Transforming
LIVES

NILA
NILA
INFRASTRUCTURES
LIMITED

Nila Infrastructures Limited

ANNUAL REPORT
2022-23

Transforming Lives

NILA Infrastructures Limited is positively TRANSFORMING LIVES by relentlessly focusing on extensive redevelopment of Social Infrastructure by in-situ rehabilitating the slum-dwellers as a comprehensive win:win strategy for all the key stakeholders –be it the slum-dweller/existing residents by adequately securing a pucca house and official address that to at no capital cost or the civic urban authority by positively enhancing the aesthetics of the local neighbourhood (and thence of the entire city) as well as addressing various critical issues (social/law-and-order/health-and-hygiene) that affect the populace at large by eradication of a slum/beatification of neighbourhood.

NILA Infrastructures Limited is positively TRANSFORMING LIVES by relentlessly focusing on economic redevelopment of Physical Infrastructure by developing Bus-Ports for GSRTC as a comprehensive win:win strategy for all the key stakeholders –be it the distinguished passengers by conveniently getting a unique experience at the ultra-modern state-of-the-art contemporary bus ports or the GSRTC by getting novel infrastructure as well as upkeep and essential maintenance at no cost to it.

Such growth driven by TRANSFORMING LIVES shall ensure that the following couple of years are prosperous and increasingly funded by accruals and is justly expected to accurately translate into enhanced stakeholder value.

Table of Contents

Disclaimer

In this annual report, we have disclosed certain forward-looking information to enable investors to comprehend our prospects and take informed investment decisions. This report and other statements - written and oral - that we periodically make certain forward-looking statements that set out anticipated results based on the management's plans and assumptions. We have tried wherever possible to identify such statements by using words such as 'anticipates', 'estimates', 'expects', 'projects', 'intends', 'plans', 'believes', and words of similar substance in connection with any discussion of future performance. We cannot guarantee that these forward-looking statements will be realised, although we believe we have been prudent in our assumptions. The achievement of results is subject to risks, uncertainties and even inaccurate assumptions. Should known or unknown risks or uncertainties materialise, or should underlying assumptions prove inaccurate, actual results could vary materially from those anticipated, estimated or projected. Readers should bear this in mind. We undertake no obligation to publicly update any forward looking statements, whether as a result of new information, future events or otherwise.

Mission

Strive relentlessly to provide world-class infrastructure development and contribute towards economic growth by delivering international standards of lifestyle.

Provide ‘housing-for-all’ by participating in affordable housing projects thus contributing to national and social causes.

Execute urban development and infrastructure projects beneficial to the society at large.

Innovate and provide intelligent infrastructure solutions in a manner which is sustainable.

Engage in challenging projects, adhere to required standards and see them through completion with high levels of integrity and dedication.

Achieve transparency in every deal and endeavor to deliver on time, each time.

Vision

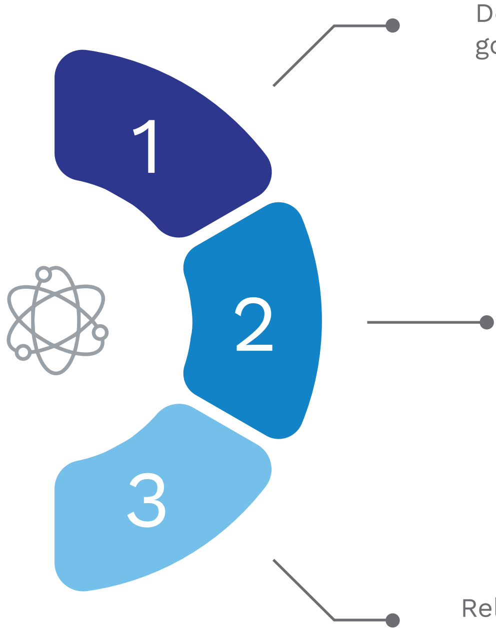
Mark our presence as a leading infrastructure player across various geographies.

Perform with a high level of integrity and harness credibility.

Contribute to the economic prosperity and growth through participation in projects of national importance.

Raise our own benchmarks with every successive endeavor.

Values



Dedication to goals and targets

Passion for ideas and innovations

Reliability of processes and practices

Business Diversity

Engaged in development of Urban Infrastructure and Industrial Infrastructure on PPP, EPC/Turnkey basis for government and private Sector.

Specialist in Affordable Housing Specialist as Well as Market Leader in Slum Rehabilitation & Redevelopment

Strong Base

Varied Project Execution Experience

Established procedures accredited through ISO 9001:2015

Approved Contractor in “Special Category – I Buildings Class” and “AA Class” with Government of Gujarat, Roads and Building Department

Market Credibility

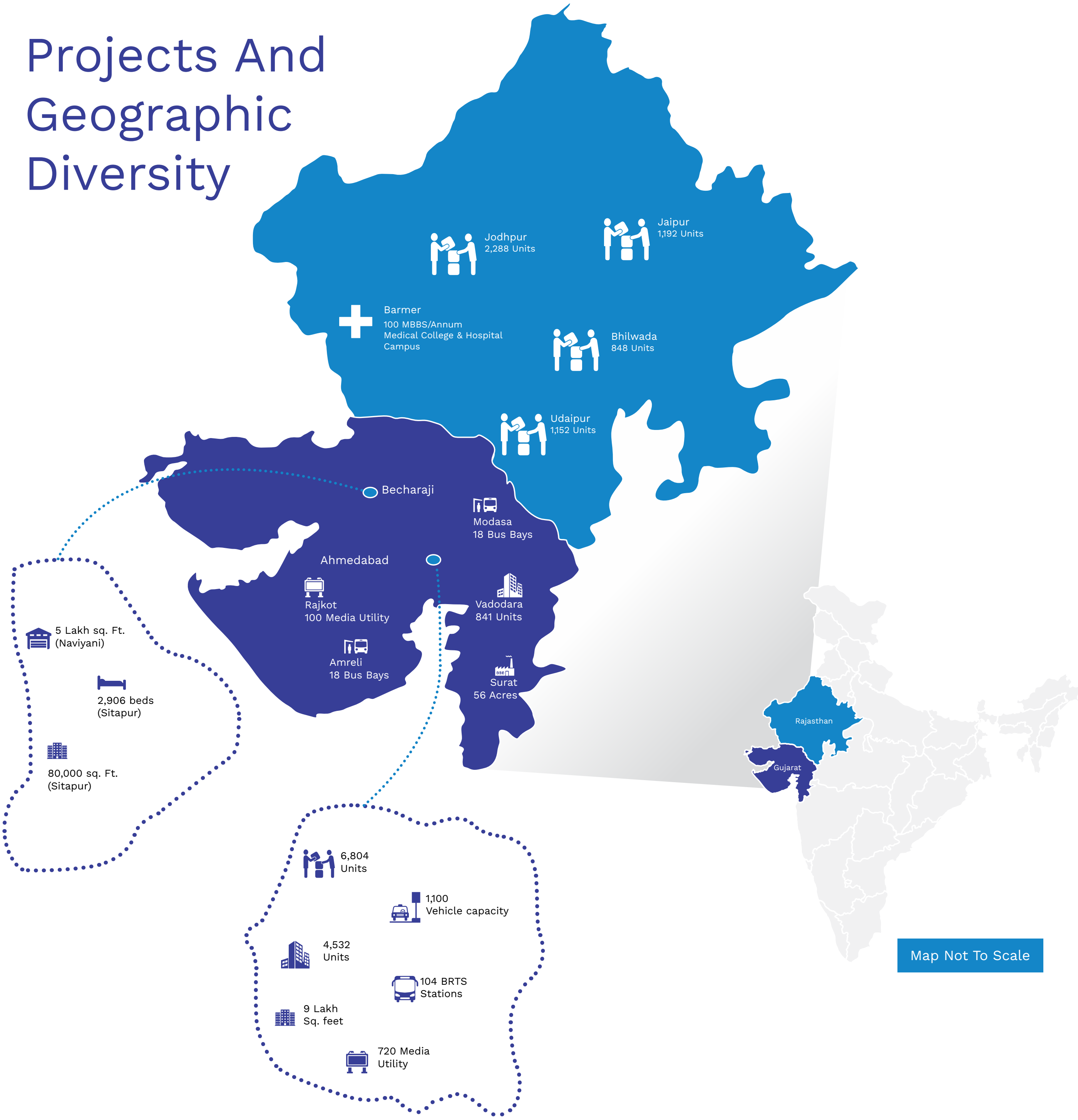
Debt Equity Ratio: less than 1

BBB+ Stable / A2: Brickwork Ratings

Promoter Share Pledge: Nil

Responsible Corporate Governance

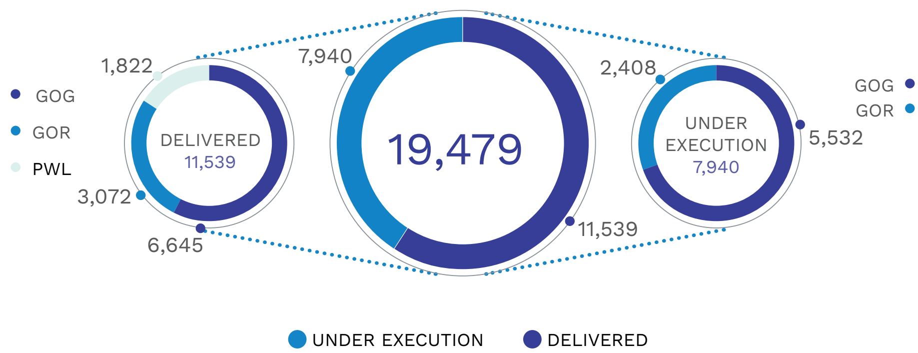
Projects And Geographic Diversity



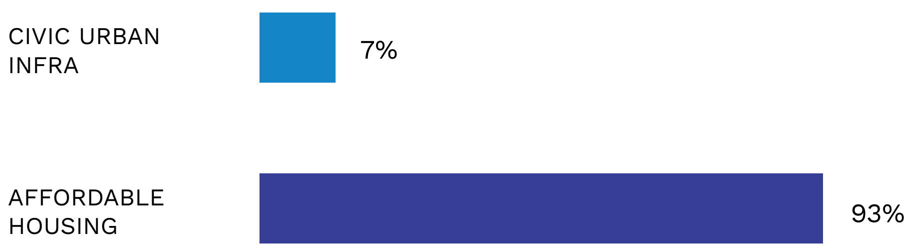
- BRTS
- Bus Port
- Commercial & Office Complex
- EPC Project
- Industrial Development
- Media Utility
- Medical Campus
- Multi-Storied Parking
- PPP Project
- Warehouse
- Dormitory

Revenue Break-Up
F.Y. 2023

Total Affordable Housing Entrusted = 19,479 Units



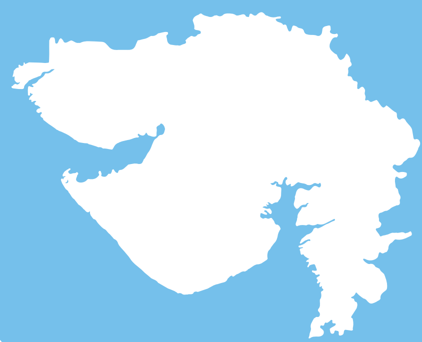
ORDER BOOK BREAK-UP
(At 31 March 2023)



Building Sustainability

Our Industrial Infrastructure Business Geared For Growth

Our Industrial Parks Are Strategically Located At Gujarat



One of India's most prosperous states with robust pro-industry infrastructure like major all-weather ports (Kandla & Mundra) providing global market access

Upcoming clusters at Becharaji, Mandal, Dholera, Halol-Savli SIR and Anjar

Well-established auto clusters at Halol, Sanand and Rajkot

Becharaji in Gujarat, where our industrial parks are situated, is slated to become one of India's major auto hubs

Proximity to the plants of MNC auto majors like Suzuki and Honda Motorcycles, which are spurring the setting up of production facilities by auto-components / OEM / ancillary manufacturers supplying to their principals

As part of our joint venture with the Kataria Group of Ahmedabad, we have already delivered five (5) dormitories, commercial complex and four (4) logistics warehouses. We are truly geared for growth with an anticipated spurt happening in the development of new industrial units and the subsequent need for support facilities like worker residences, warehouses, commercial buildings, etc.

	Romanovia Industrial Park Pvt Ltd	Kent Residential and Industrial Park LLP
Connectivity	• Around 60 - 65 kms. from the WDFC • Within the DMIC influence region • About 60- 65 kms. from GIFT city, Gandhinagar	

		Romanovia Industrial Park Pvt Ltd	Kent Residential and Industrial Park LLP
Proximity to Anchor industries	Suzuki four - wheeler plant	2. 5 kms .	2. 1 kms .
	Honda two - wheeler plant	20.0 kms.	14.0 kms.
Infrastructure provided		Internal roads, water distribution network, sewerage network, drainage treatment, effluent treatment, power distribution network, communication net work, etc.	

Acquisition progress (land in acres)	Particulars	Romanovia Industrial Park Pvt Ltd		Kent Residential and Industrial Park LLP	
	Sale Deed executed	164	98%	143	59%
	Agreement for Sale	3	2%	100	41%
	Total	167	100%	243	100%
	Final Plot area	131		158*	
	LESS: Sold	48		0	
	LESS: Development	17		25#	
	Available for Sale/ development	66		133	

Clients / Projects		
Completed projects: Built-to-suit on long-term lease basis	• Kataria Automobiles Pvt. Ltd - 1,42,350 sq.ft. bua warehouse • Nittsu Logistics (India) Pvt Ltd - 1,29,120 sq.ft. bua warehouse	• Five (5) dormitories for 2,864 employees of Suzuki - An Auto MNC • Commercial complex of ~80,000 sq.ft. built-up area.

*Under approval
#including area under devlopment

The Board

Manoj B. Vadodaria
Chairman & Managing Director

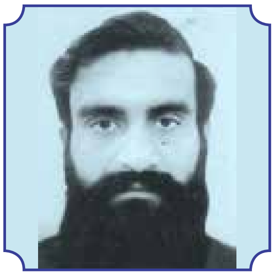
Mr. Manoj Vadodaria is son of the well-known journalist, editor and founder of the Sambhaav Group, Shri Bhupatbhai Vadodaria. Mr. Manoj Vadodaria is a self-made businessman with an immense entrepreneurial passion. In his entrepreneurial journey of about four decades, he has always found a way amidst the paucity of resources and market challenges. He has pinnacle knowledge, in-depth insight and thorough understanding of the dynamics of the industry. He is a visionary of future trends, and a creator of opportunities. He has efficiently transformed NILA from a city-based realtor to a meaningful civic urban infrastructure player. He is a firm believer in the best management practice, transparent governance, and long-term value investments.

Kiran B. Vadodaria
Director

Mr. Kiran B Vadodaria is CMD of Sambhaav Media Limited (SML), a BSE/NSE Listed corporate entity. SML has a track record of value based, objective, balanced journalism acting as a reference post in Gujarati print and electronic media. He has steered through SML journey of more than 30 years. He was elected as President of Indian Newspaper Society (INS), the reputed, prominent and influential media association for 2014-15. Currently, he is INS Executive Committee Member. He has also held post of President of Gujarat Daily Newspaper Association (GDNA). He was a Member of National Integration Council of Government of India and has served on the Board of the United Bank of India as an Independent director during 2011-2014. He has demonstrated his experience and insight based judgment at several issues and matters of national and societal interest. He possesses powerful entrepreneurial abilities reflected in his decisions of expansion, acquisition, diversification of media activities.

Mr. Kiran Vadodaria is well respected in societal circles and recognized as a balanced personality in media, political and social spheres. He earned his BE (Mech) from the reputed LD College of Engineering, Ahmedabad and has served as President of the College Alumni Association.

** Mr. Kiran Vadodaria was Director of the Company during the year and resigned w.e.f 25 May 2023.*



Deep Vadodaria
Director

Mr. Deep Vadodaria is an original thinker with an immense reasoning power. With a problem-solving attitude, he addresses complex issues in his own distinctive manner. With his excellent operational and project execution skills; he is driving the Company to new horizons. His idiosyncratic leadership style is structured on a well-define moral code and provides for an excellent teamwork. He has embedded a culture of review, responsibility and shared accountability to achieve high standards for all.

Dilip D. Patel
Director

Mr. Patel possesses a wealth of management teaching and consulting experience spread over more than 30 years. He is a founding faculty member at the prestigious SP Jain Institute of Management & Research, Mumbai which is considered as one of the top 10 management institutes in India. With rich experience in consulting, mentoring and training at companies in India and overseas, Mr. Patel has specially engaged with family managed businesses. Mr. Patel has widely travelled in India and abroad for work and pleasure.

Shyamal S. Joshi
Director

Mr. Joshi possesses 48 years of senior level financial management experience in manufacturing and trading corporations having worldwide operations. Further, he has an expansive experience in financial planning, funding, taxation and accounting and has served numerous renowned companies. He is recognized for his expertise in Corporate Funding, Restructuring, Merger, Acquisition, Local and International Financing, Private Equity and others. Mr. Joshi is a fellow member of the Institute of Chartered Accountant.

Ms. Foram B. Mehta
Director

Ms. Mehta possesses wide knowledge in the field of brand conceptualization and marketing management. She also has solid experience in the field of marketing, advertising, corporate branding, television management and modeling. She is a qualified anchor, drama artist from All India Radio, and has participated and hosted numerous events and won several awards. Currently she manages affairs of her own firm ‘GOD BROTHERS’ and is engaged in activities of creative branding, marketing, communication and also associated with JP Group. In the past, she has worked with Hindustan Unilever Ltd., Tata Teleservices Ltd., Atharva Telefilms Pvt. Ltd. and the Tashee Group. Ms. Mehta holds an MDP degree from IIM, Ahmedabad and a BE Chemical degree from the Nirma University, Ahmedabad.

Mr. Revant A. Bhatt
Director

Mr. Revant A. Bhatt brings with himself extensive experience of real estate and construction sector of more than a decade varying in different segments including Business Management, Legal, Litigations, Compliances, Marketing & Sales, Communication and PR. Mr. Revant A. Bhatt has graduated in Economics and done diploma in International Relations from University of Pune.

Management Team

Mr. Anand B. Patel | Chief Operating Officer (appointed w.e.f. 25 May 2023)

Mr. Anand Patel had been the Additional City Engineer with the Ahmedabad Municipal Corporation. With over 35 years of hands on experience, he has put in massive efforts in looking after the construction of houses for the urban poor by engaging in Slum Relocation and in-situ Redevelopment; also the EWS/LIG houses under different schemes/programs by GoG, GOI. He has worked assiduously in zonal administrative and engineering projects related to public services. His positive steadfastness has proved to be a remarkable credential in his work area and has earned him elevated endorsements / accolades in the fields of planning, preparation of tenders, execution of capital works in water supply, drainage, SWD, public building works, bridges, roads.

Rajendra Sharma | President - Business Development (Rajasthan)

Mr. Rajendra Sharma, a law graduate, is a visionary and has developed a forward-looking attitude, with his rich experience of 30+ years, in a wide variety of professional areas e.g. business development, liaisoning, land and capital market related matters, finance & accounts, law, banking, etc. A keen intellect gets to the depth of the matter - to make it work. He is a specialist at predicting the trends of customer behavior. He has a knack for taking apart the pieces of a problem and then configuring them to present an out-of-the-box solution, rather than a conventional one. A fundamentally non-conformist professional, enjoys developmental activities.

Jignesh Patel | President - Project Management and Strategies

Mr. Patel is a civil engineer with a vast experience of 25+ years in the field of construction, project execution and project management. He is a creative individual and has made significant contributions to the company with his innovative and analytical abilities as well as his problem-solving skills.

Prashant H. Sarkhedi | Chief Financial Officer | *(Resigned as CFO w.e.f 12 May 2023.)*

Mr. Sarkhedi is a passionate professional with about three decades of experience in finance, accounting, fund raising and general management. He is a disciplinarian, has in-depth knowledge and insight on diverse subject matters and possesses excellent organizational and motivational skills.

Darshan M. Shah | Chief Financial Officer (appointed w.e.f. 25 May 2023)

Mr. Darshan Shah is an MBA Finance and CFA (icfai) with rich experience in the field of taxation, finance, accounts, MIS, budgeting, and audit. He has expertise in financial planning and analysis, statutory compliances and management reporting. He has a good understanding of business and financial matters. He possesses extensive experience of accounts & financial matters of real estate and construction industry for more than 15 years.

Ritesh Parikh | Industrial Projects Head

Mr. Ritesh Parikh is a dedicated civil engineer with 20+ years of experience in the field of industrial construction as well as project execution and management (Roads, Ports, etc.). His logical inputs, tenacious nature and organizational capabilities continue to benefit the Company.

Dipen Y. Parikh | Company Secretary

Mr. Dipen Parikh is a dedicated professional with 10+ years of experience of secretarial practice, corporate laws and general legal affairs. His exceptional enthusiasm towards his duties, wise inputs and dedication towards his responsibilities make him an asset to the Company.

NILA INFRASTRUCTURES LIMITED

Chairman's Message

> Resilience is not about avoiding adversity, but rather navigating through it with unwavering determination

Dear Shareholders,

It gives me immense pleasure to present our annual report for the fiscal year 2022-23.

One area where we take immense pride is our involvement in slum rehabilitation projects. It's not just about constructing buildings; it's about transforming lives.

In our journey, we have faced many challenges, but every time we emerged stronger and more resilient. Our ability to adapt to changing situations, to weather storms, and to remain steadfast in our mission is a testament to our company's resilience. We do not falter in the face of adversity; we rise to the occasion. This resilience comes from our robust business model, high standards of ethical business practices, governance practices, and above all highly committed team members.

The growth prospects in our sector are indeed endless. With urbanization on the rise, the demand for infrastructural development is only going to increase. Our Company is committed to explore new avenues and seizing opportunities that arise. Whether it is the development of urban infrastructural projects, civil constructions, affordable housing or slum rehabilitation projects, we are ready to embrace the future.

Over decades we have undertaken a wide array of projects, from developing unique styled BRT stations, medical college, multi-level parking, industrial parks, residential flats, to entirely redeveloping slums into high quality housing units. These projects have not only contributed to the value creation of our shareholders but also propelled economic growth by enhancing standard of living of people. As we look ahead, the prospects are even more promising. Ahmedabad has emerged as an economic hub, and our company is positioned perfectly to be at the forefront of this growth when it comes to urban infrastructure development.

As we move forward, let us remember that our business is not just about bricks and mortar, it's about transforming lives, building a better future, and leaving a lasting legacy for generations to come. As we forge ahead, we remain unwavering in our adherence to ethical principles and sound business practices. Our success is not merely measured in financial terms, but also in the positive impact we create. The transformation of slums into thriving neighbourhoods showcases our belief in sustainable development, where economic prosperity is inextricably linked to social well-being.

I express my heartiest gratitude to all our stakeholders for their support and trust. Here's to a bright and promising future for our nation, people and your Company.

Thank You
Manoj B Vadodaria
Chairman & Managing Director
Nila Infrastructures Ltd.

Company Details

BOARD OF DIRECTORS

Mr. Manoj B. Vadodaria
Chairman & Managing Director

Deep S. Vadodaria
Director *(Appointed w.e.f 25.05.2023)*

Mr. Kiran B. Vadodaria
Director *(Resigned w.e.f 25.05.2023)*

Mr. Dilip D. Patel
Director

Mr. Shyamal S. Joshi
Director

Ms. Foram B. Mehta
Director

Mr. Revant A. Bhatt
Director

CHIEF FINANCIAL OFFICER

Mr. Prashant H. Sarkhedi
(Resigned w.e.f 12.05.2023)

Mr. Darshan Shah
Chief Financial Officer
(Appointed w.e.f 25.05.2023)

COMPANY SECRETARY

Mr. Dipen Y. Parikh

CORPORATE IDENTIFICATION NUMBER

L45201GJ1990PLC013417

REGISTERED OFFICE AND CONTACT DETAILS

First Floor, "Sambhaav House",
Opp. Chief Justice's Bungalow, Bodakdev,
Ahmedabad - 380015.
Tel: +91 79 4003 6817 / 26870258
Website : www.nilainfra.com

REGISTRAR & SHARE TRANSFER AGENT

MCS Share Transfer Agent Ltd.
201, Second Floor, Shatdal Complex, Opp. Bata
Showroom, Ashram Road, Ahmedabad- 380009
Phone : +91 79-26580461/62

BANKERS

Bandhan Bank Ltd.

HDFC Bank Ltd.

ICICI Bank Ltd.

Punjab National Bank

Shinhan Bank

State Bank of India

Union Bank of India

Yes Bank Ltd.

FINANCIAL INSTITUTIONS

SIDBI
Tata Capital Financial Services Ltd.

AUDITORS

MBD & CO LLP
Chartered Accountants
Ahmedabad

SECRETARIAL AUDITOR

Umesh Ved & Associates
Practicing Company Secretary
Ahmedabad

COST AUDITOR

Dalwadi & Associates
Cost Accountant
Ahmedabad

Internal auditor

Dhirubhai Shah & Co LLP
Chartered Accountants,
Ahmedabad

NILA
INFRASTRUCTURES
LIMITED

DIRECTORS' REPORT

Dear Members,

The Directors of your Company are pleased to present the 33rd Annual Report to the Members with the Audited Financial Statements for the Financial Year ended on 31 March 2023.

STATE OF AFFAIRS AND REVIEW OF OPERATIONS:

Your Company's primary area of operation includes construction and development of infrastructure projects mainly into affordable housing. The majority of the projects of your Company are being executed in Gujarat and at Rajasthan.

FINANCIAL HIGHLIGHTS:

The performance of the Company for the Financial Year 2022-23 is as under:

(₹ in lakhs, except per equity share data)

Particulars	Standalone for the year ended		Consolidated for the year ended	
	31 March 2023	31 March 2022	31 March 2023	31 March 2022
Revenue from Operations	11,442.17	9,334.60	11,508.64	8,331.80
Add: Other Income	1,377.62	1,278.71	1,201.00	1,091.02
Total Income	**12,819.79**	**10,613.31**	**12,709.64**	**9,422.82**
Less: Revenue Expenditure	11,249.99	8,577.70	11,250.26	7607.27
Less: Depreciation and Amortization	149.14	186.63	149.14	186.63
Less: Finance cost	1132.59	1484.13	1,120.20	1,452.36
Profit Before Share in profit of joint ventures and associate and Tax	**288.07**	**364.85**	**190.04**	**176.56**
Less: Current Tax	105.82	(16.04)	105.96	(16.04)
Less: Deferred Tax Charges/Credit (net)	4.93	129.87	(36.48)	71.55
Profit for the year	**177.32**	**251.02**	**120.56**	**121.05**
Share of Profit/(Loss) of associate	**-**	**-**	**(165.52)**	**(319.21)**
Net Profit	**177.32**	**251.02**	**(44.96)**	**(198.16)**
Add: Balance Brought Forward from previous Financial Year	10,152.04	9,893.60	8,808.19	8,998.93
Profit available for appropriation	**10,329.36**	**10,144.62**	**8,763.23**	**8,800.77**
Add: Re-measurement gains/(losses) on defined employee benefit plan (Net of tax)	2.73	7.42	2.73	7.42
Surplus carried to Balance Sheet	10,332.09	10,152.04	8,765.96	8,808.19
Add: Security Premium	33.71	33.71	33.71	33.71
Add: General Reserve	524.77	524.77	524.77	524.77
Reserves	**10,890.57**	**10,710.52**	**9,324.44**	**9,366.67**
Share Capital	**3,938.89**	**3,938.89**	**3,938.89**	**3,938.89**
Earnings per share (EPS) before exceptional item				
Basic	0.05	0.06	(0.01)	(0.05)
Diluted	0.05	0.06	(0.01)	(0.05)
EPS after exceptional item				
Basic	0.05	0.06	(0.01)	(0.05)
Diluted	0.05	0.06	(0.01)	(0.05)

The detailed financial analysis and information of projects and activities are more specifically given in the Management Discussion and Analysis Report annexed to this Board Report.

CHANGE IN NATURE OF BUSSINESS:

During the financial year under review, there has been no change in the nature of Business of the Company.

REPORT ON PERFORMANCE OF SUBSIDIARY COMPANIES PURSUANT TO RULE 8 (1) OF THE COMPANIES (ACCOUNTS) RULES, 2014:

Your Company is undertaking various projects through subsidiaries, associates and joint ventures. As per Section 129 (3) of the Companies Act, 2013, your Directors have pleasure in attaching the consolidated financial statements prepared in accordance with the applicable accounting standards with this report. In accordance with Section 136 of the Companies Act, 2013, the audited financial statements, including the consolidated financial statements are available at the Company's website at www.nilainfra.com. The audited financial statements of each of the subsidiary, associate and joint venture are available for inspection at the Company's registered office at Ahmedabad and also at registered offices of the respective companies. Copies of the annual accounts of the subsidiary, associate and joint venture will also be made available to the investors of Nila Infrastructures Limited upon request. In terms of proviso to Section 129(3) and Rule 8(1) of the Companies (Accounts) Rules, 2014, statement containing the salient features; of the subsidiaries, associates and joint ventures in the prescribed Form AOC 1 is annexed to this report as **"Annexure B".** The Company has framed a policy for determining material subsidiaries, which has been uploaded at the website of the Company at www.nilainfra.com.

COMPANIES WHICH HAVE BECOME OR CEASED TO BE SUBSIDIARIES, ASSOCIATES OR JOINT VENTURES DURING THE YEAR:

During the year under review there is no change in status of Subsidiaries, Associates or Joint Ventures of your Company.

AMOUNT TO BE TRANSFERRED TO GENERAL RESERVES:

The Company has not transferred any amount to the General Reserve during the year under review.

DIVIDEND:

Foreseeing the requirement of financial resources for the future growth, and in order to create strong economic base and long-term value for the investors; your directors have decided not to recommend any dividend for the financial year ended on 31 March 2023.

PUBLIC DEPOSITS:

During the year under review your Company has not accepted any deposits from the public within the meaning of Section 73 and 76 of the provisions of the Companies Act, 2013.

INSURANCE:

All the existing properties of the Company are adequately insured.

DIRECTORATE:

- Pursuant to Section 152 of the Companies Act, 2013, Mr. Dilip D. Patel, (DIN: 01523277) a Non-Executive Director retires by rotation at the ensuing Annual General Meeting of the Company and being eligible offers himself for reappointment.

- At the 32nd Annual General Meeting held during the year; approval of shareholders was taken for appointment of Mr. Revant Bhatt (09197805) as Non-Executive Independent Director.

  - Mr. Deep S. Vadodaria (DIN: 01284293) was appointed as the Non-Executive Director of the Company w.e.f 25 May 2023

- Mr. Prashant H. Sarkhedi Chief Financial Officer of the Company resigned w.e.f. 12 May 2023 and subsequently Mr. Darshan M. Shah was appointed as the Chief Financial Officer of the Company w.e.f 25 May 2023

- Mr. Kiran B. Vadodaria has resigned as Director w.e.f 25 May 2023.

• Except as mentioned herein above there is no change in the Board of Directors and key Managerial Personnel of the Company.

• As per the provisions of Section 203 of the Companies Act, 2013, Mr. Manoj B. Vadodaria – Chairman & Managing Director, Mr. Prashant H. Sarkhedi – Chief Financial Officer and Mr. Dipen Y. Parikh – Company Secretary were the Key Managerial Personnel of the Company during the year under review.

• All the Directors have confirmed that they are not disqualified from being appointed as Directors in terms of Section 164 of the Companies Act, 2013.

• Necessary resolution for the reappointment of the aforesaid retiring Director has been included in the Notice convening the ensuing Annual General Meeting and details of the proposal, rational, justification and performance evaluation report, in terms of applicable Secretarial Standard on General Meeting (SS-2), for the re-appointment of Directors are mentioned in the explanatory statement of the Notice.

Statement regarding opinion of the board with regard to appointment of Independent Director during the year.

In the opinion of the Board the Independent Directors appointed during the year possess highest level of integrity, rich experience, and requisite expertise in relevant area. With regard to proficiency, Mr. Shyamal S. Joshi (DIN: 00005766) is exempt from the requirement of online proficiency self-assessment test. All other Independent Directors have cleared the test in due course of time.

Declaration given by Independent Directors:

The Company has received declarations from all the Independent Directors of the Company confirming that they meet with the criteria of independence as prescribed under sub-section (6) of Section 149 of the Companies Act, 2013 and Regulation 25 read with 16(1) (b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and that there has been no change in the circumstances which may affect their status as an Independent Director and the same has been noted by the Board. The Independent Directors have complied with the Code for Independent Directors prescribed in Schedule IV to the Companies Act, 2013.

Board Evaluation:

Pursuant to the provisions of the Companies Act, 2013 and SEBI Circular date 10 May 2018; an annual performance evaluation of the members of the Board of its own individually and working of various committees of the Board was carried out. Further in a separate meeting of the Independent Directors held on 13 February 2023 without presence of other Directors and management, the Independent Directors had, based on various criteria, evaluated performance of the Chairman and also performance of the other members of the Board. The manner in which the performance evaluation was carried out has been explained in the Corporate Governance Report annexed with this report.

Board and Committee Meetings:

During the year under review 4 (four) Board Meetings, 4 (four) Audit Committee meetings, 1 (one) Corporate Social Responsibility Committee, 1 (one) Stakeholder Relationship Committee and 1 (one) Nomination & Remuneration Committee meetings were held. The details of the meetings are given in the Corporate Governance Report as a part to the Boards' Report. The intervening gap between the meetings was within the period prescribed under the Companies Act, 2013.

DIRECTORS' RESPONSIBILITY STATEMENT:

Pursuant to the provisions of Section 134 (3) (c) of the Companies Act, 2013, with respect to Director's Responsibility Statement, it is hereby confirmed that:

a) In the preparation of annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures;

b) The Directors have selected such accounting policies and applied them consistently and made judgment and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit and loss of the company for that period.

c) The Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company for preventing and detecting fraud and other irregularities.

d) The Directors have prepared the annual accounts on a going concern basis.

e) Proper internal financial controls are in place and that the financial controls are adequate and were operating effectively; and

f) The Directors have devised proper systems to ensure compliances with the provisions of all applicable laws and that such systems are adequate and operating effectively.

REPORTING OF FRAUD:

During the year under review there was no instance of any fraud which has been reported by any auditor to the audit committee or the Board.

ALTERATION OF MEMORANDUM AND ARTICLE OF ASSOCIATION:

During the year under review no changes have been made in the clauses of Memorandum and Articles of Association of your Company.

SHARE CAPITAL:

There is no change in share capital of the Company. Presently the paid up capital of the Company is ₹39,38,89,200 comprising of 393889200 equity shares of ₹1/- each.

UNCLAIMED DIVIDEND AND UNCLAIMED SHARES

The Company has taken various initiatives to reduce the quantum of unclaimed dividend and has been periodically intimating the concerned shareholders, requesting them to encash their dividend before it becomes due for transfer to the Investor Education and Protection Fund (IEPF). Unclaimed dividend amounting to ₹9,95,047/- for FY 2014-15 was transferred to the IEPF on 31 October 2022, in terms of the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 as amended, the Company has transferred the corresponding shares to IEPF, where the dividends for the last seven consecutive years have not been claimed by the concerned shareholder.

Further, the unclaimed dividend in respect of FY 2015-16 must be claimed by shareholders on or before 17 October 2023, failing which the Company will be transferring the unclaimed dividend and the corresponding shares to the IEPF within a period of 30 days from the said date. The concerned shareholders, however, may claim the dividend and shares from IEPF after complying with the prescribed procedure.

In terms of the IEPF (Uploading of information regarding unpaid and unclaimed amounts lying with companies) Rules, 2012, your Company has made the relevant disclosures to the Ministry of Corporate Affairs (MCA) regarding unclaimed dividends and unclaimed shares. Your Company has also uploaded the prescribed information on www.iepf.gov.in and www.nilainfra.com.

Details of Unclaimed Dividend as on 31 March 2023 and due dates for transfer are as follows:

SN	Financial Year	@Unclaimed Amount (₹)	Due Date for transfer to IEPF Account
1	2015-16	11,28,331.82	17 October 2023
2	2016-17	10,34,345.29	05 November 2024
3	2017-18	8,34,922.88	05 November 2025

@ The Corresponding shares for which dividend has not been claimed for seven consecutive years shall be identified at the due dates and be transferred to the IEPF authority. The list of such shareholders, upon identification, shall also be displayed at the website of the Company at www.nilainfra.com.

CORPORATE GOVERNANCE AND MANAGEMENT DISCUSSION & ANALYSIS REPORT:

The Company has implemented the procedure and adopted practices in conformity with the code of Corporate Governance as enumerated in Schedule V of SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015. The management discussion & analysis alongwith financial discussion & analysis as a part of MDA. and corporate governance report are made part of this report. A certificate from the Practicing Company Secretary regarding compliance of the conditions of corporate governance is attached hereto and forms part of the Directors' report.

STATUTORY AUDITORS AND AUDITORS' REPORT:

M/s M B D & Co LLP (FRN: 135129W/W100152) – Chartered Accountants has been appointed as the statutory auditors of your Company.

The report of the statutory auditor is given in this annual report. There is no qualification, reservation or any adverse remark or disclaimer in the audit report of M/s M B D & Co LLP.

COST AUDIT:

As per the requirements of the Section 148 of the Act read with the Companies (Cost Records and Audit) Rules, 2014 as amended from time to time, your Company is required to maintain cost records and accordingly, such accounts are made and records have been maintained. M/s Dalwadi & Associates, Cost Accountant, Ahmedabad (FRN: 000338) has conducted the audit of the cost record of the Company for the Financial Year 2022-23. The Cost Audit Report for FY2022 does not contain any qualification. The Board of Directors, on the recommendation of Audit Committee, has re-appointed M/s Dalwadi & Associates, Cost Accountant, Ahmedabad (FRN: 000338) as Cost Auditor to audit the cost records of the Company for the financial year 2023-24. As required under the Act, a resolution seeking member's approval for the remuneration payable to the Cost Auditor forms part of the Notice convening the 33rd Annual General Meeting for their ratification.

SECRETARIAL AUDITOR'S REPORT:

Pursuant to the provisions of Section 204 of the Companies Act, 2013 and the Companies (Appointment and Remuneration of Managerial Personnel) Rules 2014, the Board of Directors have appointed M/s Umesh Ved & Associates, Practicing Company Secretary, Ahmedabad as the Secretarial Auditor of the Company to conduct Secretarial Audit for the year 2022-23. The report of the Secretarial Auditor is annexed herewith as **"Annexure D"**. The report of the Secretarial Auditor is self-explanatory and confirming compliance by the Company of all the provisions of applicable corporate laws. Pursuant to the SEBI circular dated 08 February, 2019, the Company has obtained an Annual Secretarial Compliance Report from M/s. Umesh Ved & Associates, Practicing Company Secretary.

