

V P Lobo : 09321292899
 Jyothi : 09930152181
 Santhosh : 09029271349



Prakash : 09967401073
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 Roshan : 09482042678

T3 URBAN DEVELOPERS LIMITED

Regd. Office: 201, Corporate Arena, Off Aarey Piramal Cross Road, Near Goregaon Railway Station, Goregaon (West), Mumbai-400 062
 Website : www.t3urbandevlopers.com Email : info@t3urbandevlopers.com

FIXED DEPOSIT SCHEME

EARN UPTO **15.07%*** PER ANNUM

SCHEME - A CUMULATIVE

Period	Minimum Amount (Rs.)	Rate of Interest p.a.	Amount payable on Maturity (Rs.)	Effective yield p.a.
1 Year	5,000	12.50%	5,662.08	13.24%
2 Years	5,000	12.50%	6,411.83	14.12%
3 Years	5,000	12.50%	7,260.86	15.07%

* Interest compounded monthly

SCHEME - B NON-CUMULATIVE

Period	Minimum Amount (Rs.)	Rate of Interest p.a.
1 Year	1,00,000	12.50%
2 Years	1,00,000	12.50%
3 Years	1,00,000	12.50%

* Interest payable monthly

* INTEREST RATES ARE SUBJECT TO CHANGE AND THE RATE APPLICABLE WILL BE THE PREVALENT RATE ON THE DATE OF DEPOSIT**

Additional amount in multiples of Rs. 1,000/- for Scheme - A and Rs. 10,000/- for Scheme - B.

COMPANY HIGHLIGHTS

- Incorporated in 2008, exclusively focused on TIER-III Cities
- Promoted by highly experienced and proven track record professionals
- Board of directors consisting of professionals from the industry
- Recession proof business model with least debt burden
- Exclusively focused on affordable housing segment
- Already established presence in 4 cities in 2 states.

a)	Name of the Company	T3 Urban Developers Limited
b)	Date of Incorporation	11/03/2008
c)	Business carried on by the Company	Builders, real estate developers, engineers, and contractors of residential houses, bungalows, row houses and all type of construction activities.
d)	Subsidiaries	The Company has two subsidiaries T3 Ceramic Studio Limited and T3 Cement Blocks-Mangalore Private Limited
	Business carried on by T3 Ceramic Studio Limited	Trading in all types of building materials and other products used for industrial, household, scientific, atomic, energy/ power generation, commercial research and educational purpose.
	Business carried on by T3 Cement Blocks-Mangalore Private Limited	Manufacturers and dealers in cement products, whitening clay, gravel and concrete, motor, minerals, earth coke fuel artificial stone, and builders requisites and convenience of all kinds.

e) Brief particulars of the management of the company:

Mr. Valerian Paul Lobo

Valerian Paul Lobo graduate in Business Administration and Post graduate in Business Management with over 20 years of experience in various aspects of business in India and abroad. Since last 15 years he has been exclusively focusing on real estate and has hands-on experience in Mumbai, Bangalore, Pune, Chennai, Hyderabad and other cities across south India. After working in the industry for 12 years as a professional, Mr. Lobo started T3 Urban Developers Limited to leverage his vast experience and build a company which is exclusively focused on Tier III cities.

Mrs. Sujata Satish Rao

Mrs. Sujata Satish Rao is a Non-Executive director of the company. She has a vast experience of finance, sales and marketing in real estate industry.

Capt. Cedric Fernandes

He is a marine engineer having more than 15 years of experience as a sailor. He has rich knowledge of international operations and system integration. He is responsible for developing system based administration in T3 Urban Developers Limited. He is one of the promoters of the company.

Mr. Kamal Rajput

Mr. Kamal Rajput is a graduate having more than 10 years of domestic as well as international experience in logistics industry. He is responsible for overall administration of inter branch coordination of the company. He is also one of the promoter of the company.

Mr. Umed Dodhia

He is an industry veteran and has more than 15 years of real estate industry experience in Mumbai, Hyderabad and Ahmedabad. He is widely respected in his community for his social and philanthropic activity. His rich experience in Public Relations is a great asset for the company. He is responsible for investor relations.

Mr. Nitish Agarwal

Mr. Nitish Agarwal is a third generation entrepreneur in his own right in real estate industry. A graduate with dynamic approach to business entrepreneurship has made him one of most successful entrepreneur amongst his peers, within the family across three generations. He being techno savvy, he is aptly responsible for technology driven marketing exercises and websites designing and management of the company.

Mr. Anil Ahluwalia

Mr. Anil Ahluwalia is an independent director of the company. He has a vast experience of accounts, finance, legal and taxation in real estate industries.

Mr. Vishal Victor Gill

Mr. Vishal Victor Gill is an independent director of the company. He has a vast experience of sales and marketing in real estate industry.

Mr. Akbar Jalaluddin Momin

He is an industry veteran and has more than two decades of experience in investment in real estate industries. His in-depth knowledge of property market in various states is of immense value to the company. He is widely respected in his community for his social and philanthropic activity. His rich experience in Public Relations is a great asset for the company. He is responsible for investor relations and land acquisition.

Mr. Deep Shyamal Arora

He is a Commerce graduate from Mumbai University. He has a cumulative experience of 14 years i.e. 9 years in Realty Sector and 5 years in Advertising and Public Relations. He is responsible for Sales and Marketing.

