

**Shankheshwar Buildwell Private  
Limited**

**Financial Statements for the  
FY - 2022-23**

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**Independent Auditor's Report  
To the Members of Shankeshwar Buildwell Private Limited**

**Report on the audit of the Standalone Financial Statements**

**Opinion**

We have audited the accompanying Standalone Financial Statements of **Shankeshwar Buildwell Private Limited** ("the Company"), which comprise the Balance Sheet as at 31<sup>st</sup> March, 2023, 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 significant accounting policies and other explanatory information (herein after referred to as "Standalone Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31<sup>st</sup> March, 2023, the Loss and total comprehensive loss, changes in equity and its cash flows for the year ended on that date.

**Basis for Opinion**

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing specified under section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules made there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

**Emphasis of Matter**

We draw attention to Note 26 of the accompanying financial results, regarding the on-going investigations of Securities and Exchange Board of India and the committee constituted by Hon'ble Supreme Court in respect of the matters more fully described in aforesaid note. Our opinion is not modified in respect of this matter

**Other Information**

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Director's Report but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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## **Independent Auditor's Report**

### **To the Members of Shankeshwar Buildwell Private Limited (Continue)**

#### **Management's Responsibility for the Standalone 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 and presentation of these Standalone 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 applicable Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.

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 Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are responsible for overseeing the Company's financial reporting process.

#### **Auditor's Responsibility**

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

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**Independent Auditor's Report**  
**To the Members of Shankeshwar Buildwell Private Limited (Continue)**

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

**Report on Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 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 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, 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 Financial Statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended;
  - e. On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from
  - f. being appointed as a director in terms of Section 164(2) of the Act;

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**Independent Auditor's Report**  
**To the Members of Shankeshwar Buildwell Private Limited (Continue)**

- g. 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';
- h. 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:
- A. The Company does not have any pending litigations which would impact its financial position;
- B. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- C. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- D. (i) The management of the company has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (ii) The management of the company has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
- (iii) Based on such audit procedures that we have considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.
- E. The company has not declared or paid any dividend during the year.
- F. The Ministry of Corporate Affairs (MCA) has amended the Rule 3 of Companies (Accounts) rules, 2014 by way of notification dated 31st March, 2022. Accordingly requirement to have accounting software with a feature of recording audit trail is extended till 1st April, 2023. Therefore, nothing is required to be reported under this para for the year under review.

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**Independent Auditor's Report**

**To the Members of Shankeshwar Buildwell Private Limited (Continue)**

3. **With respect to the matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:**

According to the information and explanations given to us and on the basis of our examination of the records of the Company, managerial remuneration has not been paid /provided. Accordingly, reporting under section 197(16) of the Act is not applicable.

**Place: Ahmedabad**

Date: 29/04/2023

**For: DHARMESH PARIKH & CO LLP**

**Chartered Accountants**

**Firm Registration No. 112054W/W100725**

**Harsh Parikh**

**Partner**

**Membership No. 194284**

**UDIN: 23194284BGPXVV2264**

**Annexure - A to the Independent Auditor's Report  
RE: Shankeshwar Buildwell Private Limited**

(Referred to in Paragraph 1 of our Report of even date.)

The Annexure referred to in our Independent Auditor's Report to the members of the Company on the Standalone Financial Statements for the year ended 31<sup>st</sup> March, 2023, we report that:

- i. a) (A) According to the information and explanation given to us and the records produced to us for our verification, the company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

(B) According to the information and explanation given to us and the records produced to us for our verification the company does not have any Intangible assets. Accordingly, the provision of Paragraph 3(i)(a)(B) of the Order are not applicable.

b) According to the information and explanation given to us and the records produced to us for our verification, the Company has a regular programme of physical verification of its Property, Plant and Equipment's by which all Property, Plant and Equipments are verified by the management in a phased manner over a period of three years. In accordance with this Programme, certain Property, Plant and Equipment were verified during the year and no material discrepancies were noticed on such verification. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. Based on our verification, no material discrepancies were noticed on such verification.

c) According to the information and explanation given to us and the records produced to us for our verification, the title deeds of all the immovable properties. (other than properties where the company is the lessee and the lease agreements are duly executed in favor of the lessee) disclosed in the financial statements are held in the name of the company, except Immovable Properties - Land as mentioned below;

Sr	Description of property	Gross carrying value (in Lacs)	Held in name of Farmer as per 7/12 records	Whether promoter, directors or their relatives or employee	Period held-indicate range, where appropriate	Reason for not being held in name of company	Remarks
1	DODAR SURVEY NO.241 (11432 SQ. MTR)	16.66	Naniben Punjabhai & others	NO	May-13	Mutation Pending	Documents Not Released By Registrar Office.
2	DODAR SURVEY NO.256 (18696 SQ MTR)	188.64	Habibkhan Umarkhan & others	NO	Apr-13	Mutation Pending	Documents Not Released By Registrar Office.
3	VIROCHANNAGAR SURVEY NO.2356 (18716 SQ MTR)	196.75	Ayubkhan & others	NO	Apr-14	Mutation Pending	Documents Not Released By Registrar Office.
Sr	Description of property	Gross carrying value (in	Held in name of FARMER as per 7/12	Whether promoter,	Period held-indicate range,	Reason for not being held in	Remarks

		Lacs)	records	director s or their relative s or employ ee	where appropriat e	name of company	
4	DODAR SURVEY NO.275 (12545 SQ MTR)	18.27	Karsanbhai kasalsang	NO	Dec-11	Mutation Pending	Mutation Pending Due To Title Issue
5	DODAR SURVEY NO.282 (7487 SQ MTR)	10.92	Bhagwatiben Sadhu & Others	NO	May-13	Mutation Pending	Mutation Pending Due To Title Issue
6	DODAR SURVEY NO.254 (5767 SQ MTR)	58.32	Fatimabibi & others	NO	Feb-16	Mutation Pending	Mutation Pending Due To Title Issue
7	NADAN SURVEY NO.201 (27682 SQ. MTR)	254.18	Sadhu Parshuram Maniram & Others	NO	Nov-21	Mutation Pending	Mutation Pending Due To Re-survey Issue
8	CHHARODI SURVEY NO. 499 (27621 SQ MTR)	987.30	Mohmmad Juber & others	NO	Sep-22	Mutation Pending	Mutation Pending Due To Title Issue
	Total	<b>1731.04</b>					

d) According to the information and explanation given to us and the records produced to us for our verification, the company does not revalue its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year. Accordingly, the provisions of paragraph 3(i)(d) of the Order are not applicable.

e) According to the information and explanation given to us and the records produced to us for our verification, no proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

ii. a) The Company has not carried out any commercial activities during the year ended 31st March, 2023 and hence it does not carry any Inventory. Accordingly, the provisions of paragraph 3 (ii) (a) of the Order are not applicable.



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**Annexure - A to the Independent Auditor's Report**  
**RE: Shankeshwar Buildwell Private Limited (Continue)**

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(Referred to in Paragraph 1 of our Report of even date.)

- b) According to the information and explanation given to us and the records produced to us for our verification, the company has not been sanctioned any working capital limits in excess of five crore rupees in aggregate, from banks or financial institutions on the basis of security of current assets during the year ended 31st March, 2023. Accordingly the provisions of paragraph 3 (ii)(b) are not applicable.
- iii. According to the information and explanation given to us and the records produced to us for our verification the company has not made any investment or provided any guarantee or security to any companies, firms, Limited Liability Partnership or any other parties. Accordingly the provisions of paragraph 3(iii) (a) to (f) are not applicable.
- iv. In our opinion and according to information and explanations given to us and representations made by the Management, the Company has not granted any loans, given any guarantees or provided any securities to the parties covered under section 185 of the Act. Accordingly, compliance under section 185 of the Act is not applicable to the company. According to the information and explanations given to us, the provisions of Section 186 (except subsection (1) of Section 186) of the Act are not applicable to the Company. In our opinion, and according to the information and explanations given to us, the Company has not made investments referred in Section 186(1) of the Act.
- v. According to information and explanations given to us, the Company has not accepted any deposits from the public within the meaning of the directives issued by the Reserve Bank of India, provisions of section 73 to 76 of the Act, any other relevant provisions of the Act and the relevant rules framed thereunder. Accordingly, the provisions of clause 3(v) of the Order are not applicable to the Company.
- vi. As informed to us, the maintenance of cost records as prescribed by the Central Government under Section 148(1) of the Act are not applicable to the company for the year.
- 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 Income-Tax, Goods and Service Tax and other material statutory dues have been regularly deposited during the year by the Company with the appropriate authorities.
- b). According to the information and explanations given to us, no undisputed amounts payable in respect of Income-Tax, Goods and Service Tax and other material statutory dues were in arrears as at 31 March 2023 for a period of more than six months from the date they became payable.
- c). According to the information and explanations given to us, there are no statutory dues as referred in sub clause(a) as at 31 March 2023, which have not been deposited with the appropriate authorities on account of any dispute.
- viii. According to the information and explanations given to us and based on our examination of the records of the Company, the company has not surrendered or disclosed transactions as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961). Accordingly, the provisions of clause 3(viii) of the Order are not applicable to the Company.