AUDIT COMMITTEE:

The Audit Committee constituted in accordance with the provisions of Section 177 of the Companies Act, 2013 and Regulation 18 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, reviewed the financial results and financial statements, audit process, internal control system, scope of internal audit and compliance of related regulations as prescribed. The Composition and terms of reference of the audit committee is more specifically given in the Corporate Governance Report as a part of the Boards' Report.

VIGIL MECHANISAM (WHISTLE BLOWER POLICY):

The company has established Vigil Mechanism (Whistle Blower Policy) in accordance with the provisions of Section 177 of the Companies Act, 2013 and Regulation 22 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the employees to report to the management instances of unethical behavior, actual or suspected fraud or violation of the Company's code of conduct. The detail of the Whistle Blower Mechanism is explained in the Corporate Governance Report and the policy adopted is available on the Company's website at www.nilainfra.com under investor segment.

DISCLOSURE IN TERMS OF SEXUAL HARASSMENT OF WOMEN AT WORK PLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013:

The Company has in place an anti-sexual harassment policy and internal complaint committee in line with the requirement of the Sexual Harassment of Women at the Workplace (Prevention, Prohibition and Redressal) Act, 2013. There is no such instance reported during the year under review.

MONITORING AND PREVENTION OF INSIDER TRADING:

In terms of the Regulation 9 of SEBI (Prohibition of Insider Trading) Regulations, 2015, as amended; the Company has adopted revised Code of Conduct prohibiting, regulating and monitoring the dealings in the securities of the Company by Insiders and Designated Persons while in possession of unpublished price sensitive information in relation to the securities of the Company. The code of conduct is available at the Company's website at www.nilainfra.com under investor segment. The Company has also in terms of Regulation 9A of the SEBI (Prohibition of Insider Trading) Regulations, 2015; put in place institutional mechanism for prevention of insider trading. The audit committee on yearly basis review the compliances made under the regulation as well as the effectiveness of the internal control system to monitor and prevent insider trading.

STATUTORY DISCLOSURES REQUIRED UNDER RULE 8(3) OF THE COMPANIES (ACCOUNTS) RULES, 2014:

There is no foreign exchange earnings and outgo during the year under review except some small expenses towards subscription of foreign periodicals and registrations. Conservation of energy has always been of immense importance to your Company and all the equipment consuming energy have been placed under continuous and strict monitoring. In view of the nature of the operations, no report on the other matters is required to be made under Section 134 (3) (m) of the Companies Act, 2013 read with Rule 8(3) of the Companies (Accounts) Rules, 2014.

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENT MADE BY THE COMPANY DURING THE YEAR:

As regards investments by the Company, the details of the same are provided under Note No. 07 forming part of the financial statements of the Company for the financial year 2022-23. Details of loans given to other persons covered under Section 186 of the Companies Act, 2013 are given in the Note No. 40.

RELATED PARTY TRANSACTIONS:

In terms of Regulation 23 of SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015 the Company has adopted policy on dealing with related party transactions. All related party transactions that were entered into by the Company during the financial year were in the ordinary course of business and were at arm's length basis. There is no material significant related party transaction made by the Company with its Directors, Promoters, Key Managerial Personnel or their relative as defined under Section 188 of the Companies Act 2013. All Related Party Transactions are placed before the audit committee / Board, as applicable, for their approval. Omnibus approvals are taken for the transactions which are of repetitive in nature. The Related Party Transactions that were entered into by the Company were to facilitate smooth functioning of the ordinary course of business and are in the interest of the Company. The disclosures of related party transactions as required under Section 134(3) (h) of the Companies Act, 2013 in the Form AOC-2 is given in **"Annexure E".** The policy on related party transactions as approved by the Board is available on the website of the company at www.nilainfra.com under investor segment.

Disclosures of transactions with related parties in terms of Schedule V read with Regulation 34(3) and 53(f) of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 as amended is given in Note No 31 of the Notes to the Financial Statements.

INTERNAL FINANCIAL CONTROL:

The Board of Directors has in terms of the requirements of Section 134(5) (e) of the Companies Act, 2013 laid down the internal financial controls. The Company has in place a well-defined organizational structure and adequate internal controls for efficient operations which is cognizant of applicable laws and regulations, particularly those related to protection of properties, resources and assets, and the accurate reporting of financial transactions in the financial statements. The company continuously upgrades these systems. The internal control system is supplemented by extensive internal audits, conducted by independent firm of chartered accountants.

CORPORATE SOCIAL RESPONSIBILITY (CSR):

In terms of the provisions of Section 135 of the Companies Act, 2013, your Company has constituted CSR Committee comprising of Mr. Shyamal S. Joshi – Chairman, Mr. Kiran B. Vadodaria and Mr. Manoj B. Vadodaria as the other members. As a part of CSR, the Company has spent funds for the projects involving promotion of cleanliness, sanitation, preventive healthcare, education, medical and food support to poor. The Annual Report on CSR activities for the Financial Year 2022-23 is annexed herewith as **"Annexure A".** The policy on CSR is available at the website of the company at www.nilainfra.com under the investor segment.

NOMINATION AND REMUNERATION COMMITTEE AND POLICY ON APPOINTMENT & REMUNERATION OF DIRECTORS:

Pursuant to the provisions of Section 178 of the Companies Act, 2013 and Regulation 19 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company has constituted Nomination and Remuneration Committee and adopted policy on appointment and remuneration of Directors and Key Managerial Personnel. The composition, terms of reference of the Committee are given in the Corporate Governance Report as a part to the Boards' Report. The gist of the policy is given in the Corporate Governance Report annexed to the Board Report. The said policy is also available at the website of the company at www.nilainfra.com under the investor segment.

MATERIAL CHANGES:

No material change has taken place after 31 March 2023 and till the date of this report.

EMPLOYEES:

During the year under review, no employee of the Company was in receipt of remuneration in excess of the limits prescribed under Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

PARTICULARS OF EMPLOYEES:

The information as required pursuant to Section 197(12) of the Companies Act, 2013 read with Rule 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 in respect of employees of the Company, will be provided upon request. In terms of the provisions of Section 136(1) of the Companies Act, 2013, the annual report and accounts are being sent to the members and others entitled thereto, excluding the information on employees' particulars which is available for inspection by the members at the registered office of the company during business hours on any working day of the Company up to the date of ensuing Annual General Meeting. If any member is interested in obtaining a copy thereof, such member may write to the Company Secretary in this regard. Disclosure pertaining to remuneration and other details as required under Section 197(12) of the Companies Act, 2013 read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are given in the **"Annexure C"** to this report.

COMPLIANCE WITH SECRETARIAL STANDARDS:

The Company has complied with all applicable mandatory Secretarial Standards issued by the Institute of Company Secretaries of India.

COMPLIANCE WITH ACCOUNTING STANDARDS IND AS:

In the preparation of the financial statements, the Company has followed the accounting policies and practices as prescribed in the Accounting Standards IND AS.

DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURT OR TRIBUNALS:

There is no significant and material order passed by any regulator or court or tribunal during the year under review the except the Assessment Orders issued by the Income Tax Department on Protective Basis for the Assessment Year 2018-19 and 2021-22 pursuant to the search operations conducted by the Income Tax Department in September 2021 under the provisions of Section 132 of the Income Tax Act 1961. The Company is in process of taking requisite actions including challenging the orders at appropriate authorities. As per the advised received the amount of liability is considered as contingent liability.

DETAILS OF APPLICATION MADE OR PROCEEDINGS PRNDING UNDER INSOLVENCY AND BANKRUPTCY CODE 2016:

During the year under review, there were no applications made or proceedings pending in the name of the Company under the Insolvency Bankruptcy Code 2016.

DETAILS OF DIFFERENCE BETWEEN VALUATION AMOUNT ON ONE TIME SETTLEMENT AND VALUATION WHILE AVAILING LOAN FROM BANKS AND FINANCIAL INSTITUTIONS:

During year under review, there has been no one time settlement of Loans taken from Banks and Financial Institutions.

EXTRACT OF THE ANNUAL RETURN:

Pursuant to Section 134(3)(a) and Section 92(3) of the Companies Act, 2013 read with rule 12(1) of the Companies (Management and Administration) Rules, 2014, a copy of the Annual Return is placed on the website of the Company and can be accessed at www.nilainfra.com under investor segment.

RISK MANAGEMENT AND POLICY:

Risk Management Policy of the Company involves identification of various risks and Mitigation thereof. Your company recognizes that risks are integral part of business activities and is committed to managing the risks in a proactive and efficient manner. Your Company has robust risk management process involving periodic assessment of various risks and mitigating remedies, which are more specifically discussed in MDA report as a part of the Board Report.

BUSINESS RESPONSIBILITY AND SUSTAINABILITY REPORT:

Your Company does not fall within the Top1000 Companies by market capitalization at the stock exchanges i.e BSE Limited and National Stock Exchange of India Ltd. during the financial year 2022-23 and previous financial year 2021-22 and therefore in terms of SEBI Circular dated 10 May 2021; the requirement of filing and publishing Business Responsibility and Sustainability Report is not applicable to your Company.

APPRECIATIONS AND ACKNOWLEDGMENTS:

Your Directors place on record their deep appreciation to employees at all levels for their hard work, dedication and commitment. The enthusiasm and unstinting efforts of the employees in spite of the pandemic situation, have enabled the Company to become resilient and meaningful player in the infrastructure industry. Your Directors would also like to places on record its appreciation for the support and cooperation your Company has been receiving from its Stakeholders, Corporations, Government Authorities, Joint Venture partners and others associated with the Company.

The Directors also take this opportunity to thank all Investors, Clients, Vendors, Banks, Financial Institutions, Government and Regulatory Authorities and Stock Exchanges, for their continued support. Your Directors also wish to record their appreciation for the continued co-operation and support received from the Consultants and Advisors. Your Company looks upon them as partners in its progress and has shared with them the rewards of growth. It will be the Company's endeavour to build and nurture strong links with the business based on mutuality of benefits, respect for and cooperation with each other, consistent with consumer interests. Your Directors would like to express their thanks to the Government of India for their efforts put in place to curb the pandemic and support the economy of the nation.

For and on behalf of the
Board of Directors of
Nila Infrastructures Limited

Manoj B. Vadodaria
Chairman & Managing
Director
DIN: 00092053

Place : Ahmedabad
Date : 25 May 2023

Annexure A

ANNUAL REPORT ON CORPORATE SOCIAL RESPONSIBILITY ACTIVITIES

1. A brief outline of the Company's present CSR Policy, including overview of projects or programs proposed to be undertaken and a reference to the web link to the CSR policy and projects or programs:

   Brief Outline of the CSR Policy is stated herein below:

   CSR Policy (Approved by the Board of Directors on 26 May 2017)

   The object of the CSR policy is to frame road map for the CSR activities to be undertaken by the Company and establish a monitoring mechanism for effective implantation as per regulatory requirement.

   Thrust area of activities enumerated under the policy are as under. Community healthcare, sanitation and hygiene, including, but not limited to:

   a) Promoting, establishing and/or undertaking management of infrastructure ensuring cleanliness, waste removal, and sanitation.

   b) Promoting, establishing and/or running medical healthcare units and allied infrastructure.

   c) Providing financial and/or other assistance to the agencies involved exclusive in waste management, sanitation, medical healthcare, therapeutic clinics, research, public health, nursing, medical treatments including alternative medical treatments,

   d) Activities concerning or promoting and facilitating:

      i. General health care including preventive health care

      ii. Safe motherhood

      iii. Child survival support programs

      iv. Health / medical camps

      v. Better hygiene and sanitation

      vi. Adequate food and potable water supply, etc.

Promotion and providing of education, training, and employment enhancing vocational skills:

(a) Promoting and providing education, training, employment enhancing vocational skill for children, women, deprived people, and disabled persons etc.

(b) To run or contribute to schools, aanganwadis, NGOs, Trusts, Associations for educational, training, research and empowerment activities.

Social care and concern, including, but not limited to:

(a) Creating Public awareness for cleanliness, education, medical healthcare, and to undertake and contribute to campaign thereof;

(b) Protection and up gradation of environment including ensuring ecological balance and related activities and undertaking public campaign thereof.

2. Composition of the CSR Committee:

Sr. No.	Name of Director	Designation/Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1.	Mr. Shyamal S. Joshi	Chairman - Non Executive Independent	1	1
2.	Mr. Kiran B. Vadodaria	Member - Non-Executive Director	1	1
3.	Mr. Manoj B. Vadodaria	Member - Executive Director	1	1

3. The web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company at www.nilainfra.com under Investor Segment.

4. Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014, if applicable (attach the report). – Not Applicable -------

5. Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social Responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any:

Sr. No.	Financial Year	Amount available for set-off from preceding financial years (in ₹)	Amount required to be set- off for the financial year, if any (in ₹)
1.	**2021-22**	2,07,831	Nil

6. Average net profit of the company as per section 135(5): ₹ 9,06,36,842/-

7. (a) Two percent of average net profit of the company as per section 135(5): ₹ 18,12,737/-

   (b) Surplus arising out of the CSR projects or program or activities of the previous financial years.: Nil

   (c) Amount required to be set off for the financial year, if any: Nil

   (d) Total CSR obligation for the financial year (7a+7b- 7c).: ₹ 18,12,737/-

8. (a) CSR amount spent or unspent for the financial year:

<table>
<tr><th rowspan="3">Total Amount Spent for the Financial Year. (in ₹)</th><th colspan="5">Amount Unspent (in ₹)</th></tr>
<tr><th colspan="2">Total Amount transferred to Unspent CSR Account as per section 135(6).</th><th colspan="3">Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5).</th></tr>
<tr><th>Amount</th><th>Date of Transfer</th><th>Name of the Fund</th><th>Amount</th><th>Date of Transfer</th></tr>
<tr><td>₹ 38,96,989/-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td></tr>
</table>

(b) Details of CSR amount spent against ongoing projects for the financial year:

Name of the Project	Item from the list of activities in Schedule VII to the Act	Local area (Yes/ No)	Location of the project		Project duration	Amount allocated for the project (in ₹)	Amount spent for the project (in ₹)	Amount transferred to Unspent CSR Account for the project as per Section 135(6) (in ₹)	Mode of Implementation - Direct (Yes/ No)	Mode of Implementation - Through Implementing Agency	
			State	District						Name	CSR Registration Number
Healthcare and Medical Facilities	Promotion of Sanitation & Medical, Preventive Healthcare	Yes	Gujarat	Adalaj – Gandhinagar	Ongoing	1000000	1100000	-	No	Jansahayak Trust	CSR00017903
Total						**1000000**	**1100000**	**-**			

(c) Details of CSR amount spent against other than ongoing projects for the financial year:

Name of the Project	Item from the list of activities in Schedule VII to the Act	Local area (Yes/ No)	Location of the project		Project duration	Amount allocated for the project (in ₹)	Amount spent for the project (in ₹)	Amount transferred to Unspent CSR Account for the project as per Section 135(6) (in ₹)	Mode of Implementation - Direct (Yes/ No)	Mode of Implementation - Through Implementing Agency	
			State	District						Name	CSR Registration Number
Healthcare and Medical Facilities	Promotion of Sanitation & Medical, Preventive Healthcare	Yes	Gujarat	Ahmedabad	One Time Activity	6,50,000	6,51,500	-	Yes	NA	NA
Promotion of Education, Food Distribution	Promotion and providing Education, Food and Empowerment	Yes	Gujarat	Ahmedabad	One Time Activity	20,00,000	21,45,489/-	-	Yes	NA	NA
Total						**26,50,000**	**27,96,989/-**	**-**			

(d) Amount spent in Administrative Overheads: NIL

(e) Amount spent on Impact Assessment: NIL

(f) Total amount spent for the Financial Year (8b+8c+8d+8e): ₹ 38,96,989/-

(g) Excess amount for set off, if any: ₹ 19,82,086/-

Sr. No.	Particular	Amount (in ₹)
i)	Two percent of average net profit of the company as per section 135(5)	18,12,737
ii)	Total amount spent for the Financial Year	38,96,989
iii)	Excess amount spent for the financial year [(ii)-(i)]	20,84,252
iv)	Surplus arising out of the CSR projects or program or activities of the previous financial year, if any	2,07,831
v)	Amount available for set off in succeeding financial year, [(iii)-(iv)]	22,92,083

9. (a) Details of Unspent CSR amount for the preceding three financial years: **Not Applicable**

Preceding Financial Year	Total Amount transferred to Unspent CSR Account as per section 135(6). (in ₹)	Amount spent in the reporting Financial Year	Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5), if any			Amount remaining to be spent in succeeding financial year
			Name of the Fund	Amount	Date of Transfer	
2017-18	-	-	-	-	-	-
2018-19	-	-	-	-	-	-
2019-20	-	-	-	-	-	-

(b) Details of CSR amount spent in the financial year for ongoing projects of the preceding financial year(s): **Not Applicable** -----

Project ID	Name of the Project	Financial Year in which the project was commenced	Project duration	Total amount allocated for the project (in₹)	Amount spent on the project in the reporting Financial Year (in ₹)	Cumulative amount spent at the end of reporting Financial Year(in ₹)	Status of the project - Completed/ Ongoing
-	-	-	-	-	-	-	-

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the Financial Year. (asset-wise details)

a) Date of creation or acquisition of the capital asset(s):

The project is ongoing by Jansahayak Trust since 07 February 2022 and as on 31 March 2023, a capital expenditure of ₹ 16 Crore is made towards the same by the trust.

b) Amount of CSR spent for creation or acquisition of capital asset:

The Company has contributed an amount of ₹ 11 Lacs towards the creation of capital asset.

c) Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc.:

The capital asset shall be registered in the name of "Jansahayak Trust".

d) Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset):

The capital asset is known as "Hiramani Aarogyadham" and is located at Plot No 106, bearing S R Number 841, TP Scheme No 10, in Village Adalaj, Taluka and District Gandhinagar - 382421

11. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per section 135(5): **Not Applicable**

Manoj B. Vadodaria
DIN: 00092053
Chairman & Managing Director

Shyamal S. Joshi
DIN: 00005766
Chairman of the CSR Committee

Place : Ahmedabad
Date : 25 May 2023

Annexure B

Form AOC-1

STATEMENT CONTAINING SALIENT FEATURES OF FINANCIAL STATEMENT OF SUBSIDIARY COMPANY, ASSOCIATE COMPANY AND JOINT VENTURE

Pursuant to Section 129(3) of the Companies Act, 2013

(A) STATEMENT CONTAINING SALIENT FEATURES OF THE FINANCIAL STATEMENTS OF SUBSIDIARY COMPANY:

(Amount in ₹)

Name of Subsidiary Companies	Nila Terminals (Amreli) Private Limited
The date since when subsidiary was acquired	11 April 2017
Reporting period for the subsidiary concerned, if different from the holding company's reporting period	Financial Year 2022-23 (01 April 2022 to 31 March 2023)
Reporting currency and Exchange rate as on the last date of the relevant	Not Applicable
Share capital	1,00,000
Other Equity	(3,35,092)
Total assets	34,71,00,906
Total Liabilities	34,73,35,998
Investments	-
Turnover	29,195
Profit before taxation	1,926
Provision for taxation	13,530
Profit after taxation	(11,604)
Proposed Dividend	-
% of shareholding	100%

Notes: The following information shall be furnished at the end of the statement:

1. Names of subsidiaries which are yet to commence operations – NIL
2. Names of subsidiaries which have been liquidated or sold during the year – NIL

b) STATEMENT CONTAINING SALIENT FEATURES OF THE FINANCIAL STATEMENTS OF ASSOCIATE COMPANIES AND JOINT VENTURES

SN	Name of Associate Companies /Joint Ventures	Vyapnila Terminals (Modasa) Private Limited	Kent Residential and Industrial Park LLP*	Romanovia Industrial Park Private Limited#
	Latest audited Balance Sheet Date	31 March 2023	31 March 2023	31 March 2023
1.	Shares of associates and Joint Ventures held by company on the year end	34%	50%	50%
	i. Number of Shares	3,400	N.A	5000
	ii. Amount of Investment	34,000	76,35,18,257	50,000

SN	Name of Associate Companies /Joint Ventures	Vyapnila Terminals (Modasa) Private Limited	Kent Residential and Industrial Park LLP*	Romanovia Industrial Park Private Limited#
	iii. Amount of Investment (Incremental value on revaluation)**/ (Ind AS impact -quasi capital) ^	5,47,94,237^	-	12,50,00,000
	iv. Extent of Holding %	34%	50.00%	50.00%
2.	Description of how there is significant influence	By holding more than 20% of voting power	By contractual agreement	By holding more than 20% of voting power
3.	Reason why the associate / joint venture is not consolidated	Not Applicable	Not Applicable	Not Applicable
4.	Net worth attributable to shareholding as per latest audited balance sheet	86,542	38,30,23,790	(2,50,05,831)
5.	Profit/Loss for the year	1,27,311	(1,32,94,676)	(2,74,34,945)
	i. Considered in consolidation	43,286	(66,47,338)	(1,37,17,473)
	ii. Not considered in consolidation	84,025	(66,47,338)	(1,37,17,472)

*Profit/Loss of the LLP is considered in accordance with the Profit Sharing Ratio of the partners

#Amount of investment in Romanovia Industrial Park Private Limited and Kent Residential & Industrial Park LLP has been measured at fair value in accordance with applicable IND AS

1. Names of Associates or Joint Ventures which are yet to commence operations – NIL
2. Names of Associates or Joint Ventures which have been liquidated or sold during the year – NIL

For and on behalf of the Board of Directors of
Nila Infrastructures Limited
CIN No: L45201GJ1990PLC013417

Manoj B. Vadodaria
Managing Director
DIN: 00092053

Deep S. Vadodaria
Director
DIN: 01284293

Darshan M. Shah
Chief Financial Officer

Dipen Y. Parikh
Company Secretary

Place: Ahmedabad
Date: 25 May 2023

Place: Ahmedabad
Date: 25 May 2023

Annexure C

REMUNERATION DETAILS

PART 1: [Pursuant to Section 197(12) of the Companies Act, 2013 and Rule No. 5 (1) of the Companies (Appointment and Remuneration Personnel) Rules, 2014]

1. The ratio of remuneration of each Director to the median remuneration of the employees of the Company for the financial year:

Name of the Director	Ratio of each Director to the median remuneration of the employee
Manoj B. Vadodaria	7.69:1
Kiran B. Vadodaria*	NA
Dilip D. Patel	NA
Shyamal S. Joshi	NA
Foram B. Mehta	NA
Revant A. Bhatt	NA
Deep S. Vadodaria**	NA

*Resigned w.e.f. 25 May 2023 **Appointed w.e.f. 25 May 2023

2. **The percentage increase in remuneration of each Director, Chief Financial Officer and Company Secretary in the financial year 2022-23: Director – Nil, CFO – 20%, CS – 20%**

3. **The percentage increase in the median remuneration of employees in the financial year:**

   The median remuneration of employees was ₹ 4,68,000 p.a. and ₹ 5,97,000 p.a. as on 31 March 2023 and 31 March 2022 respectively. There is decrease of 22% in the median remuneration of employees during the year.

4. **The number of permanent employees on the Roll of Company: 36 as on 31 March 2023.**

5. **Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration:**

   There is 12% increase in the remuneration of managerial personnel and employees of the Company during the year.

6. **Affirmation that the remuneration is as per the Remuneration Policy of the Company:**

   It is confirmed that the remuneration paid to the Directors and Key Managerial Personnel are as per the Remuneration Policy of the Company.

   Note: 1. Independent Directors of the Company are paid only sitting fees as per the statutory provisions during the year under review. The ratio of remuneration and percentage increase for Independent Directors is therefore not considered for the aforesaid purpose. The details of remuneration of Independent Directors are provided in the Corporate Governance Report.

   2. Employees for the aforesaid purpose include all on roll employees of the Company.

ANNEXURE D

SECRETARIAL AUDIT REPORT FOR THE FINANCIAL YEAR ENDED ON 31 MARCH 2023

[Pursuant to section 204(1) of the Companies Act, 2013 and rule No.9 of the Companies (Appointment and Remuneration Personnel) Rules, 2014]

To,
The Members,
Nila Infrastructures Limited
1st Floor, Sambhaav House,
Opp.Chief Justice's Bungalow,
Bodakdev, Ahmedabad – 380015

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Nila Infrastructures Limited (hereinafter called the Company).Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the company and also the information provided by the Company, sits officers, agents and authorized representatives in electronic form using the Information Technology Tools during the conduct of secretarial audit, We hereby report that in our opinion, the company has, during the audit year covering the year ended on 31 March, 2023 complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent , in the manner and subject to the reporting made hereinafter.

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31 March, 2023 according to the provisions of:

(i) The Companies Act, 2013 (the Act) and the rules made there under;

(ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made there under;

(iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed there under;

(iv) Foreign Exchange Management Act, 1999 and the rules and regulations made there under to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;

(v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-

   (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;

   (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

   (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; **; (Not applicable for the period under review)**

   (d) The Securities and Exchange Board of India (Share Based Employee Benefits and sweat equity) Regulations, 2021; **(Not applicable for the period under review)**

   (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; **(Not Applicable to the Company during the Audit Period)**

   (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;

g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; **; (Not applicable for the period under review)** and

(h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; **; (Not applicable for the period under review)**

The list of major head / groups of Acts, Laws and Regulations as applicable to the Company is as under:

- Transfer of Property Act, 1882;
- Registration Act, 1882;
- The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996;
- The Land Acquisition Act, 1894;
- Real Estate Regulation Act, 2017;
- Income Tax Act, 1961 and rules made there under;
- The Central Goods and Services Tax Act, 2017 & Gujarat Goods and Services Tax Act, 2017 and rules made there under;
- Payment of Gratuity Act, 1972 and rules made there under;
- Employee State Insurance Act, 1948 and rules made there under;
- Minimum Wages Act, 1948 and rules made there under;
- Payment of Bonus Act, 1965 and rules made there under; and
- The Employees' Provident Fund and Miscellaneous Provisions Act, 1952, and rules made there under.
- The Contract Labour (Regulation and Abolition) Act, 1970
- The Environment (Protection) Act, 1986
- The Indian Stamp Act, 1899
- The Gujarat Stamp Act, 1958
- The Indian Contract Act, 1872
- The Gujarat Town Planning and Urban Development Act, 1976
- Gujarat Real Estate (Regulation and Development) General Rules, 2017

(vi) We have relied on the representation made by the Company, its Officers and on the reports given by designated professionals for systems and processes formed by the Company to monitor and ensure compliances under other applicable Acts, Laws and Regulations to the Company.

We have also examined compliance with the applicable clauses of the following:

(i) Secretarial Standards issued by The Institute of Company Secretaries of India.

(ii) The Listing Agreements entered into by the Company with Stock Exchanges read with Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

We further report that:

Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. There were no changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance except in some instance wherein the shorter notice was consented by the Directors, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

All decisions in the Board is carried through, while the dissenting members' views, if any, are captured and recorded as part of the minutes.

We further report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

Place: Ahmedabad
Date: 25 May 2023

Umesh Ved
Umesh Ved & Associates
Company Secretaries
FCS No.: 4411
C.P. No.: 2924
UDIN: F004411E000378301
Peer Review No. 766/2020

To,
The Members,
Nila Infrastructures Limited
1st Floor, Sambhaav House,
Opp.Chief Justice's Bungalow,
Bodakdev, Ahmedabad – 380015

Our report of even date is to be read along with this letter.

1. Maintenance of secretarial record is the responsibility of the management of the company. Our responsibility is to express an opinion on these secretarial records based on our audit.

2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.

3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.

4. Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happenings of events etc.

5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.

6. The secretarial Audit report is neither an assurance as to the future viability of the company nor of the efficiency or effectiveness with which the management has conducted the affairs of the company.

Place: Ahmedabad
Date: 25 May 2023

Umesh Ved
Umesh Ved & Associates
Company Secretaries
FCS No.: 4411
C.P. No.: 2924
UDIN: F004411E000378301
Peer Review No. 766/2020

ANNEXURE E

Form AOC-2
(Pursuant to clause (h) of sub-section (3) of Section 134 of the Companies Act, 2013 and Rule 8(2) of the Companies (Accounts) Rules, 2014)

Form for disclosure of particulars of Contracts / Arrangements entered into by the Company with Related Parties referred to in sub-section (1) of Section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto

1. Details of contracts or arrangements or transactions not at arm's length basis:

Sr. No.	Name(s) of the related party and nature of relationship	Nature of contracts/ arrange-ments/ transactions	Duration of the contracts/ arrange-ments/ transac-tions	Salient terms of the con-tracts/ arrange-ments/ transac-tions including value, if any	Justification for entering into such con-tracts/ arrange-ments/ transactions	Date(s) of approval by the Board	Amount paid as ad-vances, if any	Date on which the special resolution was passed in general meeting as required under first proviso to section 188
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
--------------------------------------NIL--------------------------------------								

2. Details of material contracts or arrangement or transactions at arm's length basis

Sr. No.	Name(s) of the related party and nature of relationship	Nature of contracts/ arrange-ments/ transac-tions	Duration of the con-tracts/ arrange-ments/ transac-tions	Salient terms of the contracts/ arrangements/ transaction in-cluding value, if any	Date(s) of approval by the Board and Audit Committee, if Any	Amount paid as advanc-es, if any	Date on which shareholders resolution was passed in general meeting u/s 188(1)
	(a)	(b)	(c)	(d)	(e)	(f)	(h)
-----------------------------------NIL-------------------------------------							

For and on behalf of the Board of Directors
Nila Infrastrutures Limited

Manoj Vadodaria
Chairman & Managing Director
DIN:00092053

Date: 25 May 2023
Place: Ahmedabad

Management Discussion and Analysis

THE ECONOMIC SCENARIO:

In general, global economic shocks in the past were severe but spaced out in time. This changed in the third decade of this millennium. At least three shocks have hit the global economy since 2020. It all started with the pandemic-induced contraction of the global output, followed by the Russian-Ukraine conflict leading to a worldwide surge in inflation. Then, the central banks across economies led by the Federal Reserve responded with synchronised policy rate hikes to curb inflation. The rate hike by the US Fed drove capital into the US markets causing the US Dollar to appreciate against most currencies. This led to the widening of the Current Account Deficits (CAD) and increased inflationary pressures in net importing economies. In FY2023, the global economy has experienced a number of turbulent challenges. Normalization of monetary and fiscal policies that delivered unprecedented support during the pandemic is cooling demand as policymakers aim to lower inflation back to target. But a growing share of economies are in a growth slowdown or outright contraction. Global growth has slowed from 3.2 percent in 2022 to 2.7 percent in 2023. This is the weakest growth profile since 2001 except for the global financial crisis and the acute phase of the COVID-19 pandemic and reflects significant slowdowns for the largest economies: a US GDP contraction in the H1-2022, a euro area contraction in the H2-2022, and prolonged COVID-19 outbreaks and lockdowns in China with a growing property sector crisis. About a third of the world economy faces two consecutive quarters of negative growth. Global inflation is forecast to decline from 8.8 percent in 2022 to 6.5 percent in 2023 and to 4.1 percent by 2024. Upside inflation surprises have been most widespread among advanced economies, with greater variability in emerging market and developing economies. Risks to the outlook remain unusually large and to the downside. Monetary policy could miscalculate the right stance to reduce inflation. Policy paths in the largest economies could continue to diverge, leading to further US dollar appreciation and cross-border tensions. More energy and food price shocks might cause inflation to persist for longer. Global tightening in financing conditions could trigger widespread emerging market debt distress. Halting gas supplies by Russia could depress output in Europe. A resurgence of COVID-19 or new global health scares might further stunt growth. A worsening of China's property sector crisis could spill over to the domestic banking sector and weigh heavily on the country's growth, with negative cross-border effects. And geopolitical fragmentation could impede trade and capital flows, further hindering climate policy cooperation.

The FY2023 commenced with the Indian economy facing headwinds in the form of inflationary pressures due to rising energy and food prices. Supply chain bottlenecks also remained a major constraint due to the protracted war in Europe and the accompanying global sanctions. Despite a challenging start, the Indian economy has displayed resilience and grew 7.2 percent in FY2023, aided by sound macroeconomic fundamentals and improved high-frequency indicators. Sustained efforts taken by the central bank to rein in inflation by increasing the repo rate by 250 bps over the past year have been reasonably successful. The Government's continued thrust on infrastructure-driven, capex-led economic growth, together with signs of a revival of private sector investment in manufacturing and an improvement in capacity utilisation, has maintained the growth momentum. The Government's push for growth through larger infrastructure spends continues in FY2024. The private capex continues to provide tailwinds to the growth momentum. Buoyancy in tax collections supports the capex-led growth aspirations. A healthy balance sheet of private players, improving consumer confidence and investment activity, as well as growing demand conditions, will provide support to economic growth in the near term. It is expected that the prolonged geopolitical conflict in Europe could continue to impact supply chain dynamics and keep commodity prices volatile for a longer period. Rising interest rates across the world could also influence capital flows into the country. Finally, India, due to the structural reforms and the infrastructure-strengthening efforts of the Government and the monetary support from the RBI, is in a better position to counter the challenges and sustain its growth agenda. In this scenario, localisation trends, possible rearrangement of the global supply chain and the consequent shift in export hubs and de-carbonisation objectives are all factors which are working in favour of India to become the world's third-largest economy by 2030.

The Indian economy, however, appears to have moved on after its encounter with the pandemic, staging a full recovery ahead of many nations and positioning itself to ascend to the pre-pandemic growth path in FY2023. Measures taken by the government and RBI to control inflation, along with the easing of global commodity prices, have finally managed to bring retail inflation below the RBI upper tolerance target. However, the challenge of the depreciating rupee, although better performing than most other currencies, persists with the likelihood of further increases in policy rates by the US Fed. The widening of the CAD may also continue as global commodity prices remain elevated and the growth momentum of the Indian economy remains strong. The loss of export stimulus is further possible as the slowing world growth and trade shrinks the global market size in the second half of the current year. Despite these, agencies worldwide continue to project India as the fastest-growing major economy. These optimistic growth forecasts stem in part from the resilience of the Indian economy seen in the rebound of private consumption seamlessly replacing the export stimuli as the leading driver of growth. The uptick in private consumption has also given a boost to production activity resulting in an increase in capacity utilisation across sectors. The rebound in consumption was engineered by the near-universal vaccination coverage overseen by the government that brought people back to the streets to spend on contact-based services, such as restaurants, hotels, shopping malls, and cinemas, among others. The world's second-largest vaccination drive involving more than 2 billion doses also served to lift consumer sentiments that may prolong the rebound in consumption. Vaccinations have facilitated the return of migrant workers to cities to work in construction sites as the rebound in consumption spilled over into the housing market. This is evident in the housing market witnessing a significant decline in inventory overhang to 33 months in Q3-FY2023 from 42 months last year. The Capital Expenditure of the central government, which increased by 63.4 per cent in the first eight months of FY2023, was another growth driver of the Indian economy.

FY2024 looks to be a challenging year for the global economy. Persistent inflationary pressures, and recent financial sector problems in the United States and Europe, are injecting additional uncertainty into an already complex economic landscape. Against this somber backdrop, Asia-Pacific remains a dynamic region. Despite weakening external demand - such as the downturn in demand for tech exports toward the end of 2022—and monetary tightening, domestic demand has so far remained strong, with China's reopening providing fresh impetus. Growth in Asia and the Pacific is projected to increase in 2023 to 4.6 percent, from 3.8 percent in 2022. This means the region would contribute around 70 percent of global growth. Asia's dynamism will be driven primarily by the recovery in China and resilient growth in India, while growth in the rest of Asia is expected to bottom out in 2023, in line with other regions. The pressures from diminished global demand will weigh on the outlook. Headline inflation has been easing, but remains above targets in most countries, while core inflation has proven to be sticky. Although spillovers from turmoil in the European and US banking sectors have been limited thus far, vulnerabilities to global financial tightening and volatile market conditions, especially in the corporate and household sectors, remain elevated. Risks to the outlook are to the downside, reflecting the possibility of stickier global and regional price pressures, the disconnect between markets' anticipation of monetary policy paths and major central banks' communications, additional turmoil in global financial markets, adverse spillovers to the region from China's medium-term growth slowdown, and deeper geo-economic fragmentation. Elevated public debt and rising interest costs call for continued—and, in some cases, accelerated—fiscal consolidation, which can also support the battle against inflation, while protecting the vulnerable through targeted measures.

The slowing demand will likely push down global commodity prices and improve India's CAD in FY2024. However, a downside risk to the Current Account Balance stems from a swift recovery driven mainly by domestic demand and, to a lesser extent, by exports. The CAD needs to be closely monitored as the growth momentum of the current year spills over into the next. Growth is expected to be brisk in FY2024 as a vigorous credit disbursal, and capital investment cycle is expected to unfold in India with the strengthening of the balance sheets of the corporate and banking sectors. Further support to economic growth will come from the expansion of public digital platforms and path-breaking measures such as PM GatiShakti, the National Logistics Policy, and the Production-Linked Incentive schemes to boost manufacturing output.

THE INDUSTRY SCENARIO:

Infrastructure sector is a key driver for the Indian economy. The sector is highly responsible for propelling India's overall development and enjoys intense focus from Government for initiating policies that would ensure time-bound creation of world class infrastructure in the country. Infrastructure sector includes power, bridges, dams, roads, and urban infrastructure development. In other words, the infrastructure sector acts as a catalyst for India's economic growth as it drives the growth of the allied sectors like townships, housing, built-up infrastructure, and construction development projects.

Strong economic growth in the first quarter of FY2023 helped India overcome the UK to become the fifth-largest economy after it recovered from repeated waves of COVID-19 pandemic shock. Rising employment and substantially increasing private consumption, supported by rising consumer sentiment, will support GDP growth in the coming months. Future capital spending of the government in the economy is expected to be supported by factors such as tax buoyancy, the streamlined tax system with low rates, a thorough assessment and rationalisation of the tariff structure, and the digitization of tax filing. In the medium run, increased capital spending on infrastructure and asset-building projects is set to increase growth multipliers, and with the revival in monsoon and the Kharif sowing, agriculture is also picking up momentum. The contact-based services sector has largely demonstrated promise to boost growth by unleashing the pent-up demand. The sector's success is being captured by a number of HFIs (High-Frequency Indicators) that are performing well, indicating the beginnings of a comeback. India has emerged as the fastest-growing major economy in the world and is expected to be one of the top three economic powers in the world over the next 10-15 years, backed by its robust democracy and strong partnerships. India is primarily a domestic demand-driven economy, with consumption and investments contributing to 70% of the economic activity.

With an improvement in the economic scenario and the Indian economy recovering from the Covid-19 pandemic shock, several investments and developments have been made across various sectors of the economy. Over the years, the Indian government has introduced many initiatives to strengthen the nation's economy. The Indian government has been effective in developing policies and programmes that are not only beneficial for citizens to improve their financial stability but also for the overall growth of the economy. Over recent decades, India's rapid economic growth has led to a substantial increase in its demand for exports. Besides this, a number of the government's flagship programmes, including Make in India, Start-up India, Digital India, the Smart City Mission, and the Atal Mission for Rejuvenation and Urban Transformation, are aimed at creating immense opportunities in India.

