors to deal in the shares of the Company and the Company to access the capital market.

The company has submitted its reply along with relevant data / particulars objecting the order, also the personal hearing was held by SEBI from time to time wherein the Company has given all the explanations in their submission and is awaiting SEBI's final order.

9. CODE OF CONDUCT

The Company has formulated and implemented a Code of Conduct for all Board Members and Senior Management of the Company in compliance with Clause 49 (1) (D) of the Listing Agreement.

10. MEANS OF COMMUNICATION:

The quarterly, half-yearly and yearly financial results of the Company are sent to the Bombay Stock Exchange immediately after they are approved by the Board and these are published in the leading newspapers.

Management Discussion & Analysis Report for the year ended March 31, 2007 forms a part of this Annual Report and is given under the section so captioned.

Company has created a website addressed as www.ppdcl.com

As per the requirements of Clause 51 of the Listing Agreement, all the data relating to quarterly financial results, shareholding pattern etc. are being electronically filed on the SEBI website www.sebidifar.nic.in within the timeframe prescribed in this regard.

11. INTERNATIONAL SECURITIES IDENTIFICATION NUMBER (ISIN):

ISIN is unique identification number of traded scrip. This number has to be quoted in each transaction relating to the dematerialized equity shares of the company. The Company's ISIN No.: INE233C01023.

12. SECRETARIAL AUDIT REPORT REGARDING RECONCILIATION OF CAPITAL:

As required by SEBI, a quarterly audit was conducted by practicing Company Secretary, reconciling the issued, paid up and listed share



capital of the Company with the aggregate of the shares held by the investors in physical form and in depositories and said certificates were submitted to the Stock Exchange within the prescribed time limit.

As on March 31, 2007, there was no difference between the issued capital and the aggregate of shares held by the investors in both physical form and in electronic form with depositories.

13. General Shareholding Information:

a) Annual General Meeting:

- i) **Day, Date and Time** : Monday, September 24, 2007 at 11.30 AM
- ii) **Venue** : Santokba Sanskar Sadan,
Next to Bhaidas Maganlal Sabhagriha,
Bhaktivedant Swami Marg,
Vile Parle (W), Mumbai 400 056.
- iii) **Date of Book Closure** : Tuesday, September 18, 2007 to Monday,
September 24, 2007 (both days inclusive).

b) Financial Calendar :

Results for quarter ending June 30, 2007	Last week of July, 2007
Annual General Meeting	Monday, September 24, 2007
Results for quarter ending Sept. 30, 2007	Last week of October 2007
Results for quarter ending Dec. 31, 2007	Last week of January 2008
Results for the Year ended March 31, 2008	June 30, 2008

c) Market Price Data:

Month	Company Shares Traded on Stock Exchange			BSE Sensex	
	High	Low	Shares Traded	High	Low
April 2006	180.25	116.85	4459026	12102.00	11008.43
May 2006	186.75	131.65	2576904	12671.11	9826.91
June 2006	145.00	79.25	677923	10626.84	8799.01
July 2006	112.10	68.00	606663	10940.45	9875.35
August 2006	123.90	80.50	945571	11794.43	10645.99
September 2006	120.00	98.15	2231643	12485.17	11444.18
October 2006	134.60	98.00	2697818	13075.85	12178.83
November 2006	139.70	112.00	2919711	13799.08	12937.30
December 2006	140.00	102.00	1938183	14035.30	12801.65
January 2007	110.50	93.00	669201	14325.92	13303.22
February 2007	98.95	69.00	705327	14723.88	12800.91
March 2007	78.00	53.40	995428	13386.95	12316.10

- d) **Listing on Stock Exchange** : Shares of the Company are listed on Bombay Stock Exchange Limited. Annual Listing fees as prescribed have been paid for the year 2007-08.

- e) **Stock Exchange Code** : BSE Code No. 530695

- f) **Registrar and Transfer Agents** : M/s Intime Spectrum Registry Limited
C-13, Pannalal Silk Mills Compound, L. B. S. Marg, Bhandup (W), Mumbai 400 078.
Tel: 25963838 Fax: 25962691 • Email: isrl@intimespectrum.com

**g) Share Transfer System:**

The Company's shares are traded in the Bombay Stock Exchange compulsorily in demat mode. Physical Shares which are lodged with the Registrar and Transfer Agents / or with the Company for transfer are processed and returned to the Shareholders duly transferred within the time limit stipulated under the Listing Agreement subject to the documents being in order.

h) Distribution of Shareholding as on March 31, 2007:

No. Of Equity Shares Held			Shareholders		No. Of Shares Rs. 5/- each	
			Numbers	% Of Total	No. Of Shares Held	% Of Total
UPTO	500		4121	77.19	671461	3.36
501 -	1000		558	10.45	472127	2.36
1001 -	2000		298	5.58	473642	2.37
2001 -	3000		102	1.91	263799	1.32
3001 -	4000		56	1.05	202277	1.01
4001 -	5000		33	0.62	157062	0.78
5001 -	10000		73	1.37	541227	2.71
10001 -	And Above		98	1.83	17218405	86.09
TOTAL			5339	100.00	20000000	100.00

i) Share Holding Pattern as on March 31, 2007:

Category	No. Of Shares Held Rs. 5/- each	Percentage of Shareholding
a. Promoter's Holding	11,149,600	55.75%
b.* FII's	102,000	0.51%
c. Private Corporate Bodies	2,230,364	11.15%
d. Public (In India)	6,380,177	31.90%
e.* NRI's/OBCs	104,508	0.52%
f. Any Other (Clearing Member)	33,351	0.17%
GRAND TOTAL	20,000,000	100.00%

* Note: The total foreign shareholding is 206508 equity shares.

j) Dematerialisation of shares:

56.12% of the Company's paid up equity share capital has been Dematerialized up to March 31, 2007. Trading in the equity shares of the Company at Bombay Stock Exchange is permitted only in dematerialized form.