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**Annexure - A to the Independent Auditor's Report**  
**RE: Shankeshwar Buildwell Private Limited (Continue)**

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(Referred to in Paragraph 1 of our Report of even date.)

- ix. According to the information and explanations given to us and based on our examination of the records of the Company, the company has not taken any loans or other borrowings from banks, financial institutions and any other parties during the year under review. Accordingly the provisions of paragraph 3(ix) (a) to (f) are not applicable.
- x. a) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not raised any moneys by way of initial public offer or further public offer during the year. Money raised by way of perpetual debt instrument were utilized for the purpose for which they are raised.
- b) According to the information and explanations given to us and on the basis of our examination of the records, the Company has not made any preferential allotment or private placement or not issued any fully or partly convertible debenture during the year under review. Accordingly, the provisions of paragraph 3(x)(b) of the Order are not applicable.
- xi. a). During the course of our examination of the books and records of the company, carried out in accordance with the generally accepted auditing practice in India, and according to the information and explanation given to us, we have neither come across any instance of any fraud by the company or on the company by its officers or employees has been noticed or reported during the year.
- b). No report on any matter under sub-section (12) of section 143 of the Companies Act has been filed by us in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- c). As represented to us by the management, there are no whistle blower complaints received by the company during the year.
- xii. In our opinion, the Company is not a Nidhi Company. Accordingly, the provisions of Clauses 3 (xii) (a) to (c) of the Order are not applicable.
- xiii. As per information and explanation given to us and on the basis of our examination of the records of the Company, all the transaction with related parties is in compliance with section 177 and 188 of Companies Act 2013, wherever applicable, and all the details have been disclosed in Standalone Financial Statements as required by the applicable Indian Accounting Standards
- xiv. In our opinion and based on our examination the company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Companies Act 2013 .However its control procedure is reasonable for internal checking of its financial and other records.
- 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 any non-cash transactions, within the meaning of Section 192 of the Act, with directors or persons connected with them. Accordingly, paragraph 3(xv) of the Order is not applicable to the Company.

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**Annexure - A to the Independent Auditor's Report**  
**RE: Shankeshwar Buildwell Private Limited (Continue)**

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(Referred to in Paragraph 1 of our Report of even date.)

- xvi. a) In our opinion and 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. Accordingly, paragraph 3(xvi) of the Order is not applicable to the Company.
- b) According to the information and explanations given to us and based on our examination of the records of the Company the company has not conducted any Non-Banking Financial or Housing Finance activities. Accordingly, paragraph 3(xvi) (b) of the Order is not applicable to the Company.
- c) In our opinion and according to the information and explanations given to us, the company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, the provisions of paragraph 3(xvi) (c) & (d) of the Order is not applicable to the Company.
- xvii. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has cash loss of Rs.50.09 Lakhs in the current financial year and Rs.16.74 Lakhs in immediately preceding financial year.
- xviii. According to the information and explanations given to us, there is no resignation of the statutory auditors during the year in the company. Accordingly, paragraph 3(xviii) of the Order is not applicable to the Company.
- xix. According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.
- xx. According to the information and explanations given to us and based on our examination of the records of the Company, section 135 is not applicable on the company. Accordingly, paragraph 3(xx) of the Order is not applicable to the Company.

**Place: Ahmedabad**

Date: 29/04/2023

**For: DHARMESH PARIKH & CO LLP**

**Chartered Accountants**

**Firm Registration No. 112054W/W100725**

**Harsh Parikh**

**Partner**

**Membership No. 194284**

**UDIN: 23194284BGPXVV2264**

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**Annexure - B to the Independent Auditor's Report**  
**RE: Shankeshwar Buildwell Private Limited**

(Referred to in Paragraph 2(f) of our Report of even date)

**Report on the Internal Financial Controls under Clause (i) of sub-section 3 of section 143 of the Companies Act 2013 (the act).**

**Opinion**

We have audited the internal financial controls over financial reporting of **Shankeshwar Buildwell Private Limited** ("the Company") as of 31<sup>st</sup> March, 2023 in conjunction with our audit of the Standalone Financial Statements of the company for the year ended on that date.

In our opinion the company has, in all material aspects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31<sup>st</sup> March, 2023, 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.

**Management's Responsibilities 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.

**Auditors' 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 Standalone Financial Statements, whether due to fraud or error.

**Annexure - B to the Independent Auditor's Report**  
**RE: Shankeshwar Buildwell Private Limited (Continue)**

(Referred to in Paragraph 2(f) of our Report of even date)

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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 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 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 years 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.

**Place: Ahmedabad**

Date: 29/04/2023

**For: DHARMESH PARIKH & CO LLP**

**Chartered Accountants**

**Firm Registration No. 112054W/W100725**

**Harsh Parikh**

**Partner**

**Membership No. 194284**

**UDIN: 23194284BGPXVV2264**

**SHANKHESHWAR BUILDWELL PRIVATE LIMITED**  
**Balance Sheet as at March 31, 2023**



₹ in Lacs

Particulars	Notes	As at March 31, 2023	As at March 31, 2022
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
Property, Plant and Equipment	4	31,368.59	26,711.85
Right of Use Assets	5	224.29	-
Capital Work-in-Progress	6	68.08	527.79
<b>Financial assets</b>			
Other Financial Asset	9	4.50	-
Deferred Tax Assets (net)	17	-	-
Other Non-Current Assets	7	967.18	2,162.25
		<b>32,632.64</b>	<b>29,401.89</b>
<b>Current Assets</b>			
<b>Financial Assets</b>			
Cash and Cash Equivalents	8	7.21	16.01
Other Current Assets	7	3.76	0.88
		<b>10.97</b>	<b>16.89</b>
<b>Total Assets</b>		<b>32,643.61</b>	<b>29,418.78</b>
<b>EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
Equity Share Capital	10	1,001.00	1,001.00
Other Equity	11	31,414.63	28,411.72
<b>Total Equity</b>		<b>32,415.63</b>	<b>29,412.72</b>
<b>LIABILITIES</b>			
<b>Non-Current Liabilities</b>			
<b>Financial Liabilities</b>			
Lease Liabilities	13	223.54	-
		<b>223.54</b>	<b>-</b>
<b>Current Liabilities</b>			
<b>Financial Liabilities</b>			
Lease Liabilities		-	-
Trade Payables	12		
- total outstanding dues of micro enterprises and small enterprises		0.90	-
- total outstanding dues of creditors other than micro enterprises and small enterprises		2.95	6.06
Other Financial Liabilities	14	0.27	-
Other Current Liabilities	15	0.32	-
		<b>4.44</b>	<b>6.06</b>
<b>Total Liabilities</b>		<b>227.98</b>	<b>6.06</b>
<b>Total Equity And Liabilities</b>		<b>32,643.61</b>	<b>29,418.78</b>

The accompanying notes form an integral part of financial statements.  
As per our report of even date