Infrastructure

Any highly-populated country needs a robust infrastructure and India is no exception to the rule. A key driver of the economy, Infrastructure is highly responsible for propelling India's overall development. Infrastructure sector includes power, bridges, dams, roads and urban infrastructure development. It is a major contributor towards India's GDP, both directly and indirectly.

GDP from Construction in India averaged ₹ 2,36,771 crore from 2011 until 2023, reaching an all-time high of ₹ 3,91,811 crore in the Q1-FY2023 and a record low of ₹ 1,34,682 crore in the Q2-FY2020. In the long-term, the India GDP from Construction is projected to trend around ₹ 3,33,700 crore in 2024 and ₹ 3,46,700 crore in 2025.

Despite near-term challenges in certain construction sectors, medium to long term growth story in India remains intact. The construction industry in India is expected to grow steadily recording a CAGR of 9.9% during 2023-2027.

Despite the surge in construction costs, government spending on infrastructure projects has remained strong, and the trend is projected to further continue. This along with the spending on commercial projects, including the construction of new data centers across the country, will keep supporting the growth of the construction industry over the next three to four years. Furthermore, the demand for residential units is also driving the residential construction market in India. Despite the surge in construction costs and rate hikes announced by the Reserve Bank of India, the growing residential sales volume has led to a recovery in the real estate market. The growth has been led by mid-range, premium, and luxury segments. However, the trend might slow down, owing to recessionary fears and a further increase in rate hikes projected to be announced by the Reserve Bank. Increasing spending by the government on infrastructure projects to support industry growth in India. The government has announced a strong pipeline of infrastructure projects across different sectors. The spending on these projects is projected to keep assisting the growth of the overall construction industry in India over the next three to four years. To fund the infrastructure construction projects, the government has also entered into loan agreements with the Asia Development Bank. In January 2023, the Finance Ministry announced that the Indian government entered into a loan agreement worth USD1.2 billion for funding infrastructure development in India. The government plans to use USD 300 million for the upgrade of 300 kilometers of state highways and district roads. Furthermore, USD 350 million will be deployed to improve the connectivity of the metro rail system.

As the national government continues to prioritize the development of infrastructure, the government is projected to enter into more such agreements over the next three to four years. This will keep driving investment in the sector, thereby supporting the growth of the construction industry in India.

Construction reported impressive growth in both revenue as well as net income with 45 per cent and 53 per cent, rise respectively in revenue. It employs 5,500 lakh people, and any improvements in the construction sector affect a number of associated industries such as cement, steel, technology, skill-enhancement, etc. Low entry and technology barriers make the industry highly fragmented. While low fixed costs narrow the entry barriers, uncertainties on payments drives up working capital requirements. Entities in a contracting process of infrastructure and industrial projects include the owner (project implementer), contractors, consultants, process licensors and suppliers of raw materials and equipment. The industry is regulated and implemented by different apex authorities of the various segments. It encompasses different types of contracts (PPP, EPC, EPCM, BOT, BOOT, etc.), depending on the nature of project. Each contract has certain features which draw interest of players and aim at enhancing overall efficiency. Revenues in construction contract are recognised as per Ind-AS 115 i.e. the revenue is recognised to depict the transfer of goods or services to customers at an amount that is expected to be entitled to in exchange for those goods or services. Contract costs that meet certain criteria will be capitalised as an asset and get amortised as revenue is recognised.

Infrastructure accounts for nearly 40% of India's industrial output. Hence, it enjoys intense focus from the Government for initiating policies that would ensure time-bound creation of world class infrastructure in the country. To prevent 'lack of infrastructure' becoming a 'binding constraint' on the growth of Indian economy that aspires to become a USD 5 trillion by 2024-25, the country needs to spend about USD 1.4 trillion on infrastructure. India is witnessing significant interest from international investors in the infrastructure space with many MNCs keen to collaborate on infrastructure, high speed trains, renewable energy, developing smart cities, etc. The construction sector of India is one of the most important sectors of the nation's economy. FDI in Construction Sectors of India is permitted 100% under the automatic route. It is allowed for projects that are completed for operating and managing townships, shopping centres and business constructions. FDI in Construction Development sector (townships, housing, built up infrastructure and construction development projects) stood at USD 2,622 crore at June 2022.

To meet India's aim of reaching a USD 5 trillion economy by 2025, infrastructure development is the need of the hour. The government has launched the National Infrastructure Pipeline (NIP) combined with other initiatives such as 'Make in India' and the production-linked incentives (PLI) scheme to augment the growth of infrastructure sector. Historically, more than 80% of the country's infrastructure spending has gone toward funding for transportation, electricity, and water& irrigation. While these sectors still remain the key focus, the government has also started to focus on other sectors as India's environment and demographics are evolving. There is a compelling need for enhanced and improved delivery across the whole infrastructure spectrum, from housing provision to water and sanitation services to digital and transportation demands, which will assure economic growth, increase quality of life, and boost sectoral competitiveness.

India's high growth imperative in FY2024 and beyond will significantly be driven by major strides in key sectors with infrastructure development being a critical force aiding the progress. Infrastructure is a key enabler in helping India become a USD 25 trillion economy. Investments in building and upgrading physical infrastructure, especially in synergy with the ease of doing business initiatives, remain pivotal to increase efficiency and costs. The government's focus on building infrastructure of the future has been evident given the slew of initiatives launched recently. The USD 1.3 trillion national master plan for infrastructure, Gati Shakti, has been a forerunner to bring about systemic and effective reforms in the sector, and has already shown a significant headway. Infrastructure support to nation's manufacturers also remains one of the top agendas as it will significantly transform goods and exports movement making freight delivery effective and economical. The "Smart Cities Mission" and "Housing for All" programmes have benefited from these initiatives. Saudi Arabia seeks to spend up to USD 100 billion in India in energy, petrochemicals, refinery, infrastructure, agriculture, minerals, and mining.

In Budget 2023-24, capital investment outlay for infrastructure is being increased by 33% to ₹ 10 lakh crore, which would be 3.3 per cent of GDP. As per the Union Budget 2023-24, a capital outlay of ₹ 2.40 lakh crore has been provided for the Railways, which is the highest ever outlay and about 9 times the outlay made in 2013-14. Started with 6,835 projects, the NIP project count now stands at 9,142 covering 34 sub-sectors. Under the initiative, 2476 projects are under development phase with nearly half of the under-development projects are in the transportation sector, and 3,906 in the roads and bridges sub-sector. India's logistics market is estimated to reach USD 556.97 billion by 2027, growing at a CAGR of 6.28%. India intends to raise its ranking in the Logistics Performance Index to 25 and bring down the logistics cost from 14% to 8% of GDP, leading to a reduction of approximately 40%, within the next five years. AAI and other Airport Developers have targeted capital outlay of approximately ₹ 98,000 crore in airport sector in the next five years for expansion and modification of existing terminals, new terminals and strengthening of runways, among other activities. India currently has the fifth-largest metro network in the world and will soon overtake advanced economies such as Japan and South Korea to become the third-largest network. Metro rail network reached 810 kms and is operational in 20 cities. At almost 20 kms, Mumbai monorail is the third largest route in the world after China with 98 kms and Japan with 28 kms.

Logistics:

In recent times the warehousing sector has achieved new benchmarks on demand, supply and investments. Further, these have also been backed by graduating value-chain of the logistics eco-system i.e. improvement in quality. The coveted status of "Infrastructure" has further catalysed the growth of this segment.

The presence of a robust logistics-related infrastructure and an effective logistics management system facilitates seamless movement of goods from the point of origin to that of consumption, and aids an economy's movement to prosperity. The progress of logistics sector holds an immense value for India as well; as such advancement would increase exports, generate employment and give the country a significant place in the global supply chain. Indian logistics industry is a sunshine sector. The Indian logistics sector provides livelihood to about 220 lakh people. Improving the sector would facilitate a 10% decrease in indirect logistics cost, leading to a growth of 5-8 per cent in exports.

The industrial warehousing segment in India is highly fragmented, with the unorganised players have aggregated about 90 per cent share of the total warehousing space. As a consequence, there is severe price competition among players. The industrial warehousing segment witnesses intense competition on account of unorganized nature of the industry. The other challenges hindering its growth include high cost, underdeveloped material handling infrastructure, fragmented warehousing, presence of multiple regulatory and policy making entities, lack of seamless movement of goods across modes, and poor integration with modern information technology. These challenges, particularly the ones pertaining to procedural complexities, redundant documentations and involvement of several agencies at our ports and borders, severely dent our performance in international trade, resulting into about 70 per cent of the delays.

There are several policies aimed at encouraging investment in the sector, including free trade warehousing zones and logistics parks. Selecting the right location, optimal usage of storage facilities, providing value-added services, and achieving scale are the key success factors for the warehousing industry. The government has laid an emphasis on infrastructure growth with plans to develop highways, railways and rural roads, and revive unused airstrips and airports. The government has prepared a blue-print of the Maritime India Vision 2030 (MIV 2030) alongwith revival the Sagarmala project for port modernisation and port automation, development of multimodal logistics parks, and dedicated freight corridors. The successful and timely completion of these proposed projects can help ensure cost effectiveness and operational efficiencies.

The GST implementation in 2017 has since brought efficiency in supply chain e.g. it has expedited the freight movement at interstate borders due to dismantling of check posts by upto 20 per cent. The rollout of GST has improved supply-chain effectiveness and reduction in consolidation costs by promoting hub-and-spoke model (have a large warehouse in a strategic location instead of numerous small ones) resulting in a reorganised industry. The government has set a target to reduce logistics costs by as much as five percentage points over the next four-five years to about 8 per cent of GDP.

India's Logistics & Industrial sector has hit the ground running in 2023 after being resilient during the pandemic. Uplifted by the 3PL and consumption-based sectors and the expansion of the Indian manufacturing market, the logistics & industrial segment emerged as one of the most attractive investment propositions for institutional investors in 2023.The sector has gained significant momentum and has hit an all-time high net absorption of 41 mn sq ft across the top 8 cities of India. Interestingly, more than 68 per cent of this net demand has been observed in Grade A space showing a shift in tenants' preference towards quality spaces with high operational and cost efficiency.

The industrial warehousing segment is driving growth, led by the organised segment (largely third-party logistics players i.e. 3PL) fuelled by value-added services. The growth of logistics is two sided – led by demand and supply. The demand-led growth is mainly strengthened with the economic recovery, and implementation of GST. The supply-led growth drivers include improvement in logistics infrastructure, integrated logistics and birth of numerous logistics start-ups, especially tech led start-ups. Such significant development is reflected in improvement in the global rankings i.e. 38th out of 167 countries in World Bank's Logistics Performance Index (LPI) 2023.

The warehousing stock in the top eight cities of India has reached ~330 mn sq ft and is projected to cross 470 mn sq ft by 2025. Major global funds have invested with warehousing developers and operators to expand their reach and regional footprint, being the key differentiator in the sector. This has increased the good quality supply in the market, with Grade A taking centre stage, contributing 161 mn sq ft of stock.

The average Grade A and Grade B rents increased at 9 per cent and 7 per cent y-o-y growth rates, respectively the highest in the last five years. This growth is driven by the increasing demand for technically specialised facilities from 3PL, Ecommerce, Retail, and specialised manufacturing sectors. As top international and domestic occupiers favour Grade A spaces, the rent growth of Grade A is higher than Grade B.

The Indian government has launched the Gati Shakti NMP in October 2021, which will reduce logistics costs and improve infrastructure efficiency. The intention is to devise the most cost-effective method to transport goods by the year 2035. The policy aims at preparing a proper integrated logistics plan. It is also encouraging tech-enabled start-ups in the logistics sector as they will be able to provide seamless movement of goods across the country.

The post-COVID-19 economic transition has boosted the growth while accelerating a digital transformation across the logistics chain — from warehousing to supply chain management right to the last mile delivery. 3PL will be at the forefront for warehouse demand; however the largest occupier will be e-Commerce. With accelerated institutionalisation of warehousing segment, the footprint shall expand in the smaller cities, too.

Backed by a technology-driven transformation, the logistics sector has in recent years emerged as a leading contributor to the economy as well as a major employment generator. As per an assessment by the National Skill Development Corporation (NSDC) last year, logistics was among the five top employment generating sectors in the post COVID economy in India.

The future for the Indian logistics industry is going to shine even brighter. It will enhance our trade competitiveness, create jobs, shoot up country's performance in global rankings and pave the way for India to become a logistics hub. Such measures will also contribute to creation of a New India.

NILA:

As a pure-play Urban Infrastructure contractor/developer, your Company works on AH Infrastructure and urban infrastructure projects by leveraging its core competency. The management is optimistic about the growth of our economy in general and construction sector in particular. Your Company has since secured meaningful Affordable Housing development orders to the tune of the highest order-book in the history of your Company and providing a visibility of a multi-year growth. Hence, it envisages that on back of enhanced pre-qualifications/ bidding capacities, its business will grow sustainably. Also, the COVID-19 pandemic had compelled people to stay at home as a precautionary measure to abate further spread. While, there are lakhs of people in India who do not have a home of their own, inducing the government to plan more aggressively to provide houses to these people who don't have housing at this point of time.

Your Company has also built significant PPP based order-book where the remuneration is superior for a long-term sustainable growth. Your Company is now a sort of a Specialist in AH Infrastructure and pure-play Urban Infrastructure player.

Strategic Focus of NILA:

Unique Business Model – Diversified and Flexible:

Your company has developed a unique business model of construction contracts on EPC/LSTK, EPC+PPP and PPP mode for AH projects as well as Urban Infrastructure Projects. Your Company has successfully leveraged the construction expertise to grow into construction contracts from government authorities and reputed corporates. Your Company holds commercial properties in the prime location of Ahmedabad and such lease rent ensures continues revenue.

This diversified business model for Transforming Lives has shown great strength in the past years of challenging business environment. Leasing ensures steady cash flow income while construction contracts of Government assure timely and confirmed recovery of dues, whereas the PPP projects ensure better profitability margins. Your Company has developed in-house expertise in the entire gamut of construction and execution – including design, planning & estimation, project preparation, project execution, interior designing, integration of project management.

Project Selection and Execution:

Your Company's comprehensive evaluation of opportunities in infrastructure projects includes the following parameters:

- Principal: Constitution, financial strength, bureaucratic structure, involvement of any bilateral/multilateral agency, track record on other projects, contract management strength, appropriateness of design for local market, etc.

- Pre-development: Financing flexibility to fund the early design work, community/political participation/ opposition, government stability over the life of the project, environmental problems, site selection and regulatory approval delays, land acquisition, etc.

- Finance: Commercial viability of the project, capacity of the lender to evaluate and speed in providing the credit lines, repayment mechanism, credit availability on viable terms, etc.

- Construction: Viability of the design/technology, availability of labour and raw-material, outlook of raw-material cost, contractor failure, developer's access to funds on a timely basis for construction, etc.

- Market: Local economic conditions, demand-supply outlook, interest/inflation rate scenario, etc.

Throughout this process, your Company has to identify and mitigate inherent risks that can adversely affect the project. It is broadly evaluated in three parts: 1) preliminary considerations, market analysis, financial analysis, and strategic marketing; 2) site selection and due diligence, land acquisition, deal structure, entitlements, permissions, etc.; and 3) planning and design, construction management, operations and property management. Hence, with sufficient due-diligence the project is selected and execution is carried-out accordingly by your Company. Your Company's Quality Management System is ISO 9001 : 2015 accredited by INTERCERT that include Project Management, Site Development and Construction activities for Infrastructure, Industrial, Residential and Commercial projects.

Project Management and Monitoring:

Your Company has adopted an integrated system for planning, scheduling, monitoring and control of the approved project under implementation. To coordinate and synchronise all the support function of Project Management it relies on an Integrated Project Management Control System which integrates its project management, contract management and control function addressing all stages of project implementation from concept to commissioning. All projects have project monitoring centres which facilitate monitoring of key project milestones and also act as a Decision Support System for the management. It is used as integrated web based collaborative system to facilitate consolidation of project related issues and its timely resolution. Various features for information delivery of ERP facilitate project tracking, issues resolution and management interventions on a regular basis. Integrated ERP platform for monitoring and controlling of critical project activities spread across various functions – projects, contracts, finance and execution. This helps in decision support through timely identification of critical input and provides a holistic approach towards project implementation and major project milestones.

Financial Resources:

The foremost source of finance of your Company has traditionally been internal accruals and borrowings from banks. Your Company has made financial arrangement with banks and financial institutions for its various long-term and working capital requirements. During the year your Company has not only successfully contracted/ renewed substantial credit limits at competitive terms, but also pertinently tuned the requisite credit limits. Such measures will enhance the overall financial flexibility.

Joint Ventures:

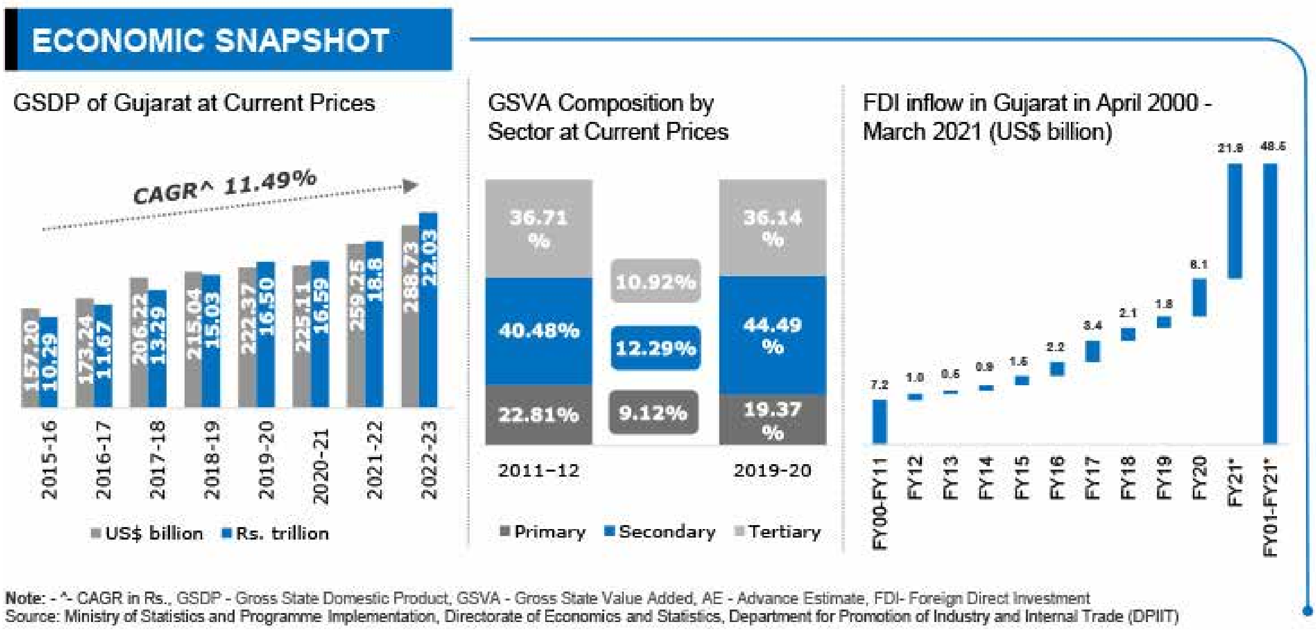
In order to share risk and cost, experience and expertise your Company develops certain projects in association with other renowned corporates and has formed associates and joint ventures. This provides a larger scale to your Company to work on specific operations. In such a scenario, the construction work is invariably carried- out by your Company. Your Company looks upon them as partners in its progress and shares with them the rewards of growth. It is your Company's endeavour to build and nurture strong links with the trade based on mutuality of benefits, respect for and cooperation with each other, consistent with consumer interests.

Opportunities and Outlook:

Gujarat – The Growth Engine of India:

The organisation of "Vibrant Gujarat" at every two-years has been instrumental to make Gujarat a corporate hub with the entry of national and multinational companies which has led to rising employment. Gujarat is one of the leading industrialised states in India. As of August 2022, Gujarat had a total installed power generation capacity of 44,930 megawatt (MW). Gujarat is considered the petroleum capital of India due to presence of large refining capacity set up by private and public sector companies with total refining capacity of 102 MMTPA, accounting for 40% of the country's capacity. The state is the world's largest producer of processed diamonds, accounting for 72% of the world's processed diamond share and 80% of India's diamond exports. With a contribution of 65 to 70% to India's denim production, Gujarat is the largest manufacturer of denim in the country and the third largest in the world. There are 46 ports, 18 domestic airports and one international airport. There are 106 product clusters and 25 notified special economic zones (SEZs). Large scale investment is expected in Gujarat as part of the USD 9,000 crore DMIC.

According to the Department for Promotion of Industry and Internal Trade (DPIIT), during 2019 to 2022 Gujarat has received cumulative FDI of USD 3,039 crore i.e. 19% of the total equity inflows. Total exports from the state stood at USD 6,525 crore in FY2023. Hence, your Company foresees ample opportunities in infrastructural development. The rapid urbanisation is likely to boost metaphorical growth in years to come. All these would ultimately generate a demand to develop infrastructure that shall offer opportunity to the developers to grow in years to come. The envisaged opportunities are discussed further. Your Company is favourably placed to participate in the opportunities arising from the home-state that is considered the "Growth Engine of India".



Note: - ^- CAGR in Rs., GSDP - Gross State Domestic Product, GSVA - Gross State Value Added, AE - Advance Estimate, FDI- Foreign Direct Investment
Source: Ministry of Statistics and Programme Implementation, Directorate of Economics and Statistics, Department for Promotion of Industry and Internal Trade (DPIIT)

ADVANTAGES

High economic growth and industrial development

- One of the most industrially developed states. Contributes about a quarter of India's goods export.
- At current prices, Gujarat's Gross State Domestic Product (GSDP) is estimated at Rs. 22,03,062 crore (US$ 288.73 billion) in FY23, an increase of 13.3% YoY.

Adequate power generation capacity

- The State Government has framed policies in almost all key sectors such as industry, power, ports, roads, agriculture and minerals.

Rich labour pool

- Good educational infrastructure with premier institutes in management, fashion, design, infrastructure planning and pharmaceuticals.
- Industrial training institutes in each district to train manpower for the shop floor level.

Facilitating infrastructure

- The state has developed 46 ports, 10 domestic airports and one international airport.
- 2,200 kms gas grid supplies gas to industrial areas.

KEY GOVERNMENT POLICIES AND OBJECTIVES

Gujarat New Industrial Policy 2020

Promote entrepreneurship & innovation in the state

Garment and Apparel Policy 2017

Creation of 100,000 jobs in the state.

Solar Power Policy 2015

Promote power generation of green and clean power in the state using solar energy and reduce the cost of generating renewable energy.

Electric Vehicles (EV) Policy

In June 2021, the Gujarat government introduced the electric vehicles (EV) policy with the aim to roll out 200,000 EVs over the next four years.

Jal Jeevan Mission

Union Government allocated Rs. 3,411 crore (US$ 471.29 million), a 4x increase in fund allocation YoY, to Gujarat for FY22.

GOVERNMENT VISION FOR THE STATE

Energy

Universal access to affordable, adequate, reliable, modern and sustainable energy.

Agriculture

Increase the productivity and processing in agriculture sector to double farmers' income by adopting modern and sustainable agricultural practices; and ensure food security for all.

Tourism

Position Gujarat as a vibrant tourist destination with an emphasis on visitor experience, livelihood linkages, environmental concerns and investment opportunities.

Education

Knowledge and skill-based society with modern and quality educational system and infrastructure to prepare people for competing at international and national events.

Rajasthan – The Sunrise State for Urban Infrastructure:

Rajasthan is India's largest state by area and it is bordered by the other important Indian states: Punjab to the north; Haryana and Uttar Pradesh to the northeast; Madhya Pradesh to the southeast; and Gujarat to the southwest. Thus it is a natural corridor between the wealthy northern and the prosperous western states, making it an important trade and commerce centre.

The population of Rajasthan stands at about 782 lakh (Aadhar Statistics 2021-22), making it the eighth most populated state in India (~5% of the country's population). Globally, the urban areas are becoming centres of economic growth. Due to the rapid growth and urbanization, there has been an increased pressure on the urban infrastructure facilities.

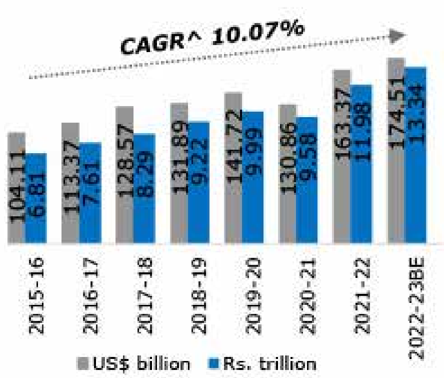
Meanwhile, the Urban infrastructure and Public Services for Rajasthan's burgeoning urban population is inadequate. On a conservative basis, an investment to the tune of ₹ 10,000 crore would be required in the next 10 years to adequately address the infrastructure needs of various urban centres in Rajasthan.

The natural resources, policy incentives, strategic location and infrastructure in the state are favourably suited for investments in sectors such as cement, IT and IteS, ceramics, tourism, automotive and agro-based industries. Rajasthan is the largest producer of oilseeds, seed spices and coarse cereals in India. Tremendous opportunities exist in the areas of organic and contract farming as well as in infrastructure developments. Rajasthan is among the largest mineral-producing states in India. Around 81 varieties of minerals are available in the state and 57 minerals are produced on a commercial scale. Rajasthan accounts for 26% of the total cement grade limestone reserves in India and is one of the largest cement producers with 27 major cement plants having a total capacity of 55 MTPA.

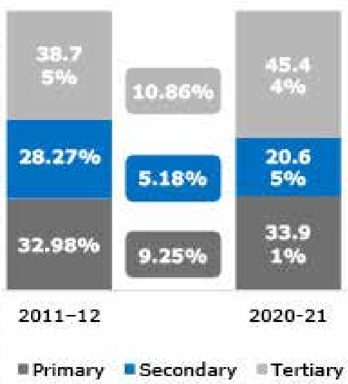
The state has undertaken a series of labour and industry reforms in recent past. It has also opened many sectors for PPP; earning favourable response from residents, activists and industrialists. The GoR is committed to providing a significantly better and more prosperous life to all the citizens of the State. For people of Rajasthan to realise their dream of a much better life for themselves and their children, it is creating an entire ecosystem of opportunities including a slew of measures, which gets reflected as Rajasthan ranked 6th in the latest EODB and reforms implementation as per a study by the World Bank and KPMG. Hence, your Company foresees ample opportunities in infrastructural development and has built a propitious order-book (as detailed further).

ECONOMIC SNAPSHOT

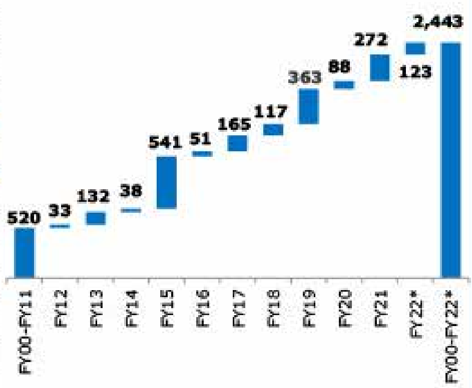
GSDP of Rajasthan at Current Prices



GSVA Composition by Sector at Current Prices



FDI inflows in Rajasthan from April 2000 June 2021 (US$ million)



Note: - ^-CAGR in Rs, GSDP - Gross State Domestic Product, GSVA - Gross State Value Added, **BE - Budget Estimate**, FDI- Foreign Direct Investment, ***-Until June 2021**
Source: Directorate of Economics and Statistics of Rajasthan, Department for Promotion of Industry and Internal Trade (DPIIT), MOSPI

ADVANTAGES

High economic growth and stable political environment

- Between 2015-16 and 2022-23, the state's GSDP increased at a CAGR (in Rs.) of 10.07%
- Stable political environment. Government committed towards creating a progressive business environment.

Rich labour pool and infrastructure support

- Rajasthan has renowned higher education institutions in various disciplines, producing thousands of skilled and proficient young individuals every year.
- State developing sector specific infrastructure, such as special purpose industrial parks and special economic zones for export of handicrafts, IT and electronic goods.

Abundant mineral resources and location advantage

- Rajasthan offers a variety of unexploited agricultural and mineral resources.
- Rajasthan is a natural corridor between the wealthy northern and the prosperous western states.

Policy and institutional support

- Provides several incentives and concessions for investment.
- Rajasthan has a favourable industrial relations environment. The law & order situation in the state ensures a good working environment.

KEY GOVERNMENT POLICIES AND OBJECTIVES

Rajasthan Start-up and Innovation Policy, 2019

Establish 10 incubators, support 2,000 innovative start-ups, mobilize US$ 14.31 million of Angel and Venture Capital and develop an innovation culture in the state.

Rajasthan Solar Energy Policy, 2019

Develop a global hub of solar power of 50GW capacity in next 5-6 years to meet energy requirement of Rajasthan and India.

Rajasthan Investment Promotion Scheme, 2019

Promote investment in the state and generate employment opportunities through such investment.

One Nation One Ration Card System Reform

In February 2021, Rajasthan became the 12th state in the country to successfully undertake 'One Nation One Ration Card System' reforms.

Urban Local Bodies (ULB) Reforms

In January 2021, Rajasthan became the fifth state in the country to successfully undertake Urban Local Bodies (ULB) reforms.

GOVERNMENT VISION FOR THE STATE

Infrastructure

To develop good quality roads, proper traffic management systems and appropriate water policy.

Agriculture

To create network of canals, develop five international level research labs and address soil fertility.

Economy

To promote region wide economic balance and develop efficient economic infrastructure.

Education

To make education compulsory up to 10th standard, support higher education & research and provide computer literacy.

Human development

To eliminate poverty and generate employment opportunities for all and develop a comprehensive Economic Inclusion Policy.

Community

To develop a coherent social environment and execute poverty elimination plans.

Governance

To make minimum education & work experience must for politicians, provide freedom to bureaucrats and implement fair & advanced taxation system.

NILA INFRASTRUCTURES LIMITED

Infrastructure:

Affordable Housing:

Right to adequate housing is a basic human right as shelter is a basic human need. Provision of adequate housing is emerging as a major thrust area for Government and the government accords a very high priority to this task. With all round increase in the cost of land, building materials, labour and infrastructure, affordable housing has become a distant dream for the economically weaker, low income groups, and middle income groups. Hence, the role and intervention of the Government has become all the more important. Sustainable human development cannot be achieved without adequate & affordable housing. Affordable shelter for the masses or creation of productive and responsive housing for all is not a simple technological issue or a mere problem of finance. It is a complex amalgam of a host of factors, which need to be tackled at all levels and in a synchronised manner. Due to rapid pace of urbanisation, increasing rural to urban migration and the gap between demand and supply, there is a growing requirement for shelter and related infrastructure in urban areas of the country.

The mission of the MoHUA i.e. "Pradhan Mantri Awas Yojana" offers a considerable opportunity. It aims to address urban housing shortage of about 112 lakh among the EWS/LIG and MIG categories including the slum dwellers by ensuring a pucca house to all eligible urban households across the length and breadth of the country for EWS, ST, SC, and women (irrespective of caste and religion). HFA alongwith the "100 Smart Cities" is a major game changer for the industry. While, the most coveted "Infrastructure" tag to AH has already provided righteous benefits.

A combination of factors such as: 1) government financial and policy thrust, 2) regulatory support, 3) rising urbanisation, 4) increasing nuclearisation of families, and 5) increasing affordability is converting latent demand into a commercially lucrative business opportunity. Increased impetus to the creation of affordable housing mission, along with quicker approvals and other supportive policy changes offers a considerable opportunity. On operating cost metrics, the new entrants with their pan-India ambitions would need to build scale quickly to compete with the incumbents whose regional-focussed models have helped maintain tight opex ratios in addition to their cost of fund advantage. This entails building up the order-book at a rapid pace. This in turn would necessitate having the right 'people' (who have seen various cycles and scale) and the right 'processes' (building a scalable and robust platform) while getting the 'pricing' (risk and opex adjusted spreads) right. These are the key differentiators. As your Company has already become a sort of a Specialist in AH space, it is quite favourably placed to participate in such opportunity as discussed further.

PMAY (U) is active in 702 cities of Gujarat and 861 cities of Rajasthan, wherein the latest progress of PMAY (U) – HFA is furnished below:

State	Project Proposal Considered	Physical Progress (Nos)			Financial Progress (₹ in Crores)		
		Sanctioned	Grounded	Completed/ Delivered	Investment	Central Assistance	
						Sanctioned	Released
Gujarat	1,857	10,54,868	9,83,978	8,81,711	1,08,975	21,702	19,351
Rajasthan	821	2,89,446	2,54,168	1,74,085	23,579	5,437	4,140
Total	2,678	13,44,314	12,38,146	10,55,796	1,32,554	27,139	23,491
PAN India	**29,908**	**1,18,90,000**	**1,13,01,000**	**76,11,000**	**8,19,000**	**2,00,000**	**1,48,000**

** Including incomplete houses of earlier JnNURM*

It can be gathered from the above table that your Company is already operating in states that offer about 9% in numbers and 16% amountwise opportunity. Also, about 87% Central assistance is already released in Gujarat (89%) and Rajasthan (76%) combined together, wherein it is 74% for Pan India. Out of the Houses Sanctioned, about 79% is completed in Gujarat (84%) and Rajasthan (60%) combined together, wherein it is 64% for Pan India.

Slum Redevelopment in PPP:

According to the GoG's UDUHD, about 7,00,000 families reside in slums in the urban areas of Gujarat. State Government aims to accord priority to rehabilitate such slum dweller families in-situ. Eligible slum dwellers families will be provided houses of minimum 25 sq. mtr. Carpet area with basic civic amenities free of cost in lieu of their hutments with main objectives being:

- In-situ rehabilitation of the slums situated on public land in urban areas of the State
- Provision of pucca houses with basic amenities having two rooms, kitchen, bath room and latrine for slum dwellers families
- Ownership rights of the house to the beneficiaries after 15 years
- Provision of hygienic and healthy life style especially for urban poor
- Qualitative improvement in socio-economic and environmental conditions of towns and cities of Gujarat
- Attracting private investment by PPP for this purpose
- Simple and transparent policy framework to rehabilitate slums in-situ on public land through PPP

The beneficiaries get basic civic facilities of drinking water, sewerage line, electricity connections, Anganwadi/ Health Centre. The beneficiaries are responsible for payment of operational and maintenance cost, property tax and any other tax levied by LSG. The beneficiaries will be initially granted lease-hold rights for the houses allotted to them for first 15 years and thereafter will be granted ownership rights. However, the ownership of the land will remain with the LSG. The developer gets certain incentives including additional FSI, TDRs, free-hold rights on balance vacant land for development and free sale, exemption on developmental charges, relaxation in construction. Private developer is selected through established, open and transparent procedures.

Urban Infrastructure:

Your Company has, over a period of time, developed a niche for itself by executing unique and pioneering projects e.g. BRTS bus-shelters, Multi-level parking facility, Slum Rehabilitation and Redevelopment, Medical college campus, etc. Through execution of such projects, your Company has built proprietary knowledge and it places your Company favourably with employers of such projects. Your Company expects that number of large sized urban infrastructure projects in Gujarat will start taking shape on the basis of investments committed vide 28,360 MoUs executed during the latest Vibrant Gujarat. In the backdrop of the announcement of GIFT, MEGA, Dholera SIR, Mega cities, Million plus cities, etc., your Company is favourably poised to replicate such experience. Apart from this, there are also other opportunities that your Company can participate into, such as:

- Transportation infrastructure for better mobility through public transport, improved walkability, parking
- Sewerage, drainage and water supply
- Solid waste management
- Social infrastructures such as parks, playgrounds and leisure spaces
- Preservation of heritage precincts
- Community Halls

Your Company is confident to benefit from this.

Bus Ports in PPP

A typical SRTC is a state owned corporation for passenger transport providing bus services both interstate and intra-state. As part of this endeavour, various SRTCs have decided to develop state-of-the-art Bus Terminals with an iconic structure and design as well as modern facilities. To improve the urban transport infrastructure, SRTC will undertake development and operation & maintenance of bus terminals with commercial facilities on DBFOT basis.

SRTC normally adopts a single stage three step online tendering process for selection of the Concessionaire for award of the Project(s). GoI's guidelines for qualification of bidders seeking to acquire stakes in any public sector enterprise through the process of disinvestment apply mutatis mutandis. The selected bidder i.e. the Concessionaire is responsible for designing, engineering, financing, procurement, construction, operation and maintenance of the Project(s) under and in accordance with the provisions of a long term Concession Agreement to be entered into between the Concessionaire and SRTC.

The scope of work broadly include rehabilitation, demolition of existing bus terminals with designing, financing, construction of new bus terminals along with associated amenities & facilities, development and construction of commercial facilities and the operation and maintenance thereof of bus terminal and commercial facilities. The commercial facilities to be developed by the Concessionaire shall be available on a long-term lease basis.

Your Company has already got a couple of orders directly as well as in joint venture with other reputed corporates for Amreli and Modasa Bus Ports at Gujarat. Your Company is confident to gain positively from execution of such projects.

Office/Commercial Complex

Your Company has already executed 8,00,000 sq ft bua for a reputed corporate at Gujarat. Your Company is confident to gain positively from execution of such projects.

Health and Medical

Your Company has already executed 3,00,000 sq ft bua facility of a Medical College campus for 100 MBBS admission annually as per applicable MCI norms at Barmer, Rajasthan. This Project will provide additional opportunities to your Company into Medical and Health related construction business, which has abundant prospect – moreso post COVID-19 pandemic. Your Company is confident to gain positively from execution of such project.

Industrial and Logistics:

The logistics value chain comprises three units – transportation, warehousing and administration. Transportation involves the end–to–end movement of freight from the manufacturer/retailer to the customer. This transfer can span across borders and across different modes of transport. Warehousing is the intermediate storage of goods that happens during a product's journey from the factory to the consumer. Administration is supply chain management.

Logistics entails a lot of coordination and integration, which is made efficient through supply chain management. It plays an indispensable role in the transportation of goods across the country. There is a target to reduce the logistics cost in India by as much as five percentage points over the next four-five years to about 8% of GDP. At present it is higher as compared to 6-9% in developed countries such as the US, Hong Kong and France. Much of the higher cost could be attributed to absence of efficient intermodal and multimodal transport systems. Moreover, warehousing which approximately accounts for 25% of the logistics cost has also been facing major challenges. This further added to the logistics cost borne by the end users and other stakeholders.

Indian Government has increased thrust to improve the logistics sector. Promising and futuristic Policy and Infrastructure environment for the Logistic sector exists in India today, and is creating the most encouraging impact in revolutionizing the logistics sector and taking it to the next level of evolutionary phase. The country is gradually improving its logistics positioning as seen in the LPI, wherein India's rank has improved as mentioned earlier – also attributable to reforms undertaken by the government like the introduction of the SWIFT in the Customs Department.