The details of demat of shares as on March 31, 2007 are as under:

Depository	No. Of Shareholders	No. Of Shares	% Of Capital
NSDL	3233	9541361	47.71%
CDSL	1749	1682565	8.41%
TOTAL	4982	11223926	56.12%

Request for dematerialization of shares are processed and confirmation is given to the respective depositories i.e. National Security Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) within 15 days. Shares of the Company are regularly traded on BSE.

**k) Addresses for Correspondence:**

All Correspondence relating to the shares and debentures of the Company should be forwarded to the below mentioned address:

Intime Spectrum Registry Limited

Unit: Prime Property Development Corporation Limited

C-13, Pannalal Silk Mills Compound, L. B. S. Marg, Bhandup (W), Mumbai - 400 078.

Tel: 25963838 Fax: 25962691.

Email: jsrl@intimespectrum.com

For and On behalf of the Board Of Directors

Sd/-
Padamshi L. Soni
Chairman

CEO CERTIFICATE

In terms of the requirement of the amended Clause 49 of the Listing Agreements with the Stock Exchange, the certificates from CEO have been obtained.

For and On behalf of the Board Of Directors

Sd/-
Padamshi L. Soni
Chairman

Place : Mumbai

Date : July 26, 2007

AUDITORS' CERTIFICATE ON CORPORATE GOVERNANCE

To,

The Members of,

PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED.

We have examined the compliance of conditions of Corporate Governance by Prime Property Development Corporation Limited, for the year ended March 31, 2007, as stipulated in Clause 49 of the Listing Agreement of the said Company with Stock Exchange.

The compliance of conditions of Corporate Governance is the responsibility of the Management. Our examination has been limited to a review of the procedure and implementation thereof, adopted by the Company for ensuring the compliance with the conditions of Corporate Governance. It is neither an audit nor an expression of opinion of the financial statements of the Company.

In our opinion and to the best of our information and according to the explanations given to us and the representations made by the Directors and the Management, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in Clause 49 of the above-mentioned Listing Agreement.

As required by the Guidance Note issued by the Institute of Chartered Accountants of India, we have to state that as per the records maintained by the company, there were no Investor's grievances are pending for a period extending 30 days against the Company as per the records maintained by Shareholder's/Investors Grievances Committee.

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

FOR VORA & ASSOCIATES
CHARTERED ACCOUNTANTS

Sd/-
MAYUR A. VORA
PARTNER
(Membership No. 30097)

Place : Mumbai

Date : July 26, 2007

**AUDITORS' REPORT**

To,

The Members Of

Prime Property Development Corporation Limited

1. We have audited the attached Balance Sheet of **PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED** as at 31st March 2007, the Profit and Loss Account and the Cash Flow Statement of the Company for the year ended on that date 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 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 disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the Management, as well as evaluating the overall financial statement presentation. We believe that our audit provides reasonable basis for our opinion.
3. As required by the Companies (Auditor's Report) Order, 2003 as amended by the Companies (Auditor's Report) (Amendment) Order, 2004 ("the order") issued by the Central Government of India in terms of sub section (4A) of Section 227 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 that:
 - (i) we have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - (ii) in our opinion, proper books of accounts as required by law have been kept by the Company so far as appears from our examination of those books;
 - (iii) the Balance Sheet, the Profit and Loss Account and the Cash Flow Statement dealt with by this report are in agreement with the books of accounts;
 - (iv) in our opinion, the Balance Sheet, Profit & Loss Account and the Cash Flow Statement dealt with by this report comply with the Accounting Standards referred to in sub-section (3C) of Section 211 of the Companies Act, 1956;
 - (v) based on the representations made by the Directors and taken on record by the Board of Directors of the Company and the information and explanations given to us, none of the Directors is, as at March 31, 2007, prima-facie disqualified from being appointed as a director in terms of clause (g) of sub-section (1) of Section 274 of the Companies Act, 1956 and
 - (vi) in our opinion and to the best of our information and according to the explanations given to us, the said accounts read with the notes thereon, 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:
 - (a) in the case of the Balance Sheet, of the State of affairs of the company as at March 31, 2007;
 - (b) in the case of Profit & Loss A/c of the PROFIT of the Company for the year ended on that date and
 - (c) in the case of the Cash Flow Statement, of the cash flows for the year ended on that date.

**FOR VORA & ASSOCIATES
CHARTERED ACCOUNTANTS**

Sd/-

MAYUR A. VORA

PARTNER

Membership No. 30097

Place : Mumbai

Date : July 26, 2007



ANNEXURE TO THE AUDITORS' REPORT

(Referred to in paragraph 3 of our Report of even date)