**For Dharmesh Parikh & CO. LLP**  
Chartered Accountants  
Firm Registration No. 112054W / W100725

**Harsh Parikh**  
Partner  
Membership No. 194284

**Place: Ahmedabad**  
**Date: April 29, 2023**

**For and on behalf of Board of Directors**

**Sanjay Kotha**  
Managing Director  
DIN :09385007

**Sakina Pimpalnerwala**  
company secretary

**Anand Singhal**  
Director &  
Chief financial officer  
DIN :09406695

**Place: Ahmedabad**  
**Date: April 29, 2023**

**SHANKHESHWAR BUILDWELL PRIVATE LIMITED**  
**Statement of Profit and Loss for the year ended March 31, 2023**



₹ in Lacs

Particulars	Notes	For the year ended on March 31, 2023	For the year ended on March 31, 2022
<b>INCOME</b>			
Revenue from Operations		-	-
Other Income		-	-
<b>Total Income</b>		-	-
<b>EXPENSES</b>			
Other Expenses	16	50.09	16.74
<b>Total Expense</b>		<b>50.09</b>	<b>16.74</b>
<b>Loss Before Tax</b>		<b>(50.09)</b>	<b>(16.74)</b>
<b>Tax Expense:</b>			
Current Tax		-	-
<b>Total Tax Expense</b>		-	-
<b>Loss for the year</b>		<b>(50.09)</b>	<b>(16.74)</b>
<b>Total Other Comprehensive Loss for the year</b>		-	-
<b>Total Comprehensive Loss for the year</b>		<b>(50.09)</b>	<b>(16.74)</b>
Earning per share - (face value of ₹ 10 each)			
Basic and Diluted (in ₹)	18	<b>(500.86)</b>	<b>(167.40)</b>

The accompanying notes form an integral part of financial statements.  
As per our report of even date

**For Dharmesh Parikh & CO. LLP**  
**Chartered Accountants**  
**Firm Registration No. 112054W / W100725**

**For and on behalf of Board of Directors**

**Harsh Parikh**  
Partner  
Membership No. 194284

**Sanjay Kotha**  
Managing Director  
DIN :09385007

**Sakina Pimpalnerwala**  
company secretary

**Anand Singhal**  
Director &  
Chief financial officer  
DIN :09406695

**Place: Ahmedabad**  
**Date: April 29, 2023**

**Place: Ahmedabad**  
**Date: April 29, 2023**

A. Equity Share Capital

Particulars	₹ in Lacs	
	No. Shares	Total
As at April 01, 2021	10,000	1.00
Changes in equity share capital during the year :	-	-
As at March 31, 2022	10,000	1.00
Changes in equity share capital during the year :	-	-
As at March 31, 2023	10,000	1.00

B. Compulsory Convertible Preference Shares

Particulars	₹ in Lacs	
	No. Shares	Total
As at April 01, 2021	10,000,000	1,000
Changes in equity share capital during the year :	-	-
As at March 31, 2022	10,000,000	1,000.00
Changes in equity share capital during the year :	-	-
As at March 31, 2023	10,000,000	1,000.00

C. Other Equity

Particulars	Other Equity			Total
	Reserves and Surplus			
	Deemed Equity Contribution	Retained earnings	Perpetual Debt	
As at April 01, 2021	7,389.72	(9,843.92)	28,378.95	25,924.75
Loss for the year	-	(16.74)	-	(16.74)
Other comprehensive income	-	-	-	-
<b>Total comprehensive Loss for the year</b>	-	<b>(16.74)</b>	-	<b>(16.74)</b>
Increase during the year	-	-	2,503.71	2,503.71
As at March 31, 2022	7,389.72	(9,860.66)	30,882.66	28,411.72
Loss for the year	-	(50.09)	-	(50.09)
Other comprehensive income	-	-	-	-
<b>Total comprehensive Loss for the year</b>	-	<b>(50.09)</b>	-	<b>(50.09)</b>
Increase during the year	-	-	3,053.00	3,053.00
As at March 31, 2023	7,389.72	(9,910.75)	33,935.66	31,414.63

The accompanying notes form an integral part of financial statements.  
As per our report of even date

For Dharmesh Parikh & CO. LLP  
Chartered Accountants  
Firm Registration No. 112054W / W100725

For and on behalf of Board of Directors

Harsh Parikh  
Partner  
Membership No. 194284

Sanjay Kotha  
Managing Director  
DIN :09385007

Sakina Pimpalnerwala      Anand Singhal  
company secretary      Director &  
Chief financial officer  
DIN :09406695

Place: Ahmedabad  
Date: April 29, 2023

Place: Ahmedabad  
Date: April 29, 2023



Particulars	For the year ended on March 31, 2023	For the year ended on March 31, 2022
<b>A Cash flow from operating activities</b>		
Net Loss before Tax	(50.09)	(16.74)
Adjustment for:		
Finance costs	-	-
<b>Operating loss before working capital changes</b>	<b>(50.09)</b>	<b>(16.74)</b>
Changes in working capital:		
(Increase) / Decrease in Other assets	(2.88)	12.79
(Decrease)/ Increase in Trade and other payables	(2.21)	2.86
(Increase) in Financial Asset	(4.50)	-
Increase in other current financial liabilities	0.27	-
Increase / (Decrease) in Other liabilities	0.32	(9.38)
<b>Cash generated from operations</b>	<b>(59.09)</b>	<b>(10.47)</b>
Direct Taxes paid (Net of Refunds)	-	-
<b>Net cash flow used in operating activities (A)</b>	<b>(59.09)</b>	<b>(10.47)</b>
<b>B Cash flow from investing activities</b>		
Purchase of Property, Plant and Equipment (Including capital work-in progress, other Intangible assets, capital advances and capital creditors)	(3,003.25)	(2,485.27)
<b>Net cash flow used in investing activities (B)</b>	<b>(3,003.25)</b>	<b>(2,485.27)</b>
<b>C Cash flow from financing activities</b>		
Proceeds from Perpetual ICD from parent Company	3,053.00	2,503.71
Payment of Interest on lease liability	(16.74)	-
Repayment of lease liability	17.28	-
<b>Net cash flow generated from financing activities (C)</b>	<b>3,053.54</b>	<b>2,503.71</b>
<b>Net increase/(decrease) in cash and cash equivalents (A)+(B)+(C)</b>	<b>(8.80)</b>	<b>7.97</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>16.01</b>	<b>8.04</b>
<b>Cash and cash equivalents at the end of the year</b>	<b>7.21</b>	<b>16.01</b>
<b>Components of cash &amp; cash equivalents</b>		
With banks-in current account	7.21	16.01
<b>Total cash &amp; cash equivalents (Note 8)</b>	<b>7.21</b>	<b>16.01</b>

**Notes:-**

- The Statement of Cash Flow has been prepared under the indirect method as set out in Ind AS 7 on Statement of Cash Flow notified under Section 133 of the Companies Act 2013, read together with paragraph 7 of The Companies (Indian Accounting Standards) Rules, 2015 (as amended).
- Disclosure with regards to changes in liabilities arising from Financing activities as set out in Ind AS 7 - Statement of Cash Flows is presented under Note 14.

The accompanying notes form an integral part of financial statements.  
As per our report of even date

**For Dharmesh Parikh & CO. LLP**  
Chartered Accountants  
Firm Registration No. 112054W / W100725

**For and on behalf of Board of Directors**

**Harsh Parikh**  
Partner  
Membership No. 194284

**Sanjay Kotha**  
Managing Director  
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company secretary

**Anand Singhal**  
Director &  
Chief financial officer  
DIN :09406695

Place: Ahmedabad  
Date: April 29, 2023

Place: Ahmedabad  
Date: April 29, 2023

## 1 Corporate Information

The Company had been incorporated on February 07, 2008 with acquisition of land and all types of constructions and development work as its main object. CIN (U45201GJ2008PTC052844)

The company has been granted a permission from District Industrial Commissioner for development of industrial park for which the company is acquiring land and planning to start the development of said land.

The financial statements were approved for issue by board of directors on April 29, 2023

## 2 Basis of preparation

### 2.1 Basis of Preparation and Presentation of Financial Statements

The financial statements of the company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time.

The Financial Statements have been prepared on a going concern basis under the historical cost convention except for Investments in mutual funds and certain financial assets and liabilities that are measured at fair values whereas net defined benefit (asset)/ liability is valued at fair value of plan assets less defined benefit obligation at the end of each reporting period, as explained in the accounting policies below.

The Function currency of the Company is Indian Rupee (₹). The financial statements are presented in ₹ and all values are rounded off to nearest Lakhs (transaction below ₹ 500 denoted as ₹ 0.00 Lakhs), unless otherwise indicated.

## 3 Significant accounting policies

### a Property, plant and equipment

#### i. Recognition and measurement

Property, plant and equipment are stated at acquisition cost less accumulated depreciation and accumulated impairment losses, if any. All costs, including borrowing costs incurred up to the date the asset is ready for its intended use, are capitalised along with the respective asset.