The sector indeed has a potential to embrace lot more positive changes and has a long way to go. With the Logistics Sector getting Infrastructure status, the access to credit on long term basis is at competitive rates from financial institution and access to funds as ECB, as well as access long tenure funds from insurance and pension funds. Further, the implementation of GST has made way for cost and operationally efficient Hub & Spoke Model of warehousing and has shifted the end user demand and developer supply from inefficient, low quality redundant warehouses to large box, good quality Grade "A" warehouses. Strong demand and investment are foreseen in short to medium term.

A warehouse is a fundamental part of business infrastructure and is one of the key enablers in the global supply chain. It is the fulcrum for procurement, manufacturing and distribution services which collectively build robust economies. Earlier, the incentives to enter India's warehousing sector was minimal for organised players as the occupiers themselves were content to engage with fringe partners offering low cost options with a network of small storage facilities near consumption centres. Multiple state and central level taxes made it sensible for companies to maintain smaller warehouses in each state. Further, this limited the focus on automation and higher throughput. This attitude of occupiers of preferring to save on costs as their sole objective is changing. There has been a gradual transition in the mind-set of occupiers to use the services offered by organised segments. A plethora of factors are driving this wave of change such as: requirement from compliance regulators (in case of the pharmaceutical industry), quality consistency assurance required by clients/ regulators, statutory penalties on non-complaint warehousing facilities, economies of scale being achieved through larger warehouses, safety and security of goods, efficiency in operations, quicker turnarounds, need for efficient warehousing designs and the advent of e-commerce and other multinational businesses that prefer to occupy only complaint facilities. This shift was further accentuated by the implementation of the GST. The warehousing market in India is highly fragmented as majority of the warehouses measure less than 10,000 square feet. Further, almost 90% of the warehousing space is controlled by unorganised players and comprises small-size warehouses with limited mechanisation. The present warehousing market in India can be categorised into three – lower stratum, middle stratum and higher stratum. The lower stratum is just godowns of the past converted into warehouses. These are old buildings, mostly Reinforced Cement Concrete (RCC) structures and their only utility is storage. The middle stratum warehouses comprise similar structures as in the lower stratum, but these are built with pre-engineered slabs and are known as pre-engineered building (PEB) structures. Their planning and functioning is very basic, like that of the lower strata, but their buildings are in a comparatively better condition. Higher stratum warehouses are the modern and massive structures that perform a lot of supply chain functions along with storage. Another practice in Indian warehousing market is the lack of attention to warehouse designing. This ignorance stems from lack of awareness and/or lack of willingness on the part of landowners and developers to cater to the requirements of end users. Most warehouses are built keeping in mind the developer's perspective and not that of the end user. Hence, the focus is to save cost which results in the construction of a very basic structure for a warehouse. Such warehouses do not adhere to market standards and therefore, end users are frequently plagued with issues like lack of basic amenities and sub–standard infrastructure with lower longevity. Warehouses today take different forms – fulfilment centres, distribution centres, return centres, and even showrooms. Your Company, thus, focuses on the concept of Built–to–Suit (BTS) warehouse incorporating the designing and end user centric facilities/ amenities. Demand for large warehousing spaces is likely to see steady increase as occupiers now prefer to move out of their smaller warehouses and consolidate their activities in larger facilities, which are presently in short supply compared to the demand. This demand-supply gap is visible in the current premium commanded by organised players owning these assets.

Such opportunity has attracted global corporations in Indian warehousing sector. The government's thrust to the sector such as giving infrastructure status to the logistics sector, "Make in India", "Digital India", "Skill India", India Brand Equity Foundation Trust, Multi-modal logistics parks, Dedicated Freight Corridors, signing of FTA/PTA, etc.; and initiatives to set up industrial corridors like DMIC, Delhi Kolkata Industrial Corridor and logistics parks have propelled the cause. Over the past few years, the government has undertaken several reforms to promote and provide an exit route to real estate investors via the REITs. Currently the market for REITs in India is at a very nascent stage and it would take time to evolve. Once the market for REITs matures, the institutional investors would be able to get a credible exit avenue to gain from their warehousing investments by listing their warehousing assets through REITs. These initiatives would go a long way in leveraging the true potential of the sector and bring down the overall costs linked to warehousing and logistics as well give credible exit opportunities to investors.

As more and more companies streamline their logistics networks, it would be observed that unorganised players or smaller organized players would consolidate or sell their assets to larger ones. The industry is expected to witness a structural shift over the next 3–5 years. The warehousing aspect in the logistics supply chain globally is going through a transformation. From being a mere storage space provider for goods, the segment is offering an array of value added services such as packaging, small scale manufacturing, cross docking, automation, algorithm based demand forecasting and distribution centres. This transition would only happen if economies of scale come into play and companies are able to consolidate their spaces and move into larger warehouses. The Indian warehousing industry, which was lagging behind its global counterparts due to its fragmented structure, would now enter the same league. Your Company is favourably located, being in the economically most vibrant state of India i.e. Gujarat, to participate in developing/constructing the industrial infrastructure. The MOU with the Kataria Group of Ahmedabad to work jointly for acquiring land and developing industrial and logistics parks, units, sheds, plots, residential colonies, and allied infrastructure at various locations situated near the upcoming automobile hub at Bechraji – about 90 kms from Ahmedabad at Gujarat; offers your Company a strategic advantage. Your Company has already delivered five (5) dormitories, commercial complex, and a couple of sizeable logistic warehouses under this initiative. Your Company is favourably placed to take the advantage of the expected spur in construction/development of new industrial facilities e.g. industrial park, warehouse/logistics Park, etc.

Risk, Challenges, and Threats:

As is typical in expanding business activities your Company has become a subject to a variety of risks, challenges, and threats. It is recognised that risks are not only inherent to any business but are also dynamic in nature. Further, the Company is susceptible to certain risks arising out of various activities undertaken in the normal course of business.

There are many constraints affecting the smooth functioning of the industry in which your Company operates. The table below provides a brief overview of the most significant risks and your company's approach to managing them.

Risk	Explanation	Mitigation approach
Pandemic risk	Any epidemic/pandemic can cause interruption/disruption in the execution and business	Your Company categorises Project sites into High, Medium and Low based on perception of such risk and the sites are mandated to be operated with strict adherence to the government/HSE guidelines. Your Company focuses to ensure the health and safety of all employees, labourers, suppliers and channel partners, while initiating stringent measures to control costs and strengthen cash flows.
Health and Safety at projects	Any employee, labour, worker is hurt or killed by an accident at work.	Apart from the QMS, project execution policy/processes, loss prevention programmes, insurance, etc. your Company ensures to initiate development and construction of the Project, only post identifying, defining and addressing all such risk propositions and dynamics. Your Company also ensure to share sufficient knowledge about such risks and imparts adequate training to all the employees, labourers, workers, so as to tackle such risks. Zero accident programs supported by proactive near miss reporting aims at the avoidance of all workplace accidents.
Health and Safety related to your Company's construction	Person or persons are hurt or injured as a result of your Company's construction failure or defect. Stability/ sturdiness of the structure is compromised.	Your Company follows strict design and validation rules for all projects, and fully adheres to Principal/client/NBC specific requirements for safety and structural sturdiness. Your Company ensures implementation of detailed instructions of the Project Principal/client, Architect, Structural Engineer, PMC, etc. to ensure the fulfilment of Principal/client's requirements and your Company's quality standards. Your Company's overall approach to quality management assures conformance and performance to the highest level.
Interest rate risk	Your Company's interest costs are impacted by market rates.	Your Company's liquidity and borrowing are managed by professional at Senior management level. The interest rate exposure of your Company is reduced by matching the duration of investments and borrowings.
Credit risk	Your Company's Principal's ability to pay can have an impact on the financial result.	As per your Company's policy only well-established institutions/ corporates are approved as counterparties. Exposure per counterparty is continuously monitored.

Risk	Explanation	Mitigation approach
Liquidity risk	Acceptable liquidity levels are required in order to achieve desired financial results.	In addition to its own liquidity, your Company enjoys credit facilities with the largest Bank of the country as well as other banks/financial institutions of high-standing and good repute.
Competitor risk	Competitors find ways to bid at dramatically lower cost or bid to construct with better functioning/ latest technologies.	Your Company aims to be the cost and value leader, meaning striving to innovate and bring new and increased value through the innovation to our customers while at the same time working to assure that your Company's operations are world class in terms of efficiency, cost and waste avoidance. Your Company has developed proprietary knowledge to construct with different technologies, while the management provides highest importance to the Quality perspective to ensure long- term sustainable growth.
Economic downturn	Your Company's customers could be impacted by a major economic downturn resulting in lower demand for their respective projects.	Your Company has a highly diversified and well balanced customer base. The risk is therefore spread very widely on customer, regional and industrial sector/segment perspective. Your Company's flexible business model is capable to set operational priorities in the face of changing economic scenario. Your Company uses market data intelligence to follow and anticipate developments – allowing proactive management of changing market conditions.
Execution risk	It depends on various factors e.g. labour availability, raw material prices, receipt of approvals and regulatory clearances, access to utilities, weather conditions, and absence of contingencies such as litigation.	Your Company manages the adversities with cautious approach, meticulous planning and by engaging established and repute contractors.
Input cost fluctuations	Significant changes in raw material costs can impact the profitability.	Your Company has established a proficient supply chain which assures raw materials are purchased in a highly competitive manner. Raw material cost indexes could also be included in contractor/supplier agreements.
Supply chain disruption	External factors such as fires, extreme weather events, natural disasters, water stress, war or pandemic illness to mention a few, could result in disruption of supply and impact on revenue and profit.	Your Company has intentionally set up a flexible supply chain and works to avoid dependence on a single source or production location. The supply chain tracks issues e.g. extreme weather events, natural disasters, water stress, war or pandemic illness, etc. as these may impact the supply. In addition your Company focuses on working with suppliers that have adequate insurance for both production and transports.

Risk	Explanation	Mitigation approach
Material source or type compliance risks	Your Company aims to avoid the use of hazardous substances in its products and processes; your company also strives to avoid negative social impacts within the extended supply chain. Legislations have been and are being introduced in these aspects, failure to meet with direct or customer requirements of these legislations could result in costs as well as loss of business for your Company.	Your Company's majority Principal/client are government bodies and the material used by your Company is subject to stipulations of the client, BIS specifications, laboratory checks, inspection by independent third-party e.g. Project Management Consultant, etc. Hence, environment, health and safety risks have already been considered while deciding such stipulations.
Labour disputes	Industrial disputes lead to industrial action with impacts your Company's ability to meet Principal/client demands.	Your Company maintains an open and positive relationship with all the employees, sub-contractors, workers, etc.; as exemplified by not a single instance of any such dispute so far.
Loss of a major project site	Fire, flood or natural disaster could result in the temporary loss of a construction operation, in addition to the reconstruction and remediation costs; this could put time schedule, cost and revenues at risk.	Your Company's Quality Management System is ISO 9001 : 2015 accredited by INTERCERT that include Project Management, Site Development and Construction activities for Infrastructure, Industrial, Residential and Commercial projects. Your Company's construction strategy aims to assure adequate insurance, so that your Company is not financially affected. While, the loss prevention programmes, protect your Company's tangible and intangible assets through active risk management. Your Company is operating on about 19 projects across Gujarat and Rajasthan. Hence, if one project is taken out of action, others could provide support.
Major incident at a project	A major incident during which a significant amount of local environmental damage occurs leading to fines, loss of reputation, etc.	Your Company's Quality Management System is certified to ISO 9001 : 2015 and works to assure that all such material risks are identified and effective counter-measures are implemented in order to mitigate them. This includes actions to mitigate the risk as well as emergency response plans to assure the impacts of any incident are minimised.
Climate change risks – extreme weather events	Extreme weather events disrupt project execution.	Requirements for emergency response plans at all sites include flood risks etc. See also mitigations mentioned hereinabove.
Corrupt or fraudulent actions carried out by your Company's representatives	Your Company's employee or employees fail to adhere to your Company's Code of Conduct and related policies and requirements and act in a fraudulent or corrupt manner leading to financial penalties and reputation damage.	Your Company takes a proactive approach to assure awareness of demanded ethical standards by education, compliance programmes including anti-corruption, antifraud and antitrust. The work to follow up adherence is facilitated by the whistle blower function and a risk-and incident based audit system.

Risk	Explanation	Mitigation approach
Non-compliance with applicable laws	The diverse nature of your Company's business and operations means that your Company is required to adhere to numerous laws and regulations related to all aspects of its activities. Failure to meet these requirements could lead to legal and financial consequences as well as damage to your Company's reputation.	Your Company has put in place comprehensive and robust compliance programme which is based on your Company's Code of Conduct. The compliance programme is put in place to ensure that applicable laws and regulations are identified, understood and adhered to.
Legal risks relating to our business activities	In connection with the revenue of your Company and in the purchase of materials and services from our suppliers, consultants, etc. large potential liabilities may occur in case of e.g. late delivery, delivery of defective products, unfulfilled service commitments and incorrect advice. Therefore, it is important that all such risks are identified, that risk decisions are taken on the appropriate level and that carefully worded contractual provisions aiming at reducing your Company's liabilities are included in contracts.	Your Company has put in place policies, procedures and training programs in order to make sure that legal risk relating to our business activities are identified and that risk decisions are taken on the appropriate level. In addition, independent professional legal counsels support your Company in identifying and handling legal risks. The legal counsels work closely with the Senior management and provide contract drafting and negotiation support, claim and litigation management, support, training and general advice.

Your Company is operating in a business which is cyclic in nature. Timely supply of raw material like cement, steel, bricks are essential for timely completion of the projects. Shortage of labour and raw material may delay the execution of projects of your Company. The infrastructure projects are capital intensive in nature. Your Company's business requires long-term commitment of capital to meet the financial requirement of long-term projects. Further, timely availability of skilled and technical personnel is also one of the key challenges. Infrastructure projects are mainly dependent on the economic scenarios and any adverse events affecting the whole economy may deteriorate the industry as well. Any significant change in government policy in promoting Affordable Housing and/or Urban Infrastructure could pose a threat. Further, the approval process and time for projects are generally uncertain which may delay the execution and thereby affect financials.

Your Company has in place an effective risk management mechanism to identify potential risk and its timely mitigation.

Corporate Governance:

Your Company's Corporate Governance philosophy is based on the total transparency, integrity, fairness, equity, accountability and commitments to the values. Your Company is committed to the best governance practices that create long term sustainable shareholder value. With the object of your Company to conduct its business in a highly professional manner and thereby enhance trust and confidence of all its stakeholders, your Company has devised a complete compliance of Corporate Governance norms. Your Company firmly believes that definite Corporate Governance leads to the optimal utilization of resources and enhances the value of the enterprise and an ethical behavior of the enterprise leads to honoring and protecting the rights of all the stakeholders. Sound Corporate Governance practices and ethical business conduct always remain at the core of your Company's value system.

The Annual Return for the FY2023 is available at the website of your Company at www.nilainfra.com under the investor segment. A separate report on Corporate Governance is provided together with a Certificate from the Practicing Company Secretary of your Company regarding compliance of conditions of Corporate Governance as stipulated under Listing Regulations. A Certificate of the CEO and CFO of your Company in terms of Listing Regulations, inter alia, confirming the correctness of the financial statements and cash flow statements, adequacy of the internal control measures and reporting of matters to the Audit Committee is part of this Annual Report.

Work Culture and Human Resources:

The management believes in team work and a corporate environment which is self-motivating. Your Company has successfully developed a work force of people over a period of time i.e. 37 Nos. at 31 March 2023. The top management is acting as the governing force in creating and maintaining the corporate work culture. The businesses that your Company engages in are primarily people-driven. Our Vision is to raise our own benchmarks with every successive endeavour and it is possible only by making every employee a fully engaged and aligned team member. Your Company continues to remain focused on reinforcing the key thrust areas i.e. being the employer of choice, building an inclusive culture, building a strong talent pipeline, building capabilities in the organization and continuing to focus on progressive employee relations policies. Accordingly, our HR policies are centered around the creation of an environment that attracts, nurtures and rewards high-caliber talent. Young engineers gain the opportunity to operate on the frontlines of technology and associate with projects of scale and complexity. We drive sustainable growth and have been instrumental in bringing in thought leadership in building strong employee relations. There is no material development in HR. Your Company continued to build on the Diversity and Inclusion agenda through building leadership capability and recognizing line managers who provide a simple, flexible and respectful work environment for their teams. Your Company is developing future leaders and having the best people practices. A structured leadership development initiative has helped to build a robust talent pipeline at all levels. Our HR organisation is well-geared towards attraction and retention of qualified/ potent talent in an ecosystem that provides long-cycle professional development opportunities in various facets of civil urban infrastructure and caters to career building aspirations of talent at all levels.

Internal Control System:

The Corporate Governance Policy guides the conduct of affairs of your Company and clearly delineates the roles, responsibilities and authorities at each level of its three-tiered governance structure and key functionaries involved in governance. The Code of Conduct commits management to financial and accounting policies, systems and processes. The Corporate Governance Policy and the Code of Conduct stand widely communicated across your Company at all times, and, together with the 'Strategy of Organisation', Planning & Review Processes and the Risk Management Framework provide the foundation for Internal Financial Controls with reference to your Company's Financial Statements. Such Financial Statements are prepared on the basis of the Significant Accounting Policies that are carefully selected by management and approved by the Audit Committee and the Board. These Policies are supported by the Corporate Accounting and Systems Policies that apply to the entity as a whole to implement the tenets of Corporate Governance and the Significant Accounting Policies uniformly across your Company. The Accounting Policies are reviewed and updated from time to time. These, in turn are supported by a set of divisional policies and SOPs that have been established for individual businesses. Your Company uses ERP System as a business enabler and also to maintain its Books of Account. The SOPs in tandem with transactional controls built into the ERP Systems ensure appropriate segregation of duties, tiered approval mechanisms and maintenance of supporting records. The Information Management Policy reinforces the control environment. The systems, SOPs and controls are reviewed by divisional management and audited by Internal Audit whose findings and recommendations are reviewed by the Audit Committee and tracked through to implementation. Your Company has in place adequate internal financial controls with reference to the Financial Statements. Such controls have been tested during the year and no reportable material weakness in the design or operation was observed. Nonetheless your Company recognises that any internal financial control framework, no matter how well designed, has inherent limitations and accordingly, regular audit and review processes ensure that such systems are reinforced on an on- going basis. Your Company has also put in place comprehensive systems and procedural guidelines concerning other areas of business, too, like budgeting, execution, material management, quality, safety, procurement, asset management, human resources etc., which are adequate and necessary considering the size and level of operations of your Company. The management has been making constant efforts to review and upgrade existing systems and processes to gear up and meet the changing needs of the business.

Business Overview:

A. Infrastructure

During FY2023, your Company has completed and/or handed-over certain projects – the details are furnished below.

AH-EPC/PPP Projects	
Bank of Baroda Society na Chhapra, Paldi 1	The Project envisages rehabilitation of about 91 slum-dwelling families living at Bank of Baroda Society na Chhapra, Paldi. The project is since completed.
Urban Improvement Trust (UIT) – Bhilwara	Urban Improvement Trust, Bhilwara has awarded a contract for the construction of affordable housing flats on turnkey basis under the Chief Minister's Jan Awas Yojana – 2015 corresponding to the Memorandum of Understanding under the latest "Resurgent Rajasthan Partnership Summit - 2015". The large scale affordable housing schemes for EWS (325-350 sq. ft.) and LIG (500-550 sq. ft.) categories envisage overall construction of approx. 300,000 sq. ft. super built-up area on the Government land at Harni Khurd village, Bhilwara. The Project will be constructed on 75% of the land area and remaining 25% will be allotted to your Company, free of cost to subsidize the ceiling rate. The project is since completed.

Currently, your Company is executing various projects on PPP basis as detailed further.

AH- EPC/PPP Projects	
Harivan na Chhapra, Sabarmati	The Project envisages rehabilitation of about 2,198 slum-dwelling families living at Harivan na Chhapra, Sabarmati. The slum redevelopment is to be completed in 24 months. The project has since commenced.
Sonaria Block, Rakhiyal-Asarwa, AMC	AMC has awarded an order that envisages overall construction of 760 Dwelling Units (DU) and 18 shops. The Company has also agreed to develop 80 DU towards creation of additional AH stock as premium to AMC. The redevelopment is to be completed in 24 months. The project has since commenced.
Khokhara Old Slum Quarters, AMC2	AMC has awarded an order that envisages overall construction of 448 Dwelling Units (DU) and 14 shops. The redevelopment is to be completed in 24 months. The project has since commenced.
India Colony, Vijay Mill Municipal Health Quarters, AMC2	AMC has awarded an order that envisages overall construction of 348 Dwelling Units (DU). The redevelopment is to be completed in 24 months. The project has since commenced.
Rabari na Chhapra, Gulbai-Tekra 1	The Project envisages rehabilitation of about 89 slum-dwelling families living at Rabari na Chhapra, Gulbai-Tekra. The slum redevelopment is to be completed in 18 months. The project has since commenced.
Labalavi ni Chali, Behrampura 1	The Project envisages rehabilitation of about 105 slum-dwelling families living at Labalavi ni Chali, Behrampura. The slum redevelopment is to be completed in 18 months. The project is to commence soon.
Jodhpur Development Authority - Jodhpur	JoDA has since revised the contract for construction of EWS and LIG Houses with G+3 pattern and internal Development as per Model No. 4A (i) of Chief Minister Jan Awas Yojana 2015 at Khasra No. 88, Village Barli, District Jodhpur. The township / complex / campus will comprise total 1,216 residential units i.e. total ~470,000 sft will be constructed by NILA. Work will be completed in stipulated time. Your Company will also get the balance vacant land of 3.37 acres towards part-remuneration, once the project reaches 50% completion.

AH- EPC/PPP Projects	
Kheda Jaganathpura – Jaipur Development Authority	JDA has awarded a contract for the construction of affordable housing EWS flats on turnkey basis as per Model No. 4A (i) of Chief Minister's Jan Awas Yojana 2015 at Kheda Jaganathpura, Jaipur – to be completed within 30 months. The campus will comprise total 384 residential units i.e. total ~172,422 sft.
Anand Vihar Plot 1 & 2 – Jaipur Development Authority	JDA has awarded a contract for the construction of affordable housing EWS flats on turnkey basis as per Model No. 4A (i) of Chief Minister's Jan Awas Yojana 2015 at Anand Vihar Plot No. 1 & 2, Jaipur – to be completed within 30 months. The campus will comprise total 236 residential units i.e. total ~107,542 sft.

[1] The contract was awarded by AMC for the Integrated Slum In-situ Development for P.P.P. Project at Ahmedabad under Urban Development & Urban Housing Department, Government of Gujarat's Slum Rehabilitation and Redevelopment Policy-2013. As remuneration, the Company gets the balance vacant land and/or the TDRs to be used within the development plan of the Ahmedabad City. These offer financial and operational flexibility as has a long-term validity for monetization by selling it to other real-estate developer/s, depending on the market trends.

[2] The contract is awarded by AMC on PPP Basis under "Redevelopment of Public Housing Scheme – 2016" of Urban Development & Urban Housing Department, Government of Gujarat for development of Integrated Group Housing Facility alongwith common amenities, infrastructure & development works of the entire site, and SITC of Roof Top Solar PV System covering atleast 50% of roof-area.

Anand Vihar Plot 5 & 6 – Jaipur Development Authority	JDA has awarded a contract for the construction of affordable housing EWS flats on turnkey basis as per Model No. 4A (i) of Chief Minister's Jan Awas Yojana 2015 at Anand Vihar Plot No. 5 & 6, Jaipur – to be completed within 30 months. The campus will comprise total 316 residential units i.e. total ~140,325 sft.
Surya Nagar Plot A2 to A6 – Jaipur Development Authority	JDA has awarded a contract for the construction of affordable housing EWS flats on turnkey basis as per Model No. 4A (i) of Chief Minister's Jan Awas Yojana 2015 at Surya Nagar Plot No. A2 to A6, Jaipur – to be completed within 30 months. The campus will comprise total 256 residential units i.e. total ~114,948 sft.
Amraiwadi – Rakhiyal AMC	AMC has awarded an order that envisages overall construction of 672 Dwelling Units (DU) and 16 shops. The redevelopment is to be completed in 24 months. The project has since commenced.
Mehnatpura –Paldi ward West Zone AMC2	AMC has awarded an order that envisages overall construction of 658 Dwelling Units (DU) and 30 shops. The redevelopment is to be completed in 24 months. The project has since commenced.

CUI Projects-EPC	
GSRTC Bus Ports at Amreli and Modasa	To improve the urban transport infrastructure, GSRTC has awarded a contract to develop and operate state-of-the-art BTF with an iconic structure and design as well as modern facilities that integrate CF on DBFOT Basis. The BTF construction work envisages development of the latest infrastructure including bus bays, administrative area, operating area, works/repairs area, passenger amenities, etc. The SPV of your Company will have to maintain certain basic BTF facility for 30 years, while the core operating and depot facility will be maintained by GSRTC. In consideration, your Company will get the right to develop, design, finance, construct, operate and maintain the CF (shops, offices, restaurants, hospitals, multiplex, parking lots, etc.) to be leased upto period of 90 (ninety) years.

CUI Projects-EPC	
	At Amreli, out of the total area of 17,095 square meters, the BTF facility will be constructed in 7,719 square meter built-up area incorporating 12 (twelve) boarding/ alighting bays and six (6) idle bays. In consideration the SPV will get right to monetise CF of about 12,800 square meters. While, at Modasa, out of the total area of 30,212 square meters, the BTF facility will be constructed in 6,279 square meter incorporating 11 (eleven) boarding/alighting bays and seven (7) idle bays. In consideration the SPV will get right to monetise CF of about 39,000 square meters. While the Amreli BTF facility is awarded individually to your Company, the Modasa BTF is awarded in Consortium with Vyapti Infrabuild Pvt Ltd (wherein your Company's share is 34%). The execution is going on.

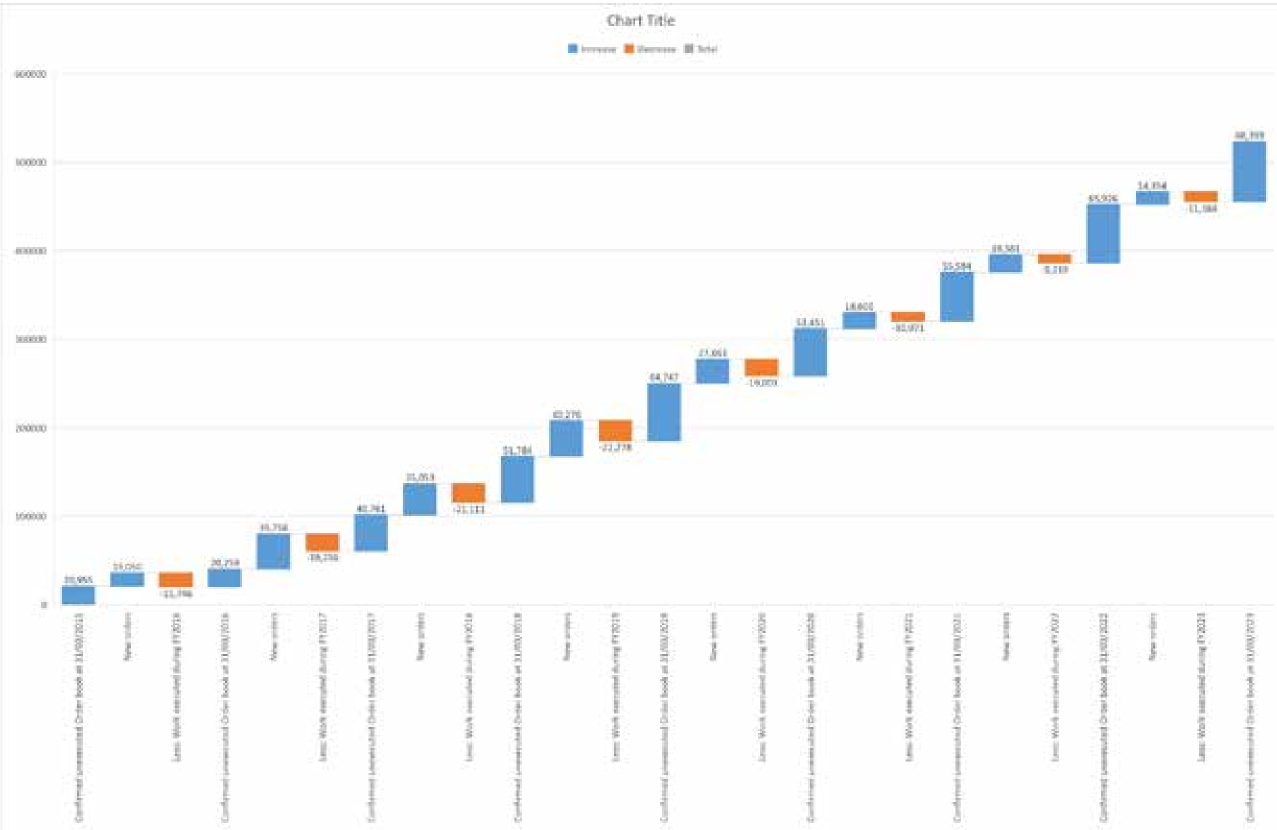
Summary of movement in your Company's order-book for last eight (8) years is furnished below:

(₹ in lakhs)

Particulars	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
Opening Order-book	20,955	20,259	40,761	51,784	64,747	53,451	55,584	65,926
Add: Work started on new orders	15,050	39,758	35,053	40,276	27,061	18,601	19,561	14,354
Less:	-	-	*2,919	@6,508	@19,354	@6,397	-	@498
Less: Work executed	15,746	19,256	21,111	#22,278	#19,003	#10,071	9,219	11,383
Confirmed unexecuted Order-book	20,259	40,761	51,784	64,747	^53,451	^55,584	^65,926	^68,399

* Executed by the SPV | # Including value of proportionate land | @ Tender value reduction post allocation and/or orders terminated by your Company

^ In order to reflect the realistic unexecuted value of the specific work-order, as an optimal prudence, your Company declares the practically executable order-book - duly derived by considering the intricate dynamics of the respective work-orders. This ensures the absolute reconciliation of execution vis-à-vis Revenue with the books of accounts.



Your Company is glad to share that this is the highest order-book in the history of your Company and providing a visibility of a multi-year growth. The composition of the existing order-book of your Company is quite affirmative. The summary of the existing unexecuted order-book is furnished further.

(₹ in lakhs)

Activity	Gujarat (A)	Rajasthan (B)	Total (A+B)	%
Affordable Housing (A)	56,128	7,495	63,623	93%
Urban Infra (B)	4,776	-	4,776	7%
Total (A+B)	60,904	7,495	68,399	
%	89%	11%		100%

Geographically the state of Gujarat accounts for 89% orders (₹ 60,904 lakh), and Principal wise AMC and GoR are the largest government clients. The other orders mainly include orders from your Company's associate/JV/subsidiary/related parties.

Your Company continues to focus on its core competence of "Affordable Housing" with 93% orders (₹ 63,623 lakh) i.e. about 9,934 units, while PPP is the major tributary with 93% orders (₹ 63,623 lakh). Detailed information on the order-book is given in the subsequent part to this report.

B. Leasing

Your Company holds 88,000 sq ft of commercial properties at the prime location in Ahmedabad, which your Company leases to earn rental income.

C. Share of Profit

Your Company has made certain strategic investments in JV/associates/subsidiaries and earns its share of profit, which is detailed further.

Financial Discussion and Analysis

Your Company is consistently EMPOWERING LIVES by developing urban infrastructure. The continual improvement in business profile of your Company has continued primarily due to focusing the available resources only on developing urban infrastructure business. Your Company has since been able to broad-base its offerings as well as expanded scale of operations in urban infrastructure activities. The summarized analysis of financial statements viz. Profit and Loss Account, Balance Sheet and Cash Flow are furnished further in the form of Financial Discussion & Analysis in detail as a part of MDA Report.

Total Revenue

(₹ in lakhs | % change)

Particulars	For FY2023	For FY2022	YoY change	% change
Revenue from Operations on: (Refer Note 23)	11,383	9,219	2,164	23%
Rental income	*125*	*157*	*(32)*	*(20%)*
Share of Profit/(Loss) from LLP	*-66*	*-41*	*(25)*	*61%*
Total Operating Income (TOI) (A)	**11,442**	**9,335**	**2,107**	**23%**
Other income (B) (Refer Not 24)	1,378	1,279	99	8%
Total Revenue (A + B)	**12,820**	**10,614**	**2,206**	**21%**

The revenue of your Company comprises income from construction and development of Urban Infrastructure projects as well as certain income from rental, and share of profit from LLPs; while Other Income mainly comprises interest earned on investments such as term deposits with banks, and on loans given.

The overall revenue from operations during FY2023 increased by ₹ 2,107 lakh (23%) as compared to the FY2022. As your Company has since swayed towards execution of higher margin PPP projects, the revenue from PPP basis projects has since increased by 112% during FY2023 as compared to FY2022, while the revenue from EPC basis projects has reduced by 101% during FY2023 as compared to FY2022. Geography wise, the revenue contribution from Gujarat has increased with corresponding reduction for Rajasthan as the earlier projects at Rajasthan were completed while the newer ones were yet in planning/initial phase. The total income for FY2023 is ₹ 12,820 lakh as against ₹ 10,614 lakh in the previous year registering an increase of 21%.
Each element of total revenue is discussed further.

Infrastructure Projects

Your Company undertakes construction and development of Urban Infrastructure projects for government/semi-government agencies/departments as well as private entities of repute. Construction and development of Infrastructure project is carried-out pursuant to work order issued by/Agreement entered into with the client. Revenue of your Company from construction and development of Infrastructure project is driven by the success in selecting the right order (nature as well as size), executing it proficiently and building sufficient order-book.

On April 1, 2022, your Company had an unexecuted order-book of construction and development of Infrastructure projects worth ₹ 65,926 lakh. During FY2023, your Company secured (net) work-orders amounting to ₹ 14,354 lakh.

The market dynamics are since in favour of the organized players like your Company. The outlook of government spending in urban infrastructure is absolutely positive in short, medium and long-term. Be it PM's "Housing for All Mission" or "Smart Cities" – the scales here are very promising and additionally the Fiscal and Monetary eco-systems are also galvanized. Moreso, the COVID-19 pandemic has since established the conclusive importance of staying in home, maintaining distance from others as the prime remedy. Observing health, safety, and hygiene guidelines at home are the supreme fortification from getting infected and to abate the spread. The new PPP Policy for AH with central assistance may open door for additional revenue stream for your Company. While, extension of CLSS benefits for one (1) more year shall provide the needed relief in execution of extant projects by certain extent.

Your Company is absolutely convinced about the Affordable Housing sector, more so, as प्रधान मंत्री आवास योजना – "Housing for All" with thrust from the PMO (e.g. Affordable Housing since officially classified as "Infrastructure"). Currently your Company is executing about 8,700+ units under EWS, LIG and MIG categories (Affordable Houses). Your Company is very favorably placed to seize the endless possibilities in the area of its core competence as the government's focus is on creating more affordable houses with an enhanced focus on Slum Rehabilitation and Redevelopment Projects on PPP basis. Your Company has since secured meaningful orders in the state of Gujarat and Rajasthan under the schemes of Affordable Housing and envisages that, on back of enhanced pre-qualifications/bidding capacities, it will grow in natural/normal course of business. Considering the funding dynamics, it well fits into your Company's strategy of executing urban infrastructure projects where the cash flows are expected to be steady. Your Company is also executing certain unique Bus Port projects at Amreli and Modasa for GSRTC.

So far as the "Smart Cities" are concerned, your Company is in sweet-spot and very favorably placed to partake in the opportunities as it is already active in all the important facets of "Smart City" concept that is in Social Infrastructure, your Company is qualified to construct infrastructure for education, healthcare, entertainment, sports, children's parks and gardens, Slum rehabilitation, etc. In Physical Infrastructure, your Company has already executed urban utility projects like BRTS Bus Stations, Multilevel Parking, the housing stock, sanitation facilities, etc. For Economic Infrastructure, your Company has requisite experience and expertise to undertake construction of office complex, industrial parks, logistic parks, community hall, etc.

Rental

Your Company owns prime commercial office space of 88,000 sq ft in an upmarket locality of Ahmedabad. In order to generate regular sustainable income, your Company has leased certain prime commercial office space to reputed corporates on long-term basis. Income from rental for FY2023 is ₹ 125 lakh that is 20% (₹ 32 lakh) lower as compared to FY2022 as certain office space has since been vacated during FY2023. Meanwhile, your Company is looking-out for the new lessee with good credentials and is confident to find lessee/s in due-course for the remaining space.

Share of Profit/(Loss) from LLP

During FY2023, your Company has booked share of its loss from a JV i.e. Kent Residential and Industrial Park LLP of ₹ 66 lakh, which is higher by ₹ 25 lakh from ₹ 41 lakh loss during FY2022.

Other Income

Other income mainly comprises interest income from bank deposits and others, liabilities written back, and miscellaneous income. Other income in FY2023 is ₹ 1,378 lakh that is 8% (₹ 99 lakh) higher as compared to FY2022's ₹ 1,279 lakh. The break-up of other income is furnished further.

(₹ in lakhs)

Particulars	For FY2023	For FY2022	YoY change	% change
Interest income: (Refer Note 24)	1378	1,086	292	27%
• *From loan*	1344	1043	301	29%
• *On Bank Deposits*	34	43	(9)	(20%)
Liabilities no longer required to be paid written back	-	160	(160)	(100%)
Bad debt recovered	-	32	(32)	(100%)
Total Other Income	1,378	1,279	99	8%

The increment in interest income from other parties to the extent of ₹ 300 lakh is from the advances extended mainly to JVs and subsidiary companies. It may be mentioned that such advances are given in the routine course of business and it carry interest not lesser than the weighted average cost of your Company's funds. Interest income from bank deposits for FY2023 has decreased by ₹ 9 lakh owing to certain Security Deposit as cash-margin towards utilization of bank-guarantee limits got matured. Overall interest income during FY2023 has increased by 27% i.e. by ₹ 292 lakh as compared to FY2022.

Expenses

Total expenses in FY2023 is ₹ 12,532 lakh as compared to ₹ 10,248 lakh in FY2022 i.e. increase of 22% (₹ 2,283 lakh), which is commensurate to 21% (₹ 2,206 lakh) increase in total revenue. The breakup of the said expenses is furnished further.