- (i).
 - (a) The Company has generally maintained proper records showing full particulars, including quantitative details and situation of its fixed assets.
 - (b) As explained to us according to the practice generally followed, the fixed assets of the Company are physically verified by the management at reasonable intervals, in a proper manner, which in our opinion is reasonable looking to the size of the Company and nature of its business. According to the information and explanations given to us, no discrepancies were noticed on such physical verification;
 - (c) Though the Company has disposed off part of its fixed assets, but it does not effects its going concern;
- (ii).
 - (a) As explained to us, Inventories have been physically verified by the Management at reasonable interval during the year. In our opinion frequency of such verification is reasonable.
 - (b) In our opinion and according to the information and explanations given to us, the procedures of physical verification of the stocks of finished goods and work in progress followed by the Management are in our opinion 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 explanation given to us, the company is generally maintaining proper records of inventory. The discrepancies noticed on verification between the physical stock and the book records were not material. And have been dealt with in the books of accounts.
- (iii)
 - (a) The company has not granted any secured or unsecured loans to companies, firms and other parties as covered in the register maintained under section 301 of the Companies Act, 1956. Accordingly, paragraphs 4 (iii) (b) (c) and (d) of the Order are not applicable.
 - (b) The Company has not taken any new loans during the year. However the Company had taken loans in the past from one party whose balance at the end of the financial year is Rs. 1,87,20,214 is covered in the register maintained under section 301 of the Companies Act, 1956.
 - (c) In our opinion and according to the information and explanation given to us, the rate of interest and other terms and conditions as stipulated on which the Company has taken the loans from parties required to be listed in the register maintained under section 301 and section 370 (1B) of the Companies Act, 1956 are prima facie not prejudicial to the interest of the company.
 - (d) The Company is regular in repaying the principal amounts as stipulated and has been regular in the payment of interest as stipulated to the parties listed in the register maintained under section 301 of the Companies Act, 1956.
- (iv) In our opinion and according to the information and explanations given to us, there are generally adequate internal control procedures commensurate with the size of the company and nature of its business for purchase of inventories, fixed assets and for sale of goods. Further on the basis of our examination of the books and records of the Company and according to the information and explanation given to us we have neither come across nor have been informed any continuing failure to correct major weaknesses in the aforesaid internal control systems.
- (v)
 - (a) To the best of our knowledge and belief and according to the information, explanations and representations given to us, we are of the opinion that the transactions in which directors were interested and which were required to be entered into the register maintained under Section 301 of the Companies Act, 1956 have been so entered.
 - (b) In our opinion and having regard to our comments in paragraph (iii) above, and according to the information and explanations given to us, the transactions made in pursuance of such contracts or arrangements entered in the register maintained under Section 301 of the Companies Act, 1956 and exceeding the value of rupees five lakhs in respect of any party during the year have been made at price which are reasonable having regard to prevailing market prices at the relevant time where such market prices are prima-facie made available.



- (vi) The Company has not accepted any deposits from the public within the meaning of Section 58A and Section 58AA of the Companies Act, 1956 and the rules framed there under.
- (vii) As explained to us, the Company has no formal internal audit system as such, but its internal control procedures generally ensure reasonable internal check of its financial and other records, commensurate with the size and the nature of its business.
- (viii) As informed to us, the maintenance of cost records has not been prescribed by the Central Government under Section 209 (1)(d) of the Companies Act, 1956 in respect of activities carried on by the Company.
- (ix)
 - (a) According to the information and explanation given to us, the Company is generally regular in depositing with the appropriate authorities in India the undisputed statutory dues under Income Tax Act and other material statutory dues as applicable to it. However, the provisions of the Provident Fund, Investor Education and Protection Fund, Employee's State Insurance, Sales Tax, Wealth Tax, Service Tax, Customs Duty, Excise Duty, Cess and other statutory dues are not applicable.
 - (b) At the end of the financial year there were no undisputed amounts payable in respect of income tax and other statutory dues, as applicable, for a period of more than six months from the date they become payable.
- (x) The Company has no accumulated losses as at March 31, 2007 and it has not incurred any cash losses in the financial ended on that date or in the immediately preceding financial year.
- (xi) In our opinion and according to the information and explanation given to us, the Company has not defaulted in repayment of its dues to any banks as at the balance date.
- (xii) In our opinion and according to the information and explanation given to us the Company has not granted any loans and advances on the basis of security by way of pledge of shares, debentures and other securities.
- (xiii) In our opinion and according to the information and explanation given to us the Company is not a chit fund or a nidhi/mutual benefit fund / society. Therefore, the provisions of clause 4 (xiii) of the Order are not applicable to the Company.
- (xiv) In our opinion and according to the information and explanations given to us, the Company is not a dealer in or trader in shares, securities, debentures and other investments. The company has invested surplus fund in marketable securities and are held in its own name. The company has maintained proper records of the transaction and contract and timely entries have been made therein.
- (xv) In our opinion and according to the information and explanations given to us the Company has not given for others any guarantee for loans from bank and financial institutions.
- (xvi) In our opinion and according to the information and explanations given to us, on an over all basis the term loans have been applied for the purposes for which they were obtained.
- (xvii) According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that no funds raised on short-term basis have been used for long-term investment.
- (xviii) According to the information and explanations given to us, the Company has not made any preferential allotment of shares to parties and companies covered in the register maintained under section 301 of the Companies Act, 1956 during the year.
- (xix) The Company has not raised any funds by the way of debenture issue during the year. Accordingly, the provision of clause 4 (xix) of the order is not applicable to the Company.
- (xx) The Company has not raised any money by public issues during the year.
- (xxi) According to the information and explanations given to us and to the best of our knowledge and belief, we have neither come across any instances of material fraud on or by the company, noticed or reported during the year nor have been informed of such case by the managements.