Cost of an item of property, plant and equipment comprises its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates, any directly attributable cost of bringing the item to its working condition for its intended use. The cost of a self-constructed item of property, plant and equipment comprises the cost of materials and direct labour, any other costs directly attributable to bringing the item to working condition for its intended use, and estimated costs of dismantling and removing the item and restoring the site on which it is located.

The residual values, useful lives and method of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

#### ii. Subsequent measurement

Subsequent expenditure related to Property, Plant and Equipment are included in carrying amount or recognised as separate asset, only when it is probable that the future economic benefits associated with the expenditure will flow to the Company, and cost of the item can be measured reliably. All other expenses on existing Property, Plant and Equipment including repair and maintenance are charged to statement of profit and loss for the period during which such expenses is incurred.

#### iii. Depreciation

Depreciation is recognised so as to write off the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives, using the using Straight Line method. The useful life of property, plant and equipment is considered based on life prescribed in Schedule II to the Companies Act, 2013, In case of major components identified, depreciation is provided based on the useful life of each such component based on technical assessment, if materially different from that of the main asset.

#### iv. Derecognition

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in the Statement of Profit and Loss.

### b Financial Instruments

#### Recognition and measurement

Trade receivables and debt securities issued are initially recognised when they originate. All other financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.

A financial asset and financial liability is initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit and loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit and loss are recognised immediately in the Statement of Profit and Loss.

Financial assets and financial liabilities are offset when the Company has a legally enforceable right (not contingent on future events) to off-set the recognised amounts either to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

**c Financial assets**

**Initial recognition and measurement**

On initial recognition, a financial asset is measured at;

- Amortised Cost;
- FVTOCI - debt investment;
- FVTOCI - equity investment; or
- FVTPL

**Subsequent measurement**

For purposes of subsequent measurement, financial assets are classified based on assessment of business model in which they are held. This assessment is done for portfolio of the financial assets. The relevant categories are as below:

**i) At amortised cost**

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and which are not classified as financial assets at fair value through profit and loss or for-sale fair value through profit and loss. Subsequently, these are measured at amortized cost using the effective interest method less any impairment losses. These include trade receivables, finance receivables, balances with banks, short-term deposits with banks, other financial assets and investments with fixed or determinable payments. These assets are held for the purpose of collecting contractual cash flows which represent solely payment of principal and interest.

**ii) At fair value through Other comprehensive income (FVOCI)**

A financial asset is measured at FVOCI if it meets both of the following conditions and is not designated as at FVTPL:

- the asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

**iii) At fair value through profit and loss (FVTPL)**

Financial assets which are not measured at amortised cost and are held for trading are measured at FVTPL.

Fair value changes related to such financial assets including derivative contracts are recognised in the Statement of Profit and Loss .

**Business Model Assessment**

The Company makes an assessment of the objectives of the business model in which a financial asset is held because it best reflects the way business is managed and information is provided to management.

The assessment of business model comprises the stated policies and objectives of the financial assets, management strategy for holding the financial assets, the risk that affects the performance etc. Further management also evaluates whether the contractual cash flows are solely payment of principal and interest considering the contractual terms of the instrument.

**Derecognition of financial assets**

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control of the financial asset.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in the Statement of Profit and Loss if such gain or loss would have otherwise been recognised in the Statement of Profit and Loss on disposal of that financial asset.

**Impairment of Financial assets**

The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, trade receivables and other contractual rights to receive cash or other financial asset.

Expected credit losses rate the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive (i.e. all cash shortfalls), discounted at the original effective interest rate. The Company estimates cash flows by considering all contractual terms of the financial instrument through the expected life of that financial instrument.

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Company uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Company compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are expedient as permitted under Ind AS 109. Expected credit loss allowance on trade receivables is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward looking information. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

**d Financial liabilities and equity instruments**

**Classification as debt or equity**

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

**Equity instruments**

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

**Financial liabilities**

All financial liabilities are measured at amortised cost using the effective interest method or at FVTPL.

**Financial liabilities at amortised cost**

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item in the Statement of Profit and Loss.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

Trade and other payables are recognised at the transaction cost, which is its fair value, and subsequently measured at amortised cost.

**Financial liabilities at FVTPL**

A financial liability may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- the financial liability whose performance is evaluated on a fair value basis, in accordance with the Company's documented risk management;

**Derecognition of financial liabilities**

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in the Statement of Profit and Loss.

**e Inventories**

Inventories include cost of Land and other expenses (including Borrowing cost) attributable to the project or net realisable value whichever is lower.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated cost of completion and estimated cost necessary to make the sale.

**f Current versus non-current classification**

**The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:**

- Expected to be realised or intended to be sold or consumed in normal operating cycle or
- Held primarily for the purpose of trading or
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

**A liability is current when:**

- It is expected to be settled in normal operating cycle or
- It is held primarily for the purpose of trading or
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Company classifies all other liabilities as non-current.

**g Functional currency and presentation currency**

These financial statements are presented in Indian Rupees (INR), which is also the Company's functional currency.

**h Borrowing costs**

Borrowing costs are interest and other costs incurred in connection with the borrowing of funds. Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in the Statement of Profit and Loss in the period in which they are incurred.

**i Leases**

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

**Company as a lessee**

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

**(i) Right-of-Use Assets**

The Company recognises right-of use assets ("RoU Assets") at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

If ownership of the leased asset transferred to the company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset. The right-of-use assets are also subject to impairment. Refer to the accounting policies in section (l) Impairment of non financial assets.

**(ii) Lease Liabilities**

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date in case the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

**(iii) Short-term leases and leases of low value assets**

The Company applies the short-term lease recognition exemption to its short term leases (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

**Company as a lessor**

Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned. Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Company to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Company's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

**j Taxation**

Tax on Income comprises current and deferred tax. It is recognised in the Statement of Profit and Loss except when they relate to the items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity, respectively.

**Current tax**

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the reporting period and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax laws) enacted or substantively enacted by the reporting date.

Current tax assets and current tax liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

#### Deferred tax

Deferred tax is recognized for the future tax consequences of deductible temporary differences between the carrying values of assets and liabilities and their respective tax bases at the reporting date, using the tax rates and laws that are enacted or substantively enacted as on reporting date. The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities. Deferred tax is also recognised in respect of carried forward tax losses and tax credits subject to the assessment of reasonable certainty of recovery.

Deferred tax relating to items recognized outside the Statement of Profit and Loss is recognized outside with the underlying items i.e. either in the statement of other comprehensive income or directly in equity as relevant.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient future taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered. Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

#### k Earnings Per Share

Basic earnings per share is computed by dividing the profit / (loss) after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit / (loss) after tax as adjusted for the effects of dividend, interest and other charges relating to the dilutive potential equity shares by weighted average number of shares plus dilutive potential equity shares.

#### l Provisions, Contingent Liabilities and Contingent Assets

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. Provisions are determined by discounting the expected future cash flows (representing the best estimate of the expenditure required to settle the present obligation at the balance sheet date) at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. When the Company expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the Statement of Profit and Loss net of any reimbursement.

The unwinding of the discount is recognised as finance cost. Expected future operating losses are not provided for.

Contingent liabilities may arise from litigation, taxation and other claims against the Company. Where it is management's assessment that the outcome is uncertain or cannot be reliably quantified, the claims are disclosed as contingent liabilities unless the likelihood of an adverse outcome is remote such contingent liabilities are disclosed in the notes but are not provided for in the financial statements. Although there can be no assurance regarding the final outcome of the legal proceedings, the Company does not expect them to have a materially adverse impact on the Company's financial position.

Contingent liabilities are not recognised but are disclosed in the notes. Contingent assets are not recognised but are disclosed in the notes where an inflow of economic benefits is probable.

#### m Impairment of non-financial assets

At the end of each reporting period, the Company reviews the carrying amounts of non-financial assets, other than inventories and deferred tax assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. Each CGU represents the smallest group of assets that generates cash inflows that are largely independent of the cash inflows of other assets or CGUs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount. An impairment loss is recognised immediately in the Statement of Profit and Loss. Impairment loss recognised in respect of a CGU is allocated to reduce the carrying amounts of the other assets of the CGU (or group of CGUs) on a pro rata basis.

#### n Cash and Cash Equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

Cash and cash equivalents for the purpose of Statement of Cash Flow comprise cash and cheques in hand, bank balances, demand deposits with banks where the original maturity is three months or less.

**o Cash Flow Statement**

Cash flows are reported using indirect method, whereby profit/ (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the company are segregated based on the available information.