(₹ in lakhs)

Particulars	For FY2023	For FY2022	YoY change	% change
Cost of material consumed and project expenses (Refer Note 25) and Changes in inventories (Refer Note 26)	10,169	7,950	2,219	28%
Employee benefit expenses (Refer Note 27)	372	337	34	10%
Finance costs (Refer Note 28)	1,133	1,484	(351)	(24%)
Depreciation and amortization expense (Refer Note 4, 5 & 6)	149	187	(38)	(20%)
CSR Expense (Refer Note 29A)	39	39	0	0%
Other Expenses (Refer Note 29)	670	251	418	166%
Total Expenses	**12,532**	**10,248**	**2,284**	**22%**

Cost of material consumed and project expenses (Refer Note 25) and Changes in inventories (Refer Note 26)

The expenditure incurred on projects for FY2023 has increased to ₹ 10,169 lakh, higher than the increase in revenue from operations, by 28% over the previous year's expenditure of ₹ 7,950 lakh. However, the proportion of increase in revenue from operations is lower at 23%, while it is higher at 28% for cost of material consumed and project expenses. The prime contributor to the net increase of ₹ 2,219 lakh is raw-material cost which is ₹ 1,632 lakh for FY2023 with an increase by 294% over the previous year's expenditure of ₹ 554 lakh.

There has been increment in land-bank by 15% i.e. ₹ 508 lakh during FY2023 to ₹ 3,851 lakh.

Both these have collectively increased the costs for FY2023 by ₹ 2,219 lakh i.e. by 28% over the previous year's expenditure.

Employee benefits expenses (Refer Note 27)

Employee benefits expenses include salaries, allowances, bonus, Contribution to provident and other funds, Remuneration and perquisites to Directors, and Staff welfare expenses.

Total No. of employees at 31 March 2023 is 36, which is net increase as compared to 34 employees at 31 March 2022. This expense has increased by 10% (₹ 34 lakh) i.e. from ₹ 338 lakh in FY2022 to ₹ 372 lakh in FY2023. There is no variable component of remuneration availed by the Directors except fixed pay of monthly salary and sitting fees as applicable, which is in conformity of the Remuneration Policy of your Company.

Finance costs (Refer Note 28)

Your Company does not inventorise any finance cost. The finance costs for FY2023 is ₹ 1,133 lakh in comparison to ₹ 1,484 lakh during FY2022. Interest on borrowings has reduced by ₹ 351 lakh over previous financial year as your Company has reduced its overall debt and also successfully re-negotiated the RoI with the lenders for debt and has lowered the finance cost. The weighted average cost of borrowing has reduced.

The 'Other borrowing cost' has increased by 13% from ₹ 83 lakh in FY2022 to ₹ 94 lakh in FY2023, as during FY2023 your Company has paid higher bank charges (including pre-payment charges) by ₹ 12 lakh (13% increment) - as compared to FY2022.

Depreciation and amortisation expense (Refer Note 4, 5 & 6)

The depreciation and amortisation expense charged to the profit and loss account during FY2023 is ₹ 149 lakh as compared to ₹ 187 lakh in FY2022 i.e. reduction of 20%. During FY2023, your Company sold certain worn-out Plant & Machinery, office equipment, vehicles aggregating ₹ 154 lakh; while there has been a net addition of office equipment/computers/vehicles by ₹ 8 lakh. The combined net-block of PPE and Investment properties has reduced by ₹ 235 lakh at 31 March 2023 as compared to 31 March 2022.

CSR Expense (Refer Note 29A)

As an ideal corporate citizen, your Company has undertaken activities of CSR in accordance with the policy. An aggregate amount of ₹ 38.97 lakh is spent on such CSR activities during the year, well satisfying the statutory stipulations. The detail of CSR policy, program, activities and spending are given in Annexure to the Board Report.

Other expenses (excluding CSR Expense) (Refer Note 29)

Other expenses majorly comprise Legal and professional charges, Power and fuel expenses, Repairs and Maintenance expenses, Travelling and conveyance, Insurance, Rent. Collectively other expenses (excluding CSR Expense) have increased by ₹ 418 lakh i.e. ₹ 670 lakh in FY2023 from ₹ 252 lakh in FY2022 mainly owing towards Bad Debt Written Off by ₹ 149 lakh, Provision for loss allowance on Trade Receivables by ₹ 112 lakh, Legal and Professional charges by ₹ 69 lakh, Rates & Taxes by ₹ 53 lakh.

Profitability

(₹ in lakhs)

Particulars	For FY 2023	For FY 2022	YoY change	% change
Revenue from Operations	11,442	9,335	2,107	23%
Less: Operational Expenses	11,250	8,578	2,672	31%
EBITDA	192	757	(565)	(75%)
EBITDA % to Revenue from operation	2%	8%		
Add: Other Income	1,378	1,279	99	8%
Less: Finance Costs	1,133	1,484	(351)	(24%)
Less: Depreciation and amortisation expenses	149	187	(38)	(20%)
Profit Before Tax (PBT)	**288**	**365**	**(77)**	**(21%)**
PBT % to Total Revenue	2%	3%		
Tax Expenses	111	114	(3)	(3%)
Profit After Tax	**177**	**251**	**(74)**	**(30%)**
PAT % to Total Income	**1.38%**	**2.37%**		

Total expenses in FY2023 is ₹ 12,532 lakh as compared to ₹ 10,248 lakh in FY2022 i.e. an increase of 22% (₹ 2,283 lakh), which is marginally higher in comparison of 21% (₹ 2,206 lakh) growth of revenue. While your Company has saved on the Finance cost, and Depreciation; the increment in the RM/Project cost, Employee benefits, CSR and other expenses have reduced your Company's profitability. The EBIDTA has reduced from ₹ 757 lakh i.e. 8% of revenue from operations for FY2022 to ₹ 192 lakh i.e. 2% for FY2023. During FY2023, your Company implemented certain cost-cutting measures as well as reduced the finance cost, which provided certain cushion at PBT level. Your Company provides for current tax and deferred tax based on the computation in accordance with provisions of Income Tax Act, 1961. The net tax payable for FY2023 is ₹ 111 lakh that is reduction by 3% (₹ 3 lakh) over FY2022's ₹ 114 lakh. PAT for FY2023 has reduced to ₹ 177 lakh (1.38% of Total Income), as against ₹ 251 lakh (2.37% of Total Income) for FY2022.

The Board of Directors of your Company has thought it prudent to not propose declaration of any dividend and plough-back the entire profit instead as retained earnings to ably support growth of your Company.

Non-current Assets

The non-current assets at 31 March 2023 and 31 March 2022 with detail of changes therein during the financial year are as follows:

(₹ in lakhs)

Particulars			At 31 March 2023	At 31 March 2022	YoY change	% change
a.	Property, plant and equipment (Refer Note 4)		285	440	(154)	(35%)
b.	Investment properties (Refer Note 5)		3,101	3,181	(80)	(3%)
c.	Intangible assets (Refer Note 6)		1	2	(1)	(48%)
d.	Financial assets:					
	i.	Investments (Refer Note 7)	9,435	8,516	919	11%
	ii.	Loans (Refer Note 8)	3,050	4,224	(1,174)	(28%)
	iii.	Other financial assets (Refer Note 9)	1,548	1,851	(303)	(16%)
e.	Other tax assets net (Refer Note 11)		367	334	33	10%
f.	Other non-current non-financial assets (Refer Note 10)		137	10	127	1222%
Total			**17,924**	**18,559**	**(635)**	**(3%)**

During FY2022, your Company purchased new PPE amounting ₹ 8 lakh to support the operations, while it sold certain vehicles, worn-out Plant & Machinery, furniture & fixtures, office equipment/computer, aggregating ₹ 154 lakh i.e. post depreciation the reduced balance is ₹ 285 lakh at 31 March 2023. The Investment Property post depreciation has reduced to ₹ 3,101 lakh at 31 March 2023.

The primary reason of net increment in Investment during FY2023 is to provide further support to JV/associate viz. Kent Residential and Industrial Park LLP with incremental ₹ 919 lakh (including loss of ₹ 66 lakh). Meanwhile, your Company has received back net loans aggregating ₹ 1,176 lakh from its subsidiary/associate/JV entities. These entities are established to address specific business opportunities. Such investments as well as loans/advances are extended in normal course of business in order to pursue the specific objective for which it is formed. Loans and Advances to related parties at 31 March 2023 are ₹ 3,037 lakh as against ₹ 4,214 lakh at 31 March 2022.

Security Deposit has reduced by net ₹ 44 lakh to ₹ 1,107 lakh at 31 March 2023 from ₹ 1,151 lakh at 31 March 2022 mainly due to release of SD on completion of certain project sites. Certain stipulated amount is normally deposited towards utility, other infra connections, etc. The margin money deposited with bank has reduced by ₹ 265 lakh at 31 March 2023 from ₹ 656 lakh at 31 March 2022 mainly due to lower utilization of bank-guarantee limits. It may be noted that such interest bearing fixed deposits are kept with bank for the purpose of issuing bank guarantee in order to participate in various tenders. These have collectively reduced the Other financial assets by ₹ 303 lakh to ₹ 1,548 lakh at 31 March 2023 from ₹ 1,851 lakh at 31 March 2022.

The other tax assets have increased by ₹ 33 lakh from ₹ 334 lakh at 31 March 2022 to ₹ 367 lakh at 31 March 2023.

During FY2023, your Company has tendered advance towards certain PPE and higher prepaid expenses with an aggregate balance of ₹ 137 lakh at 31 March 2023 as compared to ₹ 10 lakh at 31 March 2022.

Hence, overall Non-current Assets have reduced by net ₹ 635 lakh i.e. 3% from ₹ 18,559 lakh at 31 March 2022 to ₹ 17,924 lakh at 31 March 2023 mainly due to reduction in Loans recovered from the subsidiary, associate and JV entities of your Company as well as reduction in Other financial assets and PPE.

Current Assets:

The detail of Current Assets at 31 March 2023 and 31 March 2022 with changes therein during the year is furnished further.

(₹ in lakhs)

Particulars			At 31 March 2023	At 31 March 2022	YoY change	% change
a.	Inventories (Refer Note 12)		3,851	3,344	508	15%
b.	Financial Assets					
	i.	Trade receivables (Refer Note 13)	1,970	3,746	(1,777)	(47%)
	ii.	Cash and cash equivalents (Refer Note 14)	165	29	136	462%
	iii.	Bank balances other than (ii) above (Refer Note 14)	149	40	109	272%
	iv.	Loans (Refer Note 8)	2,089	120	1,970	1646%
	v.	Other current financial assets (Refer Note 9)	7	4	3	86%
c.	Other current non-financial assets (Refer Note 10)		54,731	15,083	39,649	263%
Total			**62,963**	**22,365**	**40,597**	**182%**

Total increment of ₹ 508 lakh in inventories during FY2023 is mainly attributable to increment in land by ₹ 508 lakh i.e. ₹ 3,851 lakh at 31 March 2023 from ₹ 3,344 lakh at 31 March 2022, while RM+WIP has not changed. This fructified as a result of your Company's conscious and focused efforts to rationalize the inventory carrying as well as graduated efficiency of purchase function.

There is an overall reduction in the level of Trade Receivables by ₹ 1,777 lakh i.e. from ₹ 3,746 lakh at 31 March 2022 to ₹ 1,970 lakh at 31 March 2023. This is mainly attributable to your Company's continued rigorous follow-up with all the debtors.

The collective cash and bank balance at 31 March 2023 is ₹ 314 lakh as compared to ₹ 69 lakh at 31 March 2022.

Loans comprise the portion that is expected to be realized within a period of 12 months from the Balance Sheet Date. At 31 March 2023 it is ₹ 2,089 lakh as against ₹ 120 lakh at 31 March 2022 depicting an increment by ₹ 1,970 lakh – mainly extended to subsidiary and JV companies. During FY2023, your Company has earned interest to the tune of ₹ 1,329 lakh from Loans to Related Parties.

The other financial assets amount to ₹ 7 lakh at 31 March 2023 i.e. an increment by ₹ 3 lakh during FY2023.

The other current non-financial assets have increased by ₹ 39,649 lakh to ₹ 54,731 lakh at 31 March 2023 as against ₹ 15,083 lakh at 31 March 2022 mainly on account of increment in Gross value of Sale of Contract Assets by ₹ 31,596 lakh and Land rights and TDRs by ₹ 9,386 lakh as well as balance with government authorities (GST receivables) by ₹ 227 lakh. These have been curtailed by some extent with the reduction in unbilled revenue vide Ind AS 11 and Ind AS 18 by ₹ 1,123 lakh to ₹ 1,122 lakh at 31 March 2023 as against ₹ 2,245 lakh at 31 March 2022. It may be noted that such contract assets are booked in normal course of business and would be converted to receivables in due course of time. Prepaid expenses reduced by ₹ 2 lakh to ₹ 50 lakh at 31 March 2023 as against ₹ 52 lakh at 31 March 2022, while Advance to Vendors reduced by ₹ 435 lakh to ₹ 450 lakh at 31 March 2023 as against ₹ 885 lakh at 31 March 2022.

Hence, overall Current Assets have increased by ₹ 40,597 lakh i.e. from ₹ 22,365 lakh at 31 March 2022 to ₹ 62,963 lakh at 31 March 2023 mainly due to increment in Other current non-financial assets, Loans, and Inventories.

Net Worth

The networth of your Company has been augmenting considerably in past financial years. During FY2023, the net worth of your Company has increased by ₹ 180 lakh to ₹ 14,829 lakh at 31 March 2023 from ₹ 14,649 lakh at 31 March 2022 mainly due to earnings are retained and ploughed-back.

Non-current liabilities

(₹ in lakhs)

Particulars			At 31 March 2023	At 31 March 2022	YoY change	% change
a.	Financial liabilities					
	i.	Borrowings (Refer Note 17)	2,096	8,752	(6,656)	(76%)
	ii.	Trade payable (Refer Note 21)	-	-	-	-
	iii.	Other financial liabilities (Refer Note 18)	227	111	117	106%
b.	Provisions (Refer Note 19)		75	70	5	7%
c.	Deferred tax liabilities (Net) (Refer Note 20)		894	888	6	1%
Total			**3,292**	**9,820**	**(6,528)**	**(66%)**

During FY2023, your Company has substantially reduced the long-term Borrowings by ₹ 6,656 lakh (76%) to ₹ 2,096 lakh at 31 March 2023 from ₹ 8,752 lakh at 31 March 2022. This has also reduced the interest/finance cost, while the further effect is expected to continue during FY2024 and onwards.

Your Company has honoured all its financial commitments and the account is Standard with all the lenders. None of the BGs submitted by your Company has ever been invoked by any Principal/Client.

There are no Trade Payable to other than Micro & Small Enterprises (as per the intimation received from vendors) at 31 March 2023.

Other financial liabilities are security deposits that your Company accepts in ordinary course of business from its various vendors and/or contractors. It has increased by ₹ 117 lakh i.e. to ₹ 227 lakh at 31 March 2023 from ₹ 111 lakh at 31 March 2022 owing to incremental holding of retention amount of your Company's contractors for want of successful completion of project and/or achieving stipulated milestones by them.

Provision for employee benefits including gratuity and leave encashment has increased by ₹ 5 lakh i.e. ₹ 75 lakh at 31 March 2023 from ₹ 70 lakh at 31 March 2022 mainly as there has been increment in total Eligible employees during FY2023.

Net deferred tax liability has increased by ₹ 6 lakh i.e. ₹ 894 lakh at 31 March 2023 from ₹ 888 lakh at 31 March 2022 mainly due to time difference in booking and payment of certain expenses.

Hence, overall Non-current Liabilities have reduced by ₹ 6,528 lakh (66%) i.e. from ₹ 9,820 lakh at 31 March 2022 to ₹ 3,292 lakh at 31 March 2023 mainly due to reduction in long-term borrowings.

Current liabilities

(₹ in lakhs)

Particulars			At 31 March 2023	At 31 March 2022	YoY change	% change
a.	Financial Liabilities					
	i.	Borrowings (Refer Note 17)	4,478	2,069	2,409	116%
	ii.	Trade payables (Refer Note 21)				
	ii	a. Due to micro and small enterprises	1	-	1	-
	ii	b. Due to others	4,100	3,171	929	29%
	iii.	Other financial liabilities (Refer Note 18)	82	95	(12)	(13%)
b.	Other current financial liabilities (Refer Note 22)		53,977	11,021	42,956	390%
c.	Provisions (Refer Note 19)		126	98	28	29%
Total			**62,764**	**16,454**	**46,310**	**281%**

Current Borrowings consist of Current maturities of long term borrowings that have increased by ₹ 2,850 lakh i.e. from ₹ 1,628 lakh at 31 March 2022 to ₹ 4,478 lakh at 31 March 2023 as per the repayment schedule of term debt contracted by your Company; and Overdraft bank facility with utilisation of ₹ 441 lakh at 31 March 2022 was nil at 31 March 2023 mainly as there was sufficient cash and bank balance were available.

Trade Payables at 31 March 2022 have increased by ₹ 930 lakh (29%) i.e. ₹ 4,101 lakh at 31 March 2023 as compared to ₹ 3,171 lakh at 31 March 2022.

Other financial liabilities of your Company at 31 March 2023 have reduced by ₹ 12 lakh (13%) i.e. ₹ 82 lakh at 31 March 2023 as compared to ₹ 95 lakh at 31 March 2022.

Other Current Financials Liabilities have increased by ₹ 42,956 lakh mainly towards the advance from customers to the tune of ₹ 42,948 lakh, while the increment has been marginally curtailed by reduction in advance from contractors by ₹ 3 lakh to ₹ 179 lakh at 31 March 2023 from ₹ 182 lakh at 31 March 2022.

Provisions consist of employee benefits including gratuity and leave encashment that have marginally reduced, while provision for defect liability (DL) period has increased by ₹ 27 lakh to ₹ 112 lakh at 31 March 2023 from ₹ 85 lakh at 31 March 2022 due to commencement of the DL period on completion of certain projects.

Hence, overall Current Liabilities have increased by ₹ 46,310 lakh (281%) i.e. from ₹ 16,454 lakh at 31 March 2022 to ₹ 62,764 lakh at 31 March 2023 mainly due to increment in other current financial liabilities, and Current maturities of the Borrowing repayable within a year's time.

Key financial ratios: The key financial ratios are stated as following:

Ratio	FY2023	FY2022	Detailed explanation
Debtor Turnover *Net Credit Sales/ Average Accounts Receivable*	4.00	1.82	The credit policies and collection process of your Company are satisfactory and commensurate to the industry and/ or the segment it operates into. Your Company deals with creditworthy customers. During FY2023, the overall trade receivables as well as the No. of days have reduced as compared to the previous year.
Days	91	200	
Inventory Turnover *COGS/Average Inventory*	2.83	2.55	As your Company has certain historic land, the inventory turnover is not exactly comparable with industry and/or the segment it operates into. During FY2023, the overall inventory has reduced as compared to the COGS that has marginally disturbed the perspective of No. of days as compared to the previous year.
Days	129	143	
Interest Coverage Ratio *EBIT/Interest*	1.25	1.25	Your Company's debt:equity, leverage, gearing are commensurate to the industry and/or the segment it operates into. Your Company has tied-up with first-rung banks/NBFCs for its various credit requirements. Your Company has successfully maintained Investment Grade credit rating over a period of years, while the account is Standard with all the lenders. For FY2023, the interest coverage has remained same as of FY2022 as your Company has substantially reduced the overall debt and consequently the interest cost, while the EBIT has increased as compared to the previous year.

Ratio	FY2023	FY2022	Detailed explanation
Current Ratio *Current assets/ Current liabilities*	1.00	1.36	The reduction in current ratio of your Company at 31 March 2023 as compared to that of 31 March 2022 is mainly owing to the higher proportion of increment in current liabilities as compared to the increment in current assets during FY2023. However, the current ratio is well above the stipulated level. It could also indicate that your Company has sufficient ability to pay short-term obligations i.e. due within one year. Your company has been able to maximize the current assets on its balance sheet to satisfy its current debt and other payables.
Debt : Equity Ratio *Total debt/Networth*	0.44	0.74	The Debt:Equity ratio of your Company is favourable as compared to the industry and/or the segment it operates into. Your Company has tied-up with first-rung banks/ NBFCs for its various credit requirements. Your Company has successfully maintained Investment Grade credit rating over a period of years, while the account is Standard with all the lenders. During FY2023, while your Company has substantially reduced the overall debt the networth has increased due to plough-back-of-profit.
Operating Profit Margin (%) *Op Profit/Op Income*	0.38%	6.06%	For FY2023, due to accounting of impairment loss in contract revenue, your Company has earned lower PAT. Hence, the reduction.
Net Profit Margin (%) *PAT/Operating income*	1.55%	2.69%	For FY2023, due to accounting of impairment loss in contract revenue, your Company has earned lower PAT. Hence, the reduction.
Return on Networth *PAT/Networth*	1.21%	1.71%	For FY2023, your Company has earned lower PAT. Hence, the reduction.
Return on Assets *PAT/Total Assets*	0.22%	0.61%	
Return on Capital Employed *EBIT/Capital Epmloyed*	5.95%	6.70%	For FY2023, your Company has earned lower PAT. Hence, the reduction.

Cashflow

(₹ in lakh)

Particulars	For FY2023	For FY2022
Opening cash and cash equivalents	**29**	**1,309**
Net cash generated from / (used in) Operating Activities (A)	5,828	5,703
Net cash from / (used in) Investing Activities (B)	(311)	(1,828)
Net cash from / (used in) Financing Activities (C)	(5,382)	(5,155)
Change in cash and cash equivalent (Total = A+B+C)	**136**	**(1,280)**
Closing cash and cash equivalents	**165**	**29**

During FY2023, while your Company has utilized cash towards reduction of other assets by ₹ 39,657 lakh, trade receivables by ₹ 1,515 lakh, inventories by ₹ 508 lakh, and other financial assets by ₹ 6 lakh; it generated the Net cash from operating activities by ₹ 5,828 lakh mainly due to increment in Current Liabilities by ₹ 42,956 lakh mainly towards advance received towards monetization of Land and Transferable Development Rights, and trade payables by ₹ 930 lakh, and other financial liabilities by ₹ 117 lakh.

During FY2023, while your Company has generated cash from Interest income, proceeds from deposits/sale of PPE; your Company has also invested further in the Subsidiaries, Associates and JVs of your Company as well as towards financial assistance provided, which has resulted in net cash utilization towards investing activities of ₹ 311 lakh.

During FY2023, your Company has utilized ₹ 4,247 lakh towards repayment of borrowings, and ₹ 1,135 lakh towards finance cost, which has resulted in net cash utilization towards financing activities of ₹ 5,382 lakh.

Hence, while collectively your Company had a nominal cash at the beginning of the year of ₹ 29 lakh, during FY2023, your Company generated a considerable ₹ 5,828 lakh from Operating Activities, which were utilised towards fresh investment as well as substantial reduction in debt. Accordingly, your Company ensured to have minimal requisite cash at the end of FY2023.

Details of Subsidiaries, Associates and JVs of your Company at 31 March 2023:

(₹ in lakhs)

<table>
<tr><th>Sr. No.</th><th>Name of the entity | Project location</th><th>NILA's investment in equity</th><th>% shareholding</th><th>Loans & Advances extended</th><th>Profit After Tax shared</th><th>Remark</th></tr>
<tr><td>1</td><td>Romanovia Industrial Park Pvt Ltd | (23.480621, 71.974021), Navyani, Gujarat</td><td>1,251*</td><td>50%</td><td>3,037</td><td>-</td><td rowspan="2">Industrial and logistics park – various structures under execution</td></tr>
<tr><td>2</td><td>Kent Residential and Industrial Park LLP | (23.478515, 72.009447), Sitapur, Gujarat</td><td>7,635</td><td>50%</td><td>-</td><td>(66)</td></tr>
<tr><td>3</td><td>Nila Terminals (Amreli) Pvt Ltd | (21°36'11"N 71°13'19"E), Amreli, Gujarat</td><td>1</td><td>100%</td><td>542</td><td>-</td><td rowspan="2">Bus-port projects for GSRTC – under execution</td></tr>
<tr><td>4</td><td>Vyapnila Terminals (Modasa) Pvt Ltd | (23°28'N 73°18'E), Modasa, Gujarat</td><td>548*</td><td>34%</td><td>1,416</td><td>-</td></tr>
</table>

* measured at fair value at the date of transition to Ind AS i.e. the deemed cost of such investment for your Company.

None of the Pvt Ltd entities mentioned above have declared any dividend during FY2023. Further, with respect to your Company's strategic investment with the Kataria Group of Ahmedabad to work jointly for acquiring land and developing industrial and logistics parks, units, sheds, plots, residential colonies, and allied infrastructure at various locations situated near the upcoming automobile hub at Bechraji – about 90 kms from Ahmedabad at Gujarat, it may be mentioned that the progress is satisfactory and your Company has started to reap benefits as more specifically furnished in detail in other sections of this Annual Report. Your Company has executed a well-thought strategy and is favorably positioned as a first-mover, promoter of industrial eco-system in the region, and fostering infrastructure development.

Your Company has built industrial warehouse structures as well as residential dormitories on BTS basis. Such infrastructure development has already been rented out on long-term lease basis to reputed corporates including MNCs.

There surely lies an opportunity in every crisis and your Company has embarked on a different growth trajectory with the adaptation to the new normal. Your Company is getting ready to bid for new orders and has identified favourable orders in pipeline to be executed across segments and geographies. The long-term outlook of your Company towards the Urban Infrastructure business remains positive.

Report on Corporate Governance

[In terms of Regulation 34 read with Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

1. COMPANY'S PHILOSOPHY ON THE CODE OF CORPORATE GOVERNANCE

At NILA we believe in adopting and adhering to the best standards of Corporate Governance to all the stakeholders. The Company's Corporate Governance is therefore based on the total transparency, integrity, fairness, equity, accountability and commitments to the values. The Company is committed to the best governance practices that create long term sustainable shareholder value. With the object of the Company to conduct its business in a highly professional manner and thereby enhance trust and confidence of all its stakeholders, the Company has devised a complete compliance of Corporate Governance norms.

We at NILA firmly believe that firm Corporate Governance leads to the optimal utilization of resources and enhance the value of the enterprise and an ethical behavior of the enterprise leads to honoring and protecting the rights of all the stakeholders. Sound Corporate Governance practices and ethical business conduct always remain at the core of the NILA's value system.

2. BOARD OF DIRECTORS

2.1 Composition of the Board:

The Company has an optimum combination of Executive and Non-Executive Directors. At the end of the year the Board consists of six directors comprising of one executive chairman and managing director, two non-executive directors and three other non-executive independent directors. The appointment of three non-executive independent directors is in conformity with the provisions of Section 149 of the Companies Act, 2013 and Regulation 17 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. There are two promoter directors out of which one is executive director and the other one is non-executive director. Out of the independent directors there is one-woman director. There is no nominee director on the board.

2.2 Information in the form of table setting out the skills/ expertise/ competence of the Board of Directors:

The Company operates in the business of construction and development of infrastructure projects. The Board has identified various skills and expertise like construction, project management and execution, business strategy, engineering, communication, media and brand building, strategic management, marketing, planning, corporate planning and affairs, financial management, corporate governance, banking, M&A, capital market, fund raising and wealth management.

Name of Director	Expertise in specific functional area identified and available with the Board.
Manoj B. Vadodaria	Construction, Project Management and Execution, Business Strategy and Business Management
Kiran B. Vadodaria	Engineering, Project Management, Communication and Media
Dilip D. Patel	Strategic Management, Marketing, Planning, Corporate Planning and Affairs
Shyamal S. Joshi	Financial Management, Corporate Governance, Banking, M&A, Capital Market, Fund Raising and Wealth Management
Foram B. Mehta	Communication Media and Brand Building
Revant A. Bhatt	Operational Management, Economic Affairs

2.3 Directorships, Membership on Committees and Meetings Attended:

The Name and Category of the Directors on the Board, their Attendance at Board Meetings held during the year and at the last Annual General Meeting; Number of Directorships, Committee Chairmanships or Memberships and Name of the Listed Entities and category of Directorship held by them in other Companies are given below.

SN	Name of Director(s)	Category	Attendance Particulars		#Number of Director-ship(s) held In other Companies	##Committee Memberships/ Chairmanships of other Companies		Name of the Other Listed Entities and category of Directorship
			Board Meeting	Last AGM		Member	Chairman	
1	*Manoj B. Vadodaria	Executive Chairman & Managing Director	4	Yes	1	1	Nil	Sambhaav Media Limited – Non Executive Director
2	*Kiran B. Vadodaria	Non-Executive Director	3	Yes	3	1	Nil	Sambhaav Media Limited – Chairman & Managing Director
3	**Dilip D. Patel	Non-Executive Director	2	Yes	1	2	Nil	Sambhaav Media Limited – Independent Director
4	**Shyamal S. Joshi	Non-Executive Independent Director	4	Yes	7	5	2	Shalby Limited Independent Director
5	**Foram B. Mehta	Non-Executive Independent Director	4	Yes	1	Nil	Nil	Nil
6	**Revant A. Bhatt	Non-Executive Independent Director	4	No	0	Nil	Nil	Nil

*Promoter Director; ** Non-Promoter Director
Excludes directorship in Nila Infrastructures Limited

Committees considered are Audit Committee, Nomination and Remuneration Committee, Risk Management Committee, Stakeholders' Relationship Committee, Corporate Social Responsibility Committee, Environment, Health & Safety Committee in other Companies listed at BSE Limited and National Stock Exchange of India Limited excluding that of Nila Infrastructures Limited. Committee Membership(s) & Chairmanships are counted separately.

None of the Directors of Board is a member of more than ten Committees or Chairman of more than five committees across all the Public companies in which they are Director. The necessary disclosures regarding Committee positions have been made by all the Directors.

2.4 Independent Directors confirmation by the Board:

All Independent Directors have given declarations that they meet the criteria of independence as laid down under Section149 (6) of the Companies Act, 2013 and Regulation 16(1) (b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. In the opinion of the Board, the Independent Directors, fulfill the conditions of independence specified in Section 149(6) of the Companies Act, 2013 and Regulation16(1) (b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

2.5 Number of Independent Directorships:

As per Regulation 17A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Independent Directors of the Company do not serve as Independent Director in more than seven listed companies. Further, the Managing Director of the Company does not serve as an Independent Director in any listed entity.

2.6 Details of Number of Meetings of Board of Directors held and dates on which held:

During the year total 4 (Four) meetings of the Board of Directors were held. The dates of the meetings are as under.

Date of Board Meeting	Board Strength	No of Directors Present
27 May 2022	6	4
12 August 2022	6	5
12 November 2022	6	6
13 February 2023	6	6

2.7 Disclosures of relationship between Directors inter-se:

None of the Directors of the Company are related with each other in any manner except Mr. Manoj B. Vadodaria and Mr. Kiran B. Vadodaria, are brothers and also belonging to Promoter and Promoter Group.

2.8 Number of shares and convertible instruments held by Non-Executive Directors:

None of the Non-Executive Director holds any shareholding or any convertible instrument of the Company except Mr. Kiran B. Vadodaria hold 3,86,08,100 equity shares.

2.9 Performance Evaluation & Familiarization programs imparted to Independent Directors:

Pursuant to the provisions of the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, after considering various criteria, the performance evaluation of the Board Members was carried out. Various aspects like attendance and participation at meetings, suggestions, inputs at discussions, adherence to various codes and policies, role in overall growth etc were taken into consideration while evaluating the Board. The detailed performance evaluation framework is displayed at the website of the Company at www.nilainfra.com. The performance evaluation of the Chairman and the Non-Independent Directors was carried out by the Independent Directors and Non-Executive Director. The Board of Directors expressed their satisfaction with the evaluation process.

The Company believes that a Board, which is well informed / familiarized with the Company, can contribute significantly to effectively discharge its role of trusteeship in a manner that fulfils stakeholders' aspirations and societal expectations. In pursuit of this, the Directors have been familiarized on a continuing basis on changes / developments corporate and industry scenario including those pertaining to statutes / legislations and economic environment, by way of presentations, board review notes, regular updates of projects and business operations, meetings etc. to enable them to take well informed and timely decisions.

The details of familiarization programs 2022-23 is available at the website of the Company at www.nilainfra.com under investor segment.

2.10 Board Diversity and Policy on Director's Appointment and Remuneration:

The Company believes that building a diverse and inclusive culture is integral to its success. A diverse Board, among others, will enhance the quality of decisions by utilizing different skills, qualifications, professional experience and knowledge of the Board members necessary for achieving sustainable and balanced development. Accordingly, the Board has adopted a policy on 'Board Diversity', which sets out the criteria for determining qualifications, positive attributes and independence of a Director. The detailed policy is available on the Company's website www.nilainfra.com.

2.11 Code of Conduct for the Board of Directors and Senior Management Personnel:

In Compliance with Part-D under Schedule V of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; the Board has adopted the code of conduct for the Board of Directors and senior management personnel of the Company. This code of conduct is comprehensive code which is applicable to all Directors and senior management personnel. A copy of the same has been put on the Company's website www.nilainfra.com. The same code has been circulated to all the members of the Board and all senior management personnel. The compliance of the said code has been affirmed by them annually. A declaration signed by the Managing Director of the Company forms part of this Report.

Declaration by the Managing Director:

This is to confirm that the Company has adopted a Code of Conduct for its Board Members and the Senior Management Personnel and the same is available on the Company's website. I confirm that the Company has in respect of the financial year ended on 31 March 2023 received from the Senior Management Personnel of the Company and the members of the Board a declaration of compliance with Code of Conduct applicable to them

Manoj B. Vadodaria
Chairman & Managing Director
DIN: 00092053

Place : Ahmedabad
Date : 25 May 2023

2.12 Board Procedure:

Pursuant to the SEBI Laws, Stock Exchanges are being informed about the convening of the Board Meetings at least 5 clear days in advance. The agenda is prepared by the Secretarial Department in consultation with the Chief Finance Officer and Chairman of the Board. The information as required under the SEBI Regulations is made available to the Board. The agenda for the meeting of the Board and its Committees together with the appropriate supporting documents and papers are circulated well in advance of the meeting to enable the Board to take informed decisions. The Stock Exchanges are informed about the outcome of the Board Meeting as soon as the meeting concludes.

The meetings of the Board and its various Committees are generally held at the Registered Office of the Company at Ahmedabad.

2.13 Separate Meeting of Independent Directors:

As stipulated by the Code of Independent Directors under the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, a separate meeting of the Independent Directors of the Company was held on 13 February 2023 to review the performance of Non-Independent Directors (including the Chairman) and the entire Board. The Independent Directors also reviewed the quality, content and timeliness of the flow of information between the Management and the Board and it's Committees which is necessary to effectively and reasonably perform and discharge their duties.

3. AUDIT COMMITTEE

3.1 Composition of the Audit Committee:

The Audit Committee of the Company is comprised of four directors of which three are non-executive independent directors. The chairman of the audit committee is an independent director. The constitution of the audit committee is in line with the requirement of Section 177 of the Companies Act, 2013 and Regulation 18 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Mr. Shyamal S. Joshi is the Chairman of the committee. He possesses adequate financial accounting knowledge. Ms. Foram B. Mehta, Mr. Revant A. Bhatt and Mr. Kiran B. Vadodaria are the other three members of the audit committee.

3.2 Brief Description of terms of reference of the Audit Committee:

The terms of reference and role of the audit committee as decided by the Board of Directors are in accordance with provisions of Section 177 of the Companies Act, 2013 and SEBI Regulations as under:

a. Oversight of the company's financial reporting process and the disclosure of its financial information to ensure that the financial statements are correct, sufficient and credible;

b. Recommendation for appointment, remuneration and terms of appointment of auditors of the company;

c. Approval of payment to statutory auditors for any other services rendered by the statutory auditors;

d. Reviewing, with the management, the annual financial statements and auditor's report thereon before submission to the board for approval, with particular reference to:

    i. Matters required to be included in the Director's Responsibility Statement to be included in the Board's report in terms of clause (c) of sub-section 3 of section 134 of the Companies Act, 2013

    ii. Changes, if any, in accounting policies and practices and reasons for the same

    iii. Major accounting entries involving estimates based on the exercise of judgment by management

    iv. Significant adjustments made in the financial statements arising out of audit findings

    v. Compliance with listing and other legal requirements relating to financial statements

    vi. Disclosure of any related party transactions

    vii. Qualifications in the draft audit report

e. Reviewing, with the management, the quarterly financial statements before submission to the board for approval;

f. Reviewing, with the management, the statement of uses / application of funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilized for purposes other than those stated in the offer document / prospectus / notice and the report submitted by the monitoring agency monitoring the utilization of proceeds of a public or rights issue, and making appropriate recommendations to the Board to take up steps in this matter;

g. Review and monitor the auditor's independence and performance, and effectiveness of audit process;

h. Approval or any subsequent modification of transactions of the company with related parties;

i. Scrutiny of inter-corporate loans and investments;

j. Valuation of undertakings or assets of the company, wherever it is necessary;

k. Evaluation of internal financial controls and risk management systems;

l. Reviewing, with the management, performance of statutory and internal auditors, adequacy of the internal control systems;

m. Reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;

n. Discussion with internal auditors of any significant findings and follow up there on;

o. Reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the board;

p. Discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;

q. To look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;

r. To review the functioning of the Whistle Blower Mechanism(Vigil Mechanism);

s. Approval of appointment of CFO (i.e., the whole-time Finance Director or any other person heading the finance function or discharging that function) after assessing the qualifications, experience and background, etc. of the candidate;

t. To review compliance with the provisions of the SEBI (Prohibition of Insider Trading) Regulations, 2015 at least once in a financial year and verify the Internal Controls are adequate and operative effective.

u. To review compliances, mechanism, code of conduct and policy framework under SEBI (Prohibition of Insider Trading) Regulations, 2015 on yearly basis.

v. Carrying out any other function as is mentioned in the terms of reference of the Audit Committee.

w. A statement of all transactions with related parties, including their basis shall be placed before the Audit Committee for formal approval / ratification with explanations where there are interested transactions.

x. Details of material individual transactions with related parties which are not in the normal course of business shall be placed before the audit committee.

y. The audit committee shall mandatorily review the following information:

    i. Management discussion and analysis of financial condition and results of operations;

    ii. Statement of significant related party transactions (as defined by the audit committee), submitted by management;

    iii. management letters / letters of internal control weaknesses issued by the statutory auditors;

    iv. internal audit reports relating to internal control weaknesses; and

    v. the appointment, removal and terms of remuneration of the chief internal auditor shall be subject to review by the audit committee.

    vi. statement of deviations:

    - Quarterly statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s) in terms of Regulation 32(1).

    - Annual statement of funds utilized for purposes other than those stated in the offer document/ prospectus/ notice in terms of Regulation 32(7).

3.3 Meetings of the Audit Committee and Attendance:

4 (Four) Audit Committee meetings were held during the year on 27 May 2022; 12 August 2022; 12 November 2022; and 13 February 2023. The time gap between two Audit Committee meetings was not more than 120 days.

