

**Mundra SEZ Textile and
Apparel Park Private Limited**

**Financial Statements for the
FY - 2023-24**

Independent Auditor's Report

To the Members of Mundra SEZ Textile and Apparel Park Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Mundra SEZ Textile and Apparel Park Private Limited (“the Company”)** which comprises the Balance Sheet as at March 31, 2024, the Statement of Profit and Loss (including other comprehensive income), the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date, and notes to the financial statements, including a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid 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 accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, and the loss, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the *Auditor's Responsibility for the Audit of the 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 for audit of financial statement under the provisions of the Act and Rules made thereunder, we have fulfilled our ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these

requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

Information Other than the Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the other information. The other information obtained at the date of this auditor's report is information included in the Directors' Report including the Annexures to the Directors' 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 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 on the other information that we obtained prior to the date of this auditor's report, 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.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of 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 financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the 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 for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 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 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.
- 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 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 financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Report on Other Legal and Regulatory Requirements

1. 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 (including other comprehensive income), Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e) On the basis of the written representations received from the directors as on 31st March, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2024 from being appointed as a director in terms of Section 164 (2) of the Act.
 - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in “Annexure-A”.
 - g) With respect to the other matters to be included in the Auditor’s Report in accordance with the requirements of section 197(16) of the Act, as amended :
In our opinion and to the best of our information and according to the explanations given to us, the Company has not paid the remuneration to its directors during the year.

- 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:
- i. The Company does not have any pending litigations as on Balance Sheet date.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. The Management has represented that, to the best of its knowledge and belief, 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 or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, 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;
 - v. The Management has represented, that, to the best of its knowledge and belief, no funds have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, 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;
 - vi. Based on the audit procedures that have been 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) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

- vii. The company has not declared or paid any dividend during the year.
- viii. Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. However, the audit trail feature is not enabled for certain direct changes to data when using certain access rights and at the database level for the accounting software, as described in note 33 to the financial statements. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with in respect of the accounting software.
2. 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 Companies Act, 2013, we give in the "Annexure-B" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

For Chirag R. Shah & Associates

[Firm Registration No. 118791W]

Chartered Accountants

Place: Ahmedabad

Date: April 24, 2024

UDIN: 24106139BKAUTQ3742

CHIRAG SHAH

Partner

Mem. No. 106139

Annexure -A to the Independent Auditors' Report

(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our Report of even date)

Report on the Internal Financial Controls over financial reporting under Clause (i) of sub-section 3 of Section 143 of the Companies Act, 2013

We have audited the internal financial controls over financial reporting of **Mundra SEZ Textile and Apparel Park Private Limited** ("the Company") as on 31st March, 2024 in conjunction with our audit of financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Board of Directors of the Company 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(hereinafter referred to as "the Act").

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") issued by the Institute of Chartered Accountants of India and the Standards on Auditing, prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. 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 financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that

- (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of 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 periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 2024, based on the internal financial control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Chirag R. Shah & Associates

[Firm Registration No. 118791W]

Chartered Accountants

Place: Ahmedabad

Date: April 29, 2024

UDIN: 24106139BKAUTQ3742

CHIRAG SHAH

Partner

Mem. No. 106139

ANNEXURE - B TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our Report of even date)

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

- i. In respect of the Company's Property, Plant and Equipment and Intangible Assets:
 - (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and relevant details of right-of-use assets.
(B). The Company has maintained proper records showing full particulars of intangible assets.
 - (b) The Company has a program of physical verification of Property, Plant and Equipment and right-of-use assets so to cover all the assets once every three years which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. Pursuant to the program, certain Property, Plant and Equipment were due for verification during the year and were physically verified by the Management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.
 - (c) Based on our examination of the property tax receipts and lease agreement for land on which building is constructed, registered sale deed / transfer deed / conveyance deed provided to us, we report that, the title in respect of self-constructed buildings and title deeds of all other immovable properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee), disclosed in the financial statements included under Property, Plant and Equipment are held in the name of the Company as at the balance sheet date.
 - (d) The Company has not revalued any of its Property, Plant and Equipment (including right- of-use assets) and intangible assets during the year.

- (e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2024 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder
- ii. In respect of the Company's Inventories:
- (a) The inventories were physically verified during the year by the Management at reasonable intervals. In our opinion and according to the information and explanations given to us, coverage and procedure of such verification by the management is appropriate having regard to the size of the company and the nature of its operations. No material discrepancies were noticed on such physical verification.
- (b) The Company has not been sanctioned working capital limits in excess of ₹ 5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.
- iii. During the year the Company has not provided any loans or advances in the nature of loans or stood guarantee, or provided security to any other entity during the year, and hence reporting under clause 3(iii) (a), (b), (c), (d), (e) and (f) of the Order is not applicable.
- iv. There are no loans, guarantees, investments and securities given in respect of which provisions of Sections 185 and 186 of the Companies Act, 2013 are applicable and hence not commented upon.
- v. The Company has not accepted any deposits or amounts which are deemed to be deposits within the meaning of section 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules 2014 (as amended). Accordingly, the provisions of Clause 3(v) of the Order are not applicable to the Company.

- vi. The Central Government has not prescribed maintenance of cost records under sub-section (1) of Section 148 of the Companies Act, 2013, for the business activities carried out by the Company and therefore, reporting under Clause 3(vi) of the Order is not applicable to the Company.
- vii. In respect of statutory dues:
 - (a) In our opinion, the Company has generally been regular in depositing undisputed statutory dues, including Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other statutory dues applicable to it with the appropriate authorities.
 - (b) There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other statutory dues in arrears as at March 31, 2024 for a period of more than six months from the date they became payable.
 - (c) The Company has no disputed outstanding Statutory dues as at 31st March, 2024.
- viii. The Company has not surrendered or disclosed any unrecorded transaction as income during the year in the tax assessments under the Income Tax Act, 1961. Accordingly, the provisions of Clause 3(viii) of the Order are not applicable to the Company.
- ix. In respect of Loans raised:
 - (a) The Company has not raised any loans or borrowings from financial institutions, banks or government. Accordingly, the provisions of Clause 3(ix)(a) of the Order are not applicable to the Company.

- (b) The Company has not been declared as willful defaulter by any bank or financial institution or other lender.
 - (c) The Company has not taken any term loan during the year and there are no outstanding term- loans at the beginning of the year and hence, reporting under clause 3(ix)(c) of the Order is not applicable.
 - (d) The Company has not raised any funds on short term basis which have been utilized for long term purposes. Accordingly, the provisions of Clause 3(ix)(d) of the Order are not applicable to the Company.
 - (e) The Company does not have any subsidiaries, associates or joint ventures. Accordingly, the provisions of Clause 3(ix)(e) & (f) of the Order are not applicable to the Company
- x. In respect of Public Offers:
- (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the provisions of Clause 3(x)(a) of the Order are not applicable to the Company.
 - (b) The Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year. Accordingly, the provisions of Clause 3(x)(b) of the Order are not applicable to the Company.
- xi. No fraud by the Company or any fraud on the Company has been noticed or reported during the year. Accordingly, the provisions of Clause 3(xi)(a) of the Order are not applicable to the Company.
- (a) No report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government. Accordingly, the provisions of Clause 3(xi)(b) of the Order are not applicable to the Company.