For VORA & ASSOCIATES
CHARTERED ACCOUNTANTS

Sd/-

MAYUR A. VORA
PARTNER

Membership No. 30097

Place : Mumbai
Date : July 26, 2007



BALANCE SHEET AS ON 31ST MARCH 2007

PARTICULARS	SCH	As at 31/03/2007 Rs.	As at 31/03/2006 Rs.
SOURCES OF FUNDS			
Shareholders funds :			
Share Capital	A	100,000,000	100,000,000
Reserves & Surplus	B	188,855,819	135,765,500
Loan Funds :			
Secured loans	C	389,262,065	52,990,983
Unsecured loans	D	18,720,214	5,000,000
Deferred Tax Liability (Net)	E	36,210,998	5,919,109
TOTAL		733,049,096	299,675,592
APPLICATION OF FUNDS :			
Fixed Assets :	F		
Gross Block		127,931,448	237,600,060
Less : Depreciation		15,903,854	16,450,319
Net Block		112,027,594	221,149,741
Investments	G	5,719,718	5,719,718
Current Assets, Loans and Advances	H		
Inventory		904,597,347	283,656,588
Sundry Debtors		10,000,000	-
Cash & Bank Balances		18,301,863	3,002,605
Loans and Advances		130,601,175	151,327,510
Other Current Assets		-	-
		1,063,500,385	437,986,703
Current Liabilities & Provisions	I	448,198,601	365,180,570
Net Current Assets		615,301,784	72,806,133
TOTAL		733,049,096	299,675,592
Significant Accounting Policies and Notes on Accounts	O		

As per our attached reports of even date

For and on behalf of the Board of Directors

For VORA & ASSOCIATES
CHARTERED ACCOUNTANTS

Sd/-

Shri PADAMSHI L. SONI
DR. B. SAMAL
Shri MANISH P. SONI
Shri VISHAL P. SONICHAIRMAN
DIRECTOR
WHOLE TIME DIRECTOR
WHOLE TIME DIRECTOR

Sd/-

MAYUR A VORA
PARTNER
(Membership No.: 30097)Place : Mumbai
Date : July 26, 2007Place : Mumbai
Date : July 26, 2007

**PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH 2007**

PARTICULARS	SCH	Current Year Rs.	Previous Year Rs.
INCOME			
Sales		-	539,300,000
Rent & Other Income (TDS - Rs. 47,54,475/- P.Y. 47,09,749)		22,195,500	21,773,000
Profit on Sale of Fixed Assets/Shares		144,509,360	11,172,001
Dividend Income		17,015	68,712
Interest Income (TDS - Rs. 13,326 P.Y. 2,01,036)		59,384	986,538
Write back of Provision no longer required		200,000	-
Misc. Income		-	501
TOTAL		166,981,259	573,300,752
EXPENDITURE			
Property Development Expenses (Increase) / Decrease in Closing Stock	J	6,646,489	315,999,290
Personnel Expenses	K	6,646,489	315,999,290
Administrative & Other Expenses	L	3,296,417	6,736,937
Interest Expenses	M	12,513,860	4,857,718
Selling Expenses	N	6,754,487	15,168,201
Depreciation		922,029	4,990,689
TOTAL		40,023,790	356,317,411
Profit Before Tax		126,957,469	216,983,341
Provision for Income Tax		14,250,000	69,279,109
Provision for Taxes (deferred)		30,291,889	2,909,139
Provision for F.B.T		175,000	200,000
Profit After Tax but before Extraordinary items		82,240,580	144,595,093
Add / (Less) : Excess / (Short) provision for taxes for earlier years		98,489	(144,095)
Profit After Tax		82,339,069	144,450,998
Less : Appropriation			
Transfer to General Reserve		8,500,000	14,500,000
Proposed Dividend		25,000,000	-
Interim Dividend		-	20,000,000
Provision for Tax on Dividend		4,248,750	2,805,000
Retained Earnings for the year		37,748,750	37,305,000
Balance brought forward from previous yrs.		44,590,319	107,145,998
Balance carried to the Balance Sheet		118,115,500	10,969,502
Earning per share (Basic & Diluted) Annualised (Refer to Schedule 'O', Item XI)		4.12	7.22
Significant Accounting Policies and Notes on Accounts	O		

As per our attached reports of even date

For and on behalf of the Board of Directors

For VORA & ASSOCIATES
CHARTERED ACCOUNTANTS

Sd/-

Sd/-

MAYUR A VORA
PARTNER
(Membership No.: 30097)Shri PADAMSHI L SONI
DR. B. SAMAL
Shri MANISH P. SONI
Shri VISHAL P. SONICHAIRMAN
DIRECTOR
WHOLE TIME DIRECTOR
WHOLE TIME DIRECTORPlace : Mumbai
Date : July 26, 2007Place : Mumbai
Date : July 26, 2007



CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2007

PARTICULARS		CURRENT YEAR (in Rs.)	PREVIOUS YEAR (in Rs.)
CASH FLOW FROM OPERATING ACTIVITIES			
Net Profit before Tax and Extraordinary items		126,957,469	216,983,341
Adjustment for:			
Depreciation	9,890,508		8,564,576
Profit on Sale of Fixed Assets	(124,639,360)		(46,102)
Interest Income	(59,384)		(986,538)
		(114,808,236)	7,531,936
		12,149,233	224,515,277
Less: Income taxes paid		20,873,391	62,899,366
Operating Profit Before Working Capital Changes		(8,724,158)	161,615,911
(Increase) / Decrease in Inventories	(620,940,759)		(20,132,374)
(Increase)/ Decrease in Sundry Debtors	(10,000,000)		14,900,000
(Increase)/ Decrease in Loans and Advances	(27,780,895)		(88,005,676)
(Increase)/ Decrease in Other Current Assets	-		3,500,000
Increase/ (Decrease) in Sundry Creditors / Others	(4,497,610)		21,356,299
Increase/ (Decrease) in Advances from Customers	113,321,000		122,500,000
		(549,898,264)	54,118,249
Cash generated from / (Used in) operations	(A)	(558,622,422)	215,734,160
NET CASH FLOW FROM INVESTING ACTIVITIES			
Purchases of Fixed Assets		(129,000)	(159,597,572)
Sale of Fixed Assets		224,000,000	4,200,000
Purchase of Investments		-	(5,346,136)
Interest Income		59,384	986,538
Net cash used in Investing activities	(B)	223,930,384	(159,757,170)
CASH FLOW FROM FINANCIAL ACTIVITIES			
Secured Loans taken		336,271,082	(67,097,815)
Unsecured Loans taken		13,720,214	(19,656,198)
Dividend Paid		-	(30,000,000)
Tax Paid on above dividend		-	(4,207,500)
Net cash generated from Financial Activities	(C)	349,991,296	(120,961,513)
NET CHANGES IN CASH AND CASH EQUIVALENT (A+B+C)		15,299,258	(64,984,523)
Cash and Cash Equivalent (Opening Balance)		3,002,605	67,987,128
Cash and Cash Equivalent (Closing Balance)		18,301,863	3,002,605
Notes:			
1 The Cash flow statement has been prepared under the "Indirect method" as the set out in Accounting Standard - 3 "Cash Flow Statement" issued by The Institute of Chartered Accountants of India.			
2 Cash and Cash Equivalents includes Cash and Bank Balance.			
3 Figures of Previous years have been regrouped and rearranged wherever necessary to confirm with Current Years classification.			

For VORA & ASSOCIATES
CHARTERED ACCOUNTANTS

Sd/-

MAYUR A VORA
PARTNER
(Membership No.: 30097)

Place : Mumbai
Date : July 26, 2007

FOR AND ON BEHALF OF BOARD

Sd/-

Shri PADAMSHI L. SONI CHAIRMAN
DR. B. SAMAL DIRECTOR
Shri MANISH P. SONI WHOLE TIME DIRECTOR
Shri VISHAL P. SONI WHOLE TIME DIRECTOR

Place : Mumbai
Date : July 26, 2007

**SCHEDULES FORMING PART OF BALANCE SHEET AS ON 31ST MARCH 2007**

PARTICULARS	As at 31/03/2007 Rs.	As at 31/03/2006 Rs.
Schedule - " A " : Share Capital		
Authorised:		
40,000,000 Equity shares of Rs. 5/- each (Previous year 40,000,000 Equity Shares of Rs. 5/- each)	200,000,000	200,000,000
Issued subscribed and paid up:		
20,000,000 Equity shares of Rs. 5/- each fully paid - up (Previous year 20,00,00,000 Equity shares of Rs.5/- each fully paid up)	100,000,000	100,000,000
	100,000,000	100,000,000
Schedule - " B " : Reserves & Surplus		
General Reserve		
Balance as per last year	17,650,000	3,150,000
Add: Transfer from Profit & Loss A/c	8,500,000	14,500,000
	26,150,000	17,650,000
Balance as per Profit & Loss Account	162,705,819	118,115,500
	188,855,819	135,765,500
Schedule - " C " : Secured Loans		
Term Loan		
From Banks	362,500,000	50,000,000
Vehicle Loans	2,124,430	2,990,983
Cash Credit/Working Capital From Banks	24,637,635	-
(See Note 10, Schedule 'O')	389,262,065	52,990,983
Schedule - " D " : Unsecured Loans		
Unsecured Loans from Directors	18,720,214	5,000,000
	18,720,214	5,000,000
Schedule - "E" : Deferred Tax Liability		
Deferred Tax Liability	36,210,998	5,919,109
Deferred Tax Assets	-	-
	36,210,998	5,919,109



Schedule " F " : Fixed Assets and Depreciation

PARTICULARS	GROSS BLOCK		DEPRECIATION			NET BLOCK	
	As on 01/04/2006 Rs.	Add/(Dedn) during the Year Rs.	As on 31/3/2007 Rs.	For The Year Rs.	Adjustment on Deductions Rs.	As on 31/3/2007 Rs.	As on 31/3/2006 Rs.
(i) Premises	225,306,430	(109,797,612)	115,508,818	7,958,637	(10,436,973)	106,377,379	213,696,655
(ii) Computers	1,222,615	129,000	1,351,615	57,042	-	122,146	50,188
(iii) Furnitures & Fixtures	1,568,257	-	1,568,257	41,340	-	187,067	228,407
(iv) Motor Cars	8,776,799	-	8,776,799	1,805,632	-	5,168,612	6,974,244
(v) Office Equipments	625,959	-	625,959	27,857	-	172,390	200,247
Total for Current year	237,600,060	(109,668,612)	127,931,448	9,890,508	(10,436,973)	112,027,594	221,149,741
Total for Previous Year	84,510,048	153,090,012	237,600,060	8,564,576	(2,353,662)	221,149,741	74,270,633