The details of the attendance of the Members at the Meetings of Audit Committee are as under:

Name of Committee Members	Category	Designation	No. of Meetings during the year	
			Held	Attended
Shyamal S. Joshi	Non Executive Independent Director	Chairman	4	4
Kiran B. Vadodaria	Non Executive Director	Member	4	3
Foram B. Mehta	Non Executive Independent Director	Member	4	4
Revant A. Bhatt	Non Executive Independent Director	Member	4	4

The Statutory Auditors and Internal Auditors of the Company are invited in the meeting of the Committee wherever required. The Chief Financial Officer of the Company is a regular invitee at the Meeting. The Company Secretary & Compliance Officer acts as the Secretary to the Committee.

Recommendations of Audit Committee have been accepted by the Board of wherever/whenever given.

As prescribed under the Companies Act, 2013 and SEBI Regulations, the Chairman of the Audit Committee was present at the 32nd Annual General Meeting of the Company held on 29 September 2022.

4. NOMINATION AND REMUNERATION COMMITTEE:

4.1 Composition of the Committee:

The Nomination and Remuneration Committee of the Company comprises of four members and all are Non-Executive Directors. Mr. Shyamal S. Joshi is the Chairman; and Ms. Foram B. Mehta, Mr. Revant A. Bhatt and Mr. Dilip D. Patel are the other three members of the committee. The committee has been constituted in accordance with the provisions of Section 178(1) of the Companies Act, 2013 and Regulation 19 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

4.2 Brief Description of terms of reference of the Committee:

The broad terms of reference of the Nomination and Remuneration Committee, as approved by the Board, are in accordance with provisions of Section 178 of the Companies Act, 2013 and Regulation 19 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 which are as follows:

a. To recommend the Board in determining the appropriate size, diversity and composition of the Board;

b. Identify persons who are qualified to become Directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the Board their appointment and removal, and shall carry out evaluation of every director’s performance.

c. Formulate the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board a policy, relating to the remuneration of the directors, key managerial personnel and other employees;

d. Formulate criteria for performance evaluation of Independent Directors and the Board;

e. Devising a policy on Board diversity;

4.3 Details of Meetings of the Nomination and Remuneration Committee and Attendance:

1 (One) meeting of nomination and remuneration committee was held on 13 February 2023. The requisite quorum was present at the meeting.

The Chairman of the Nomination and Remuneration Committee was present at the last Annual General Meeting of the Company.

The table below provides the attendance of the Nomination and Remuneration Committee members:

Name of Committee Members	Category	Designation	No. of Meetings during the year	
			Held	Attended
Shyamal S. Joshi	Non Executive Independent Director	Chairman	1	1
Dilip D. Patel	Non Executive Director	Member	1	1
Foram B. Mehta	Non Executive Independent Director	Member	1	1
Revant Bhatt	Non Executive Independent Director	Member	1	1

4.4 Performance evaluation criteria for independent directors:

The Independent Directors are being evaluated by the members of the Board of Directors other than Independent Directors on the basis of pre-defined evaluation criteria as under:

a) Attendance and contribution at the Board and Committee meetings
b) Educational qualification, experience of relevant field, expertise of subjects,
c) Leadership qualities, skills, behavior, understanding of business, knowledge of subjects and processes,
d) Ability to participate at debates, discussions and quality of suggestions, guidance, advise
e) Traits like integrity, honesty, secrecy maintenance, etc.

5. REMUNERATION OF DIRECTORS

5.1. Criteria for making payment to non-executive directors:

Various criteria of making payments to non-executive directors are displayed on the website of the Company at www.nilainfra.com under investor segment.

5.2 Details of Remuneration paid to Directors during the year:

Disclosures with respect to remuneration and sitting fees paid to the Directors during the year is provided in the Notes to the Accounts.

5.3 Pecuniary Relationship or transactions with Non-Executive Directors:

There is no pecuniary relationship or transactions with non-executive directors, except with Mr. Kiran B. Vadodaria, with the Company other than payment of sitting fees by the Company for attending meetings. Details of transactions with non-executive directors are disclosed in Notes to the Accounts.

5.4 Remuneration Policy:

5.4.1 The Salient Features of the Nomination and Remuneration Policy of the Company constituted in terms of the provisions of the Companies Act, 2013 and as per the requirements of the SEBI (Listing Obligation and Disclosures Requirements) Regulation, 2015 as amended from time to time is as under:

The full Nomination and Remuneration Policy is available at the website of the Company i.e. www.nilainfra.com. The Nomination and Remuneration Policy of the Company Policy is divided in three parts:

Part – A covers the matters to be dealt with and recommended by the Committee to the Board;
Part – B covers the appointment and nomination and
Part – C covers remuneration and perquisites etc.

PART – A: Matters to be dealt with, perused and recommended to the Board by the Nomination and Remuneration Committee

The Committee shall:

a) Formulate the criteria for determining qualifications, positive attributes and independence of a director.

b) Identify persons who are qualified to become Director and persons who may be appointed in Key Managerial Personnel and Senior Management positions in accordance with the criteria laid down in this policy.

c) Recommend to the Board, appointment and removal of Director, KMP and Senior Management.

PART – B: Policy for appointment and removal of Director, KMP and Senior Management

a) Appointment criteria and Qualifications:

1. The Committee shall identify and ascertain the integrity, qualification, expertise and experience of the person for appointment as Director, KMP, Committees or at Senior Management level and recommend to the Board his / her appointment.

2. A person should possess adequate qualification, expertise and experience for the position he/she is considered for appointment. The Committee has discretion to decide whether qualification, expertise and experience possessed by a person are sufficient / satisfactory for the concerned position.

3. The Company shall not appoint or continue the employment of any person as Managing Director or Whole-time Director or Manager who has attained the age of seventy years.

Provided that where any person has attend the age of seventy years and where his appointment or reappointment is approved by passing a special resolution in the General Meeting based on the explanatory statement annexed to the notice for such motion indicating the justification for extension of appointment beyond seventy years. In any other case the same shall be approved by Central Government.

b) Term or Tenure:

1. Managing Director/Whole-time Director:

The Company shall appoint or re-appoint any person as its Managing Director or Whole-time Director or Manager for a term not exceeding five years at a time. No re-appointment shall be made earlier than one year before the expiry of term.

2. Independent Director:

i. An Independent Director shall hold office for a term up to five consecutive years on the Board of the Company and will be eligible for reappointment on passing of a Special Resolution by the Company and disclosure of such appointment in the Board's report.

ii. No Independent Director shall hold office for more than two consecutive terms, but such Independent Director shall be eligible for appointment after expiry of three years from cessation of Independent Director. Provided that an Independent Director shall not, during the said period of three years, be appointed in or be associated with the Company in any other capacity, either directly or indirectly. However, if a person who has already served as an Independent Director for 5 years or more in the Company as on 1st October, 2014 or such other date as may be determined by the Committee as per regulatory requirement, he/she shall be eligible for appointment for one more term of 5 years only.

iii. At the time of appointment of Independent Director it should be ensured that number of Boards on which such Independent Director serves is restricted to seven listed companies as an Independent Director and in case he is serving as a Whole-time Director of a listed company then he shall serve as Independent Director in three listed companies.

c) Evaluation:

The Committee shall carry out evaluation of performance of every Director, KMP and Senior Management Personnel at regular interval (yearly).

d) Removal:

Due to reasons for any disqualification mentioned in the Companies Act, 2013, rules made there under or under any other applicable Act, rules and regulations, the Committee may recommend, to the Board with reasons recorded in writing, removal of a Director, KMP or Senior Management Personnel subject to the provisions and compliance of the said Act, rules and regulations.

e) Retirement:

The Director, KMP and Senior Management Personnel shall retire as per the applicable provisions of the Companies Act, 2013 and the prevailing policy of the Company. The Board will have the discretion to retain the Director, KMP, Senior Management Personnel in the same position / remuneration or otherwise even after attaining the retirement age, for the benefit of the Company.

PART – C: Policy relating to the remuneration for the Whole-Time Director, KMP and Senior Management

a) General:

i. The committee will determine and recommend to Board the remuneration / compensation / commission etc. to the Managing Director, Whole-time Director, KMP and Senior Management Personnel for approval. The remuneration/compensation/ commission etc. shall be subject to the prior/post approval of the shareholders of the Company and Central Government, wherever required.

ii. The remuneration and commission to be paid to the Managing Director or Whole-time Director shall be in accordance with the limits or conditions laid down in the Articles of Association of the Company and as per the provisions of the Companies Act, 2013, and the rules made there under as amended from time to time.

iii. Increments to the existing remuneration/ compensation structure may be recommended by the Committee to the Board which should be within the limits approved by the Shareholders in the case of Managing Director or Whole-time Director. Increments will be effective from the date mentioned in the respective resolutions in case of a Managing Director and Whole-time Director and 1st April in respect of other employees of the Company or such other date as may be determined from time to time.

iv. Where any insurance is taken by the Company on behalf of its Managing Director, Whole-time Director, Chief Executive Officer, Chief Financial Officer, the Company Secretary and any other employees for indemnifying them against any liability, the premium paid on such insurance shall not be treated as part of the remuneration payable to any such personnel. Provided that if such person is proved to be guilty, the premium paid on such insurance shall be treated as part of the remuneration.

b) Remuneration to Whole-time Director, Managing Director/ Manager, KMP and Senior Management:

i. Fixed pay:

The Managing Director/Manager, Whole-time Director, KMP and Senior Management Personnel shall be eligible for a monthly remuneration as may be approved by the Board on the recommendation of the Committee. The breakup of the pay scale and quantum of perquisites including, employer's contribution to provident fund, superannuation or annuity fund, gratuity, pension scheme, medical expenses, club fees etc. shall be decided and approved by the Board on the recommendation of the Committee and approved by the shareholders and Central Government, wherever required.

ii. Minimum Remuneration:

If, in any financial year, the Company has no profits or its profits are inadequate, the Company shall pay remuneration to its Managing Director and Whole-time Director in accordance with the provisions of Section II of Part II of Schedule V of the Companies Act, 2013 and if it is not able to comply with such provisions, with the previous approval of the Central Government.

iii. Provisions for excess remuneration:

If any Managing Director and Whole-time Director draws or receives, directly or indirectly by way of remuneration any such sums in excess of the limits prescribed under the Companies Act, 2013 or without the prior sanction of the Central Government, where required, he / she shall refund such sums to the Company and until such sum is refunded, hold it in trust for the Company. The Company shall not waive recovery of such sum refundable to it unless permitted by the Central Government.

iv. Stock Options:

In case, Managing Director, Whole-time Director, Company Secretary and Chief Financial Officer, are not being Promoter Director or Independent Director, they shall be entitled to any stock option of the Company as qualified by the normal employees of the Company. Provided the same shall be subject to the Companies Act, 2013 and rules made there under read with Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999 and any amendment or modification thereof.

Senior Management Personnel shall be eligible for stock options as normal employees of the Company.

c) Remuneration to Non- Executive / Independent Director:

i. Remuneration / Commission:

The remuneration / commission shall be fixed as per the limits and conditions mentioned in the Articles of Association of the Company and the Companies Act, 2013 and the rules made there under.

ii. Sitting Fees:

The Non- Executive / Independent Director may receive remuneration by way of fees for attending meetings of Board or Committee thereof. The sitting fees shall be decided by the Board of Directors of the Company at its meeting where quorum consists of disinterested directors. In case all the directors are interested, the same shall be decided by the Resolution passed by the Members of the Company.

Provided that the amount of such fees shall not exceed Rupees One lakh per meeting of the Board or Committee or such amount as may be prescribed by the Central Government from time to time.

iii. Commission:

Commission may be paid within the monetary limit approved by shareholders, subject to the limit not exceeding 1% of the profits of the Company computed as per the applicable provisions of the CompaniesAct, 2013.

iv. Stock Options:

An Independent Director shall not be entitled to any stock option of the Company.

6. STAKEHOLDERS' RELATIONSHIP COMMITTEE

In terms of the provisions of Section 178 of the Companies Act, 2013 and Regulation 20 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company has constituted Stakeholders' Relationship Committee to look into the mechanism of redressal of grievances of shareholders and investors of the Company. The Stakeholders' Relationship Committee has four members comprising of three non-executive directors and one executive director.

6.1 Name of the non-executive director heading the committee: Mr. Kiran B Vadodaria

6.2 Name and designation of Compliance Officer: Mr. Dipen Y Parikh, Company Secretary

6.3 Number of shareholders' complaints received so far: NIL

6.4 Number not solved to the satisfaction of shareholders: NIL

6.5 Number of pending Complaints: NIL

6.6 Meetings held during the year:

During the year Stakeholders' Relationship Committee met 1 (one) time on 13 February 2023 and was attended by all the Committee members.

7. DETAILS OF WHISTLE BLOWER POLICY (VIGIL MECHANISM)

The Company is committed to adhere to the highest standards of ethical, moral and legal conduct of business operations. To maintain these standards, the Company encourages its employees who have concerns about suspected misconduct to come forward and express these concerns without fear of punishment or unfair treatment. A Vigil (Whistle Blower) Mechanism provides a channel to the employees and Directors to report to the management concerns about unethical behavior, actual or suspected fraud or violation of the codes of conduct or policy or any misconduct. The mechanism provides for adequate safeguards against victimization of employees and Directors to avail of the mechanism and also provide for direct access to the Chairman of the Audit Committee in exceptional cases. This is to affirm that no personnel have been denied access to the audit committee during the year. The whistle Blower Policy is available at the website of the Company at www.nilainfra.com.

8. MEANS OF COMMUNICATIONS

8.1 Quarterly Results: Company submits standalone and consolidated financial results on quarterly basis to the Stock Exchanges as required under Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements), Regulations, 2015. The copies of quarterly results submitted to the Stock Exchanges are also available on the website of the Company at www.nilainfra.com under investor segment.

8.2 Normally quarterly results of the Company are published in Business Standard (English) and Loksatta Jansatta (Gujarati).

8.3 Website of the Company: The Company's website www.nilainfra.com contains a separate dedicated section namely "Investors" where shareholders information is available.

The Annual Report of the Company is also available on the website of the Company https://www.nilainfra.com/ investors.html in a downloadable form.

8.4 Whether it also displays official news release and presentation made to institutional investors or to the analyst: Copies of press release and presentation are submitted to stock exchange prior to presentation and release made to institutional investors or to the analysts.

8.5 Any presentation(s) made to the institutional investors or to the analysts: Any presentation made to the institutional or/and analyst are also posted on the Company's website at www.nilainfra.com.

9. GENERAL BODY MEETINGS

9.1 Location and time, where last three Annual General Meetings held:

Financial Year	Venue	Date	Time
2019-20	Through Video Conferencing / Other Audit Video Means	25 September 2020	11:00 AM
2020-21	Through Video Conferencing / Other Audit Video Means	24 September 2021	11:00 AM
2021-22	Through Video Conferencing / Other Audit Video Means	29 September 2022	11:00 AM

9.2 Special Resolution passed at last 3 Annual General Meetings:

Financial Year	Special Resolution passed
2019-20	1) To approve continuation of Directorship of Mr. Dilip D. Patel as Non-Executive Director in terms of Regulation 17(1A) of SEBI (LODR) Regulations
	2) To reappoint Ms. Foram B. Mehta as Independent Director for Second Term of 5 (five) years.
	3) To approve remuneration of Mr. Kiran B. Vadodaria in terms of regulation 17(6)(ea) of the SEBI (LODR) Regulations
2020-21	1) To reappoint Mr. Manoj B. Vadodaria as the Chairman & Managing Director.
	2) Change in Terms of Appointment of Mr. Kiran B. Vadodaria as Non-Executive Director.
2021-22	1) To appoint Mr. Revant A. Bhatt (DIN: 09197805) as a Non-Executive Independent Director of the Company;

9.3. Details of special resolutions passed through postal ballot, the persons who conducted the postal ballot exercise, details of the voting pattern and procedure of postal ballot: No special resolutions were required to be passed through postal ballot last year.

9.4 Details of special resolution proposed to be conducted through Postal Ballot: None of the Businesses proposed to be transacted at the ensuing 33rd Annual General Meeting requires passing of a special resolution through postal ballot.

10. GENERAL SHAREHOLDER INFORMATION

10.1 Day, Date, Time and Venue of the 33rd Annual General Meeting:

Day and Date: Friday 29 September 2023
Time: 11:30 a.m.
Venue: Virtually through Video Conferencing

10.2 Financial Year: April 01 to March 31

10.3 Financial Calendar: Tentative and subject to change for the financial year 2023-24

Quarter Ending	Release of Results
30 June 2023	Mid of August, 2023
30 September 2023	Mid of November, 2023
31 December 2023	Mid of February, 2024
31 March 2024	Last Week of May, 2024

10.4 Date of Book Closure: From 23 September 2023 to 29 September 2023 [both days inclusive]

10.5 Dividend Payment History:

Year	Rate of Dividend (per equity share)	Total Amount of Dividend Paid (₹ in Lacs)	Date of AGM in which Dividend was declared	Dividend payment date
2009-10	0.10	295.23	25 September 2010	04 October 2010
2010-11	0.10	295.23	10 September 2011	16 September 2011
2011-12	0.10	295.23	15 September 2012	20 September 2012
2012-13	0.10	295.23	06 July 2013	13 July 2013
2013-14	0.10	295.23	20 September 2014	26 September 2014
2014-15	0.10	370.23	28 August 2015	02 September 2015
2015-16	0.11	432.26	10 September 2016	15 September 2016
2016-17	0.11	433.28	29 September 2017	04 October 2017
2017-18	0.11	433.28	29 September 2018	04 October 2018

10.6 Unpaid and Unclaimed Dividend:

The Company has uploaded the details of shareholders of the Company containing information like name, address, amount due to be transferred to Investor Education & Protection Fund (IEPF)and due date of transfer of amount to IPEF on its website. The said information has also been filed in e-Form No. 5INV/IEPF-2 on the website of Ministry of Corporate Affairs at www.mca.gov.in. It may be noted that no claim lies against the Company once the dividend is deposited in IEPF.

In terms of the provisions of Section 124(5) of the Companies Act, 2013; Unpaid dividend amounting to ₹ 9,95,047/- for FY 2014-15 lying in the YES Bank account had become due to be transferred to the IEPF account of the Government and were duly transferred so. The information of year wise amount of unclaimed dividend due to be transferred to IEPF is given in Directors' Report.

10.7 Listing at Stock Exchanges

Name and Address of the Stock Exchanges	Stock Code/Scrip Symbol	ISIN Number for NSDL/ CDSL (Dematerialized shares)
BSE Limited 25th Floor, Phirozee Jeejeebhoy Towers, Dalal Street, Mumbai 400 001	530377	INE937C01029
National Stock Exchange of India Limited Plot No. C/1, G Block, Exchange Plaza, Bandra-Kurla Complex, Bandra (East), Mumbai 400 051	NILAINFRA	

10.8 Confirmation of payment of Listing Fees: The annual listing fees for the year 2022-23 and advance listing fees for the year 2023-24, to the stock exchanges where the securities of the Company are listed, has been paid in prescribed time limit.

10.9 Market Price Data:

The monthly high / low and the volume of the Company's shares trades at BSE Limited and the monthly high/ low of the said exchange are as under:

Month	Nila Infrastructures Limited			BSE Limited	
	High (₹)	Low(₹)	Volume	High	Low
April 2022	7.89	5.74	34,95,790	60,845.10	56,009.07
May 2022	7.00	5.49	13,60,101	57,184.21	52,632.48
June 2022	6.09	4.59	31,01,725	56,432.65	50,921.22
July 2022	6.43	5.03	23,23,443	57,619.27	52,094.25
August 2022	6.85	5.46	22,68,430	60,411.20	57,367.47
September 2022	8.65	6.05	1,10,28,614	60,676.12	56,147.23
October 2022	7.15	6.00	28,21,749	60,786.70	56,683.40
November 2022	8.65	6.24	46,50,728	63,303.01	60,425.47
December 2022	8.35	6.10	24,41,588	63,583.07	59,754.10
January 2023	7.65	6.30	12,14,457	61,343.96	58,699.20
February 2023	6.72	4.90	25,28,332	61,682.25	58,795.97
March 2023	5.61	4.23	8,42,816	60,498.48	57,084.91

The monthly high / low and the volume of the Company's shares trades at National Stock Exchange of India Limited and the monthly high/low of the said exchange are as under:

Month	Nila Infrastructures Limited			National Stock Exchange of India Limited	
	High (₹)	Low (₹)	Volume	High	Low
April 2022	7.85	5.65	97,28,000	18,114.65	16,824.70
May 2022	6.95	5.50	57,90,000	17,132.85	15,735.75
June 2022	6.05	4.60	45,04,000	16,793.85	15,183.40
July 2022	6.40	5.05	1,02,10,000	17,172.80	15,511.05
August 2022	7.00	5.50	83,69,000	17,992.20	17,154.80
September 2022	8.65	6.10	4,57,07,000	18,096.15	16,747.70
October 2022	6.80	6.10	63,20,000	18,022.80	16,855.55
November 2022	8.70	6.20	2,57,64,000	18,816.05	17,959.20
December 2022	8.35	6.10	1,04,37,000	18,887.60	17,774.25
January 2023	7.55	6.20	64,17,000	18,251.95	17,405.55
February 2023	6.70	4.95	45,78,000	18,134.75	17,255.20
March 2023	5.60	4.40	47,56,000	17,799.95	16,828.35

10.10 In case the securities are suspended from trading; the Directors' Report shall explain the reason thereof: Not Applicable

10.11 Registrar to an issue and Share Transfer Agent:

M/s MCS Share Transfer Agent Limited
201, Second Floor, Shatdal Complex, Opp. Bata Show Room;
Ashram Road, Ahmedabad – 380 009
Email: mcsahmd@gmail.com / mcsstaahmd@gmail.com | Website: www.mcsregistrars.com;
Tel No. +91 79 2658 0461 / 62 / 63, Fax No. +91 79 2658 1296

10.12 Share Transfer System:

The powers of transfer and transmission of shares of the company have been delegated to the RTA of the Company M/s MCS Share Transfer Agent Limited, Ahmedabad. The RTA within time limit prescribed under the law approves and registers the dematerialize lodged by the investors. In terms of SEBI PR No. 12/2019, the shares of the Company are transferable only on dematerialized mode.

10.13 Distribution of shareholding as on 31 March 2023:

Shareholding of nominal value of	Number of Holder		Number of Shares	
	Nos	% of total	Nos	% of total
1 - 500	26676	59.13	4285368	1.09
501 - 1000	7904	17.52	7225929	1.83
1001 - 2000	4088	9.06	6849485	1.74
2001 - 3000	1715	3.80	4616489	1.17
3001 - 4000	774	1.72	2881518	0.73
4001 - 5000	1133	2.51	5538621	1.41
5001 - 10000	1473	3.26	11696508	2.97
10001 - 50000	1123	2.49	23955122	6.08
50001 - 100000	116	0.26	8748021	2.22
100001 and Above	114	0.25	318092139	80.76
Total	**45116**	**100.00**	**393889200**	**100.00**

10.14 Shareholding Pattern as on 31 March 2023:

Category	No. of shares held	% of total share capital
Promoters' Holding	243825187	61.90
Public holding		
Institutions and Bodies Corporate	25787058	6.55
Individuals	104502741	26.53
HUF	7085665	1.80
Non-Resident Indians	7998472	2.03
IEPF	4690077	1.19
Total	**393889200**	**100.00**

10.15 Lock in Shares:

There are no shares under lock-in as on 31 March 2023.

10.16 COMPLIANCE WITH CORPORATE GOVERNANCE REQUIREMENTS SPECIFIED IN REGULATION 17 TO 27 AND CLAUSES (B) TO (I) OF SUB-REGULATION (2) OF REGULATION 46 OF LISTING REGULATIONS

Particulars	Regulation Number	Compliance status (Yes/No/NA)
Board composition	17(1)	Yes
Meeting of Board of directors	17(2)	Yes
Review of Compliance Reports	17(3)	Yes
Plans for orderly succession for appointments	17(4)	Yes

Particulars	Regulation Number	Compliance status (Yes/No/NA)
Code of Conduct	17(5)	Yes
Fees/compensation	17(6)	Yes
Minimum Information	17(7)	Yes
Compliance Certificate	17(8)	Yes
Risk Assessment & Management	17(9)	Yes
Performance Evaluation of Independent Directors	17(10)	Yes
Composition of Audit Committee	18(1)	Yes
Meeting of Audit Committee	18(2)	Yes
Composition of nomination & remuneration committee	19(1) & (2)	Yes
Composition of Stakeholder Relationship Committee	20(1) & (2)	Yes
Composition and role of risk management committee	21(1),(2),(3),(4)	NA
Vigil Mechanism	22	Yes
Policy for related party Transaction	23(1),(5),(6),(7) & (8)	Yes
Prior or Omnibus approval of Audit Committee for all related party transactions	23(2), (3)	Yes
Approval for material related party transactions	23(4)	Yes
Composition of Board of Directors of unlisted material Subsidiary	24(1)	Yes
Other Corporate Governance requirements with respect to subsidiary of listed entity	24(2),(3),(4),(5) & (6)	Yes
Maximum Directorship & Tenure	25(1) & (2)	Yes
Meeting of independent directors	25(3) & (4)	Yes
Familiarization of independent directors	25(7)	Yes
Memberships in Committees	26(1)	Yes
Affirmation with compliance to code of conduct from members of Board of Directors and Senior management personnel	26(3)	Yes
Disclosure of Shareholding by Non-Executive Directors	26(4)	Yes
Policy with respect to Obligations of directors and senior management	26(2) & 26(5)	Yes
Details of business	46(2)(a)	Yes
Terms and conditions of appointment of independent directors	46(2)(b)	Yes
Composition of various committees of board of directors	46(2)(c)	Yes
Code of conduct of board of directors and senior management personnel	46(2)(d)	Yes
Details of establishment of vigil mechanism/ Whistle Blower policy	46(2)(e)	Yes
Criteria of making payments to non-executive directors	46(2)(f)	Yes
Policy on dealing with related party transactions	46(2)(g)	Yes
Policy for determining 'material' subsidiaries	46(2)(h)	Yes
Details of familiarization program imparted to independent directors	46(2)(i)	Yes

Particulars	Regulation Number	Compliance status (Yes/No/NA)
email address for grievance redressal and other relevant details	46(2)(j)	Yes
Contact information of the designated officials of the listed entity who are responsible for assisting and handling investor grievances	46(2)(k)	Yes
Financial results	46(2)(l)	Yes
Shareholding pattern	46(2)(m)	Yes
Details of agreements entered into with the media companies and/ or their associates	46(2)(n)	NA
Schedule of analyst or institutional investor meet and presentations made by the listed entity to analyst or institutional investors simultaneously with submission to stock exchange	46(2)(o)	Yes
New name and the old name of the listed entity	46(2)(p)	Yes

10.17 Dematerialization of Shares and liquidity:

Trading in the Company's shares is permitted only in dematerialization form for all investors. The Company has established connectivity with CDSL and NSDL through the Registrar, M/s MCS Share Transfer Agent Limited, Ahmedabad, whereby the investors have the option to dematerialize their shares with either of the depositories. As on 31 March 2023; 98.63% of the paid up share capital has been dematerialized.

10.18 Share Capital Evolution:

Date of Issue/ Allotment	No. of shares Allotted	Issue Price per share (₹)	Distinctive Numbers	Type of Issue	Cumulative capital (No of shares)
26 February 1990	20	10	1 to 20	Subscribers to memorandum	20
30 March 1991	9500	10	21 to 9520	Further Allotment	9520
31 March 1992	3500	10	9521 to 13020	Further Allotment	13020
31 March 1993	18500	10	13021 to 31520	Further Allotment	31520
23 March 1994	4400	10	31521 to 35920	Further Allotment	35920
10 January 1995	1010000	15	35921 to 1045920	Further Allotment	1045920
31 March 1995	2990000	15	1045921 to 4035920	Further Allotment-Public Issue	4035920
31 March 1995	1920000	15	4035921 to 5955920	Further Allotment-Public Issue	5955920
28 April 1995	6366700	15	5955921 to 12322620	Further Allotment-Public Issue	12322620*
27 July 2010	172000000	1.20	123226201 to 295226200	Further Allotment Pursuant to scheme of amalgamation	295226200
03 January 2015	75000000	1.00	295226201 to 370226200	Further Allotment on Private Placement Basis	370226200

Date of Issue/ Allotment	No. of shares Allotted	Issue Price per share (₹)	Distinctive Numbers	Type of Issue	Cumulative capital (No of shares)
30 June 2016	22500000	1.00	370226200	Further Allotment upon conversion of Warrants	392726200
23 July 2016	242500	1.00	392726201 to 392968700	Allotment upon exercise of stock options by employees	392968700
16 January 2017	424000	1.00	392968701 to 393392700	Allotment upon exercise of stock options by employees	393392700
15 September 2017	496500	1.00	393392701 To 393889200	Allotment upon exercise of stock options by employees	393889200

* Note: The above 1,23,22,620 Equity Shares of ₹ 10/- each have been sub divided into 12,32,26,200 Equity Shares of ₹ 1/- each pursuant to ordinary resolution passed at the Annual General Meeting held on 30 August 2005.

10.19 Outstanding GDR/ADR/Warrants or any convertible instrument, conversion date and likely impact on equity:

At the end of the year there is no such instrument pending for conversion.

10.20 Commodity price risk or foreign exchange risk and hedging activities:

The business of the Company is exposed to fluctuations in commodity prices, which is, by and large, managed by booking the requisite estimated quantity/quality by back-to-back booking with the manufacturers and/or suppliers, while there is no exposure of the Company involving any foreign exchange risk and therefore there are no hedging activities undertaken.

10.21 Plant locations:

The Company is in the business of construction activities and therefore do not have any plant or production units. However the information regarding various infrastructure and real estate projects of the Company is available on the Company's website at www.nilainfra.com.

10.22 Credit Ratings:

Brickwork Ratings India Private Limited has reaffirmed credit rating of bank loan facilities amounting to ₹ 188.84 Crore.

The credit rating of Fund based long term facility amounting to ₹ 129.42 Crore has been reaffirmed as BWR BBB+ (Pronounced as BWR Triple B Plus) Outlook-Stable and the Non-fund based short term facility amounting to ₹ 59.42 Crore has been reaffirmed as BWR A2 (Pronounced as BWR A Two).

10.23 Address for Correspondence: All shareholder's related enquires; clarifications and correspondence should be addressed at the following address:

The Compliance Officer

Nila Infrastructures Limited 1st Floor, “Sambhaav House”, Opp: Chief Justice's Bungalow, Bodakdev, Ahmedabad-380015 Email: secretarial@nilainfra.com, Fax: +91 79 2687 3922; Phone: +91 79 4003 6817/18

10.24 Disclosures with Respect to Demate Suspense Account / Unclaimed Suspense Account:

The Company does not have any unclaimed shares and therefore the disclosures with respect to demate suspense account / unclaimed suspense account is not required.

10.25 Disclosure of Certain Type of Agreements binding the Company:

There has not been any agreement reported to the Company pursuant to Clause 5A of Paragraph A of Part A of Schedule III of the SEBI (Listing Obligation & Disclosure Requirement) Regulations 2015.

11. OTHER DISCLOSURES

11.1 Materially Significant Related Party Transaction:

The transaction(s) entered into between the Company and its related parties are disclosed in the Notes forming part of accounts and are in compliance with the Accounting Standards relating to "Related Party Disclosures". There is no materially significant Related Party Transaction Wherein Directors and Key Managerial Personnel are interested and that may have potential conflict with the interest of the Company. All material transactions with subsidiaries, associates and joint ventures are in compliance with applicable law.

11.2 Statutory Compliances, Penalties and Strictures:

No strictures or penalties have been imposed on the Company by the Stock Exchanges or by the Securities and Exchange Board of India (SEBI) or by any statutory authority on any matters related to capital markets during the last three years.

11.3 Details of non-compliance with mandatory requirements and adoption of the non-mandatory requirements:

There is no non-compliance of any mandatory requirements and adoption of the non-mandatory requirements by the Company.

11.4 Web link where policy for determining 'Material Subsidiaries' is disclosed:

The Company does not have any material subsidiary within the meaning of SEBI laws. The Company's policy on determining material subsidiary is placed on the Company's website at www.nilainfra.com under investor segment.

11.5 Web link where policy on dealing with related party transactions:

The Company's policy on dealing with related party transactions is placed on the Company's website at www.nilainfra.com under investor segment.

11.6 Certificate from a Company Secretary in practice that none of the directors on the board of the company have been debarred or disqualified:

A Certificate from a Company Secretary in practice has been received that none of the directors on the board of the company have been debarred or disqualified from being appointed or continuing as directors of companies by the Board/ Ministry of Corporate Affairs or any such statutory authority. The certificate is reproduced herein after this report

11.7 Total Fees for all services paid by the listed entity and its subsidiaries etc. whose accounts have been consolidated; on a consolidated basis to the statutory auditors for the financial year 2022-23:

SN	Particulars	Consolidated Amount (₹)
1	Audit and Other Certification Fees	14,09,108

12. DISCLOSURES IN RELATION TO THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013:

No. of complaints filed during the financial year: Nil
No. of complaints disposed of during the financial year: Nil
No. of complaints pending as at end of the financial year: Nil

13. DETAILS OF NON COMPLIANCE OF ANY REQUIREMENT OF CORPORATE GOVERNANCE REPORT ABOVE, WITH REASONS THEREOF SHALL BE DISCLOSED: NOT APPLICABLE

14. DISCLOSURE OF THE EXTENT TO WHICH THE DISCRETIONARY REQUIREMENTS AS SPECIFIED IN PART E OF SCHEDULE II OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 HAVE BEEN ADOPTED: NOT APPLICABLE

15. WHERE THE BOARD HAD NOT ACCEPTED ANY RECOMMENDATION OF ANY COMMITTEE OF THE BOARD WHICH IS MANDATORILY REQUIRED, IN THE RELEVANT FINANCIAL YEAR: NOT APPLICABLE

16. DETAILS OF UTILIZATION OF FUNDS RAISED THROUGH PREFRENTIAL ALLOTMENT OR QUALIFIED INSTITUTION PLACEMENT AS SPECIFIED UNDER REGULATION 32(7A) : NOT APPLICABLE

17. SECRETARIAL AUDIT FOR CAPITAL RECONCILIATION:

As stipulated by SEBI, a Secretarial Audit is carried out by an Independent Practicing Company Secretary on quarterly basis to confirm reconciliation of the issued and listed capital, shares held in dematerialized and physical mode and the status of the register of members.

18. SECRETARIAL AUDIT REPORT FOR COMPLIANCES:

Secretarial Audit has been carried out by an Independent Practicing Company Secretary at the end of the financial year to ensure timely compliances of all applicable acts, laws, guidelines, rules and regulations.

NILA INFRASTRUCTURES LIMITED

CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

(pursuant to Regulation 34(3) and Schedule V Para C clause (10)(i) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,
The Members of
Nila Infrastructures Limited
1st Floor, Sambhaav House,
Opp. Chief Justice's Bungalow,
Bodakdev, Ahmedabad -380015

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of Nila Infrastructures Limited having CIN: L45201GJ1990PLC013417 and having registered office at 1st Floor, Sambhaav House, Opp: Chief Justice's Bungalow, Bodakdev, Ahmedabad -380015. (hereinafter referred to as 'the Company'), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10 (i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations,2015.

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in) as considered necessary and explanations furnished to us by the Company & its officers, We hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ending on 31 March 2023 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs or any such other Statutory Authority.

Sr. No.	Name of Director	DIN	Date of appointment in Company
1	Manojbhai Bhupatbhai Vadodaria	00092053	26/02/1990
2	Kiranbhai Bhupatbhai Vadodaria	00092067	30/07/2009
3	Dilip Dahyabhai Patel	01523277	30/07/2009
4	Shyamal Shivkumar Joshi	00005766	14/08/2010
5	Foram Bhanukumar Mehta	07140346	28/03/2015
6	Revant Akshay Bhatt	09197805	07/10/2021

Ensuring the eligibility of for the appointment/continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

Place: Ahmedabad
Date: 25 May 2023

Umesh Ved
Umesh Ved & Associates
Company Secretaries
FCS No.: 4411
C.P. No.: 2924
UDIN: F004411E000378367
Peer Review No. 766/2020

CORPORATE GOVERNANCE COMPLIANCE CERTIFICATE

To
The Members,
Nila Infrastructures Limited,
1st Floor, Sambhaav House,
Opp. Chief Justice's Bungalow,
Bodakdev, Ahmedabad -380015

In accordance with Chapter IV of Securities Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, we have examined all relevant records of the Nila Infrastructures Limited relating to its compliance of condition of Corporate Governance as stipulated in said Listing Regulations for the financial year ended 31 March 2023.

It is responsibility of the Company to prepare and maintain the relevant necessary record under the SEBI guidelines, Listing Agreement and other application Laws. Our responsibility is to carry out an examination on the basis of our professional judgment so as to award a reasonable assurance of the correctness and completeness of the records for the purpose of this certificate.

We have obtained all the information and explanation, which to the best of our knowledge and belief were necessary for the purpose of this certificate and have been provided with such records document's certificates etc. as had been required by us.

We certify that from the records produced and the explanation given to us by the Company for the purpose of this certificate and to the best of our information, the Company has complied with all the mandatory requirement of the Chapter IV of Securities Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015 subject to our observations made in Secretarial Audit Report dated 25 May 2023.

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

Place: Ahmedabad
Date: 25 May 2023

Umesh Ved
Umesh Ved & Associates
Company Secretaries
FCS No.: 4411
C.P. No.: 2924
UDIN: F004411E000378664

CEO and CFO Certification

To,
The Board of Directors
Nila Infrastructures Limited

We, Manoj B. Vadodaria, Chairman & Managing Director and Darshan M. Shah, Chief financial Officer responsible for the finance function of the Company certify that:

(a) We have reviewed financial statements and the cash flow statement for the year ended on 31 March 2023 and that to the best of our knowledge and belief:

  (i) these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;

  (ii) these statements together present a true and fair view of the listed entity's affairs and are in compliance with existing accounting standards, applicable laws and regulations.

(b) To the best of our knowledge and belief, no transactions entered into by the Company during the Financial Year ended on 31 March 2023 which are fraudulent, illegal or violative of the Company's code of conduct.

(c) We accept responsibility for establishing and maintaining internal controls for financial reporting. We have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and we have disclosed to the auditors and the audit committee, deficiencies in the design or operation of such internal controls, if any, of which they are aware and the steps they have taken or propose to take to rectify these deficiencies.

(d) We have indicated to the Auditors and to the Audit committee:

  (i) There have been no significant changes in internal control over financial reporting during the year;

  (ii) There have been no significant changes in accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and

  (iii) There have been no instances of significant fraud of which we have become aware and the involvement therein, if any, of the management or an employee having a significant role in the Company's internal control system over financial reporting.

Manoj B. Vadodaria
Chairman & Managing Director
DIN: 00092053

Place: Ahmedabad
Date: 25 May 2023

Darshan M. Shah
Chief Financial Officer

This Page is left intentionally left blank

Independent Auditors' Report

To the Members of Nila Infrastructures Limited

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of Nila Infrastructures Limited ("the Company") having CIN L45201GJ1990PLC013417, which comprise the Balance Sheet as at 31 March 2023 the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of the significant accounting policies and other explanatory information, which we have signed under reference to this report (hereinafter referred to as "the standalone financial statements").