- (b) We have taken into consideration the whistle blower complaints received by the Company during the year (and up to the date of this report), while determining the nature, timing and extent of our audit procedures.
- xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.
- xiii. In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.
- xiv. The Company is not required to have an adequate internal audit system as per the provisions of the Companies Act, 2013.
- xv. The Company has not entered into any non-cash transactions with its Directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.
- xvi.
- (a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.
- (b) The Company did not have any subsidiary or associate or joint venture during the year, hence, reporting under clause 3(xvi)(d) of the Order is not applicable.
- xvii. The Company has not incurred cash losses during the financial year covered by our audit and the immediately preceding financial year. Accordingly, paragraph 3(xvii) of the Order is not applicable.

- xviii. There has been resignation of the statutory auditors during the year and we have taken into consideration the issues, objections or concerns raised by the outgoing auditors.
- xix. 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 and 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 indicating 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. The Company is not required to comply with the provisions of section 135 of Companies Act, 2013. Accordingly, the provisions of Clause 3(xx) of the Order are not applicable to the Company.
- xxi. The Company does not have any subsidiary, associate and joint venture. Accordingly, the provisions of Clause 3(xxi) of the Order are not applicable to the Company.

For Chirag R. Shah & Associates

[Firm Registration No. 118791W]

Chartered Accountants

Place: Ahmedabad

Date: April 29, 2024

UDIN: 24106139BKAUTQ3742

CHIRAG SHAH

Partner

Mem. No. 106139

(₹ in Lacs)

Particulars	Notes	As at March 31, 2024	As at March 31, 2023
Assets			
Non-Current Assets			
Property, Plant and Equipment	3(a)	1,079.44	1,237.91
Right-of-Use Assets	3(b)	990.84	1,120.17
Financial assets			
Other Financial Assets	4	981.81	1,071.29
Other Non Current Assets	5	7.06	4.23
		3,059.15	3,433.60
Current Assets			
Inventories	6	0.46	0.46
Financial Assets			
Trade Receivables	7	3.76	7.59
Cash and Cash Equivalents	8	0.70	4.46
Other Financial Assets	4	96.28	92.44
Other Current Assets	5	2.20	2.38
Total Current Assets		103.40	107.33
Total Assets		3,162.55	3,540.93
Equity and Liabilities			
Equity			
Equity Share Capital	9	491.21	491.21
Other Equity	10	(1,525.52)	(1,562.62)
Total Equity		(1,034.31)	(1,071.41)
Liabilities			
Non-Current Liabilities			
Financial Liabilities			
Borrowings	11	757.08	768.83
Lease Liabilities	13	487.77	540.38
Other financial liabilities	12	61.79	102.82
Other Non-Current Liabilities	14	2,417.07	2,779.36
		3,723.71	4,191.39
Current Liabilities			
Financial Liabilities			
Lease Liabilities	13	52.61	48.60
Trade Payables	15		
-Total outstanding dues of micro enterprises and small enterprises		2.00	0.34
-Total outstanding dues of creditors other than micro enterprises and small enterprises		3.70	3.67
Other Financial Liabilities	12	52.98	5.78
Other Current Liabilities	14	361.86	362.56
		473.15	420.95
Total Liabilities		4,196.86	4,612.34
Total Equity and Liabilities		3,162.55	3,540.93

The accompanying notes form an integral part of financials statements

As per our report of even date

For Chirag R. Shah & Associates
ICAI Firm Registration No.: 118791W
Chartered Accountants

For and on behalf of Board of Directors

Chirag Shah
Partner
Membership No. 106139

Rakesh Shah
Director
DIN: 10198866

Rakshit Shah
Director
DIN: 00290537

Place: Ahmedabad
Date: April 29, 2024

Place: Mundra
Date: April 29, 2024

Mundra SEZ Textile And Apparel Park Private Limited
Statement of Profit and Loss for the year ended March 31, 2024



(₹ in Lacs)

Particulars	Notes	For the year ended March 31, 2024	For the year ended March 31, 2023
Income			
Revenue from Operations	16	516.36	513.23
Other Income	17	96.35	0.11
Total Income		612.71	513.34
Expenses			
Operating Expenses	18	169.35	169.35
Finance Costs	19	100.26	103.29
Depreciation and Amortization Expense	3	287.80	302.43
Other Expenses	20	18.20	101.28
Total Expense		575.61	676.35
Profit/(Loss) Before Tax		37.10	(163.01)
Tax Expense:			
Deferred Tax/Current Tax	21	-	-
Total Tax Expense		-	-
Profit/(Loss) for the year (A)		37.10	(163.01)
Other Comprehensive Income		-	-
Other Comprehensive Income for the year (B)		-	-
Total comprehensive Income/(Expense) for the year (A)+(B)		37.10	(163.01)
Basic and diluted earnings per equity shares (in ₹) face value of ₹ 10 each	22	0.76	(3.32)

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

For Chirag R. Shah & Associates
ICAI Firm Registration No.: 118791W
Chartered Accountants

For and on behalf of Board of Directors

Chirag Shah
Partner
Membership No. 106139

Rakesh Shah
Director
DIN: 10198866

Rakshit Shah
Director
DIN: 00290537

Place: Ahmedabad
Date: April 29, 2024

Place: Mundra
Date: April 29, 2024

Particulars	Equity share capital	Other Equity		Total
		Perpetual Debt	Reserves and surplus	
			Retained earning	
As at April 1, 2022	491.21	2,500.00	(3,899.61)	(908.40)
Perpetual Debt addition during year	-	-	-	-
Loss for the year	-	-	(163.01)	(163.01)
Other comprehensive income	-	-	-	-
Total comprehensive Expense for the year	-	-	(163.01)	(163.01)
As at March 31, 2023	491.21	2,500.00	(4,062.62)	(1,071.41)
Perpetual Debt addition during year	-	-	-	-
Profit for the year	-	-	37.10	37.10
Other comprehensive income	-	-	-	-
Total comprehensive Income for the year	-	-	37.10	37.10
As at March 31, 2024	491.21	2,500.00	(4,025.52)	(1,034.31)

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

For Chirag R. Shah & Associates
ICAI Firm Registration No.: 118791W
Chartered Accountants

For and on behalf of Board of Directors

Chirag Shah
Partner
Membership No. 106139

Rakesh Shah
Director
DIN: 10198866

Rakshit Shah
Director
DIN: 00290537

Place: Ahmedabad
Date: April 29, 2024

Place: Mundra
Date: April 29, 2024

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Cash flows from Operating Activities		
Profit/(Loss) before tax as per statement of profit and loss	37.10	(163.01)
Adjustments for:		
Loss on sale / discard of fixed assets (net)	-	0.31
Depreciation and amortisation	287.80	302.43
Interest income	(30.46)	(0.11)
Government grant income	(179.37)	(179.36)
Interest expense	100.26	103.29
Provision for doubtful advances (net)	-	86.35
Operating Profit before working capital changes	215.33	149.90
Movements in working capital :		
Decrease/(Increase) in trade receivable	3.83	(83.45)
Decrease in financial assets	85.64	158.51
Decrease/(Increase) in other assets	0.18	(1.90)
Increase/(Decrease) in trade payables	1.69	(0.72)
(Decrease) in other liabilities	(183.62)	(183.50)
Increase in financial liabilities	47.10	-
	(45.18)	(111.06)
Cash generated from operations	170.15	38.84
Direct taxes (paid)	(2.83)	(2.06)
Net cash generated from Operating Activities (A)	167.32	36.78
Cash flows from Investing Activities		
(Proceeds from sales) /Purchase of property, plant & equipments	0.10	-
Interest received	30.46	0.11
Net cash generated from Investing Activities (B)	30.56	0.11
Cash flows from Financing Activities		
Proceeds from inter corporate deposit	361.25	307.00
Repayment of inter corporate deposit	(373.00)	(249.00)
Repayment of Lease Liabilities	(89.78)	(89.79)
Interest paid	(100.11)	(1.23)
Net cash (used in)in Financing Activities (C)	(201.64)	(33.02)
Net decrease in Cash & Cash Equivalents (A + B + C)	(3.76)	3.87
Cash and Cash Equivalents at the beginning of the year	4.46	0.59
Cash and cash equivalents at the end of the year	0.70	4.46
Component of Cash and cash equivalents		
Balances with scheduled bank		
-Current accounts	0.70	4.46
Cash and Cash Equivalents at the end of the year	0.70	4.46