**p New Standards, Interpretations and amendments adopted by the company**

The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the preparation of the Company's annual financial statements for the year ended March 31, 2022, except for amendments to the existing Indian Accounting Standards (Ind AS). The Company has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective. The Company applies, for the accounting periods beginning on or after 1 April 2021, that do not have material impact on the financial statements of the Company.

Recent accounting pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2023, as below:

Ind AS 1-Presentation of Financial Statements:-

The amendments require companies to disclose their material accounting policies rather than their significant accounting policies. Accounting policy information, together with other information, is material when it can reasonably be expected to influence decisions of primary users of general-purpose financial statements. The Company does not expect this amendment to have any significant impact in its financial statements.

Ind AS 12 – Income Taxes

The amendments clarify how companies account for deferred tax on transactions such as leases and decommissioning obligations. The amendments narrowed the scope of the recognition exemption in paragraphs 15 and 24 of Ind AS 12 (recognition exemption) so that it no longer applies to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences. The Company does not expect this amendment to have any significant impact in its financial statements.

Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors

The amendments will help entities to distinguish between accounting policies and accounting estimates. The definition of a change in accounting estimates has been replaced with a definition of accounting estimates. Under the new definition, accounting estimates are "monetary amounts in financial statements that are subject to measurement uncertainty". Entities develop accounting estimates if accounting policies require items in financial statements to be measured in a way that involves measurement uncertainty. The Company does not expect this amendment to have any significant impact in its financial statements.

**3 Use of estimates and judgments**

The preparation of the Company's financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures including contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

**Key Sources of Estimation uncertainty:**

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. Existing circumstances and assumptions about future developments may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

**i) Useful lives and residual value of property, plant and equipment**

The useful life of property, plant and equipment is considered based on life prescribed in Schedule II to the Companies Act, 2013.

**ii) Method of depreciation on property, plant and equipment**

Depreciation is recognised so as to write off the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives, using the using Straight Line method. The useful life of property, plant and equipment is considered based on life prescribed in Schedule II to the Companies Act, 2013

**iii) Fair value measurement of financial instruments**

In estimating the fair value of financial assets and financial liabilities, the Company uses market observable data to the extent available. Where such Level 1 inputs are not available, the Company establishes appropriate valuation techniques and inputs to the model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair values. Judgments include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

**iv) Taxes**

Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies and future recoverability of deferred tax assets.

**v) Impairment of Non Financial Assets**

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a discounted future cashflows model. The recoverable amount is sensitive to the discount rate used for the discounted future cashflows model as well as the expected future cash-inflows and the growth rate used.

**vi) Recognition and measurement of provision and contingencies**

The Company recognises a provision if it is probable that an outflow of cash or other economic resources will be required to settle the provision. If an outflow is not probable, the item is treated as a contingent liability. Risks and uncertainties are taken into account in measuring a provision.



4 Property, plant and equipment

₹ in lacs

Particulars	Freehold Land	Building	Total
<b>Cost</b>			
As at April 01, 2021	23,595.88	-	23,595.88
Additions during the year	3,115.97	-	3,115.97
<b>As at March 31, 2022</b>	<b>26,711.85</b>	<b>-</b>	<b>26,711.85</b>
Additions during the year	4,494.40	168.59	4,662.99
<b>As at March 31, 2023</b>	<b>31,206.25</b>	<b>168.59</b>	<b>31,374.84</b>
<b>Accumulated Depreciation</b>			
As at April 01, 2021	-	-	-
Depreciation for the year	-	-	-
<b>As at March 31, 2022</b>	<b>-</b>	<b>-</b>	<b>-</b>
Depreciation for the year	-	6.24	6.24
<b>As at March 31, 2023</b>	<b>-</b>	<b>6.24</b>	<b>6.24</b>
<b>Net Block</b>			
As at March 31, 2022	26,711.85	-	26,711.85
<b>As at March 31, 2023</b>	<b>31,206.25</b>	<b>162.35</b>	<b>31,368.60</b>

The below mentioned properties are not held in name of company

Sr No	Description of property	Gross carrying value (in Lacs)	Held in name of FARMER as per 7/12 records	Whether promoter, directors or their relatives or employee	Period held- indicate range, where appropriate	Reason for not being held in name of company	Remarks
1	DODAR SURVEY NO.241 (11432 SQ MTR)	16.66	Naniben Punjabhai & others	NO	May-13	Mutation Pending	Documents not released by Registrar Office
2	DODAR SURVEY NO.256 (18696 SQ MTR)	188.64	Habibkhan Umarghan & Others	NO	Apr-13	Mutation Pending	Documents not released by Registrar Office
3	VIROCHANNAGAR SURVEY NO.2356 (18716 SQ MTR)	196.75	Ayubkhan & Others	NO	Apr-14	Mutation Pending	Documents not released by Registrar Office
4	DODAR SURVEY NO.275 (12545 SQ MTR)	18.27	Karsanbhai Kasalsang	NO	Dec-11	Mutation Pending	Mutation Pending due to title issue
5	DODAR SURVEY NO.282 (7487 SQ MTR)	10.92	Bhagwatiben Sadhu & Others	NO	May-13	Mutation Pending	Mutation Pending due to title issue
6	DODAR SURVEY NO.254 (5767 SQ MTR)	58.32	Fatimabibi & Others	NO	Feb-16	Mutation Pending	Mutation Pending due to title issue
7	NADAN SURVEY NO.201 (27682 SQ MTR)	254.18	Sadhu Parshuram Maniram & Others	NO	Nov-21	Mutation Pending	Mutation Pending due to Re-survey issue
8	CHHRODI SURVEY NO.499 (27621 SQ MTR)	987.30	Mohammad Juber & Others	NO	Sep-22	Mutation Pending	Mutation Pending due to title issue
	<b>Total</b>	<b>1,731.04</b>					

5 Right-of-use assets

Particulars	Amount
<b>Cost</b>	
As at April 01, 2021	-
Additions during the year	-
As at March 31, 2022	-
Additions during the year	232.02
As at March 31, 2023	<b>232.02</b>
<b>Accumulated Depreciation</b>	
As at April 01, 2021	-
Depreciation for the year	-
As at March 31, 2022	-
Depreciation for the year	7.73
As at March 31, 2023	<b>7.73</b>
<b>Net Block</b>	
As at March 31, 2022	-
As at March 31, 2023	<b>224.29</b>

Note: During the year company has taken a land on lease for the period of 30 years as per agreement.

6 Capital Work in Progress

	As at March 31, 2023 ₹ in lacs	As at March 31, 2022 ₹ in lacs
Capital Work in Progress	68.08	527.79
	<b>68.08</b>	<b>527.79</b>

**Note:**

Previous year Company has charged the various expenses like, boundary wall, professional fees, other overheads expenses etc. to Capital work-in progress.

₹ in Lacs

Particulars	Amount
As at April 01, 2021	515.09
Additions	3,012.20
Capitalization	(2,999.49)
As at March 31, 2022	<b>527.79</b>
As at April 01, 2022	527.79
Additions	4,212.30
Capitalization	(4,672.01)
As at March 31, 2023	<b>68.08</b>
<b>Movement</b>	
March 31, 2022	12.70
March 31, 2023	(459.71)

Capital Work-in-Progress (CWIP) Aging Schedule as at March 31, 2023

₹ in Lacs

Capital Work In Progress	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	55.47	-	-	12.61	<b>68.08</b>

Capital Work-in-Progress (CWIP) Aging Schedule as at March 31, 2022

₹ in Lacs

Capital Work In Progress	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	12.70	17.39	12.26	485.44	<b>527.79</b>

Note : The company annually modulates Project execution plans on the basis of economic and regulatory developments and all the projects are executed as per the rolling annual plans & annual capex budgets.