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

Basis of Opinion

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

Emphasis of Matter

We draw your attention to the Note 34(i)(c) of the standalone financial statement that describes the search operation carried out by the Income Tax department at the Company's business premises and residential premises of the promoters and certain key employees of the Company in September 2021, pursuant to which notices / assessment orders have been received for the assessment years 2014-15, 2016-17 to 2022-23. Pending finalisation of the assessment proceedings / appeals, the impact of these matters on the standalone financial statement for the year ended 31 March 2023 and the adjustments (if any) required to these standalone financial statement, is presently not ascertainable. Our opinion is not modified in respect of this matter.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

1) Recognition of contract revenue and margins:

Revenue from construction projects represents significant portion of the revenue from operations of the Company. We identified recognition of contract revenue and margins as a key audit matter because the estimation of the contract revenue and total cost to complete the contract is inherently subjective, complex and requires significant management judgment. The same may get subsequently changed due to change in prevailing circumstances, contract variations and changes to key assumptions and could result in significant variance in the revenue and profit or loss from a contract for the reporting period.

Refer note 3(g) to the standalone financial statements on accounting policy for revenue recognition.

How the matter was addressed in our audit;
Our procedures included the following

- Obtained an understanding of management's process for analysing long term contracts, the risk associated with the contract and any key judgments.

- Evaluating the design and implementation of relevant controls over contract revenue and cost estimation process through a combination of procedures involving inquiry, observations, and inspection of evidence.

- We selected a sample of contracts to test, using a risk based criteria which included individual contracts with:

  - significant revenue recognised during the year;
  - significant contract asset balances held at the year-end; or
  - low profit margins.

- For the sample contracts selected as above, verified underlying documents such as original contract and its amendments, key contract terms and milestones for verifying the estimation of contract revenue and costs and /or any change in such estimation.

- Evaluating retrospective results for contracts completed during the current year to ensure there is no management bias in estimated contract revenue and costs.

- Evaluated adequacy of specific key assumptions considered by management in determining contract revenue.

- Considered the adequacy of the disclosures in note 36 to the standalone financial statements.

2) Recoverability of carrying value of loans and investments in subsidiary, joint ventures and associate:

The assessment of recoverable value of the Company's investment in and loans receivable from subsidiary, joint ventures and associate involves significant judgement. These include assumptions such as discount rates, future business plan, recoverability of its receivables and growth rate.

We focused on this area as a key audit matter due to judgements involved in forecasting future cash flows and the selection of assumptions.

Refer note 7 and 37 to the standalone financial statements.

How the matter was addressed in our audit;
Our procedures included the following

- Tested operating effectiveness of controls over the impairment analysis performed by the management.

- Evaluated net worth and past performance of the Company to whom loans were given or investment made.

- Challenged the significant assumptions and judgements used in impairment analysis, such as forecast revenue, margins, terminal growth and discount rates.

- Evaluated adequacy of specific key assumptions considered by management in determining the recoverable value of its loans and investments.

- Performing sensitivity analysis on key assumptions including discount rates and estimated future growth.

- Evaluated accuracy of disclosure in the standalone financial statements.

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

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Directors' Report and Management discussion and Analysis included in Company's annual report, but does not include the financial statements and our auditor's report thereon.

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's Responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these standalone financial statements to give a true and fair view of the financial position, financial performance (including other comprehensive income), cash flows and changes in equity of the Company in accordance with the Ind AS and 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 standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

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

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

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, 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 standalone financial statements or if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by 'the Companies (Auditor's Report) Order, 2020' ("the order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, we give in the "Annexure A",a statement on the matters specified in paragraphs 3 and 4 of the Order.

2. As required by Section 143 (3) of the Act, we report that:

   (a) We have sought and obtained all the information and explanations, which to the best of our knowledge and belief, were necessary for the purposes of our audit;

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;

(c) The Standalone Balance Sheet, the Standalone Statement of Profit and Loss (including other comprehensive income), the Standalone Cash Flow Statement and the Standalone Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;

(d) In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

(e) On the basis of the written representations received from the directors as on 31 March 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2023 from being appointed as a director in terms of Section 164 (2) of the Act.

(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

(g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our knowledge and belief and according to the information and explanations given to us:

  i. The Company has disclosed the impact of pending litigations on its financial position in its Standalone financial statements;

  ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;

  iii. There has been no delay in transferring amounts, required to be transferred to the Investor Education and Protection Fund by the Company during the year.

  iv. (a) The Management has represented that, to the best of their knowledge and belief, no funds (which are material either individually or in the aggregate) 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, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

  (b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) 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, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

  (c) 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.

  v. The company has not proposed any dividend during the previous year and has not declared any interim dividend during the year and until the date of this report. Hence, no reporting is applicable with regards to compliance with section 123.

(h) In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the current year is in accordance with the provisions of section 197 of the Act.

For, M B D & Co LLP
Chartered Accountants
Firm's Registration No: 135129W/W100152

Deval Desai
Partner
Membership Number: 132426
UDIN: 23132426BGQVOA6804

Place : Ahmedabad
Date: 25 May 2023

Annexure A

To the Independent Auditor's Report – 31 March 2023

Referred in paragraph 1 under the heading "Report on other legal and regulatory requirements" of our report of even date to the members of Nila Infrastructures Limited on the standalone financial statements as of and for the year ended 31 March 2023

i. (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.

(B) The Company has maintained proper records showing full particulars of intangible assets.

(b) The Company has a regular program of physical verification of its fixed assets by which all fixed assets are verified annually. In our opinion, this periodicity of physical verification is reasonable having regard to size of the Company and nature of its assets. In accordance with this program, fixed assets were physically verified by management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

(c) According to the information and explanations given to us and based on the examination of the records of the company provided to us, we report that, the title deeds, comprising all the immovable properties of land and buildings which are freehold, are held in the name of the Company as at the balance sheet date.

(d) The Company has not revalued its Property, Plant and Equipment or intangible assets during the year ended 31 March 2023.

(e) According to the information and explanations given by the management, and as stated in Note 42(b) to the standalone financial statements, the Company has not received any proceeding notice under section 24(1) of the Prohibition of Benami Property Transactions Act 1988. Accordingly, clause (i)(e) of the Order is not applicable to the Company.

ii. (a) Physical verification of inventory has been conducted by the management at regular intervals. In our opinion, the frequency of verification is reasonable. On the basis of our examination of the inventory records, in our opinion, the Company is maintaining proper records of inventory. The discrepancies noticed on physical verification of inventory as compared to book records were not material and have been properly dealt with in the books of account.

(b) The company has been sanctioned working capital limit in the form of term loans and overdraft facilities, however, according to information and explanation given by the management the terms and conditions of the sanctions does not specify to submit any monthly or quarterly statements of current assets of the company, hence the Company is not submitting such statements to the lending banksand financial institutions and hence clause (ii) (b) of the Order is not applicable for the year.

iii. The company has made further investment in its joint venture entity and also granted unsecured loans to other parties including its employees.

(a) Details of loans provided during the year by the company are as below:

(₹ in lakhs)

Particulars	Loans
Aggregate amount granted during the year to subsidiary, joint ventures and associate (Gross)	713.98
Aggregate amount granted during the year to Others (Gross)	3.80
Balance outstanding as at balance sheet date in respect of loans to subsidiary, joint ventures and associates (including interest receivable and Ind AS 109 impact)	4,994.65
Balance outstanding as at balance sheet date in respect of loan to others (including interest receivable)	144.15

According to the information and explanations given by the management, the Company has not provided any guarantees or security for loans obtained by its subsidiary, joint ventures and associate or any other parties.

(b) According to the information and explanations given to us and based on the audit procedures conducted by us, we are of the opinion that rate of interest and other terms and conditions of the investments made and loans granted by the Company are not, prima facie, prejudicial to the interest of Company.

(c) According to the information and explanations given to us and based on the audit procedures conducted by us, the aforesaid loans granted by the Company and interest payable thereon are repayable as stipulated. Such repayment schedule has been prescribed for all the major loans except for three employee loans outstanding as at the balance sheet date. The borrowers have been regular in payment of principal and interest as agreed and stipulated except for the loan extensions specified under clause (iii)(e) below.

(d) There are no overdue amounts of more than 90 days in respect of aforesaid loans granted by the Company except for the loan extensions specified under clause (iii)(e) below.

(e) The Company has extended the loan repayment terms for three of the loans provided by it, out of which one loan is provided to the subsidiary and one loan is provided to one of the joint ventures of the company. Moreover, the company also granted fresh loans to such subsidiary and joint venture during the year, total of fresh loans during the year amounting to ₹ 572.98 Lakhs. Following are the details of the aggregate amount of dues outstanding at year end which were renewed or extended or settled by fresh loans during the year:

(₹ in lakhs)

Particulars	Clo. Balance of Renewed / Extended / Fresh Loans
Aggregate amount of dues outstanding at year end which were renewed or extended or settled by fresh loans during the year	3,708.97
Percentage of loans/ advances in nature of loans to the total loans	72.18%

(f) The Company has granted loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to its employees. Of these following are the details of the closing balance of aggregate amount of loans or advances in the nature of loans granted to promoters or related parties as defined in clause (76) of section 2 of the Companies Act, 2013either repayable on demand or without specifying any terms or period of repayment:

(₹ in lakhs)

Particulars	Total	Others	Promoters	Related Parties
Aggregate amount of loans / advances in nature of loans - Repayable on demand	3.59	3.59	-	-
Percentage of loans/ advances in nature of loans to the total loans	0.07%	0.07%	-	-

iv. In our opinion and according to the information and explanations given to us, the Company has not granted any loans, or provided any guarantees or security to the parties covered under Section 185 of the Act during the year. Accordingly, compliance under Section 185 of the Act is not applicable to the Company. According to the information and explanations given to us, the Company is engaged in the business of providing infrastructural facilities and accordingly the provisions of Section 186 (except subsection (1) of Section 186) of the Act are not applicable to the Company. In our opinion, and according to the information and explanations given to us, the Company has made investment referred in Section 186(1) of the Act and have complied with the provisions of Section 186 of the Act.

v. In our opinion, and according to the information and explanations given to us, the Company has not accepted any deposit from public as per the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed thereunder. Accordingly, clause (v) of the Order is not applicable to the Company.

vi. We have broadly reviewed the cost records maintained by the Company pursuant to the rules prescribed by the Central Government for the maintenance of cost records under Section 148(1) of the Act and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.

vii. (a) According to the information and explanations given to us and on the basis of records of the Company examined by us, in our opinion, amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Provident fund, Employees' State Insurance, Income-tax, Cess and other material statutory dues have been generally regularly deposited during the year by the Company with the appropriate authorities, though there have been slight delays in a few cases, As explained to us, the Company did not have any dues on account of Wealth Tax, Sales tax, Service tax, Duty of Customs, Duty of excise and Value added tax during the year.

According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, professional tax, employees' state insurance, income tax, Goods and service tax, cess and other statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us and the records of the Company examined by us, there are no dues of income tax, goods and service tax and cess as at the balance sheet date, which have not been deposited on account of any dispute except as stated below.

(₹ in lakhs)

Name of the statute	Nature of the dues	Amt. not deposited	FY to which the amt. relates	Forum where dispute is Pending
Income Tax Act, 1961	Income tax	0.81	1999-00	Assessing Officer
Income Tax Act, 1961	Income tax	0.43	2001-02	Assessing Officer
Income Tax Act, 1961	Income tax	2.18	2006-07	Assessing Officer
Income Tax Act, 1961	Income tax	2.22	2008-09	Central Processing Centre (CPC)
Income Tax Act, 1961	Income tax	0.64	2014-15	Central Processing Centre (CPC)
Income Tax Act, 1961	Income tax	62.22	2014-15	Central Processing Centre (CPC)
Income Tax Act, 1961	Income tax	778.44	2017-18	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Income tax	160.76	2020-21	Commissioner of Income Tax (Appeals)

viii. According to the information and explanations given to us, the Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause (viii) of the Order is not applicable to the Company.

ix. (a) In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of loans and borrowings to financial institutions or banks. The Company did not have any dues to government and debenture holders during the year.

(b) The Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.

(c) In our opinion and according to the information and explanations given to us, the term loans taken by the Company were applied for the purpose for which they were raised.

(d) On an overall examination of the financial statements of the Company, no funds raised on short-term basis have been observed to have been used for long-term purposes by the Company.

(e) According to the information and explanations given to us, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiary, joint ventures or associate.

(f) According to the information and explanations given to us, The Company has not raised loans during the year on the pledge of securities held in its subsidiary, joint ventures or associate. Hence, the requirement to report on clause (ix)(f) of the Order is not applicable to the Company.

x. (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year. Hence, the requirement to report on clause (x)(a) of the Order is not applicable to the Company.

(b) The Company has not made any preferential allotment or private placement of shares / fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause (x)(b) of the Order is not applicable to the Company.

xi. (a) To the best of our knowledge, except for the possible effects of the matter described in the emphasis of matter section in our report on the financial statements, no fraud by the company and no material fraud on the company by its officer or employee has been noticed or reported during the year.

(b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by auditors in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

xii. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company as prescribed under Section 406 of the Act. Accordingly, clause (xii) of the Order is not applicable to the Company.

xiii. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with Sections 177 and 188 of the Act wherever applicable. The details of such related party transactions have been disclosed in the standalone financial statements as required by the applicable Indian Accounting Standards.

xiv. (a) The Company has an internal audit system commensurate with the size and nature of its business.

(b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit have been considered by us.

xv. According to the information and explanations given to us and based on the records of the Company examined by us, the company has not entered into any non-cash transactions with directors or any person connected with the directors. Accordingly, clause (xv) of the Order is not applicable to the Company.

xvi. (a) In our opinion and according to the information and explanations given to us, the company is not required to be registered under sections 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the provisions of Clause (xvi) (a) of the Order is not applicable.

(b) In our opinion and according to the information and explanations given to us, the company has not conducted any Non-Banking Financial or Housing Finance activities.

(c) In our opinion and according to the information and explanations given to us, the company is not a Core Investing Company (CIC) as defined in the regulations made by the Reserve Bank of India.

(d) Based on the written representation provided to us by the management, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause (xvi) (d) of the Order is not applicable.

xvii. The company has not incurred cash losses in the current or immediately preceding financial year.

xviii. There has been no resignation of the statutory auditors during the year and accordingly requirement to report on Clause (xviii) of the Order is not applicable to the Company.

xix. On the basis of the financial ratios disclosed in Note 39 to the financial statements, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

xx. (a) In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Companies Act (the Act), in compliance with second proviso to sub section 5 of section 135 of the Act. This matter has been disclosed in note 29A to the financial statements.

(b) There are no unspent amounts in respect of ongoing projects, that are required to be transferred to a special account in compliance of provision of sub section (6) of section 135 of Companies Act. This matter has been disclosed in note 29A to the financial statements.

xxi. The reporting under clause (xxi) of the Order is not applicable in respect of audit of standalone financial statements. Accordingly, no comment in respect of the said clause has been included in this report.

For, M B D & Co LLP
Chartered Accountants
Firm's Registration No: 135129W/W100152

Deval Desai
Partner
Membership Number: 132426
UDIN: 23132426BGQVOA6804

Place : Ahmedabad
Date: 25 May 2023

Annexure B

To the Independent Auditor's Report – 31 March 2023

Referred to in Annexure referred to in paragraph 2(f) under the heading "Report on other legal and regulatory requirements" of our report of even date to the members of Nila Infrastructures Limited on the standalone financial statements as of and for the year ended 31 March 2023

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

Opinion

We have audited the internal financial controls with reference to standalone financial statements of Nila Infrastructures Limited ("the Company") as of 31 March 2023 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("the Guidance Note").

Management's Responsibility for Internal Financial Controls

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

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting and the Standards on Auditing deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of internal financial controls and both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting were 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 judgement, including the assessment of the risks of material misstatement of the standalone 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 authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised 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.

For, M B D & Co LLP
Chartered Accountants
Firm's Registration No: 135129W/W100152

Deval Desai
Partner
Membership Number: 132426
UDIN: 23132426BGQVOA6804

Place : Ahmedabad
Date: 25 May 2023

Standalone Balance Sheet
as at 31 March 2023

(₹ in lakhs)

Particulars	Note	As at 31 March 2023	As at 31 March 2022
ASSETS			
Non-current assets			
(a) Property, plant and equipment	4	285.21	439.55
(b) Investment properties	5	3,100.90	3,181.27
(c) Intangible assets	6	1.04	1.99
(d) Financial assets			
(i) Investments	7	9,434.96	8,516.28
(ii) Loans	8	3,049.57	4,223.98
(iii) Other non-current financial assets	9	1,548.04	1,851.48
(e) Income tax assets (net)	11	366.65	333.80
(f) Other non-current non-financial assets	10	137.14	10.37
Total non-current assets		**17,923.51**	**18,558.72**
Current assets			
(a) Inventories	12	3,851.46	3,343.51
(b) Financial assets			
(i) Trade receivables	13	1,969.71	3,746.32
(ii) Cash and cash equivalents	14	164.97	29.38
(iii) Bank balances other than (ii) above	14	148.62	39.96
(iv) Loans	8	2,089.23	119.68
(v) Other current financial assets	9	7.23	3.88
(c) Other current non-financial assets	10	54,731.31	15,082.54
Total current assets		**62,962.53**	**22,365.27**
Total assets		**80,886.04**	**40,923.99**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	15	3,938.89	3,938.89
(b) Other equity	16	10,890.57	10,710.52
Total equity		**14,829.46**	**14,649.41**
Liabilities			
Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	17	2,095.87	8,751.75
(ii) Other non-current financial liabilities	18	227.45	110.60
(b) Provisions	19	75.11	70.00
(c) Deferred tax liabilities (net)	20	893.74	887.89
Total non-current liabilities		**3,292.17**	**9,820.24**
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	17	4,478.09	2,069.34
(ii) Trade payables			
(iia) Due to micro and small enterprises	21	0.82	-
(iib) Due to others	21	4,100.18	3,171.45
(iii) Other current financial liabilities	18	82.25	94.58
(b) Other current non-financial liabilities	22	53,977.29	11,021.16
(c) Provisions	19	125.78	97.81
Total current liabilities		**62,764.41**	**16,454.34**
Total liabilities		**66,056.58**	**26,274.58**
Total equity and liabilities		**80,886.04**	**40,923.99**

The accompanying notes 1 to 43 form an integral part of these standalone financial statements.

As per our report of even date attached

For M B D & Co LLP
Chartered Accountants
Firm's Registration No: 135129W/W100152

Deval Desai
Partner
Membership No: 132426

Place : Ahmedabad
Date : 25 May 2023

For and on behalf of the Board of Directors of Nila Infrastructures Limited
CIN No. : L45201GJ1990PLC013417

Manoj B. Vadodaria
Managing Director
DIN : 00092053

Deep S. Vadodaria
Director
DIN : 01284293

Darshan M. Shah
Chief Financial Officer

Dipen Y. Parikh
Company Secretary

Place : Ahmedabad
Date : 25 May 2023

Place : Ahmedabad
Date : 25 May 2023

Standalone Statement of Profit and Loss

for the year ended 31 March 2023

(₹ in lakhs)

Particulars	Note	For the year ended 31 March 2023	For the year ended 31 March 2022
Income			
Revenue from operations	23	11,442.17	9,334.60
Other income	24	1,377.62	1,278.71
Total income		**12,819.79**	**10,613.31**
Expenses			
Cost of material consumed and project expenses	25	10,677.25	8,403.18
Changes in inventories of construction material, land and work in progress	26	(507.95)	(453.27)
Employee benefits expenses	27	371.95	337.53
Finance costs	28	1,132.59	1,484.13
Depreciation and amortisation expense	4,5 & 6	149.14	186.63
Other expenses	29	708.74	290.26
Total expenses		**12,531.72**	**10,248.46**
Profit before tax		**288.07**	**364.85**
Tax expense:			
- Current tax	20	105.82	(16.04)
- Deferred tax charge/(credit) (net)	20	4.93	129.87
Total tax expenses		**110.75**	**113.83**
Profit for the year		**177.32**	**251.02**
Other comprehensive income			
Items that will not be reclassified subsequently to profit or loss			
Remeasurement of post-employment benefit obligation	16	3.65	9.92
Income tax relating to these items	16	(0.92)	(2.50)
Other comprehensive income for the year, net of tax		**2.73**	**7.42**
Total comprehensive income for the year		**180.05**	**258.44**
Earnings per equity share (Face value ₹ 1 per share)			
Basic	30	0.05	0.06
Diluted	30	0.05	0.06

The accompanying notes 1 to 43 form an integral part of these standalone financial statements.

As per our report of even date attached

For M B D & Co LLP
Chartered Accountants
Firm's Registration No: 135129W/W100152

Deval Desai
Partner
Membership No: 132426

Place : Ahmedabad
Date : 25 May 2023

For and on behalf of the Board of Directors of Nila Infrastructures Limited
CIN No. : L45201GJ1990PLC013417

Manoj B. Vadodaria
Managing Director
DIN : 00092053

Deep S. Vadodaria
Director
DIN : 01284293

Darshan M. Shah
Chief Financial Officer

Dipen Y. Parikh
Company Secretary

Place : Ahmedabad
Date : 25 May 2023

Place : Ahmedabad
Date : 25 May 2023

Standalone Statement of Changes in Equity
for the year ended 31 March 2023

Equity share capital

(₹ in lakhs)

Particulars	Note	Amount
Balance as at 1 April 2021		3,938.89
Changes during the year		-
Balance as at 31 March 2022		**3,938.89**
Changes during the year		-
Balance as at 31 March 2023	**15**	**3,938.89**

Other Equity

(₹ in lakhs)

Particulars	Note	Reserves and Surplus			Total
		Retained earnings	General reserve	Securities premium	
Balance as at 1 April 2021		**9,893.60**	**524.77**	**33.71**	**10,452.08**
Total comprehensive income for the year ended 31 March 2022					
Profit for the year		251.02	-	-	251.02
Items of other comprehensive income					
Remeasurement of post-employment benefit obligation (net of tax)	16	7.42	-	-	7.42
Balance as at 31 March 2022		**10,152.04**	**524.77**	**33.71**	**10,710.52**
Total comprehensive income for the year ended 31 March 2023					
Profit for the year		177.32	-	-	177.32
Items of other comprehensive income					
Remeasurement of post-employment benefit obligation (net of tax)	16	2.73	-	-	2.73
Balance as at 31 March 2023		**10,332.09**	**524.77**	**33.71**	**10,890.57**

Nature and purpose of reserves:

General Reserve - The General Reserve is used from time to time to transfer profits from retained earnings for appropriation purposes. As the General Reserve is created by a transfer from one component of equity to another and is not an item of other comprehensive income, items included in the general reserve is not reclassified subsequently to the Statement of Profit and Loss.

Equity Security Premium - Securities premium reserve is used to record the premium on issue of equity shares. The reserve is utilised in accordance with the provisions of the Act.

The accompanying notes 1 to 43 form an integral part of these standalone financial statements.

As per our report of even date attached

For M B D & Co LLP
Chartered Accountants
Firm's Registration No: 135129W/W100152

Deval Desai
Partner
Membership No: 132426

Place : Ahmedabad
Date : 25 May 2023

For and on behalf of the Board of Directors of
Nila Infrastructures Limited
CIN No. : L45201GJ1990PLC013417

Manoj B. Vadodaria
Managing Director
DIN : 00092053

Deep S. Vadodaria
Director
DIN : 01284293

Darshan M. Shah
Chief Financial Officer

Dipen Y. Parikh
Company Secretary

Place : Ahmedabad
Date : 25 May 2023

Place : Ahmedabad
Date : 25 May 2023

Standalone Statement of Cash Flow

for the year ended 31 March 2023

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Cash flow from operating activities		
Profit before tax	288.07	364.85
Adjustments for:		
Depreciation and amortisation expense	149.14	186.63
Finance cost	1,132.59	1,484.13
Liabilities no longer required written back	-	(160.14)
Bad debts written off/written back	148.86	-
Provision for defect liability expense	27.38	15.18
Loss on sale of property, plant and equipments and asset discared	20.00	24.16
Interest income	(1,377.62)	(1,086.11)
Provision for loss allowance on trade receivables	112.29	(11.55)
Share of (profit)/loss from LLP	66.47	41.26
Operating profit before working capital changes	**567.18**	**858.41**
Changes in working capital adjustments		
(Increase) in security deposit given	43.58	24.75
(Increase)/decrease in trade receivables	1,515.46	2,769.02
(Increase)/decrease in other financial assets	(5.76)	(31.78)
(Increase)/decrease in other assets (current and non-current)	(39,657.44)	(5,176.86)
(Increase)/decrease in inventories	(507.95)	(453.27)
Increase/(decrease) in trade payables	929.55	(1,512.65)
Increase/(decrease) in other financial liabilities	116.85	0.62
Increase/(decrease) in other current liabilities	42,956.13	9,432.76
Increase/(decrease) in provisions	9.35	(19.00)
Cash generated from / (used in) operations	**5,966.95**	**5,892.00**
Less: Income taxes paid (net)	**(138.67)**	**(188.76)**
Net cash flow generated from/ (used in) operating activities [A]	**5,828.28**	**5,703.24**
Cash flow from investing activities		
Purchase of property, plant and equipments	(7.73)	(33.56)
Purchase of investment	(985.15)	(2,145.58)
Sale of investment	-	0.15
Advance given for purchase of investment properties	(118.10)	-
Loans (given) to related parties (net)	(644.54)	(982.18)
Loans (given)/repaid by others (net)	(14.02)	(115.13)
Proceeds from sale of / receipt back of advances for property, plant and equipments	74.25	398.80
Purchase of intangible assets	-	(2.02)
Proceeds from / (investments in) bank deposits (net)	146.45	72.83
Interest income	1,238.22	978.37
Net cash flow generated from / (used in) investing activities [B]	**(310.62)**	**(1,828.32)**
Cash flow from financing activities		
Proceeds/(repayment) of short term borrowings (net)	(365.13)	(608.07)
(Repayment) of long term borrowings	(3,882.00)	(3,431.68)
Proceeds from long term borrowings	-	367.95
Finance costs paid	(1,134.94)	(1,483.12)
Net cash flow generated from/ (used in) financing activities [C]	**(5,382.07)**	**(5,154.92)**
Net changes in cash and cash equivalents (A+B+C)	**135.59**	**(1,280.00)**
Cash and cash equivalents at beginning of the year (see note 2)	**29.38**	**1,309.38**
Cash and cash equivalents at end of the year (see note 2)	**164.97**	**29.38**

Notes:

1 The above statement of Cash Flows has been prepared under "Indirect method" as set out in the Indian Accounting Standard (Ind AS - 7) "Statement of Cash Flows".

2 Reconciliation of cash and cash equivalents as per the Standalone Statement of Cash Flows.

Cash and cash equivalents as per above comprise of the following:

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Cash on hand	1.95	5.35
Balance with banks	163.02	24.03
Total	**164.97**	**29.38**

3 Changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes:

Reconciliation of liabilities arising from financing activities

(₹ in lakhs)

Particulars	As at 1 April 2022	Changes as per standalone statement of cash flow	Non cash changes	As at 31 March 2023
Borrowings (long term borrowings, short term borrowings & current maturities of long term borrowings)	10,821.09	(4,247.13)	-	6,573.96

Particulars	As at 1 April 2021	Changes as per standalone statement of cash flow	Non cash changes	As at 31 March 2022
Borrowings (long term borrowings, short term borrowings & current maturities of long term borrowings)	14,492.89	(3,671.80)	-	10,821.09

As per our report of even date attached

For M B D & Co LLP
Chartered Accountants
Firm's Registration No: 135129W/W100152

Deval Desai
Partner
Membership No: 132426

Place : Ahmedabad
Date : 25 May 2023

For and on behalf of the Board of Directors of Nila Infrastructures Limited
CIN No. : L45201GJ1990PLC013417

Manoj B. Vadodaria
Managing Director
DIN : 00092053

Deep S. Vadodaria
Director
DIN : 01284293

Darshan M. Shah
Chief Financial Officer

Dipen Y. Parikh
Company Secretary

Place : Ahmedabad
Date : 25 May 2023

Place : Ahmedabad
Date : 25 May 2023

Notes forming part of the Standalone Financial Statements
for the year ended 31 March 2023

1. Corporate Information

Nila Infrastructures Limited is a Company based in Ahmedabad, Gujarat with its Registered Office situated at 1st Floor, Sambhaav House, Opp. Chief Justice Bungalow, Bodakdev, Ahmedabad - 380015. Nila Infrastructures Limited is a public company incorporated on 26 February 1990 and listed on BSE (Bombay Stock Exchange of India Limited) and NSE (National Stock Exchange of India Limited). The Company is involved in the construction as well as development of infrastructures projects.

2. Basis of preparation and measurement

2.1. Statement of compliance

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

The standalone financial statements for the year ended 31 March 2023 have been reviewed by audit committee and subsequently approved by Board of Directors at its meetings held on 25 May 2023.

Details of the Company's significant accounting policies are included in note3.

2.2. Functional and presentation currency

These standalone financial statements are presented in Indian Rupees (₹), which is also the Company's functional currency. All the amounts have been rounded-off to the nearest lakhs, unless otherwise stated.

2.3. Basis of Measurement

The standalone financial statements have been prepared on the historical cost basis except for the following items:

Items	Measurement basis
Net defined benefit plans	Fair value of plan assets less present value of defined benefit obligation using key actuarial assumptions
Land and transferable development rights Receivables	Fair value of land and transferable development rights using applicable market inputs

2.4. Use of estimates and judgements

In preparing this standalone financial statement, management has made judgements, estimates, and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and assumptions are reviewed on an ongoing basis. Revision to accounting estimates are recognized prospectively.

Information about critical judgements in applying accounting policies, as well as estimates and the assumptions that have most significant effect to the carrying amounts of assets and liabilities within the next financial year, are included in the following notes:

Note 3(g) – Evaluation of percentage completion for the purpose of revenue recognition
Note 3(d) - Identification of the building & furniture & fixtures as an investment property
Note 3(b) – Useful life used for the purpose of depreciation on property, plant and equipment and investment properties and amortisation of intangible assets
Note 3(e), (i) – Impairment of financial and non-financial assets
Note 3(q) - Lease classification

Note 3(f)	–	Recognition and measurement of defined benefit obligations, key actuarial assumptions
Note 3(i)	–	Fair value measurement of financial instruments
Note 3(j)	–	Current / deferred tax expense and recognition and evaluation of recoverability of deferred tax assets
Note 3(l)	–	Provisions and contingencies

2.5. Measurement of fair values

The Company's accounting policies and disclosures requires the measurement of fair values for financial instruments.

The Company has established control framework with respect to the measurement of fair values. The management regularly reviews significant unobservable inputs and valuation adjustments.

Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

Level 1: quoted prices(unadjusted) in active markets for identical assets and liabilities.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

When measuring the fair value of an asset or liability, the Company uses observable market data as far as possible. If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorized in its entity in the same level of fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognizes transfers between the levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Further information about the assumptions made in measuring fair values is included in the following notes:

Note 5 – Investment property
Note 37 – Financial instruments

3. Significant accounting policies

a) Operating Cycle

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in Schedule III of the Companies Act, 2013. Operating cycle for project related assets and liabilities is the time start of the project to their realization in cash or cash equivalents. Operating cycle for all other assets and liabilities has been considered as twelve months.

b) Property, plant and equipment

Recognition and measurement

Items of property, plant and equipment are measured at cost, which includes capitalized borrowing costs, less accumulated depreciation and accumulated impairment losses, if any.

Cost of an item of property, plant and equipment comprises its purchase price, including non-refundable purchase taxes, after deducting trade discounts and rebates, any directly attributable cost of bringing the item to its working condition for its intended use.

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

Any gain or loss on disposal of an item of property, plant and equipment is recognized in Statement of Profit and Loss.

Subsequent measurement

Subsequent expenditure is capitalized only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

Depreciation

Depreciation is being provided on a pro-rata basis on the 'Straight Line Method' over the estimated useful lives of the assets as prescribed under Part C of Schedule II to the Companies Act, 2013. 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. Advances given towards acquisition of property, plant and equipment outstanding at each Balance Sheet date are disclosed as other non-current assets.

Derecognition

The carrying amount of an item of property, plant and equipment is derecognized on disposal or when no future economic benefits are expected from its use of disposal. The consequential gain or loss is measured as the difference between the net disposal proceeds and the carrying amount of the item and is recognized in the Statement of Profit and Loss.

c) Intangible assets and amortisation

Intangible assets are carried at cost less accumulated amortization and impairment losses, if any. The cost of an intangible asset comprises of its purchase price, including any import duties and other taxes (other than those subsequently recoverable from the taxing authorities), and any directly attributable expenditure on making the asset ready for its intended use.

Subsequent Expenditure

Subsequent expenditure is capitalized only when it increases the future economic benefits associated with the expenditure will flow to the Company. All other expenditure is recognized in the Statement of Profit and Loss as incurred.

Amortisation

Intangible assets are amortized on a straight - line basis (pro-rata from the date of additions) over estimated useful life upto five years.

Derecognition

The carrying amount of an intangible asset is derecognized on disposal or when no future economic benefits are expected from its use or disposal. The gain or loss arising from derecognition of intangible assets are measured as the difference between the net disposal proceeds and the carrying amount of intangible assets and is recognized in the Statement of Profit and Loss.

d) Investment Property

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Recognition and measurement

Upon initial recognition, an investment property is measured at cost. Subsequent to initial recognition, investment property is measured at cost less accumulated depreciation and accumulated impairment losses, if any.

Depreciation

Depreciation is being provided on a pro-rata basis on the 'Straight Line Method' over the estimated useful lives of the assets as prescribed under Part C of Schedule II to the Companies Act, 2013. The residual values, useful lives and methods of depreciation of investment properties equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Fair value disclosure

The fair values of investment property is disclosed in the notes. Fair value is determined by an independent valuer who holds a recognized and relevant professional qualification and has recent experience in the location and category of the investment property being valued.

Any gain or loss on disposal of an investment property is recognized in Statement of Profit and Loss.

e) Impairment of non-financial assets

Non-financial assets of the Company, other than inventories and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

For impairment testing, assets that do not generate independent cash inflows are grouped together into cash-generating units (CGUs). Each CGU represents the smallest group of assets that generates cash inflows that are largely independent of the cash inflows of other assets or CGUs.

The recoverable amount of a CGU (or an individual asset) is the higher of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, 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 CGU (or the asset).

An impairment loss is recognized if the carrying amount of an asset or CGU exceeds its estimated recoverable amount. Impairment losses are recognized in the Statement of Profit and Loss. Impairment loss recognized in respect of a CGU is allocated to reduce the carrying amounts of the other assets of the CGU (or group of CGUs) on a pro rata basis.

f) Employee benefits

Short term employee benefits

Short term employee benefit obligations are measured on an undiscounted expenses and are expensed as the related services are provided. A liability is recognized for the amount expected to be paid, if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the amount of obligation can be estimated reliably.

Defined contribution plans

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. The Company makes specified monthly contributions towards government administered schemes. Obligations for contributions to defined contribution plans are recognized as an employee benefit expense in the Statement of Profit and Loss in the periods during which the services are rendered by the employees.

Defined benefit plans

A defined benefit plan is a post-employment benefit plan other than defined contribution plan. The Company's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The calculation of defined benefit obligations is performed periodically by an independent qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Company, the recognized asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan. To calculate the present value of economic benefits, consideration is given to any applicable minimum funding requirements.

Remeasurement of the net defined benefit liability, which comprise actuarial gains and losses and the return on plan assets (excluding interest) and the effect of the asset ceiling (if any, excluding interest), are recognized immediately in other comprehensive income (OCI). Net interest expense (income) on the net defined liability (assets) is computed by applying the discount rate, used to measure the net defined liability (asset). Net interest expense and other expenses related to defined benefit plans are recognized in Statement of Profit and Loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognized immediately in Statement of Profit and Loss. The Company recognizes gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Other long-term employee benefits

The Company's net obligation in respect of long-term employee benefits other than post-employment benefits is the amount of future benefits that employees have earned in return for their service in the current and prior periods; that benefits is discounted to determine its present value, and the fair value of any related assets is deducted. The obligation is measured on the basis of an annual independent actuarial valuation using the projected unit credit method.

Remeasurement gains or losses are recognized in the Statement of Profit and Loss in the period in which they arise.

g) Revenue recognition

(i) Construction and infrastructure contracts

Performance obligations with reference to construction and infrastructure contracts are satisfied over the period of time, and accordingly, revenue from such contracts is recognized based on progress of performance determined using input method with reference to the cost incurred on contract and their estimated total contact costs. Revenue is adjusted towards liquidated damages, time value of money and price variations/escalation, wherever applicable. Variation in contract work and other claims are included when it is highly probable that significant reversal will not occur and it can be measured reliably and it is agreed with customers.

Estimates of revenue and costs are reviewed periodically and revised, wherever circumstances change, resulting increases or decreases in revenue determination, is recognized in the period in which estimates are revised.

The Company evaluates whether each contract consists of a single performance obligation or multiple performance obligations. Where the Company enters into multiple contracts with the same customer, the Company evaluates whether the contract is to be combined or not by evaluating various factors as prescribed in the standard.

(ii) Land and transferrable development rights

Revenue from contracts for sale of land and transferrable development rights is recognised at a point in time when control is transferred to the customer and it is probable that consideration will be collected. This is usually deemed to be legal completion as this is the point at which the Company has an enforceable right to payment. Revenue from sale of land and transferrable development rights is measured at the transaction price specified in the contract with the customer.

Contract balances

Contract assets

A contract asset is the right to consideration in exchange for goods or services transferred to the customer e.g. unbilled revenue. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset i.e. unbilled revenue is recognised for the earned consideration that is conditional.

Trade receivables

A receivable represents the Company's right to an amount of consideration that is unconditional i.e. only the passage of time is required before payment of consideration is due.

Contract liabilities

A contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. Contract liabilities are recognised as revenue when the Company performs under the contract.

(iii) Lease rental income

Lease income from operating leases shall be recognised in income on a straight line basis over the lease term, unless another systematic basis is more representative of the time pattern in which use benefit derived from the leased asset is diminished. Income from leasing of commercial complex is recognised on an accrual basis in accordance with lease agreements. Refer note 3(q) for accounting policy on leases.

h) Other income

Interest income from financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to the asset's net carrying amount on initial recognition.

Dividend income and share of profit in LLP is recognized when the right to receive the same is established, it is probable that the economic benefits associated with the dividend will flow to the Company and amount can be measured reliably.

i) Financial instrument

Financial assets

Classification

The Company classifies financial assets as subsequently measured at amortized cost, fair value through other comprehensive income or fair value through profit and loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial assets.