Summary of material accounting policies refer note 2.1

Note

(1) The Cash flow statement has been prepared under the indirect method as set out in the Indian Accounting Standard 7 (IND AS) on Statement of Cash Flows notified under section 133 of The Companies Act, 2013 read with paragraph 7 of the Companies (Indian Accounting Standard) Rules, 2015 (as amended).

(2) Disclosure with regards to changes in liabilities arising from financing activities as set out in Ind AS 7 on cash flow is presented under note 12(a)

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

For Chirag R. Shah & Associates
ICAI Firm Registration No.: 118791W
Chartered Accountants

For and on behalf of Board of Directors

Chirag Shah
Partner
Membership No. 106139

Rakesh Shah
Director
DIN: 10198866

Rakshit Shah
Director
DIN: 00290537

Place: Ahmedabad
Date: April 29, 2024

Place: Mundra
Date: April 29, 2024

1 Corporate information

The Company was promoted by Adani Ports and Special Economic Zone Ltd. The Company is a co-developer and has set up an Integrated Textile Park under the scheme of "Ministry of Textiles, Govt. of India" in Special Economic Zone, Mundra, Kutch District of Gujarat.

Mundra SEZ Textile And Apparel Park Private Limited ('MITAP' or Company) was incorporated with an objective to set up an Integrated Textile and apparel Park within Mundra SEZ with main objective of providing infrastructure facilities to the units in the Zone with specific emphasis on textile & Apparel Sector. The Company has got the approval from Government of India as Co-developer of Mundra SEZ.

The Company has entered into long term land lease agreement for land measuring 116.24 acres for period of 25 years on certain terms and conditions to develop units in accordance with the scheme for integrated textile park, a scheme framed by government of India, Ministry of Textile, for development of textile industry.

The financial statements were authorised for issue in accordance with a resolution of the directors on April 29, 2024

2 Basis of preparation

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 ammended tehreafter time to time.

The financial statements have been prepared on the historical cost basis, except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below. The financial statements are presented in Indian rupees (INR) and all values are rounded to the lakh, except when otherwise indicated.

Effective April 01, 2016, the Company has adopted all the Ind AS standards and the adoption was carried out in accordance with Ind As 101, First-time Adoption of Indian Accounting Standards, with April 1, 2015 as the transition date. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP.

Accounting policies have been consistently applied except where a newly-issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in accounting policy hitherto in use.

New and amended standards 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, 2023, 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 April 1, 2023, that do not have material impact on the financial statements of the Company.

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

2.1 Summary of Material accounting policies

a) 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
- Held primarily for the purpose of trading
- 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
- It is held primarily for the purpose of trading
- 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

Deferred tax assets and liabilities are classified as non-current assets and liabilities

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

b) Inventories

Stores and Spares:

- Valued at lower of cost and net realizable value. Cost is determined on a moving weighted average basis.
- Net Realizable Value in respect of store and spares is the estimated current procurement price in the ordinary course of the business.

c) 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.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the company's cash management.

d) Property, plant and equipment (PPE)

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses, if any. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use. Borrowing cost relating to acquisition / construction of fixed assets which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use. When significant parts of property plant and equipment are required to be replaced at intervals, the company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets as prescribed under Part C of Schedule II of the Companies Act 2013. The Identified component of fixed assets are depreciated over their useful lives and the remaining components are depreciated over the life of the principal assets. The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used. The estimated useful lives of assets and residual values are reviewed regularly and, when necessary, revised. No further charge is provided in respect of assets that are fully written down but are still in use.

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

Leasehold land is amortized over the lease period.

e) Revenue recognition

IND AS 115 establishes a comprehensive framework for determining whether, how much and when revenue is recognised. It replaced IND AS 18 Revenue, IND AS 11 Construction Contracts and related interpretations. Under IND AS 115, revenue is recognised when a customer obtains control of the goods or services. Revenue is recognised to the extent that it is probable that the Company will collect the consideration to which it is entitled. Determining the timing of the transfer of control – at a point in time or over time – requires judgement.

The Company has adopted IND AS 115 using the cumulative effect method (without practical expedients), with the effect of initially applying this standard recognised at the date of initial application (i.e. April 01, 2018). The Company's current practises for recognising revenue have shown to comply in all material aspects with the concepts and principles encompassed by the new standard. Therefore, IND AS 115 did not have a significant impact on the Company's accounting for revenue recognition.

Revenue is recognised upon transfer of control of promised services to customers in an amount that reflects the consideration we expect to receive in exchange of those products and services.

Arrangements with Customers for provision of common facilities are fixed price contract.

Revenue in excess of invoicing are classified as contract assets (which we refer as Accrued revenue) while invoicing in excess of revenues are classified as contract liabilities (which we refer to as unearned revenues).

The performance obligations are satisfied as and when the services are rendered.

Income from sub-lease of land, lease of building and long term infrastructure development use agreement

The company has entered in to long term sub lease of land, lease of building and infrastructure development, agreement with its member units. The upfront premium received/receivable on such sub-leases of land and building is recognised as Income-upfront at the time of sub-lease agreement/date of memorandum of understanding. The upfront premium received/receivable on such infrastructure usage development is recognised as income pro-rata over the sub-lease period. Annual land sub lease rent receivable under the above agreements and maintenance charges are accounted for as income in accordance with the terms of such agreements.

Interest income

For all debt instruments measured either at amortized cost or at fair value through other comprehensive income, interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset or to the amortized cost of a financial liability. When calculating the effective interest rate, the company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses. Interest income is included in finance income in the statement of profit and loss.

f) Employees retirement benefits

All employee benefits payable wholly within 12 months rendering services are classified as short term employee benefits. Benefits such as salaries, wages, short term compensated absences, performance incentives etc. and the expected cost of bonus, ex-gratia are recognised during the period in which the employee renders related service.

Provident fund

Retirement benefits in the form of Provident fund are defined contribution schemes and the contributions are charged to the statement of profit and loss account for the year when the contributions to the respective funds are due. There are no other obligations other than the contribution payable to the respective funds.

Gratuity

Gratuity liability is defined benefit obligation and is provided based on actuarial valuation on projected unit credit method made at the end of each financial year.

Compensated leave benefits

Accumulated leave, which is expected to be utilized within the next 12 months, is treated as short-term employee benefit. The company measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date. The Company treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method at the year-end. Actuarial gains/losses are immediately taken to the statement of profit and loss and are not deferred. The company presents entire leave as current liability in the balance sheet, since it does not have an unconditional right to defer its settlement for 12 months after the reporting date.

g) Related party transactions

Disclosure of transactions with Related Parties, as required by Ind-As 24 "Related Party Disclosures" has been set out in a separate note. Related parties as defined under Ind-As 24 have been identified on the basis of representations made by key managerial personnel and information available with the Company.

h) 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.