Mrs. Rohini Balasubramanian Iyer

She is a Commerce graduate from Mumbai University. She is pursuing E-MBA from Symbiosis University. She has a cumulative experience of 10 years in Real Estate Industry. She is responsible for sales and customer relations.

f) Names, Addresses and Occupation of the Directors

Sr No.	Name	Address	Occupation
1.	Valerian Paul Lobo	B-702, 7 th floor, Raheja Solitaire, Udhoyog Nagar, S. V. Road, Goregaon (West), Mumbai-400062	Business
2.	Sujata Satish Rao	202, Airoli Plaza B, Wing C, Sector 16, Airoli, Navi Mumbai- 400708.	Business
3.	Anil Harbans Ahluwalia	601, Sunitrek Chs, Ceasar Road, Amboli Naka, Andheri (West), Mumbai-400058.	Business
4.	Umed Amiralal Dodhia	D, Shiv Shakti Complex, S V Road, Dahisar (East), Mumbai- 400068.	Business
5.	Nitish Praful Agarwal	Jagdish Krupa, Woodfield Row House, Near Satyagrah Chavani, Bodakdev, Ahmedabad-380054.	Business
6.	Kamal Nitinkumar Rajput	101, Peace Heaven, Building No. 10, Kaul Heritage City, Vasai (West), Thane-401202	Business
7.	Vishal Victor Gill	B/506 Mandakini Jangid Complex Chs Ltd Opp Jammu & Kashmir Bank Nr Silver Park, M.T.N.L Rd Mira Rd (East), Thane- 401107.	Business
8.	Cedric W Fernandes	Agarwal Residency, D-905/9106, Shankar Lane, Kandivali (West), Mumbai-400067.	Business
9.	Akbar Jalaluddin Momin	209, Ajanta, 2nd Floor, S. V. Road, Dahisar (East), Mumbai 400068	Business
10.	Deep Shyamal Arora	Flat No.301, Building No 4/C, Mari Gold, Beverly Park, Mira Road (East), Thane - 401107	Business
11.	Rohini Balasubramanian Iyer	7-D, Devshakti Apartment, Near Maniratna Jewellers, Marve Road, Malad (West), Mumbai 400064	Business

g) Profits of the Company before and after making provision for tax for the three financial years immediately preceding the date of advertisement.

PARTICULARS	Amount in Rs.		
	2012	2011	2010
Profit Before Tax	71,02,124	60,54,100	8,30,563
Profit After Tax	48,83,155	41,31,013	5,57,583

h) Dividends declared by the Company in respect of the said years :

	2012	2011	2010
	0%	8%	0%

i) Summarized Financial Position of the Company as appearing in the two latest Audited Balance Sheets

LIABILITIES	Amount in Rs.		ASSETS	Amount in Rs.	
	Figures for the latest financial year for which audited accounts are available (As at 31.03.2012)	Figures for the financial year previous to the year referred to in Col. 2 (As at 31.03.2011)		Figures for the latest financial year for which audited accounts are available (As at 31.03.2012)	Figures for the financial year previous to the year referred to in Col. 5 (As at 31.03.2011)
1	2	3	4	5	6
Share Capital	7,79,53,650	2,77,84,660	Fixed Assets	33,55,400	7,40,407
Share application money pending allotment	NIL	1,97,73,210	Investments	17,00,000	17,00,000
Reserves & Surplus	1,02,98,336	4,87,495	Current Assets	10,40,88,783	5,31,97,113
Secured Loans	40,43,940	17,66,710	Loans & Advances	1,26,72,997	29,25,536
Unsecured Loans	46,99,795	2,17,215	Deferred tax asset	10,755	23,111
Deferred Tax Liability	NIL	2,919			
Current Liabilities & Provisions	2,48,32,214	85,53,958			
TOTAL	12,18,27,935	5,85,86,167		12,18,27,935	5,85,86,167

j) The amount which the Company can raise by way of deposits under the rules.

	Rs.
1). 10% of the aggregate of the paid-up Capital and Reserves as deposits from shareholders or any deposit guaranteed by any Director	88,25,199
2). 25% of the aggregate of the paid-up Capital and Reserves as deposits from others	2,20,62,996
TOTAL	3,08,88,195

The aggregate of Deposits already accepted under previous scheme as on the last day of the immediately preceding financial year i.e. 31st March 2012

46,99,795

k) There are no overdue or unclaimed deposits as on the date of this statement.

- a) Total number of small depositors and amount due to them in respect of which default has been made : Company has not made any default in payment of interest or repayment of principal.
- b) The fact of waiver of interest accrued on Deposits of small depositors : No Waiver

l) It is hereby declared:

- that the Company has complied with the provisions of the Companies (Acceptance of Deposits) Rules, 1975 ('the Rules').
- that compliance with the said rules does not imply that repayment of deposits is guaranteed by the Central Government
- that the deposits accepted by the Company are unsecured and ranking pari passu with other unsecured liabilities and
- that the Company is not in default in the repayment of any deposit or part thereof and any interest thereupon in accordance with the terms and conditions of such deposits.

The above text has been approved by the Board of Directors of the Company in their meeting held on 8th August, 2012. A copy signed by the majority of the Directors of the Company approving the text of the above advertisement has been delivered to the Registrar of Companies, Mumbai for registration. This Advertisement is issued in the name and on the authority of the Board of Directors of the Company.

Date: 8th August, 2012
 Place: Mumbai

By order of the Board
 For T3 Urban Developers Limited
 sd/-
 Valerian P Lobo
 Chairman & Managing Director