SCHEDULES FORMING PART OF BALANCE SHEET AS ON 31ST MARCH 2007

PARTICULARS	As at 31/03/2007 Rs.	As at 31/03/2006 Rs.
Schedule - " G " Investments- At Cost		
Quoted Shares		
1170 (Previous Year 1170) Equity Shares of Surana Industries Ltd. at Rs. 108.44 each	126,875	126,875
20808 (Previous Year 20808) Equity Shares of Rathi Udyog Ltd. at Rs. 221.47 each	4,608,360	4,608,360
8803 (Previous Year 8803) Equity Shares of Khaitan Fertiliser & Chem Ltd. at Rs. 111.83 each (Total Market Value is Rs. 6,89,457/- P. Y. 25,40,114)	984,483	984,483
	5,719,718	5,719,718
Schedule - " H " : Current Assets Loans and Advances		
A) Inventories		
Finished Stock of Property	-	-
Work in Progress of Various Project Sites	904,597,347	283,656,588
	904,597,347	283,656,588
B) Sundry Debtors		
(Unsecured considered good)		
- Due for a period exceeding six months	10,000,000	-
- Others	-	-
	10,000,000	-
C) Cash & Bank Balances		
i. Cash on Hand	490,795	649,291
ii. Balances with Scheduled Banks	17,811,068	2,353,314
iii. Fixed Deposit with Scheduled Banks	-	-
	18,301,863	3,002,605
D) Loans And Advances		
i. Loans and Advances		
- Unsecured considered good	116,691,692	88,556,171
- Unsecured considered doubtful	968,016	1,522,642
Less : Provision for Doubtful debts	968,016	1,168,016
	-	354,626
ii. Prepaid Taxes	13,909,483	62,416,713
	130,601,175	151,327,510
E) Other Current Assets		
Deposit & Advances	-	-
	-	-
(I + II + III + IV + V)	1,063,500,385	437,986,703
Schedule - " I " : Current Liabilities & Provisions		
Current Liabilities		
Sundry Creditors	22,200,213	21,560,473
Advance from customers	379,800,000	266,479,000
Deposit from customers	2,145,000	7,245,000
Unclaimed Dividend	379,638	416,988
	404,524,851	295,701,461



SCHEDULES FORMING PART OF BALANCE SHEET AS ON 31ST MARCH 2007

PARTICULARS	As at 31/03/2007 Rs.	As at 31/03/2006 Rs.
Provisions		
Provision for Taxation	14,250,000	69,279,109
Provision for F.B.T	175,000	200,000
Proposed Dividend	25,000,000	-
Provision for Tax on Proposed Dividend	4,248,750	-
	448,198,601	365,180,570
Schedule - "J" : Property Development Expenses		
Cost of Land and Development Rights	-	228,699,474
Consumption of Materials & Others	4,920,568	58,927,864
Labour Charges	745,000	13,591,000
Other Allied Development Expenses	980,921	14,780,952
	6,646,489	315,999,290
Schedule - "K" : Personnel Expenses		
Salary, Wages, Bonus and Commission	3,238,750	6,695,700
Contribution to Provident & Other Funds	-	-
Staff Welfare	57,667	41,237
	3,296,417	6,736,937
Schedule - "L" : Establishment & Administrative Expenses		
Listing Fees & ROC Fees	31,194	721,500
Rent, Rates, Taxes and Society Maintenance	347,626	347,453
Electricity Charges	8,370	4,080
Repairs & Maintenance	-	-
Plant & Machinery	-	-
Buildings	-	-
Others	31,431	62,656
Motor car expenses	239,040	216,622
Membership & Subscription	46,150	16,125
Printing & Stationery	252,065	480,293
Conveyance/ Hire Charges	97,925	6,154
Postage & Courier Charges	45,654	79,270
Registrar & Share Transfer Expenses	114,553	164,112
Directors sitting fees	250,000	150,000
Travelling Expenses	868,399	439,632
Telephone, Fax and Internet	196,791	209,342
Site supervision, Security & Other Expenses	750,872	332,955
Loan Processing expenses	7,159,647	247,259
Bank Charges	57,216	46,268
Legal & Professional Fees	640,006	640,996
Auditors' Remuneration	-	-
- Audit Fees	383,248	252,440
- Tax Matters	84,180	137,600
- Others	150,150	56,224
	617,578	446,264
Donations	191,000	198,747
Miscellaneous Expenses	568,343	47,990
	12,513,860	4,857,718
Schedule - "M" : Interest Expenses		
Interest - bank finance	993,053	3,138,748
Interest - term loans	4,280,003	8,199,173
Interest - others	1,481,431	3,830,280
	6,754,487	15,168,201
Schedule - "N" : Selling Expenses		
Advertisement & Publicity	834,964	4,968,089
Project Promotion Expenses	87,065	22,600
	922,029	4,990,689

**SCHEDULE "O"****Significant Accounting Policies & Notes On Accounts****I. Significant Accounting Policies:****(a) Accounting Convention & Concepts**

The accounts are prepared generally on historical cost basis of accounting. The Company adopts accrual system of accounting, unless stated otherwise. The Interest cost on Term Loans for specific projects are charged to respective project and included into Inventory value of specific projects from current year.

(b) Fixed Assets

Fixed assets are valued at cost less depreciation. Cost includes all expenses incurred for acquisition of assets.

(c) Depreciation

Depreciation is provided as per written down value method at the rates and in the manner specified in schedule XIV of the Companies Act, 1956, unless stated otherwise.

(d) Investments

Investments are valued at cost plus brokerage and other charges. Profit or Losses on investment are accounted as and when realized as Capital Gain / Loss, if any. No provision is made for diminishing in value of Investment being Long Term Investment.

(e) Inventories

Inventories are valued at lower of cost or net realizable value. The Construction Work in Progress includes cost of Land, Development Rights, TDR Rights, Construction Costs and Expenses incidental to the projects (including interest on Term Loan for respective projects) undertaken by the Company. Inventories of finished units / stock in trade, if any, are valued at cost or estimated net realizable value (as certified by management) whichever is less.

(f) Income

Generally the Company is accounting sale of property / flats on completion of the projects, and / or on receipt of substantial payment and / or on agreement for sale and / or on handing over possession of the property and / or on registration of the sale agreement in favour of purchaser.

(g) Expenses

All revenue expenses are accounted on accrual basis, except, expenses pertaining to specific projects, which are considered as paid towards work in progress until the specific project is completed.