7 Other Assets

	As at March 31, 2023 ₹ in Lacs	As at March 31, 2022 ₹ in Lacs
<b>Non current</b>		
Capital advances	967.18	2,162.25
	<b>967.18</b>	<b>2,162.25</b>
<b>Current</b>		
Unsecured, considered good		
Balances with government authorities	3.76	0.88
	<b>3.76</b>	<b>0.88</b>

8 Cash and cash equivalents	As at March 31, 2023 ₹ in Lacs	As at March 31, 2022 ₹ in Lacs
<b>Balances with banks:</b>		
In Current account	7.21	16.01
	<b>7.21</b>	<b>16.01</b>
<b>9 Other Financial Asset</b>	As at March 31, 2023 ₹ in Lacs	As at March 31, 2022 ₹ in Lacs
<b>Non Current</b>		
Security deposits - considered good	4.50	-
	<b>4.50</b>	<b>-</b>
<b>10 Equity share capital</b>	As at March 31, 2023 ₹ in Lacs	As at March 31, 2022 ₹ in Lacs
<b>Authorised</b>		
10,000 (previous year 10,000) Equity shares of ₹ 10 each	1.00	1.00
1,00,00,000 (previous year 1,00,00,000) Compulsory Convertible Preference Shares of ₹10 each	1,000.00	1,000.00
	<b>1,001.00</b>	<b>1,001.00</b>
<b>Issued, subscribed and fully paid up shares</b>		
10,000 (previous year 10,000) fully paid up equity shares of ₹10 each	1.00	1.00
1,00,00,000 (previous year 1,00,00,000) fully paid up Compulsory Convertible Preference shares of ₹10 each	1,000.00	1,000.00
	<b>1,001.00</b>	<b>1,001.00</b>

**Notes:**

**(a) Reconciliation of the number of the shares outstanding as the beginning and end of the year:**

	March 31, 2023		March 31, 2022	
	Nos.	₹ in Lacs	Nos.	₹ in Lacs
<b>Equity Shares:</b>				
At the beginning of the year	10,000	1.00	10,000	1.00
Issued during the year	-	-	-	-
<b>Outstanding at the end of the year</b>	<b>10,000</b>	<b>1.00</b>	<b>10,000</b>	<b>1.00</b>
<b>Compulsory Convertible Preference shares:</b>				
At the beginning of the year	10,000,000	1,000.00	10,000,000	1,000.00
Issued during the year	-	-	-	-
<b>Outstanding at the end of the year</b>	<b>10,000,000</b>	<b>1,000.00</b>	<b>10,000,000</b>	<b>1,000.00</b>
<b>At the end of the year</b>	<b>10,010,000</b>	<b>1,001.00</b>	<b>10,010,000</b>	<b>1,001.00</b>

**(b) Terms/rights attached to equity shares:**

The Company has only one class of equity shares having a par value of ₹10 per share. Each holder of equity shares is entitled to one vote per share. The dividend if proposed by the Board of Directors is subject to approval of the share holders in the ensuing Annual General Meeting.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the share holders.

**(c) Terms/rights attached to Compulsory Convertible Preference shares:**

1. Each CCPS shall be compulsorily converted into 1 nos. of equity shares no later than the earlier of: (i) 10 (ten) days prior to the 19th anniversary of the date of issue of the CCPS (issue of CCPS March 11, 2021) ; or (ii) 10 (ten) days from the issuance of a conversion notice by the Company, to the extent that any CCPS are specified in such Conversion Notice.

2. The CCPS shall carry coupon rate of 0.001% p.a.

3. The CCPS shall carry voting rights as prescribed under the provisions of the Companies Act, 2013.

4. CCPS shall have priority with respect to payment of dividend or repayment of capital over equity shares of the Company.

5. The payment of dividend on CCPS shall be non cumulative.

(d) Shares held by parent company

Out of equity shares issued by the company, shares held by its parent company is as below

	As at March 31, 2023 ₹ in Lacs	As at March 31, 2022 ₹ in Lacs
<b>Equity Shares:</b>		
Adani Logistics Limited, Holding Company As at March 31, 2023 - 10,000 (As at March 31, 2022 - 10,000) equity shares of Rs. 10 each fully paid (along with its nominees)	1.00	1.00
<b>Compulsory Convertible Preference shares:</b>		
Adani Logistics Limited, As at March 31, 2023 - 1,00,00,000 (As at March 31, 2022 - 1,00,00,000) Compulsory Convertible Preference shares of Rs. 10 each fully paid	1,000.00	1,000.00
	<b>1,001.00</b>	<b>1,001.00</b>

(e) Details of shareholder parent more than 5% shares in the Company

	As at March 31, 2023		As at March 31, 2022	
	Nos.	% of total shares	Nos.	% of total shares
<b>Equity Shares:</b>				
Adani Logistics Limited Holding Company (along with its nominees)	10,000	100%	10,000	100%
<b>Compulsory Convertible Preference shares:</b>				
Adani Logistics Limited	10,000,000	100%	10,000,000	100%
<b>At the end of the year</b>	<b>10,010,000</b>	<b>100%</b>	<b>10,010,000</b>	<b>100%</b>

(f) As per records of the Company, including its register of shareholders / members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

(g) Details of shares held by the promoters

Equity Shares

As at March 31, 2023

Sr. No.	Promoter Name	No. of Shares	% of total shares	% change during the year
1	Adani Logistics Limited	10,000	100.00	-

As at March 31, 2022

Sr. No.	Promoter Name	No. of Shares	% of total shares	% change during the year
1	Adani Logistics Limited	10,000	100.00	-

Preference shares

As at March 31, 2023

Sr. No.	Promoter Name	No. of Shares	% of total shares	% change during the year
1	Adani Logistics Limited	10,000,000	100.00	-

As at March 31, 2022

Sr. No.	Promoter Name	No. of Shares	% of total shares	% change during the year
1	Adani Logistics Limited	10,000,000	100.00	-

11 Other equity

(a) Retained Earnings

	As at March 31, 2023 ₹ in Lacs	As at March 31, 2022 ₹ in Lacs
Opening Balance	(2,470.94)	(2,454.20)
Add : Loss for the year	(50.09)	(16.74)
Closing Balance	<b>(2,521.03)</b>	<b>(2,470.94)</b>

Note

The portion of profits not distributed among the shareholders are termed as retained earnings. The Company may utilize the retained earnings for making investments for future growth and expansion plans, for the purpose of generating higher returns for the shareholders or for any other specific purpose, as approved by the Board of Directors of the Company.

(b) Perpetual debt

i) Shareholder loan in the nature of perpetual debt

At the beginning of the year  
Add: raised during the year  
At the end of the year

As at March 31, 2023 ₹ in Lacs	As at March 31, 2022 ₹ in Lacs
30,882.66	28,378.95
3,053.00	2,503.71
<b>33,935.66</b>	<b>30,882.66</b>

During the year, the Company has avail shareholder's loan of Rs. 3053.00 Lacs from Adani Logistics Limited (the parent company) which is payable at sole discretion of the Company. The interest rate on shareholder loan is 7.5% per annum which shall be payable at the end of each year at the sole option of the Company. The said interest is non-cumulative. As both are perpetual in nature and the Company does not have any obligation to pay, these are classified as Other Equity.

Total Other equity

<b>31,414.63</b>	<b>28,411.72</b>
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12 Trade payables

- Total outstanding dues of micro and small enterprises (refer note 25)  
- Total outstanding dues of creditors other than micro and small enterprises

As at March 31, 2023 ₹ in Lacs	As at March 31, 2022 ₹ in Lacs
0.90	-
2.95	6.06
<b>3.85</b>	<b>6.06</b>

Dues to related parties included in above  
Trade Payable (refer note 21)

-	-
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Trade and other payable ageing as on March 31, 2023

Sr No	Particulars	Outstanding for following periods from due date of Payment					Total
		Not Due	Less than 1 year	1-2 years	2-3 Years	More than 3 years	
1	MSME	0.90	-	-	-	-	0.90
2	Others	2.59	0.11	0.25	-	-	2.95
	<b>Total</b>	<b>3.49</b>	<b>0.11</b>	<b>0.25</b>	-	-	<b>3.85</b>

Trade and other payable ageing as on March 31, 2022

Sr No	Particulars	Outstanding for following periods from due date of Payment					Total
		Not Due	Less than 1 year	1-2 years	2-3 Years	More than 3 years	
1	MSME	-	-	-	-	-	-
2	Others	2.30	3.53	-	-	0.23	6.06
	<b>Total</b>	<b>2.30</b>	<b>3.53</b>	-	-	<b>0.23</b>	<b>6.06</b>

13 Lease liabilities

Lease Liabilities (refer note (a) and (b) below)

Non-current Portion		Current Portion	
As at March 31, 2023 ₹ in Lacs	As at March 31, 2022 ₹ in Lacs	As at March 31, 2023 ₹ in Lacs	As at March 31, 2022 ₹ in Lacs
223.54	-	-	-
<b>223.54</b>	-	-	-

Note

(a) Land has been taken on lease by the Company. The terms of lease rent for the period of 30 years. There is no contingent rent, no sub-lease and no restriction imposed on lease arrangement.