The 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.

1. Right-of-use assets.

The Company recognises right-of-use 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. Unless the Company is reasonably certain to obtain ownership of the leased asset at the end of the lease term, the recognised right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term. Right-of-use assets are subject to impairment.

2. 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 a lease, if the lease term reflects the Company exercising the option to terminate. The variable lease payments that do not depend on an index or a rate are recognised as expense in the period on which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses the 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 in-substance fixed lease payments or a change in the assessment to purchase the underlying asset.

3. Short-term leases and leases of low-value assets

The Company applies the short-term lease recognition exemption to its short-term leases of property, plant and equipment (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 to leases of office equipment that are considered of 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.

The 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.

4. Significant judgement in determining the lease term of contracts with renewal options

The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

i) Earnings per share

The Basic EPS has been computed by dividing the income available to equity shareholders by the weighted average number of equity shares outstanding during the accounting year.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

j) Government grants

Government grants are recognized where there is reasonable assurance that the grant will be received and all attached conditions will be complied with. When the grant relates to an expense item, it is recognized as income on a systematic basis over the periods that the related costs, for which it is intended to compensate, are expensed. When the grant relates to an asset, it is recognized as income in equal amounts over the expected useful life of the related asset.

k) Taxes**i) Current income tax**

Tax expense comprises of current and deferred tax. Tax is recognised in the statement of Profit and Loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively. Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income-Tax Act, 1961 enacted in India. The tax rates and tax laws used to compute the amount are those that are enacted or substantially enacted, at the reporting date.

Current income tax relating to items recognized outside the statement of profit and loss is recognized outside the statement of profit and loss (either in other comprehensive income or in equity). Current tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

ii) Deferred tax

Deferred tax is provided using the balance sheet approach on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognized for all taxable temporary differences, except

> When the deferred tax liability arises from the initial recognition of an asset or liability in a transaction that affects neither the accounting profit nor taxable profit or loss.

Deferred tax assets are recognized for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized, except:

> When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that affects neither the accounting profit nor taxable profit or loss

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 utilized. Unrecognized deferred tax assets are re-assessed at each reporting date and are recognized 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 realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

i) Impairment of non-financial assets

The company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, The Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

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. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

The company bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of The company's CGUs to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year.

Impairment losses of continuing operations, including impairment on inventories, are recognised in the statement of profit and loss, except for properties previously revalued with the revaluation surplus taken to OCI. For such properties, the impairment is recognised in OCI up to the amount of any previous revaluation surplus.

Intangible assets with indefinite useful lives are tested for impairment annually as at year end at the CGU level, as appropriate, and when circumstances indicate that the carrying value may be impaired.

m) Fair value measurement

The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- > In the principal market for the asset or liability, or
- > In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized 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.

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Company's management determines the policies and procedures for both recurring fair value measurement, such as derivative instruments and unquoted financial assets measured at fair value.

External valuers are involved for valuation of unquoted financial assets and financial liabilities, such as contingent consideration. Involvement of external valuers is decided upon annually by the management. Selection criteria includes market knowledge, reputation, independence and whether professional standards are maintained. The management decides, after discussions with the company's external valuers, which valuation techniques and inputs to use for each case.

At each reporting date, the company analyses the movements in the values of assets and liabilities which are required to be remeasured or re-assessed as per the company's accounting policies. For this analysis, the Company verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents.

The Company , in conjunction with the Company's external valuers, also compares the change in the fair value of each asset and liability with relevant external sources to determine whether the change is reasonable on a yearly basis.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

n) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets**Initial recognition and measurement**

All financial assets, except trade receivable and investment in subsidiaries, associates and joint ventures are recognised initially at fair value.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- > Debt instruments at amortised cost
- > Debt instruments at fair value through other comprehensive income (FVTOCI)
- > Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)
- > Equity instruments measured at fair value through other comprehensive income (FVTOCI)

Debt instruments at amortised cost

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- (a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- (b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

This category is the most relevant to the Company. After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the profit or loss. The losses arising from impairment are recognised in the profit or loss. This category generally applies to trade and other receivables.

Debt instrument at FVTOCI

A debt instrument is subsequently measured at fair value through other comprehensive income if it 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. The Company has not classified any financial asset into this category.

Debt instrument at FVTPL

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the Company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). The Company has not designated any debt instrument as at FVTPL.

Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

Equity investments

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognised by an acquirer in a business combination to which Ind AS103 applies are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, The Company may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from the Company's balance sheet) when:

- > The rights to receive cash flows from the asset have expired, or
- > The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Impairment of financial assets

The Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposure ;

- a) Financial assets that are debt instruments, and are measured at amortised cost e.g. loans, debt securities, deposits, trade receivables and bank balances
- b) Financial assets that are debt instruments and are measured as at other comprehensive income (FVTOCI)
- c) Lease receivables under Ind AS 116
- d) Trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 115

The Company follows 'simplified approach' for recognition of impairment loss allowance on:

- > Trade receivables or contract revenue receivables; and
- > All lease receivables resulting from transactions within the scope of Ind AS 116

Under the simplified approach the Company does not track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk said initial recognition. If credit risk has not increased significantly, 12 month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used.

ECL is the difference between all contracted cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive, discounted at the original EIR. ECL impairment loss allowance (or reversal) recognised during the period is recognised as income / (expense) in the statement of profit and loss (P&L). This amount is reflected under the head " Other Expense" in the P&L.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables, loans and borrowing.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

Gains or losses on liabilities held for trading are recognised in the profit or loss.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognized in OCI. These gains/ loss are not subsequently transferred to P&L. However, The Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit or loss. The Company has not designated any financial liability as at FVTPL.

Loans and borrowings

This is the category most relevant to the Company. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR.

The EIR amortisation is included as finance costs in the statement of profit and loss.

This category generally applies to borrowings.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

Reclassification of financial instruments

After initial recognition, no reclassification is made for financial assets which are equity instruments. For financial assets, which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. If the Company reclassifies the financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in the business model.

Offsetting financial assets and financial liabilities

Financial assets and liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

o) Provisions

General

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 expense relating to a provision is presented in the statement of profit and loss.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Contingent liabilities

Contingent liabilities is disclosed in the case of :

a present obligation arising from past events, when it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation.

a present obligation arising from past events, when no reliable estimate can be made.

a possible obligation arising from past events, unless the probability of outflow of resources is remote.

Commitments includes the amount of purchase order (net of advances) issued to parties for completion of assets.

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each balance sheet date.

p) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

q) Segment reporting

In accordance with the Ind-AS 108 -" Operating Segments" , the Company has determined its business segment of developing Electronic Manufacturing Cluster. Since there are no other business segments in which the Company operates, there are no other primary reportable segments.

2.2 Significant accounting estimates and assumptions

The preparation of the Company's Ind AS 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, and the disclosure of 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.

Estimates and assumptions

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. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, 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.

Fair value measurement

In measuring the fair value of certain assets and liabilities for financial reporting purpose, the Company uses market observable data to the extent available. Where such Level 1 inputs are not available, the Company engages third party qualified valuers to establish 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.