(h) Borrowing Cost

Interest paid on Term Loan availed from the bank for specific projects are charged to respective project and included into Inventory value of specific projects to give true & fair view of matching revenue & expenditure of specific projects. Other Interest are recognized as an expense and charged to profit each year.

(i) Retirement Benefits

The provisions for Provident Fund Act, 1952 are not applicable to the Company.

The Company has not made any provision for Gratuity / Retirement Benefits payable to the employees. The amount in respect of Gratuity / Retirement Benefits payable in accordance with the Payment of Gratuity Act 1972 / Other Statutory provisions, if any, shall be accounted in the year of actual payment thereof.

(j) Taxation

(i) Tax on income for the current period is determined on the basis of estimated taxable income and tax credits computed in accordance with the provisions of the Income Tax Act, 1961 and based on the expected outcome of assessments / appeals.

(ii) Deferred tax is recognized on timing difference between the accounting income and the estimated taxable income for the year and quantified using the tax rates and laws enacted or substantively enacted on the balance sheet date.

(iii) Deferred tax assets which arise mainly on account of unabsorbed loss or unabsorbed depreciation are recognized and carried forward only to the extent that management is virtually certain that sufficient future taxable income will be available against which such deferred tax assets can be realized.

II. Secured Loan:

(a) Term loans obtained from the Indian Overseas Bank and Syndicate Bank are secured by an equitable mortgage of the Company's specific immovable property.

(b) Repayment of all term loans and payment of interest thereon is personally guaranteed by the Promoter Directors of the Company.



- (c) Term loans of Rs. 1825 lacs (Previous Year Rs. 500 lacs) fall due for repayment within one year.
 (d) Vehicles loan of Rs. 832 lacs falls due for repayment within one year.

III. The Company has mainly one reportable business and geographical segment and hence no further disclosure is required under Accounting Standard (AS) 17 on Segment Reporting issued by the Institute of Chartered Accountants of India (ICAI).

IV. In the opinion of the Directors there were no contingent liabilities as at the Balance Sheet date.

V. Additional Information Pursuant To Section 217(1) To The Companies Act, 1956:

The Licensed capacity, installed capacity and actual production, opening and closing stock of finished goods, Sale of finished goods and Raw and Packing Material consumed in quantity and value, Classification of Raw and Packing Materials consumed, are not relevant to the Company since it is engaged in civil construction and real estate development business.

VI. Details Of Managerial Remuneration:

(In Rs.)

	2006-2007	2005-2006
Salaries to Executive Directors	1,400,000	780,000
Director's Sitting Fees	250,000	150,000
Commission to Chairman	NIL	4,400,000
Total	1,650,000	5,330,000

VII. Computation Of Net Profit Under Section 349 Of The Companies Act, 1956:

(In Rs.)

	2006-2007	2005-2006
Profit Before Tax	126,957,469	216,983,341
Add : Managerial Remuneration	1,650,000	5,330,000
	128,607,469	222,313,341
Less : Profit on sale of assets / shares	124,639,360	11,172,001
Net profit u/s 349 for the purpose of Chairman's Commission	3,968,109	211,141,340
Maximum permissible to all Directors @ 11%	436,492	23,225,547
Less: Paid to Other Directors	1,650,000	930,000
Balance available for Commission payable to Chairman	(1,213,508)	22,295,547
Maximum permissible to Chairman @ 5%	NIL	10,557,067
Commission payable restricted to	NIL	4,400,000

VIII. Foreign Exchange Earnings & Outgo:

Additional information pursuant to provisions of Para 3 and 4 of schedule VI of the Companies Act, 1956.

(In Rs.)

Particulars	For the year ended 31st March 2007	For the year ended 31st March 2006
(a) Expenditure in foreign exchange (traveling)	328,500	139,850
(b) Earnings in foreign exchange	NIL	NIL

IX. Related Parties Disclosures Under Accounting Standard 18 Of ICAI:

(A) Particulars of Party where control exists / Relative of parties where control exists:

Name of the Related Party	Nature of Relationship
(i) M/s. Prime Property Developers	Party where control exists
(ii) Smt. Prabhavati P. Soni	Relative of party where control exists.



(B) Key Management Personnel:

Name of the Related Party	Nature of Relationship
(i) Shri. Padamshi L. Soni	Chairman
(ii) Shri. Manish P. Soni	Whole Time Director
(iii) Shri. Vishal P. Soni	Whole Time Director

(C) Transactions with Party where control exists / Relative of parties where control exists:

Particulars	Party where control exists 31.3.2007 Rs.	Party where control exists 31.3.2006 Rs.
(i) Loans taken during the year (Balance at year end)	18,720,214	5,000,000
(ii) Due to related parties (Balance at year end)	NIL	NIL
(iii) Sales	NIL	59,700,000
(iv) Interest Expenses	1,481,431	3,494,964
	Relative of party where control	Relative of party where control
	exists	exists
(v) Sales	NIL	21,600,000
(vi) Interest Expenses	NIL	264,891

(D) Details of transactions relating to Key Management Personnel:

Particulars	31.3.2007 Value of Transaction Rs.	31.3.2006 Value of Transaction Rs.
(i) Remuneration to Whole Time Directors	1,400,000	780,000
(ii) Commission payable to Chairman	NIL	4,400,000

X. Deferred Tax Liability:

In accordance with Accounting Standard 22, relating to "Accounting on Taxes on Income", the deferred tax liability of Rs. 30,273,025 for the current year has been shown as expenses for the Current year. The component of deferred tax liability and assets is as under:

(Figures in Rs)