(b) Future minimum lease payments under leases together with the present value of the net minimum lease payments are as follows:

Particulars	As at March 31, 2023		As at March 31, 2022	
	Minimum lease payments	Present value of MLP	Minimum lease payments	Present value of MLP
Within one year	16.20	-	-	-
After one year but not later than five years	67.23	-	-	-
More than five years	511.66	223.54	-	-
<b>Total minimum lease payables</b>	<b>595.09</b>	<b>223.54</b>	-	-
Less: Amounts representing finance charges	371.55	-	-	-
<b>Present value of minimum lease Payables</b>	<b>223.54</b>	<b>223.54</b>	-	-

14 Other Financial Liabilities

Current

Capital creditors, retention money and other payable Current

As at March 31, 2023 ₹ in Lacs	As at March 31, 2022 ₹ in Lacs
0.27	-
<b>0.27</b>	-

Note

Disclosure under Para 44A as set out in Ind AS 7 on Statement of Cash Flows under Companies (Indian Accounting Standards) Rules, 2015 (as amended).

The disclosure requires entities to provide details of changes in their liabilities arising from financing activities, including both changes arising from cash flows and non cash changes (such as foreign exchange gain or losses). There are no liabilities arising from financing activities.

15 Other Liabilities	As at March 31, 2023 ₹ in Lacs	As at March 31, 2022 ₹ in Lacs
<b>Current</b>		
Statutory liabilities (includes TDS)	0.32	-
	<b>0.32</b>	<b>-</b>
<b>16 Other Expenses</b>	<b>March 31, 2023</b>	<b>March 31, 2022</b>
	<b>₹ in Lacs</b>	<b>₹ in Lacs</b>
Legal and professional expenses	0.56	2.51
Payment to auditors (refer note 1 below)	0.87	1.21
Electric Power Expenses	0.11	-
Office expenses	6.73	13.02
Security Expense	36.95	-
Misc. Expenses	4.87	-
	<b>50.09</b>	<b>16.74</b>
<b>Note 1</b>		
<b>Payment to auditor</b>		
Statutory Audit Fees	0.87	1.21
	<b>0.87</b>	<b>1.21</b>
<b>17 Deferred tax assets (net)</b>		
<b>a Major computation of Deferred Tax Liabilities   Assets</b>	<b>As at</b>	<b>As at</b>
	<b>March 31, 2023</b>	<b>March 31, 2022</b>
	<b>₹ in Lacs</b>	<b>₹ in Lacs</b>
<b>Deferred Tax Liabilities</b>	-	-
<b>Gross deferred tax liabilities</b>	-	-
<b>Deferred Tax Assets</b>		
Unabsorbed Business Loss	1,160.08	1,151.41
<b>Gross Deferred Tax Assets</b>	<b>1,160.08</b>	<b>1,151.41</b>
Deferred Tax Assets not recognised	(1,160.08)	(1,151.41)
<b>Net Deferred Tax Liability/(Asset)</b>	<b>-</b>	<b>-</b>
<p>During current year, as per the Ind AS 12, "Income Taxes", the Company would have a net deferred tax asset, on account of unused tax loss. Deferred tax assets are recognised only to the extent that it is probable that future taxable profit will be available for set off of unused tax losses. The deferred tax asset(net) of ₹1,160.08 lacs (March 31, 2022 : ₹1,151.41 lacs) is not recognised considering uncertainty of the future taxable profit.</p>		
<b>b The gross movement in the deferred tax account for the year ended March 31, 2023 and March 31, 2022 are as follows :</b>		
<b>Particulars</b>	<b>As at</b>	<b>As at</b>
	<b>March 31, 2023</b>	<b>March 31, 2022</b>
Unused tax losses and tax offsets not recognised as deferred tax	1,160.08	1,151.41
<b>Net Deferred Tax Asset at the end</b>	<b>1,160.08</b>	<b>1,151.41</b>
<b>c Reconciliation of Income Tax Expenses and the Accounting Profit multiplied by India's tax rate :</b>		
<p>This note presents the reconciliation of Income Tax charged as per the Tax Rate specified in Income Tax Act, 1961 &amp; the actual provision made in the Financial Statements as at March 31, 2023 &amp; March 31, 2022 with breakup of differences in Profit as per the Financial Statements and as per Income Tax Act, 1961.</p>		
<b>Particulars</b>	<b>As at</b>	<b>As at</b>
	<b>March 31, 2023</b>	<b>March 31, 2022</b>
<b>The major component of Income Tax Expense for the year ended</b>		
<b>Income Tax Expense</b>		
<b>Current Tax:</b>		
Current Income Tax charge	-	-
Deferred Tax Charge	-	-
	<b>-</b>	<b>-</b>
<b>The Income Tax for the period can be reconciled to the accounting profit as</b>		
Accounting Loss before tax	(50.09)	(16.74)
Income Tax using Company's domestic tax rate @ 26.00% (31-03-2022 : 26.00%)	(13.02)	(4.35)
<b>Tax Effect of:</b>		
Expenses disallowed in IT Act	-	-
Interest capitalized as per ICDS-IX	-	-
Tax on Current year Loss carried forward	13.02	4.35
<b>Total Tax recognized during the year</b>	<b>-</b>	<b>-</b>

18 Earnings per share

Pursuant to Ind As 33 "Earning Per Share", the disclosure is as under :

Particulars	March 31, 2023		March 31, 2022	
	₹ in Lacs		₹ in Lacs	
<b>a. Basic and Diluted EPS</b>				
Loss before Tax	₹	(50.09)		(16.74)
Weighted average number of equity shares outstanding during the year	Nos.	10,000		10,000
Weighted average number of equity shares outstanding during the year for Diluted EPS	Nos.	10,010,000		10,010,000
Nominal Value of equity share	₹	10.00		10.00
Basic EPS & Diluted EPS	₹	(500.86)		(167.40)

19 Financial Instruments, Financial Risk and Capital Management :

19.1 Category-wise Classification of Financial Instruments:

The carrying value of financial instruments by categories as below

₹ in Lacs

Particulars	Note	As at March 31, 2023			Total
		Fair Value through other Comprehensive income	Fair Value through profit or loss	Amortised cost	
<b>Financial Assets</b>					
Cash and cash equivalents	8	-	-	7.21	7.21
Other Non Current Financial Asset	9	-	-	4.50	4.50
<b>Total</b>		-	-	<b>11.71</b>	<b>11.71</b>
<b>Financial Liabilities</b>					
Trade Payables	12	-	-	3.85	3.85
Lease Liabilities	13	-	-	223.54	223.54
Other Financial Liabilities	14	-	-	0.27	0.27
<b>Total</b>		-	-	<b>227.66</b>	<b>227.66</b>

₹ in Lacs

Particulars	Note	As at March 31, 2022			Total
		Fair Value through other Comprehensive income	Fair Value through profit or loss	Amortised cost	
<b>Financial Assets</b>					
Cash and cash equivalents	8	-	-	16.01	16.01
<b>Total</b>		-	-	<b>16.01</b>	<b>16.01</b>
<b>Financial Liabilities</b>					
Trade Payables	12	-	-	6.06	6.06
<b>Total</b>		-	-	<b>6.06</b>	<b>6.06</b>

Financial instruments and risk review :-

The Company's principal financial liabilities comprise provisions, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations/projects. The Company's principal financial assets include cash and cash equivalents. In the ordinary course of business, the Company is mainly exposed to risks resulting from credit risk and liquidity risk.

**Credit risk**

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in a loss to the company. The company has adopted the policy of only dealing with creditworthy counter parties as a means of mitigating the risk of financial losses from default. The carrying amount of financial assets recorded in the financial statements represents the company's maximum exposure to credit risk. Cash are held with creditworthy financial institutions.

**Liquidity risk**

Liquidity risk refers the risk the Company will encounter difficulty in meeting the obligations associated with its financial liabilities. The Company's objective is to provide financial resources to meet its obligations when they are due in a timely, cost effective and reliable manner without incurring unacceptable losses or risking damage to the Company's reputation. The Company monitors liquidity risk using cash flow forecasting models. These models consider the maturity of its financial investments, committed funding and projected cash flows from operations.

**Maturity profile of financial liabilities**

The table below provides details regarding the remaining contractual maturities of financial liabilities at the reporting date based on contractual undiscounted payments.