Depreciation / amortisation and useful lives of property plant and equipment / intangible assets

Property, plant and equipment / intangible assets are depreciated / amortised over their estimated useful lives, after taking into account estimated residual value. Management reviews the estimated useful lives and residual values of the assets annually in order to determine the amount of depreciation / amortisation to be recorded during any reporting period. The useful lives and residual values are based on the Company's historical experience with similar assets and take into account anticipated technological changes. The depreciation / amortisation for future periods is revised if there are significant changes from previous estimates.

3 Property, Plant and Equipment and Right-of-use assets

Note 3(a) - Property, plant and equipment

Particulars						(₹ in Lacs)
	Building	Plant & Equipment	Furniture & fixtures	Office equipment	Vehicles	Total
Cost						
As at April 1, 2022	2,443.90	1,679.61	1.62	0.09	3.87	4,129.09
Additions	-	-	-	-	-	-
Deductions/adjustment	-	-	-	-	(3.87)	(3.87)
As at March 31, 2023	2,443.90	1,679.61	1.62	0.09	-	4,125.22
Additions	-	-	-	-	-	-
Deductions/adjustment	-	-	-	-	-	-
As at March 31, 2024	2,443.90	1,679.61	1.62	0.09	-	4,125.22
Depreciation/amortisation						
As at April 1, 2022	1,454.22	1,258.71	1.51	-	3.55	2,717.99
Depreciation for the year	97.05	75.83	-	-	-	172.88
Deductions/(adjustment)	-	-	-	-	(3.55)	(3.55)
As at March 31, 2023	1,551.27	1,334.54	1.51	-	-	2,887.32
Depreciation for the year	97.05	61.42	-	-	-	158.47
Deductions/(adjustment)	-	-	-	-	-	-
As at March 31, 2024	1,648.32	1,395.96	1.51	-	-	3,045.79
Net Block						
As at March 31, 2023	892.63	345.07	0.11	0.09	-	1,237.91
As at March 31, 2024	795.58	283.65	0.11	0.09	-	1,079.44

Note 3(b) Right-of-use assets

Particulars	₹ in Lacs
	Amount
As at April 1, 2022	1,595.30
(Deductions)/adjustment	-
As at March 31, 2023	1,595.30
Additions	-
Deductions/Adjustment	-
As at March 31, 2024	1,595.30
Accumulated Depreciation	
As at April 1, 2022	345.58
Depreciation for the year	129.55
As at March 31, 2023	475.13
Depreciation for the year	129.33
Deductions/Adjustment	-
As at March 31, 2024	604.46
Net Block	
As at March 31, 2023	1,120.17
As at March 31, 2024	990.84

Notes -

(1) Right of Use asset is recognised in accordance with Ind AS 116, which represents Land taken on lease from Adani Ports and Special Economic Zone Limited.

(2) Land measuring 1,80,514 m² (previous year 1,80,514 m²) is taken on lease from Adani Ports and Special Economic Zone Limited, to set up Integrated Textile and Apparel Park within Mundra SEZ with main objective of providing infrastructure facilities to the units in the Zone with specific emphasis on textile & Apparel Sector.

As at March 31, 2023			Outstanding for following periods from due date of payment					(₹ in Lacs)
Sr No	Particulars	Not Due						Total
			Less than 6 months	6 Months - 1 year	1-2 Years	2-3 Years	More than 3 years	
1	Undisputed Trade receivables - Considered good	2.40	2.81	15.20	15.20	15.20	20.93	71.74
2	Allowances for Doubtful Debt							(64.15)
	Total							7.59

8 Cash and cash equivalents

Balances with banks:

Balance in current account

	March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
	0.70	4.46
	0.70	4.46

9 Share capital

Authorised

50,00,000 equity shares of ₹ 10 each (previous year 50,00,000 equity shares of ₹ 10 each)

	March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
	500.00	500.00
	500.00	500.00

Issued, subscribed and fully paid up shares

49,12,100 equity shares of ₹ 10 each (previous year 49,12,100 equity shares of ₹ 10 each)

	491.21	491.21
	491.21	491.21

Notes:

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

	As at March 31, 2024		As at March 31, 2023	
	No	(₹ in Lacs)	No	(₹ in Lacs)
As the beginning of the year	4,912,100	491.21	4,912,100	491.21
Equity Share Capital issued during year	-	-	-	-
As the end of the year	4,912,100	491.21	4,912,100	491.21

(b) Terms/rights attached to equity shares:

The Company has only one class of equity shares having par value of ₹ 10 per share. Each holder of equity shares is entitled to one vote per share.

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. The distribution will be in proportion to the number of equity shares held by the shareholders.

(c) Shares held by holding company

Out of equity shares issued by the company, shares held by its holding company and its nominee are as below:

	As at March 31, 2024 (₹ in Lacs)	As at March 31, 2023 (₹ in Lacs)
24,50,000 equity shares (previous year 24,50,000) of ₹ 10 each	245.00	245.00

(d) Details of shareholder holding more than 5% shares in the Company

Equity shares	As at March 31, 2024		As at March 31, 2023	
	Nos	%	Nos	%
Equity shares of ₹ 10 each fully paid				
Adani Ports and Special Economic Zone Limited, the holding company	2,449,995	49.88%	2,449,995	49.88%
Skaps Industries India Pvt. Ltd.	517,300	10.53%	517,300	10.53%
Ahlistrom Fibercomposites India Pvt. Ltd.	388,200	7.90%	388,200	7.90%
Adani Enterprise Ltd.	92,400	1.88%	92,400	1.88%
Anjani Udyog Pvt. Ltd.	146,500	2.98%	470,700	9.58%
Terram Geosynthetics Pvt. Ltd.	286,400	5.83%	286,400	5.83%
Adani Logistics Ltd.	265,400	5.40%	265,400	5.40%
SKAPS Advanced Composites Private Limited	324,200	6.60%	-	0.00%
Anya Composites Private Limited	259,600	5.28%	259,600	5.28%

As at March 31, 2024 Adani Ports and Special Economic Zone Limited (APSEZ) & together with Adani Logistics Ltd (wholly owned subsidiary of APSEZ) control the Company and hence APSEZ is considered as holding company.

(e) Details of shares held by the promoters

As at March 31, 2024

Shares held by promoters at the end of the year				% change during the year
Sr. No.	Promoter Name	No. of Shares	% of total shares	
1	Adani Ports and Special Economic Zone Limited	2,449,995	49.88%	-
2	Adani Enterprise Ltd.	92,400	1.88%	-
3	Adani Logistics Ltd.	265,400	5.40%	-

As at March 31, 2023

Shares held by promoters at the end of the year				% change during the year
Sr. No.	Promoter Name	No. of Shares	% of total shares	
1	Adani Ports and Special Economic Zone Limited	2,449,995	49.88%	-
2	Adani Enterprise Ltd.	92,400	1.88%	-
3	Adani Logistics Ltd.	265,400	5.40%	-

10 Other equity

Retained earnings

	March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
Opening balance	(4,062.62)	(3,899.61)
Add : Profit/(Loss) for the year	37.10	(163.01)
Closing balance	(4,025.52)	(4,062.62)

Perpetual Debt

	March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
At the beginning of the year	2,500.00	2,500.00
Add: received during the year	-	-
At the end of the year	2,500.00	2,500.00
	(1,525.52)	(1,562.62)

Note:

This loan is perpetual in nature with no fixed maturity or redemption period and is payable only at the option of the company. This loan from Adani Ports and Special Economic Zone Limited, the parent company carries coupon of upto 7.50 % but payable only at the option of the Company. As this loan is perpetual in nature and the Company does not have any redemption obligation, it has been classified as equity.