Particulars	Opening on 01.04.2006	For the year	Closing on 31.3.2007
Deferred Tax Liability:			
Difference of depreciation due to rate difference	(5,919,109)	(30,291,889)	(36,210,998)
Deferred Tax Assets:	NIL	NIL	NIL
Deferred Tax Liability Net	(5,919,109)	(30,291,889)	(36,210,998)



XI. Earning Per Share Under Accounting Standard 20 Of ICAI:

Particulars	Rs.
Net Profit as per Profit and Loss Account after tax and extra ordinary item, available for Equity Shareholders	82,339,069
Number of Equity Shares (Nominal Value of Rs. 5/- each)	20,000,000
Weighted Earnings per share (Basic & Diluted)	4.12

XII. Previous years figures are regrouped / recast wherever necessary.

As Per our attached report	of even date	Signatures to Schedules 'A' to 'D'
For VORA & ASSOCIATES CHARTERED ACCOUNTANTS		FOR AND ON BEHALF OF BOARD OF DIRECTORS
Sd/-		Sd/-
MAYUR A VORA PARTNER (Membership No.: 30097)		Shri PADAMSHI L. SONI CHAIRMAN DR. B. SAMAL DIRECTOR Shri MANISH P. SONI WHOLE TIME DIRECTOR Shri VISHAL P. SONI WHOLE TIME DIRECTOR

Place : Mumbai

Date : July 26, 2007

Place : Mumbai

Date : July 26, 2007

2006-07	2005-06	2004-05
82,339,069	82,339,069	82,339,069
20,000,000	20,000,000	20,000,000

2006-07	2005-06	2004-05	2003-04
82,339,069	82,339,069	82,339,069	82,339,069
20,000,000	20,000,000	20,000,000	20,000,000
4.12	4.12	4.12	4.12
82,339,069	82,339,069	82,339,069	82,339,069



**STATEMENT PURSUANT TO PART IV, SCHEDULE VI TO THE COMPANIES ACT, 1956
BALANCE SHEET ABSTRACT AND COMPANY'S GENERAL BUSINESS PROFILE :**

1. REGISTRATION DETAILS				
Registration No.	7 0 1 2 1	State Code	1 1	
Balance Sheet Date	3 1	0 3	0 7	
	Date	Month	Year	
2. CAPITAL RAISED DURING THE YEAR				
(Amount in Rupees)				
Public Issue	N I L	Bonus Issue		N I L
Rights Issue	N I L	Private Placement		N I L
3. POSITION OF MOBILISATION AND DEPLOYMENT OF FUNDS (Amount in Rupees)				
Total Liabilities and Shareholders Funds				733,049,096
Total Assets				733,049,096
Sources of funds :				
Paid-up Capital				100,000,000
Reserves & Surplus				188,855,819
Secured Loans				389,262,065
Unsecured Loans				18,720,214
Deferred Tax Liability (Net)				36,210,998
				733,049,096
Application of Funds :				
Net Fixed Assets				112,027,594
Investments				5,719,718
Net Current Assets				615,301,784
				733,049,096
4. PERFORMANCE OF THE COMPANY (Amount in Rupees)				
Total Income				166,981,259
Total expenditure				40,023,790
Profit Before Tax				126,957,469
Profit After Tax				82,339,069
Earning Per Share Rs. 5/- each.				4.12
Dividend Rate %				25

5. GENERIC NAMES OF THREE PRINCIPAL PRODUCTS/SERVICES OF THE COMPANY

(as per monetary terms)

Product Description

Property Development

Item Code No.

NOT APPLICABLE

FOR AND ON BEHALF OF BOARD OF DIRECTORS

Sd/-

Shri PADAMSHI L. SONI

DR. B. SAMAL

Shri MANISH P. SONI

Shri VISHAL P. SONI

CHAIRMAN

DIRECTOR

WHOLE TIME DIRECTOR

WHOLE TIME DIRECTOR

Place : Mumbai

Date : July 26, 2007



PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED

Six Years - Financial Highlights At A Glance.

(RS IN LAKHS)

PARTICULARS	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
SALES & OTHER INCOME	149.05	1,418.33	1,529.80	1,728.72	5,733.01	1,669.81
PROFIT BEFORE TAXES	0.98	130.22	149.34	216.30	2,169.83	1,269.57
PROFIT AFTER TAXES	0.91	114.54	95.20	140.27	1,445.95	822.40
EQUITY SHARE CAPITAL	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
RESERVES & SURPLUS	(95.63)	18.89	114.56	141.20	1,357.66	1,888.56
TANGIBLE NET WORTH	904.37	1,018.89	1,114.56	1,141.20	2,357.66	2,888.56
BOOK VALUE PER SHARE OF Rs 5	4.52	5.09	5.57	5.71	11.79	14.44
E.P.S (RS) ON Rs 5 paid up	0.01	0.57	0.48	0.70	7.22	4.12
DIVIDEND %	NIL	NIL	NIL	10%	20%	25%
PBT TO SALES %	0.66%	9.18%	9.76%	12.51%	37.85%	76.03%
PAT TO SALES %	0.61%	8.08%	6.22%	8.11%	25.22%	49.25%
DEBT EQUITY RATIO	1:0.72	1:0.98	1:0.66	1:1.28	1:0.25	1:1.41



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To,

If undelivered, Please return to :



PRIME

Property Development Corporation Ltd.

101, Soni House, Plot No. 34, Gulmohar Road No. 1,
Juhu Scheme, Vile Parle (West), Mumbai - 400 049. (India)
Tel. : 91-22-2623 5024, 91-22-2620 8507 • Fax : 91-22-2623 5076
E-mail : primeproperty@vsnl.net