As at March 31, 2023

Particulars	Note	Less than 1 year	1 to 5 year	Over 5 year	Total	Carrying Value
Trade Payables	12	3.85	-	-	3.85	3.85
Lease Liabilities	13	16.20	67.23	511.66	595.09	223.54
Other current financial liability	14	0.27	-	-	0.27	0.27
		<b>20.32</b>	<b>67.23</b>	<b>511.66</b>	<b>599.21</b>	<b>227.66</b>

As at March 31, 2022

Particulars	Note	Less than 1 year	1 to 5 year	Over 5 year	Total	Carrying Value
Trade Payables	12	5.83	0.23	-	6.06	6.06
		<b>5.83</b>	<b>0.23</b>	-	<b>6.06</b>	<b>6.06</b>

19.2 Capital management

For the purpose of the Company's capital management, (including discontinuing operations), capital includes issued capital and all other equity reserves attributable to the equity shareholders of the Company. The primary objective of the Company when managing capital is to safeguard its ability to continue as a going concern and to maintain an optimal capital structure so as to maximize shareholder value.

The company monitors capital using gearing ratio, which is net debt (borrowings less cash and bank balances) divided by total capital plus debt.

Since the company is yet to initiate any project and no external borrowings have been obtained, Capital gearing ratio is not presented for the year ended March 31, 2023 and year ended March 31, 2022.

19.3 Contingent Liabilities and Commitments (to the extent not provided for):

Particulars	March 31, 2023	March 31, 2022
(i) Contingent liabilities :	-	-
(ii) Commitments :		
Estimated amount of contract remaining to be executed on capital account and not provided for (Net of advance)	70.00	606.99
	<b>70.00</b>	<b>606.99</b>

20 Below are the ratio as on March 31, 2023 and March 31, 2022

Sr No	Ratio Name	Formula	As at March 31, 2023	As at March 31, 2022	% Variance	Reason for variance
1	Current Ratio	Current Assets / Current Liabilities	2.47	2.79	-11.35%	
2	Debt-Equity	Total Debt / Shareholder's Equity	NA	NA	NA	Not Applicable as Nil Debt
3	Debt Service Coverage	Earnings available for debt service (PAT + Interest cost + Foreign Exchange Loss or (Gain) (net) + Depreciation) / Debt Service ( Interest cost & lease payments + repayment of non current debt made during the period excluding refinanced loans)	NA	NA	NA	Not Applicable as Nil Debt
4	Return on Equity	Net Profit after Taxes / Avg Equity Shareholder's Fund	-0.16%	-0.06%	172.63%	In Current year there is increase in other expenses.
5	Inventory Turnover	Cost of goods sold/Average Inventory	NA	NA	NA	
6	Trade Receivables Turnover	Revenue from operations / Average Accounts Receivable	NA	NA	NA	
7	Trade Payable Turnover	Operating exp & Other expense/ Average Trade Payable	10.11	3.62	179.57%	In Current year there is increase in other expenses.
8	Net Capital Turnover	Revenue from Operation / Avg working capital	NA	NA	NA	
9	Net Profit	Profit After Tax / Revenue from Operations	NA	NA	NA	
10	Return on Capital Employed	Earnings before Interest and Taxes / Capital Employed (Tangible Networth+Total Debt)	-0.16%	-0.06%	172.63%	Due to changes in other equity
11	Return on Investment	Profit or Earning on Investment/Cost of Investment	NA	NA	NA	



## 21 Related Parties transactions

The Management has identified the following entities as related parties of the Company for the year ended March 31, 2023 for the purposes of reporting as per IND AS 24 – Related Party Transactions, which are as under:

### Related parties disclosure as at March 31, 2023

Particulars	Name of Company
Ultimate Parent Company	Adani Port & Special Economic Zone Limited
Parent Company	Adani Logistics Limited
Key management personnel	Sanjay Kotha - Managing Director Anand Singhal - Director & CFO Shirish Satodia - Director Sakina Pimpalnerwala - Company Secretary

#### Notes:

(i) The names of the related parties and nature of the relationships where control exists are disclosed irrespective of whether or not there have been transactions between the related parties. For others, the names and the nature of relationships is disclosed only when the transactions are entered into by the Company with the related parties during the existence of the related party relationship.

(ii) Aggregate of transactions for the year ended with these parties have been given below.

#### (A) Transactions with Related Parties

Sr	Category	Relationship	Name of Related Party	₹ in Lacs	
				March 31, 2023	March 31, 2022
1	Receipt of perpetual (ICD)	Parent Company	Adani Logistics Limited	3,053.00	2,503.71

#### (B) Balances with Related Parties

Sr	Category	Relationship	Name of Related Party	₹ in Lacs	
				March 31, 2023	March 31, 2022
1	Compulsory Convertible Preference Share	Parent Company	Adani Logistics Limited	1,000.00	1,000.00
2	Perpetual ICD	Parent Company	Adani Logistics Limited	33,935.66	30,882.66

## 22 Statutory Information

(i) The company does not have any benami property, where any proceeding has been initiated or pending against the Company for holding any benami property.

(ii) The company does not have any working capital facility availed from banks or financial institutions and hence it is not required to file Quarterly returns or statements of current assets with banks or financial institutions

(iii) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

(iv) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries

(v) Based on the information available with the Company, there are no transactions with struck off companies

## 23 Recent Pronouncements

The amendments to standards that are issued, but not yet effective, up to the date of issuance of the Company's financial statements are disclosed below. The Company intends to adopt these standards, if applicable, as and when they become effective. The Ministry of Corporate Affairs (MCA) has notified certain amendments to Ind AS, through Companies (Indian Accounting Standards) Amendment Rules, 2023 on 31st March, 2023. These amendments maintain convergence with IFRS by incorporating amendments issued by International Accounting Standards Board (IASB) into Ind AS and has amended the following standards:

1. Ind AS 101 - First-time adoption of Ind AS
2. Ind AS 102 - Share Based Payment
3. Ind AS 103 – Business Combinations
4. Ind AS 107 – Financial Instruments - Disclosures
5. Ind AS 109 – Financial Instruments
6. Ind AS 115 – Revenue from Contracts with Customers
7. Ind AS 1 – Presentation of Financial Statements
8. Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors
9. Ind AS 12 - Income Taxes
10. Ind AS 34 – Interim Financial Reporting

These amendments shall come into force with effect from April 01, 2023.

The Company is assessing the potential effect of the amendments on its financial statements. The Company will adopt these amendments, if applicable, from applicability date.

**24 Personnel Cost**

The company does not have any employee. The operational management and administrative functions of the company are being managed by Parent Company.

**25** Management represents that, based on the information available, the company has not been informed by any supplier of being covered under the Micro, Small and Medium Enterprises Development Act, 2006. As a result, no interest provision or payments have been made by the company to such suppliers, if any and no related disclosures are made in these accounts.

**26** During the quarter ended March 31, 2023, a short seller had issued a report making allegations involving Adani Group companies including APSEZ Group, which have been duly denied by Adani Group. To uphold the principles of good governance, Adani Group had undertaken review of transactions referred in the short seller's report (including that of the Company) through an independent law firm. The report confirms the Company's compliance of applicable laws and regulations.

Further, in context of the short seller's report, there is petition filed in the Hon'ble Supreme Court, and SEBI is examining compliance of laws and regulations by conducting inquiries to the Group's listed companies. Based on the foregoing and pending outcome of the investigations mentioned above, the financial statements do not carry any adjustments.

**27 Events occurring after the Balance sheet Date**

The Company evaluates events and transactions that occur subsequent to the balance sheet date but prior to approval of the financial statements to determine the necessity for recognition and/or reporting of any of these events and transactions in the financial statements. There are no subsequent events to be recognized or reported that are not already disclosed.

As per our report of even date

**For Dharmesh Parikh & CO. LLP**  
**Chartered Accountants**  
**Firm Registration No. 112054W / W100725**

**For and on behalf of Board of Directors**

**Harsh Parikh**  
Partner  
Membership No. 194284

**Sanjay Kotha**  
Managing Director  
DIN :09385007

**Sakina Pimpalnerwala**  
company secretary

**Anand Singhal**  
Director &  
Chief financial officer  
DIN :09406695

**Place: Ahmedabad**  
**Date: April 29, 2023**

**Place: Ahmedabad**  
**Date: April 29, 2023**