11 Borrowings

	Non-current		Current	
	March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)	March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
Inter corporate deposit (unsecured)	757.08	768.83	-	-
	757.08	768.83	-	-

Notes:

(a) Inter Corporate Deposit of ₹ 757.08 lacs (previous year ₹ 768.83 lacs) received from Adani Ports and Special Economic Zone Limited, the holding Company, The outstanding loan balance ₹ 757.08 lacs will be repayable by March 31, 2028 and it carries interest rate @ 7.50 % (Previous year @ 7.50%) respectively. However the Borrower may make prepayment of loan on any date in full or part of the loan amount as per mutual understanding between parties.

12 Other financial liabilities

	Non-current		Current	
	March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)	March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
Interest accrued but not due on borrowings	61.79	102.82	-	-
Deposits from customers	-	-	52.72	5.62
Capital creditors, retention money and other payable	-	-	0.27	0.16
	61.79	102.82	52.99	5.78

Note

a) Disclosure with regards to changes in liabilities arising from financing activities as per Ind AS 7 Statement of Cash Flows:

Disclosure of changes in liabilities arising from financing activities, including changes arising from cash flows and non-cash changes (such as foreign exchange gains or losses) is as under:

Changes in liabilities arising from financing activities

As at March 31, 2024

Particulars	Notes	April 1, 2023	Cash flows	Foreign exchange management	Charges to PL	(₹ in Lacs)
						March 31, 2024
Long-term borrowings	11	768.83	(11.75)	-	-	757.08
Interest accrued but not due on borrowings	12	102.82	(100.11)	-	59.08	61.79
Lease Liabilities	13	588.98	(89.78)	-	41.18	540.38
TOTAL		871.65	(111.86)	-	59.08	818.87

As at March 31, 2023

Particulars	Notes	April 1, 2022	Cash flows	Foreign exchange management	Charges to PL	(₹ in Lacs)
						March 31, 2023
Long-term borrowings	11	710.83	58.00	-	-	768.83
Interest accrued but not due on borrowings	12	45.65	(1.23)	-	58.40	102.82
Lease Liabilities	13	633.88	(89.79)	-	44.89	588.98
TOTAL		756.48	56.77	-	58.40	871.65

13 Lease Liabilities

	Non-current		Current	
	March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)	March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
Lease Liabilities (refer note below)	487.77	540.38	52.61	48.60
	487.77	540.38	52.61	48.60

Note :

The company has taken land on lease from Adani Ports And Special Economic Zone Limited, the holding company. Future minimum lease payable under leases together with the present value of the minimum lease payments payable are as follows:

Particulars	(₹ in Lacs)			
	As at March 31, 2024		As at March 31, 2023	
	Minimum lease payments	Present value of MLP	Minimum lease payments	Present value of MLP
Within one year	89.78	89.78	89.78	82.94
After one year but not later than five years	359.14	295.73	359.14	273.19
More than five years	246.91	154.87	336.69	232.85
Total minimum lease receivables	695.83	540.38	785.61	588.98
Less: Amounts representing finance charges	(155.45)	-	(196.63)	-
Present value of minimum lease receivables	540.38	540.38	588.98	588.98

14 Other liabilities

	Non-current		Current	
	March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)	March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
Unearned income under land lease/ infrastructure usage agreements	1,205.71	1,388.63	-	-
Deferred income - government grant (refer note below)	1,211.36	1,390.73	179.37	179.36
Unearned revenue	-	-	-	-
Statutory liability	-	-	0.14	0.41
Current maturities of unearned income under land lease/ infrastructure usage agreements	-	-	182.42	182.42
Advance from customers	-	-	(0.07)	0.37
	2,417.07	2,779.36	361.86	362.56

Note

(a) Government grant income

The Company has received Government Grant amounting to ₹ 4,000.00 lacs from Government of India , Ministry of Textiles. Following is the movement of government grant during the year :

	March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
At 1st April		
Received during the year	1,570.11	1,749.47
Credited to the statement of profit and loss	(179.37)	(179.36)
At 31st March	1,390.74	1,570.11
Current	179.37	179.36
Non-current	1,211.37	1,390.73
	1,390.74	1,570.09

15 Trade payables

Total outstanding dues of micro enterprises and small enterprises (refer note 28)
Total outstanding dues of creditors other than micro enterprises and small enterprises

March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
2.00	0.34
3.70	3.67
5.70	4.01
2.40	1.73

Payables to related parties (refer note 30)

Note

Trade payable ageing schedule as below

As at March 31, 2024

(₹ in Lacs)

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	2.00	-				2.00
2	Others	3.36	0.34				3.70
	Total	5.36	0.34	-	-	-	5.70

As at March 31, 2023

(₹ in Lacs)

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	0.34	-	-	-	-	0.34
2	Others	3.64	0.03	-	-	-	3.67
	Total	3.98	0.03	-	-	-	4.01

16 Revenue from operations

Interest on land lease, upfront premium and deferred infrastructure income (refer note 4 (a))

Rent Income

Government grant income (refer note 14 (a))

Operating and maintenance income

March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
277.29	282.48
12.88	-
179.37	179.36
46.82	51.39
516.36	513.23

17 Other income

Interest income on

others

Unclaimed liabilities / excess provision written back

Rent Income

March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
30.46	0.11
61.20	-
4.69	-
96.35	0.11

18 Operating expenses

Annual lease rent and infrastructure usages charges

March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
169.35	169.35
169.35	169.35

19 Finance costs

Interest on Inter corporate deposit loan

Finance charges on leases liability

March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
59.08	58.40
41.18	44.89
100.26	103.29

20 Other expenses	March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
Insurance	0.47	0.58
Legal and professional expenses	0.62	0.52
Payment to auditors (refer note (a) below)	1.00	1.00
Horticulture expenses	6.05	3.94
Electric power expenses	7.51	6.37
Loss on sale of fixed assets (net)	-	0.31
Provision for Doubtful debts	-	86.35
Miscellaneous expenses	2.55	2.21
	18.20	101.28

Note: (a)

Payment to auditor

As auditor:

Audit fee

	March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
	1.00	1.00
	1.00	1.00

21 Income tax

Income tax expenses for the year ended March 31, 2024 and March 31, 2023 are as under

a) Tax expenses reported in Statement of Profit and Loss

Current Income tax:

Current tax charges:

	March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
	-	-

Deferred tax:

Relating to origination and reversal of temporary differences

	-	-
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Tax expense reported in the statement of profit and loss

	-	-
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b) Balance sheet section

Taxes Recoverable

	March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
	7.06	4.23

	7.06	4.23
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c) Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2024 and March 31, 2023

	March 31, 2024 (₹ in Lacs)	March 31, 2023 (₹ in Lacs)
Loss before taxation	37.10	(163.01)
Tax using the company's domestic rate	26.00%	26.00%
Tax effect of :	9.65	(42.38)
Expenses Not allowed under Tax Law	18.35	13.83
Exempt Income	(46.64)	(46.64)
Unused Tax losses not recognised as D.Tax assets	18.57	75.00
Income tax expenses charged to profit and loss	-	-

d) Deferred tax liability (net)

Balance Sheet as at	
March 31, 2024	March 31, 2023
(₹ in Lacs)	(₹ in Lacs)
Deferred tax liabilities	
Liability on Property, plant and equipment	
Land lease receivable	302.12
	279.88
Gross deferred tax liabilities	302.12
Deferred tax asset	
Asset on Property, plant and equipment	(83.96)
Land lease obligation	(15.71)
Unabsorbed loss & carry forward Depreciation	(185.76)
others	(16.68)
	-
Deferred tax asset limited to the value of Gross Deferred Tax Liability	(302.12)
	(279.88)

Deferred tax asset has been recognised to the extent Deferred Tax Liability in respect of remaining unabsorbed depreciation or carried forward losses as they may not be used to offset taxable profits of the company in future years and there are no other tax planning opportunities or other evidences of recoverability in the near future.

22 Earnings per share

	March 31, 2024	March 31, 2023
	(₹ in Lacs)	(₹ in Lacs)
Profit/(Loss) for the year	37.10	(163.01)
Weighted average number of equity shares	49.12	49.12
Basic and diluted earning per share (in ₹)	0.76	(3.32)

23 Below are the ratio as on March 31, 2024 and March 31, 2023

Sr No	Ratio Name	Formula	March 31, 2024	March 31, 2023	% Variance	Reason for variance
1	Current	Current Assets / Current Liabilities	0.22	0.25	-14%	Not applicable
2	Debt-Equity	Total Debt / Shareholder's Equity	-0.73	-0.72	-2%	Not applicable
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)	-2.11	1.26	268%	Increment due to in Increase in Profit
4	Return on Equity	Net Profit after Taxes / Avg Equity Shareholder's Fund	-0.04	0.16	121%	Change due to in Increase in profit
5	Inventory Turnover	Not applicable				Not applicable
6	Trade Receivables Turnover	Revenue from operations / Average Accounts Receivable	90.99	56.77	60%	Change due to decrease in Average account Receivable
7	Trade Payable Turnover	Operating exp & Other expense/ Average Trade Payable	38.63	61.93	38%	Change due to reduction average trade payable
8	Net Capital Turnover	Revenue from Operation / Avg working capital	-1.51	-0.74	-106%	Change due to decrease in Avg working capital
9	Net Profit	Profit After Tax / Revenue from Operations	0.06	-0.32	119%	Change due to in Increase in profit
10	Return on Capital Employed	Earnings before Interest and Taxes / Capital Employed (Tangible Networth+Total Debt)	1.55	0.67	-130%	Change due to better utilisation of resources
11	Return on Investment	Not applicable				Not applicable

24 Financial Instruments, Financial Risk and Capital Management

24.1 Category-wise classification of financial instruments:

(₹ in Lacs)					
Particulars	Refer Notes	As at March 31, 2024			
		Fair value through other comprehensive income	Fair value through other profit & loss	Amortised cost	Carrying value
Financial asset					
Investments		-	-	-	-
Trade receivables	7	-	-	3.76	3.76
Cash and cash equivalents	8	-	-	0.70	0.70
Other Bank balance	9	-	-	-	-
Others financial assets	4	-	-	1,078.09	1,078.09
Total		-	-	1,082.55	1,082.55
Financial liabilities					
Borrowings	11	-	-	757.08	757.08
Trade payables	15	-	-	5.70	5.70
Lease liabilities				540.38	540.38
Other financial liabilities	12	-	-	114.77	114.77
Total		-	-	1,417.93	1,417.93

(₹ in Lacs)					
Particulars	Refer Notes	As at March 31, 2023			
		Fair value through other comprehensive income	Fair value through other profit & loss	Amortised Cost	Carrying value
Financial asset					
Trade receivables	7	-	-	7.59	7.59
Cash and cash equivalents	8	-	-	4.46	4.46
Other bank balance	9	-	-	-	-
Others financial assets	4	-	-	1,163.73	1,163.73
Total		-	-	1,175.78	1,175.78
Financial liabilities					
Borrowings	11	-	-	768.83	768.83
Trade payables	15	-	-	4.01	4.01
Lease liabilities				588.98	588.98
Other financial liabilities	12	-	-	108.60	108.60
Total		-	-	1,470.42	1,470.42

24.2 Financial instrument measured at amortised cost

The carrying amount of financial assets and financial liabilities measured at amortised cost in the financial statements are a reasonable approximation of their fair values since the Company does not anticipate that the carrying amounts would be significantly different from the values that would eventually be received or settled.

24.3 Financial risk management objective and policies

The Company's principal financial liabilities comprise loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations/projects and to provide guarantees to support its operations. The Company's principal financial assets include loans, trade and other receivables, and cash and cash equivalents that derive directly from its operations.

In the ordinary course of business, the Company is mainly exposed to risks resulting from interest rate movements (interest rate risk, credit risk and liquidity risk).

The Company's risk management activities are subject to the management, direction and control of Central Treasury Team of the Adani Group under the framework of Risk Management Policy for Interest rate risk as approved by the Board of Directors of the Company. The Company's central treasury team ensures appropriate financial risk governance framework for the Company through appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. It is the Company's policy that no trading in derivatives for speculative purposes may be undertaken.

(i) Interest rate risk

The Company is exposed to changes in market interest rates due to financing, investing and cash management activities. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations with floating interest rates and period of borrowings. The Company manages its interest rate risk by having a balanced portfolio of fixed and variable rate loans and borrowings.

If interest rates had been 50 basis points higher / lower and all other variables were held constant, the Company's profit/(loss) before tax for the year ended March 31, 2024 would decrease / increase by Nil (for the year ended March 31, 2023: Nil). This is mainly attributable to interest rates on Fixed rate long term borrowings and short term borrowings.

(ii) Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables and other financial assets), including deposits with banks and other financial instruments.

Customer credit risk is managed by the Company's established policy, procedures and control relating to customer credit risk management. Credit quality of a customer is assessed based on an extensive evaluation and individual credit limits are defined in accordance with this assessment.

Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Company's Board of Directors on an annual basis, and may be updated throughout the year subject to approval of the Company's Finance Committee. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through counterparty's potential failure to make payments. An impairment analysis is performed at each reporting date on an individual basis for major clients. In addition, a large number of minor receivables are grouped into homogenous groups and assessed for impairment collectively. The calculation is based on exchange losses historical data.

Credit risk from balances with banks is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made only with banks.

Concentrations of Credit risk form part of credit risk

Considering that the Company has provided land on lease and related infrastructure facilities to few companies to develop at Mundra, the Company is significantly dependent on them. A loss of any of these customers could adversely affect the operating result or cash flow of the Company.

(iii) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in raising funds to meet commitments associated with financial instruments that are settled by delivering cash or another financial asset. Liquidity risk may result from an inability to sell a financial asset quickly at close to its fair value.

The Company has an established liquidity risk management framework for managing its short term, medium term and long term funding and liquidity management requirements. The Company's exposure to liquidity risk arises primarily from mismatches of the maturities of financial assets and liabilities. The Company manages the liquidity risk by maintaining adequate funds in cash and cash equivalents.

The table below analysis derivative and non-derivative financial liabilities of the Company into relevant maturity groupings based on the remaining period from the reporting date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

As at March 31, 2024						(₹ in Lacs)	
Contractual maturities of financial liabilities	Refer Note	within 1 year	1 to 5 years	Over 5 years	Total	Carrying Value	
Borrowings	11	-	757.08	-	757.08	757.08	
Other financial liabilities	12	52.99	-	-	52.99	52.99	
Interest accrued	12	-	61.79	-	61.79	61.79	
Lease Liabilities	13	89.78	359.14	246.91	695.83	540.38	
Trade and other payables	15	3.70	-	-	3.70	3.70	
Total		146.47	1,178.01	246.91	1,571.39	1,415.94	

As at March 31, 2023						(₹ in Lacs)	
Contractual maturities of financial liabilities	Refer Note	within 1 year	1 to 5 years	Over 5 years	Total	Carrying Value	
Borrowings	11	-	768.83	-	768.83	768.83	
Other financial liabilities	12	5.78	-	-	5.78	5.78	
Interest accrued	12	-	102.82	-	102.82	102.82	
Lease Liabilities	13	89.78	359.14	336.69	785.61	588.98	
Trade and other payables	15	3.99	-	-	3.99	3.99	
Total		99.55	1,230.79	336.69	1,667.03	1,470.40	

The table has been drawn up based on the undiscounted contractual maturities of the financial liabilities including interest that will be paid on those liabilities upto the maturity of the instruments.

24.4 Capital management

For the purposes of the company's capital management, capital includes issued capital and all other equity reserves. The primary objective of the company's capital management is to maximize shareholder value. The company manages its capital structure and makes adjustments in the light of changes in economic environment and the requirements of the financial covenants.

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

Particulars	Refer note	₹ in Lacs	
		March 31, 2024	March 31, 2023
Total borrowings	11	757.08	768.83
Less: cash and cash equivalents	8	0.70	4.46
Net debt (A)		756.38	764.37
Total equity (B)	9 & 10	(1,034.31)	(1,071.41)
Total equity and net debt (C = A + B)		(277.93)	(307.04)
Gearing ratio		-272.15%	-248.95%

No changes were made in the objectives, policies or processes for managing capital during the years ended March 31, 2024 and March 31, 2023

25 Contingent liabilities

Based on the information available with the Company, there is no contingent liability as at March 31, 2024 (previous year : Nil)

- 26 As at March 31, 2024, the Company has incurred net Profit of ₹ 37.10 lacs (March 31, 2023 ₹ 163.01 lacs) and has accumulated losses of ₹ 4025.52 lacs (March 31, 2023 ₹ 4062.62 lacs) which has resulted in substantial erosion of the Company's net worth. Adani Ports and Special Economic Zone Limited, the Holding Company has undertaken to provide such financial support as necessary, to enable the Company to meet the operational requirements as they arise and to meet its liabilities as and when they fall due. Accordingly, these financial results have been prepared on a 'going concern' basis.

27 Segment information

The Company is primarily engaged in one business segment, namely set up an Integrated Textile and apparel Park within Mundra SEZ with main objective of providing infrastructure facilities to the units in the Special Economic Zone with specific emphasis on textile & Apparel Sector as determined by chief operational decision maker, in accordance with Ind AS - 108 "Segment Reporting".

Considering the inter relationship of various activities of the business, the chief operational decision maker monitors the operating results of its business segment on overall basis.

- 28 Information required to be furnished as per Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act) and Schedule III the Companies Act, 2013 for the year ended March 31, 2024 . This information has been determined to the extent such parties have been identified on the basis of information available with the Company and relied upon by auditors.

Sr No	Particulars	₹ in Lacs	
		Year ended March 31, 2024	Year ended March 31, 2023
1	Principal amount and interest due thereon remaining unpaid to any supplier as at the end of each accounting year.		
	Principal	2.00	0.34
	Interest	-	-
2	The amount of interest paid by the buyer in terms of section 16, of the Micro Small and Medium Enterprise Development Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
3	The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under Micro Small and Medium Enterprise Development Act, 2006.	-	-
4	The amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
5	The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act 2006.	-	-

29 Standard issued but not effective

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. As at the date of issue of financial statements, there are no new standards or amendments which have been notified by the MCA but not yet adopted by the Company. Hence, the disclosure is not applicable.

30 Related Party Disclosures as at For the year ended March 31, 2024

The Management has identified the following related party transactions of the Company for the year ended March 31, 2024 for the purpose of reporting as per IND AS 24 – Related Party Transactions, which are as under:

Parent Company	Adani Ports And Special Economic Zone Limited
Other Entity	MPSEZ Utilities Limited
Key Management personnel	Douglas Charles Smith, Director (upto 13.06.2023)
	Capt. Sandeep Mehta, Director
	Rakesh Shah (w.e.f. 13.6.2023)
	Rakshit Shah, Director
	S. K. Sinha, Nominee Director – MoT

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 period with these parties have been given below.

(A) Transactions with Related Parties

(₹ in Lacs)

Sr	Category	Relationship	Name of Related Party	For the year ended March 31, 2024	For the year ended March 31, 2023
1	Loan taken	Holding company	Adani Ports and Special Economic Zone Limited	361.25	307.00
2	Loan repaid	Holding company	Adani Ports and Special Economic Zone Limited	373.00	249.00
3	Rent expense and infrastructure usages charges	Holding company	Adani Ports and Special Economic Zone Limited	259.14	259.14
4	Interest expense	Holding company	Adani Ports and Special Economic Zone Limited	59.08	58.40
5	Services Availed (including reimbursement of expenses)	Holding company	Adani Ports and Special Economic Zone Limited	12.92	22.78
		Other entity	MPSEZ Utilities Limited	18.35	17.50
6	Rent income	Other entity	MPSEZ Utilities Limited	4.69	4.56
7	Deposit received back	Other entity	MPSEZ Utilities Limited	-	0.17

(B) Closing Balances

(₹ in Lacs)

Sr	Category	Relationship	Name of Related Party	For the year ended March 31, 2024	For the year ended March 31, 2023
1	Borrowing	Holding company	Adani Ports and Special Economic Zone Limited	757.08	767.83
2	Perpetual Securities	Holding company	Adani Ports and Special Economic Zone Limited	2,500.00	2,500.00
3	Interest accrued but not due	Holding company	Adani Ports and Special Economic Zone Limited	61.78	102.82
4	Trade payables (including provisions)	Holding company	Adani Ports and Special Economic Zone Limited	1.22	0.75
		Other entity	MPSEZ Utilities Limited	1.57	0.97
5	Deposit given	Other entity	MPSEZ Utilities Limited	1.49	1.49
6	Trade receivable	Other entity	MPSEZ Utilities Limited	1.18	1.08
7	Other Financial & Non-Financial Liab	Holding company	Adani Ports and Special Economic Zone Limited	540.38	-
8	Other Financial & Non-Financial Assets	Other entity	MPSEZ Utilities Limited		1.13

31 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 was not required to file quarterly statement/returns of current assets with the banks or financial institutions w.r.t. secured working capital.
- (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) The company has not entered into any transaction with struck off companies (as per section 248 of the Companies Act, 2013) or does not have any outstanding balances with such companies.

32 Capital commitments

Particulars	March 31, 2024 ₹ in Lacs	March 31, 2023 ₹ in Lacs
remaining to be executed on capital account and not provided for	NIL	NIL

- 33** The Company uses an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software. However, a) the audit trail feature is not enabled for certain direct changes to the data for users with the certain privileged access rights to the SAP application and b) audit trail feature is not enabled at the database level for the underlying HANA database. Further no instance of audit trail feature being tampered with was noted in respect of the accounting software.

Presently, the log has been activated at the application and the privileged access to HANA database continues to

34 Events occurred 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 Chirag R. Shah & Associates
ICAI Firm Registration No.: 118791W
Chartered Accountants

Chirag Shah
Partner
Membership No. 106139

Rakesh Shah
Director
DIN: 10198866

Rakshit Shah
Director
DIN: 00290537

Place: Ahmedabad
Date: April 29, 2024

Place: Mundra
Date: April 29, 2024