Initial recognition and measurement

On initial recognition, a financial asset is recognized at fair value, in case of financial assets which are recognized at fair value through the Statement of Profit and Loss (FVTPL), its transaction cost are recognized in the Statement of Profit and Loss. In other case, the transaction costs are attributed to the acquisition value of the financial asset.

Subsequent measurement and gains and losses

Financial assets are subsequently classified as measured at

- **Financial assets at amortized cost:** These assets are subsequently measured at amortized cost using the effective interest method. The amortized cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment is recognized in the Statement of Profit and Loss. Any gain or loss on derecognition is recognized in the Statement of Profit and Loss.

- **Fair value through profit and loss (FVTPL):** These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognized in the Statement of Profit and Loss.

- **Fair value through other comprehensive income (FVOCI):** These assets are subsequently measured at fair value. Dividends are recognized as income in the Statement of Profit and Loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains or losses are recognized in OCI and are not reclassified to the Statement of Profit and Loss.

Financial assets are not reclassified subsequent to their recognition, except if and in the period the Company changes its business model for managing financial assets.

Trade receivables and loans

Trade receivables and loans are initially recognized at fair value when they are originated. Subsequently, these assets are held at amortized cost, using the effective interest rate (EIR) method net of any expected credit losses. The EIR is the rate that discounts estimated future cash income through the expected life of financial instrument.

Equity instrument

All investments in equity instruments classified under financial assets are initially measured at fair value, the Company may, on initial recognition, irrevocably elect to measure the same either at FVOCI or FVTPL. The Company makes such election on an instrument-by-instrument basis. Fair value changes on an equity instrument is recognized as other income in the Statement of Profit and Loss unless the Company has elected to measure such instrument at FVOCI. Fair value changes excluding dividends, on an equity instrument measured at FVOCI are recognized in OCI.

Amounts recognized in OCI are not subsequently reclassified to the Statement of Profit and Loss. Dividend income on the investments in equity instruments are recognized as 'other income' in the Statement of Profit and Loss.

Derecognition

A financial asset (or, where applicable, a part of the financial asset) is primarily derecognized when:

a) The right to receive cash flows from the asset have expired; or
b) The Company has transferred substantially all the risks and rewards of the asset; or
c) The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Expected credit losses are recognized for all financial assets subsequent to initial recognition other than financials assets in FVTPL category. For financial assets other than trade receivables, as per Ind AS 109, the Company recognizes 12 month expected credit losses for all originated or acquired financial assets if at the reporting date the credit risk of the financial asset has not increased significantly since its initial recognition. The expected credit losses are measured as lifetime expected credit losses if the credit risk on financial asset increases significantly since its initial recognition. The Company's trade receivables do not contain significant financing component and loss allowance on trade receivables is measured at an amount equal to life time expected losses i.e. expected cash shortfall. The impairment losses and reversals are recognized in Statement of Profit and Loss.

Financial liabilities

Initial recognition and measurement

Financial liabilities are recognized when the Company becomes a party to the contractual provisions of the instrument. Financial liabilities are initially measured at the amortized cost unless at initial recognition, they are classified as fair value through profit and loss. In case of trade payables, they are initially recognized at fair value and subsequently, these liabilities are held at amortized cost, using the effective interest method.

Subsequent measurement

Financial liabilities are subsequently measured at amortized cost using the EIR method. Financial liabilities carried at fair value through Statement of Profit and Loss are measured at fair value with all changes in fair value recognized in the Statement of Profit and Loss.

Derecognition

A financial liability is derecognized when the obligation specified in the contract is discharged, cancelled or expires.

Offsetting of financial instruments

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

j) Income taxes

Income tax comprises of current and deferred tax. It is recognized in the Statement of Profit and Loss except to the extent that it is relates to an item recognized directly in equity or in OCI.

Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes.

It is measured using tax rates (and tax laws) enacted or substantively enacted by the reporting date. Current tax assets and current tax liabilities are offset only if there is a legally enforceable right to set off the recognized amounts, and it is intended to realize the asset and settle the liability on a net basis or simultaneously.

Deferred tax

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognized in respect of carried forward tax losses and tax credits. Deferred tax assets are recognized to the extent that it is probable that future taxable profits will be available against which they can be used.

k) Inventories

Inventory comprises of land, project inventories and work in progress in case of construction and development of infrastructure projects. Inventories comprising of land is valued at lower of cost or net realizable value. Cost includes cost of land, borrowing cost and other related overhead as the case may be.

Project inventories

Inventories of project materials are valued at cost or net realizable value whichever is less. Cost is arrived at on weighted average method (WAM) basis.

Work-in-progress

Construction and development of Infrastructure project:

Cost incurred for the contract that relate to future activity of the contract, such contract cost are recognized as an asset provided it is probable that they will be recovered. Such costs represent an amount due from the customer and are often classified as Contract work in progress which is valued at cost or net realizable value whichever is less.

l) Provisions and contingencies

A provision is recognized if, as a result of past events, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows (representing the best estimate of the expenditure required to settle the present obligation at the balance sheet date) at a pre-tax that reflects current market assessments of the time value of money and the risks specific to the liability.

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

Contingent liabilities are disclosed in the Notes to the Standalone Financial Statements. Contingent liabilities are disclosed for:

i. possible obligations which will be confirmed only by future events not wholly within the control of the Company, or

ii. present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

m) Borrowing Cost

Borrowing cost includes interest, amortization of ancillary costs incurred in connection with the arrangement of borrowings to the extent they are regarded as an adjustment to the interest cost. Investment income earned on temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

Borrowing costs, if any, 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 capitalized, if any. All other borrowing costs are expensed in the period in which they occur.

n) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM) of the Company. The CODM is responsible for allocating resources and assessing performance of the operating segments of the Company. For the disclosure on reportable segments see Note 33.

o) Cash and cash equivalents

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

p) Investments in subsidiaries, joint venture and associates

The Company has elected to recognise its investments in subsidiary and associate and joint venture companies at cost in accordance with the option available in Ind AS 27, Separate Financial Statements.

q) Leases

Ind AS 116 Leases introduces single accounting model and requires a lessee to recognise assets and liabilities for all leases subject to recognition exemptions. The Company adopted Ind AS 116 Leases using modified retrospective approach and practical expedients.

At the inception of a contract, the Company assesses whether a contract is or contains, a lease. A contract is, or contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange of consideration. To assess whether a contract conveys the right to control the use of an asset the Company assesses whether:

- The contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capability of a physical distinct asset. If the supplier has a substantive substitution right, then the asset is not identified.

- The Company has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and

- The Company has the right to direct the use of the asset. The Company has this right when it has the decision making rights that are most relevant to changing how and for what purpose the asset is used.

As a Lessee

Right of use Asset

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. At the commencement date, a lessee shall measure the right-of-use asset at cost which comprises initial measurement of the lease liability, any lease payments made at or before the commencement date, less any lease incentives received, any initial direct costs incurred by the lessee; and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Lease Liability

At the commencement date, a lessee shall measure the lease liability at the present value of the lease payments that are not paid at that date. The lease payments shall be discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the lessee shall use the lessee's incremental borrowing rate.

Short-term lease and leases of low-value assets

The Company has elected not to recognise right-of-use assets and lease liabilities for short- term leases that have a lease term of less than 12 months or less and leases of low-value assets, including IT Equipment. The Company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

The election for short-term leases shall be made by class of underlying asset to which the right of use relates. A class of underlying asset is a grouping of underlying assets of a similar nature and use in Company's operations. The election for leases for which the underlying asset is of low value can be made on a lease-by-lease basis.

r) Earnings per share

Basic earnings per share is computed by dividing the net profit for the year attributable to the equity shareholders of the Company by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year and for all the years presented is adjusted for events such as bonus shares, other than conversion of potential equity shares that have changed the number of equity shares outstanding, without a corresponding change in resources.

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

s) Foreign currency transactions

Transactions in foreign currencies are translated into the respective functional currencies of the Company at the exchange rates as at the date of transaction or at an average rate if the average rate approximates the actual rate at the date of transaction.

Monetary assets and liabilities denominated in foreign currencies are translated into the functional currency at the exchange rate at the reporting date. Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into the functional currency at the exchange rate when the fair value was determined. Non-monetary assets and liabilities that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of transaction. Exchange differences are recognized in the Statement of Profit and Loss.

t) Recent accounting pronouncement

New Accounting standards, amendments and interpretations adopted by the Company effective from 01 April 2023:

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On 31 March 2023, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2023, applicable from 01 April 2023, as below:

Ind AS 1 - Presentation of Financial Statements

This amendment requires the entities to disclose their material accounting policies rather than their significant accounting policies. The effective date for adoption of this amendment is annual periods beginning on or after 01 April 2023. The Company has evaluated the amendment and the impact of the amendment is insignificant in the Standalone Financial Statements.

Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors:

This amendment has introduced a definition of 'accounting estimates' and included amendments to Ind AS 8 to help entities distinguish changes in accounting policies from changes in accounting estimates. The effective date for adoption of this amendment is annual periods beginning on or after 01 April 2023. The Company has evaluated the amendment and there is no material impact on its Standalone Financial Statements.

Ind AS 12 - Income taxes:

This amendment has narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences. The effective date for adoption of this amendment is annual periods beginning on or after 01 April 2023. The Company has evaluated the amendment and there is no material impact on its Standalone Financial Statements.

Note 4
Property, plant and equipment

(₹ in lakhs)

Particulars	Gross block				Depreciation				Net block
	As at 1 April 2022	Additions	Disposal	As at 31 March 2023	As at 1 April 2022	For the year	Disposal	As at 31 March 2023	As at 31 March 2023
Freehold land	10.73	-	-	10.73	-	-	-	-	10.73
Building	128.68	-	-	128.68	12.36	2.27	-	14.63	114.05
Plant and machinery	156.62	-	73.45	83.17	68.09	10.25	28.70	49.64	33.53
Furniture and fixtures	44.93	5.50	0.10	50.33	32.75	2.78	0.04	35.49	14.84
Computer equipment	4.81	1.08	1.55	4.34	2.60	0.90	1.45	2.05	2.29
Vehicles	553.02	-	77.55	475.47	347.81	49.74	28.45	369.10	106.37
Electrification	4.34	-	-	4.34	4.15	-	-	4.15	0.19
Office equipments	9.70	1.15	1.53	9.32	5.52	1.92	1.34	6.11	3.21
Total	**912.83**	**7.73**	**154.18**	**766.38**	**473.28**	**67.86**	**59.97**	**481.17**	**285.21**

(₹ in lakhs)

Particulars	Gross block				Depreciation				Net block
	As at 1 April 2021	Additions	Disposal	As at 31 March 2022	As at 1 April 2021	For the year	Disposal	As at 31 March 2022	As at 31 March 2022
Freehold land	10.73	-	-	10.73	-	-	-	-	10.73
Building	128.68	-	-	128.68	10.09	2.27	-	12.36	116.32
Plant and machinery	185.74	-	29.12	156.62	64.77	15.46	12.14	68.09	88.53
Furniture and fixtures	63.96	-	19.03	44.93	46.12	4.71	18.08	32.75	12.18
Computer equipment	6.53	0.78	2.50	4.81	3.62	1.30	2.32	2.60	2.21
Vehicles	606.41	32.58	85.97	553.02	331.15	76.55	59.89	347.81	205.21
Electrification	4.34	-	-	4.34	3.77	0.38	-	4.15	0.19
Office equipments	26.86	0.20	17.36	9.70	14.50	4.65	13.63	5.52	4.18
Total	**1,033.25**	**33.56**	**153.98**	**912.83**	**474.02**	**105.32**	**106.06**	**473.28**	**439.55**

Refer note 17 - For information on property, plant and equipment pledged as security by the Company

Note 5
Investment properties

(₹ in lakhs)

Building and Furniture & Fixtures	Amount
Gross Block	
Balance as at 1 April 2021	3,542.98
Addition during the year	-
Sale / disposal during the year	-
Balance as at 31 March 2022	**3,542.98**
Addition during the year	-
Sale / disposal during the year	-
Balance as at 31 March 2023	**3,542.98**
Accumulated Depreciation	
Balance as at 1 April 2021	281.34
Depreciation for the year	80.37
Deductions during the year	-
Balance as at 31 March 2022	**361.71**
Depreciation for the year	80.37
Deductions during the year	-
Balance as at 31 March 2023	**442.08**
Net Block as at 31 March 2023	**3,100.90**
Net Block as at 31 March 2022	**3,181.27**

Information regarding income and expenditure of Investment properties

(₹ in lakhs)

Particulars	Year Ended 31 March 2023	Year Ended 31 March 2022
Rental income derived from investment properties	114.22	91.12
Direct operating expenses	55.26	12.73
Profit arising from investment properties	**58.96**	**78.39**
Less : depreciation	80.37	80.37
Profit/(loss) arising from investment properties before indirect expense	**(21.41)**	**(1.98)**

Fair value of the investment properties are as under:

(₹ in lakhs)

Particulars	Land & Building	Furniture & Fixtures
Balance as at 1 April 2021	**6,807.05**	**86.41**
Fair value of investment property acquired / capitalised during the year*	-	-
Fair value decrease during the year	(1,434.72)	(8.28)
Balance as at 31 March 2022*	**5,372.33**	**78.13**
Fair value of investment property acquired / capitalised during the year*	-	-
Fair value increase during the year*	103.95	(8.27)
Balance as at 31 March 2023*	**5,476.28**	**69.86**

* Fair values of furniture fixtures having WDV of ₹ 69.86 lakh as at 31 March 2023 and ₹ 78.13 lakh as at 31 March 2022, in absence of valuation report, is stated at cost less accumulated depreciation.

Measurement of fair value of investment properties:

A. Fair value hierarchy

The fair value of investment properties has been determined by registered valuer as defined u/r 2 of Companies (Registered Valuer and Valuation) Rules, 2017.

The fair value measurement of the investment properties has been categorised as Level 3 fair value based on the inputs to the valuation techniques used.

B. Fair valuation technique

Particulars	Valuation technique
Building	Market Approach#
Furniture & Fixtures	Written down value approach

 # except as specified in note to "Fair value of the investment properties" above

Refer note 17 - For information on investment properties pledged as security by the Company
Refer note 35 - For disclosure of operating lease

Note 6
Intangible assets

(₹ in lakhs)

Software	Amount
Gross Block	
Balance as at 1 April 2021	2.13
Addition during the year	2.02
Sale during the year	0.70
Balance as at 31 March 2022	**3.45**
Addition during the year	-
Sale during the year	0.92
Balance as at 31 March 2023	**2.53**
Accumulated Depreciation	
Balance as at 1 April 2021	1.18
Amortisation for the year	0.94
Deductions during the year	0.66
Balance as at 31 March 2022	**1.46**
Amortisation for the year	0.91
Deductions during the year	0.88
Balance as at 31 March 2023	**1.49**
Net Block as at 31 March 2023	**1.04**
Net Block as at 31 March 2022	**1.99**

Note 7
Investment

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Investment in subsidiary, associate and joint venture		
Unquoted:		
Investments in equity shares of subsidiary company (at cost)		
10,000 (31 March 2022: 10,000) equity shares of Nila Terminals (Amreli) Pvt. Ltd. of ₹ 10 /- each	1.00	1.00
	1.00	**1.00**
Investments in joint venture (at cost)^		
Kent Residential & Industrial Park LLP (50% share of profit)	7,635.18	6,716.50
Investments in equity shares of joint venture (at cost)*		
5,000 (31 March 2022 : 5,000) equity shares of Romanovia Industrial Park Pvt. Ltd. of ₹ 10/- each fully paid up	1,250.50	1,250.50
Investments in equity shares of associate (at cost)		
3,400 (31 March 2022 : 3,400) equity shares of Vyapnila Terminals (Modasa) Pvt. Ltd. of ₹ 10/- each	0.34	0.34
Equity contribution in associate (at cost) #		
3,400 (31 March 2022 : 3,400) equity shares of Vyapnila Terminals (Modasa) Pvt. Ltd. of ₹ 10/- each	547.94	547.94
	9,433.96	**8,515.28**
Total	**9,434.96**	**8,516.28**

* At the time of transition to Ind AS effective from 1 April 2016, the Company had opted to measure its investments in subsidiaries, joint ventures and associate at deemed cost, i.e. previous GAAP carrying amount, except for its investment in one of the joint venture - Romanovia Industrial Park Private Limited, which has been measured at fair value at the date of transition to Ind AS. If an entity chooses to measure its investment at fair value at the date of transition to Ind AS than that is deemed cost of such investment for the Company and, therefore, it shall carry its investment in at that amount (i.e. fair value at the date of transition) after the date of transition.

^ As mutually agreed between partners, during the financial year 2021-22, loans from partners to LLP, transferred to partner's current capital account.

Ind AS Impact - quasi capital

(₹ in lakhs)

Particulars	Book value	
	As at 31 March 2023	As at 31 March 2022
Aggregate value of unquoted investment	9,434.96	8,516.28
Aggregate value of quoted investment	-	-
	9,434.96	**8,516.28**

Note 8
Loans

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Non-current loans		
(Unsecured, considered good)		
Loans to related party (refer note 31)		
- to subsidiary	-	494.05
- to joint venture companies and associates	3,037.26	3,719.48
Loans		
- to employees	12.31	10.45
	3,049.57	**4,223.98**
Current loans		
(Unsecured, considered good)		
Loans to related party (refer note 31)		
- to subsidiary	541.60	-
- to joint venture companies and associates	1,415.79	-
Loans		
- to employees	1.73	2.73
- to others	130.11	116.95
	2,089.23	**119.68**
Total	**5,138.80**	**4,343.66**

Refer note 37 - Financial instruments, fair values and risk measurement

Note 9
Other financial assets

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Non-currrent		
Security and other deposits	1,107.08	1,150.66
Margin money deposits with bank	390.51	655.60
Retention money receivables	50.45	45.22
	1,548.04	**1,851.48**
Current		
Other receivables	3.97	3.44
Accrued interest on term deposit	3.26	0.44
	7.23	**3.88**
Total	**1,555.27**	**1,855.36**

Refer note 37 - Financial instruments, fair values and risk measurement

NILA INFRASTRUCTURES LIMITED

Note 10
Other non-financial assets

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Non-current		
Advance for property, plant and equipments and investment properties	118.10	-
Prepaid expenses	19.04	10.37
	137.14	**10.37**
Current		
Contract assets		
- Land and transferrable development rights	18,562.92	9,177.14
- Unbilled revenue	1,121.98	2,245.17
- Receivables against sale of Contract Assets		
Gross value of Sale of Contract Assets for which project completion pending	48,689.37	6,759.23
Amount already received against sale of contract assets	(14,555.95)	(4,221.54)
Advance to vendors	450.00	885.44
Prepaid expenses	50.02	52.14
Balances with government authorities		
- Goods and service tax receivable	410.42	183.35
- Others	2.55	1.61
	54,731.31	**15,082.54**
Total	**54,868.45**	**15,092.91**

Note 11
Income tax assets (net)

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Non-current		
Advance payment of tax (net of provision for tax)	366.65	333.80
Total	**366.65**	**333.80**

Note 12
Inventories

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Land	3,851.46	3,343.51
Total	**3,851.46**	**3,343.51**

Refer note 3(k) for accounting policy on inventories.

Note 13
Trade receivables

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Related parties		
Unsecured, considered good (refer note 31)	17.56	0.00
Other than related parties		
Unsecured, considered good	1,952.15	3,746.32
Unsecured, trade receivables in which credit risk is increased	177.90	65.61
Less:- Provision for loss allowance on trade receivables	(177.90)	(65.61)
Total	**1,969.71**	**3,746.32**

Refer note 37 - Financial instruments, fair values and risk measurement
Trade receivables includes retention money receivable amounting to ₹ 12.66 lakhs (31 March 2022 - ₹ 253.69 lakhs)

Ageing of Trade Receivable as at 31 March 2023

(₹ in lakhs)

Particulars	Not Due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade Receivables – considered good	10.36	470.49	586.28	718.34	184.24	-	1,969.71
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	1.04	4.77	30.86	79.82	61.41	-	177.90
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables considered good	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables - credit impaired	-	-	-	-	-	-	-
Total	**11.40**	**475.26**	**617.14**	**798.16**	**245.65**	**-**	**2,147.61**
Less : Allowance for credit losses							177.90
Total							**1,969.71**

Ageing of Trade Receivable as at 31 March 2022

(₹ in lakhs)

Particulars	Not Due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade Receivables – considered good	902.35	2,299.21	9.91	534.85	-	-	3,746.32
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	10.57	7.10	0.61	47.33	-	-	65.61
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables considered good	-	-	-	-	-	-	-

Particulars	Not Due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables - credit impaired	-	-	-	-	-	-	-
Total	**912.92**	**2,306.31**	**10.52**	**582.18**	**-**	**-**	**3,811.93**
Less : Allowance for credit losses							65.61
Total							**3,746.32**

Note 14
Cash and bank balances

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Cash and cash equivalents		
Balance with banks		
Balance in current account	163.02	24.03
Cash on hand	1.95	5.35
	164.97	**29.38**
Other bank balances		
Margin money deposits with bank	118.64	-
Unpaid dividend account *	29.98	39.96
	148.62	**39.96**
Total	**313.59**	**69.34**

Refer note 37 - Financial instruments, fair values and risk measurement
* The Company can utilise these balances only towards payment of dividend.

Note 15
Equity share capital

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Authorised share capital		
500,000,000 (31 March 2022 : 500,000,000) Equity shares of ₹ 1/- each	5,000.00	5,000.00
Issued, Subscribed and Paid-up Capital		
393,889,200 (31 March 2022 : 393,889,200) Equity shares of ₹ 1/- each fully paid up	3,938.89	3,938.89
Total	**3,938.89**	**3,938.89**

A. Reconciliation of number of equity shares

Particulars	As at 31 March 2023		As at 31 March 2022	
	Numbers	₹ in lakhs	Numbers	₹ in lakhs
Balance as at the beginning of the year	39,38,89,200	3,938.89	3,93,889,200	3,938.89
Issued during the year	-	-	-	-
Balance as at the end of the year	**39,38,89,200**	**3,938.89**	**39,38,89,200**	**3,938.89**

B. Terms / rights attached to Equity shares

The company has single class of equity shares having a par value of ₹1 per share. Each shareholder is eligible for one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

C. Details of shareholders holding more than 5% shares in the company

Name of Shareholders	As at 31 March 2023		As at 31 March 2022	
	Number of Shares	% holding	Number of Shares	% holding
Equity shares of ₹ 1 each fully paid				
Mr. Manoj B. Vadodaria	5,31,54,712	13.49%	5,31,54,712	13.49%
Mrs. Nila M. Vadodaria	4,39,55,267	11.16%	4,39,55,267	11.16%
Mr. Kiran B. Vadodaria	3,86,08,100	9.80%	3,86,08,100	9.80%
Mrs. Alpa K. Vadodaria	3,68,00,000	9.34%	3,68,00,000	9.34%
Mr. Deep S. Vadodaria	3,17,52,108	8.06%	3,17,52,108	8.06%
Mrs. Mina S. Vadodaria	2,16,55,000	5.50%	86,95,000	2.21%

D. Shareholding of promoters and percentage of changes

As at 31 March 2023

Promoter name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total shares	% Changes during the year
Manoj B. Vadodaria	5,31,54,712	-	5,31,54,712	13.49%	-
Nila M. Vadodaria	4,39,55,267	-	4,39,55,267	11.16%	-
Kiran B. Vadodaria	3,86,08,100	-	3,86,08,100	9.80%	-
Alpa K. Vadodaria	3,68,00,000	-	3,68,00,000	9.34%	-
Deep S. Vadodaria	3,17,52,108	-	3,17,52,108	8.06%	-
Mina S. Vadodaria	86,95,000	1,29,60,000	2,16,55,000	5.50%	149.05%
Siddharth R. Vadodaria	43,00,000	25,00,000	68,00,000	1.73%	58.14%
Karan R. Vadodaria	43,00,000	25,00,000	68,00,000	1.73%	58.14%
Chhayaben Rajeshbhai Vadodaria	43,00,000	-	43,00,000	1.09%	-
Shailesh B. Vadodaria	1,29,60,000	(1,29,60,000)	-	--	(100.00%)
Rajeshbhai B. Vadodaria	50,00,000	(50,00,000)	-	--	(100.00%)
Total	**24,38,25,187**	**-**	**24,38,25,187**	**61.90%**	**-**

As at 31 March 2022

Promoter name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total shares	% Changes during the year
Manoj B. Vadodaria	5,31,54,712	-	5,31,54,712	13.49%	-
Nila M. Vadodaria	4,39,55,267	-	4,39,55,267	11.16%	-
Kiran B. Vadodaria	3,86,08,100	-	3,86,08,100	9.80%	-
Alpa K. Vadodaria	3,68,00,000	-	3,68,00,000	9.34%	-
Deep S. Vadodaria	3,17,52,108	-	3,17,52,108	8.06%	-
Shailesh B. Vadodaria	1,29,60,000	-	1,29,60,000	3.29%	-
Mina S. Vadodaria	86,95,000	-	86,95,000	2.21%	-
Rajeshbhai B. Vadodaria	50,00,000	-	50,00,000	1.27%	-
Chhayaben Rajeshbhai Vadodaria	43,00,000	-	43,00,000	1.09%	-
Siddharth R. Vadodaria	43,00,000	-	43,00,000	1.09%	-
Karan R. Vadodaria	43,00,000	-	43,00,000	1.09%	-
Total	**24,38,25,187**	**-**	**24,38,25,187**	**61.90%**	**-**

E. During last 5 years immediately preceding reporting date, the Company has not alloted any (a) Bonus Shares or (b) Shares issued for consideration other than cash.

F. During last 5 years immediately preceding reporting date, the Company has not bought back any class of shares.

Note 16
Other Equity

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Reserves & Surplus		
(i) Retained earnings	10,332.09	10,152.04
(ii) Equity security premium	33.71	33.71
(iii) General reserve	524.77	524.77
Total	**10,890.57**	**10,710.52**

Particulars	As at 31 March 2023	As at 31 March 2022
(i) Retained earnings		
Profit & loss opening balance	10,152.04	9,893.60
Profit during the year	177.32	251.02
	10,329.36	**10,144.62**
Items of other comprehensive income (net of tax)		
Remeasurement of post-employment benefit obligation (net of tax)	2.73	7.42
	2.73	**7.42**
Total	**10,332.09**	**10,152.04**

Particulars	As at 31 March 2023	As at 31 March 2022
(ii) Equity security premium		
Opening balance	33.71	33.71
Addition during the year	-	-
Total	**33.71**	**33.71**
(iii) General reserve	**524.77**	**524.77**
Total	**10,890.57**	**10,710.52**

Note 17
Borrowings

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Non current borrowings		
Secured loans		
Indian rupee loan from		
Banks	1,446.73	6,992.73
Unsecured loans		
Indian rupee loan from		
Financial institution	649.14	1,759.02
	2,095.87	**8,751.75**
Current borrowings		
Secured loans		
Indian rupee loan from		
Bank	-	441.49
Unsecured loans#		
Indian rupee loan from		
Financial institution	76.36	-
Current maturities of long term borrowings	4,401.73	1,627.85
	4,478.09	**2,069.34**
Total	**6,573.96**	**10,821.09**

Refer note 37 - Financial instruments, fair values and risk measurement

Security Details of Borrowings

(₹ in lakhs)

	Loan Amount outstanding as at		Rate of Interest as at		Installment Details			
	31 March 2023	31 March 2022	31 March 2023	31 March 2022	Start Date	End Date	Nos	Period
(A)	**Secured Loans from banks**							
(A.1)	**Term Loans***							
	Secured by way of (a) equitable mortgage of immovable properties situated at 3rd, 4th & 5th Floor Sambhaav House, Judges Bungalow, Bodakdev, Ahmedabad owned by Company (b) Personal Guarantee of Manoj B. Vadodaria & Kiran B. Vadodaria							
(i)	14.98	115.48	9.55%	8.15%	Aug-2013	May-2023	118	Monthly
(ii)	4.03	53.02	9.55%	8.15%	Jul-2013	Apr-2023	118	Monthly

(₹ in lakhs)

	Loan Amount outstanding as at		Rate of Interest as at		Installment Details			
	31 March 2023	31 March 2022	31 March 2023	31 March 2022	Start Date	End Date	Nos	Period
(iii)	145.78	181.92	9.25%	8.25%	Aug-2021	Jul-2025	48	Monthly
(iv)	189.34	434.34	9.30%	8.15%	Feb-2018	Jun-2025	89	Monthly
	Dropped Down OD facility secured by way of (a) registered equitable mortgage of industrial land at Bavla owned by Company (b) Personal guarantee of Shri Manoj B. Vaodaria & Kiran B. Vadodaria and escrow of certain receivables							
(v)	-	12.26	11.80%	11.25%	Dec-2015	Mar-2023	30	Quarterly
(vi)	-	183.93	8.35%	7.95%	Jun-2022	Mar-2023	10	Monthly
	Secured by way of Personal Guarantee of promoter family members and escrow of revenue of certain infrastructure projects.							
(vii)	919.96	1,193.28	9.25%	9.25%	Apr-2022	Apr-2026	48	Monthly
	Term Loan Facility secured by way of (a) registered equitable mortgage of immovable properties situated at 2nd & 6th Floor Sambhaav House, Judges Bungalow, Bodakdev, Ahmedabad owned by Company. (b) Personal Guarantee of Manoj B. Vadodaria & Kiran B. Vadodaria							
(viii)	637.65	739.83	9.90%	9.75%	Feb-2019	Aug-2028	115	Monthly
(ix)	128.04	165.72	9.25%	8.60%	Feb-2021	Jan-2026	60	Monthly
Total (A.1)	**2,039.78**	**3,079.79**						
(A.2)	**Vehicle Loans***							
	Secured by way of hypothecation of commercial equipment							
(i)	-	7.75	9.10%	9.10%	Jan-2019	Dec-2022	48	Monthly
	Secured by way of hypothecation of vehicle							
(ii)	-	42.71	8.75%	8.75%	Apr-2020	Jul-2022	28	Monthly
Total (A.2)	**-**	**50.46**						
(A.3)	**Overdraft facilities**							
	Overdraft Facility secured by way of (a) registered equitable mortgage of property situated at 7th, 8th & 9th floor Sambhaav House, Judges Bungalow, Bodakdev, Ahmedabad. (b) Personal Guarantee of Manoj B. Vadodaria & Kiran B. Vadodaria							
(i)	-	441.49	8.00%	8.00%				Annual Review
	Secured by way of Personal Guarantee of promoter family members and escrow of certain receivables.							
(ii)	3,127.00	4,599.93	13.05%	11.55%	Mar-2019	Feb-2024	60	Annual Review
Total (A.3)	**3,127.00**	**5,041.42**						
Total (A)	**5,166.78**	**8,171.67**						
(B)	**Unsecured Loans from Financial Institutions**							
(B.1)	**Term Loans***							
	Personal Guarantee of Manoj B. Vadodaria & Kiran B. Vadodaria							
(i)	971.72	1,526.69	10.25%	10.75%	Jan-2020	Dec-2024	60	Monthly
(ii)	359.10	485.82	10.25%	9.90%	Feb-2022	Jan-2026	48	Monthly

(₹ in lakhs)

	Loan Amount outstanding as at		Rate of Interest as at		Installment Details			
	31 March 2023	31 March 2022	31 March 2023	31 March 2022	Start Date	End Date	Nos	Period
(iii)	-	119.27	9.30%	9.30%	Sep-2020	May-2022	21	Monthly
(iv)	-	517.65	9.65%	9.65%	Jan-2021	Mar-2023	27	Monthly
(v)	76.36	-	15.00%	-	Jan-2023	Oct-2023	4	Quarterly
Total (B.1)	**1,407.18**	**2,649.43**						
Total (B)	**1,407.18**	**2,649.43**						
Total (A)+(B)	**6,573.96**	**10,821.09**						

** Loan balances are after adjustments of Effective Interest Rate as per Ind AS 109.*

Note 18
Other financial liabilities

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Other non current financial liabilities		
Security deposits	227.45	110.60
	227.45	**110.60**
Other current financial liabilities		
Interest accrued on borrowings	29.42	31.79
Interest accrued on dues to micro & small enterprises	21.15	21.13
Employee related liabilities	1.70	1.70
Unclaimed dividend (1)	29.98	39.96
	82.25	**94.58**
Total	**309.70**	**205.18**

(1) There is no amount due to be transfer to Investor Education and Protection Fund as at 31 March 2023 as well as 31 March 2022.

Note 19
Provisions

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Non-current provisions		
(a) Provisions for employee benifits		
Gratuity (refer note 32)	50.94	50.48
Leave encashment (refer note 32)	24.17	19.52
	75.11	**70.00**
Current provisions		
(a) Provisions for employee benifits		
Gratuity (refer note 32)	9.50	5.15
Leave encashment (refer note 32)	4.20	7.96

Particulars	As at 31 March 2023	As at 31 March 2022
(b) Others		
Provision for defect liability expense #	112.08	84.70
	125.78	**97.81**
Total	**200.89**	**167.81**

Gratuity

The Company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuation service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employees last drawn basic salary per month computed proportionately for 15 days salary multiplied for the number of years of service.

Leave encashment

Provision for leave encashment cover the Company's liability for earned leave.

 # Disclosure as regards to provisions as per Ind AS 37 "Provisions, contingent liabilities and contingent assets"

Provision for defect liability expense (₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Balance at the begininng of the year	84.70	69.52
Provision for the year	27.38	15.18
Utilisation for the year	-	-
Balance at the end of the year	**112.08**	**84.70**

Note 20
Income taxes

A. Income tax expense recognised in the Statement of Profit and Loss (₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Current tax		
Current tax on profit for the year	50.29	-
Adjustment for current tax of prior period	55.53	(16.04)
	105.82	**(16.04)**
Deferred tax		
Attributable to–		
Origination and reversal of temporary differences (refer note E)	56.28	113.83
Earlier year tax adjustments (refer note E)	(51.35)	16.04
	4.93	**129.87**
Total	**110.75**	**113.83**

B. Income tax expense / (income) recognised in other comprehensive income (₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Deferred tax (refer note E)		
Deferred tax (credit)/charge on remeasurement of defined benefit obligation	0.92	2.50
Total	**0.92**	**2.50**

C. Reconciliation of effective tax rate (₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Profit before tax	288.07	364.85
Tax using the Company's statutory tax rate at 25.17% (31 March 2022: 25.17%)	72.51	91.83
Effect of :		
Non deductible expenses	33.15	21.06
Income exempt from tax	-	(0.13)
Others	5.09	1.07
Tax expense	**110.75**	**113.83**

D. Recognised deferred tax assets and liabilities
Movement in temporary differences (₹ in lakhs)

Particulars	Deferred tax (assets)		Deferred tax liabilities		Net deferred tax (assets) / liabilities	
	As at 31 March 2023	As at 31 March 2022	As at 31 March 2023	As at 31 March 2022	As at 31 March 2023	As at 31 March 2022
Expenditure allowed on payment basis	(25.30)	(21.35)	-	-	(25.30)	(21.35)
Provision for loss allowance on trade receivables	(44.77)	(16.51)	-	-	(44.77)	(16.51)
Prepaid finance charges	-	-	15.01	23.70	15.01	23.70
Fair valuation of interest free loans to associate	-	-	64.06	64.06	64.06	64.06
Long term capital loss	(0.05)	(0.05)	-	-	(0.05)	(0.05)
Loss under Income Tax brought forward	-	(25.41)	-	-	-	(25.41)
Interest income on fair valuation of non current loan to associate	(9.23)	(43.61)	-	-	(9.23)	(43.61)
Fair valuation of investment in joint venture	-	-	286.00	286.00	286.00	286.00
Fair valuation of revenue from land and transferrable development rights	-	-	78.56	81.83	78.56	81.83
Re-measurement of employee benefit	-	-	0.92	-	0.92	-
Excess of depreciation under tax laws over book depreciation and amortisation	-	-	528.54	539.24	528.54	539.24
Net deferred tax (assets) / liabilities	**(79.35)**	**(106.93)**	**973.09**	**994.83**	**893.74**	**887.89**

E. Recognised deferred tax (assets) and liabilities
Movement in temporary differences

(₹ in lakhs)

Particulars	Balance as at 1 April 2022	Recognised in profit or loss during 2022-23	Recognised in OCI during 2022-23	Recognised in equity during 2022-23	Balance as at 31 March 2023
Expenditure allowed on payment basis	(21.35)	(3.95)	-	-	(25.30)
Provision for loss allowance on trade receivables	(16.51)	(28.26)	-	-	(44.77)
Prepaid finance charges	23.70	(8.69)	-	-	15.01
Fair valuation of interest free loans to associate	64.06	-	-	-	64.06
Long term capital loss	(0.05)	-	-	-	(0.05)
Loss under Income Tax brought forward	(25.41)	25.41	-	-	-
Interest income on fair valuation of non current loan to associate	(43.61)	34.38	-	-	(9.23)
Fair valuation of investment in joint venture	286.00	-	-	-	286.00
Fair valuation of revenue from land and transferrable development rights	81.83	(3.27)	-	-	78.56
Re-measurement of employee benefit	-	-	0.92	-	0.92
Excess of depreciation under tax laws over book depreciation and amortisation	539.23	(10.69)	-	-	528.54
Net deferred tax (assets) / liabilities	**887.89**	**4.93**	**0.92**	**-**	**893.74**

(₹ in lakhs)

Particulars	Balance as at 1 April 2021	Recognised in profit or loss during 2021-22	Recognised in OCI during 2021-22	Recognised in equity during 2021-22	Balance as at 31 March 2022
Expenditure allowed on payment basis	(160.81)	139.46	-	-	(21.35)
Expenditure on which tax has not been deducted	(6.77)	6.77	-	-	-
Provision for loss allowance on trade receivables	(19.42)	2.91	-	-	(16.51)
Prepaid finance charges	25.42	(1.72)	-	-	23.70
Fair valuation of interest free loans to associate	62.73	1.33	-	-	64.06
Long term capital loss	(0.05)	-	-	-	(0.05)
Loss under Income Tax brought forward	-	(25.41)	-	-	(25.41)
Interest income on fair valuation of non current loan to associate	(71.26)	27.65	-	-	(43.61)
Fair valuation of investment in joint venture	286.00	-	-	-	286.00
Fair valuation of revenue from land and transferrable development rights	81.83	-	-	-	81.83
Re-measurement of employee benefit	4.93	(7.43)	2.50	-	-
Excess of depreciation under tax laws over book depreciation and amortisation	552.92	(13.69)	-	-	539.23
Net deferred tax (assets) / liabilities	**755.52**	**129.87**	**2.50**	**-**	**887.89**

Note 21
Trade payables

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Dues to Micro & Small Enterprises (as per the intimation received from vendors)#	0.82	-
Dues to others - Trade payables(1)	4,100.18	3,171.45
Total	**4,101.00**	**3,171.45**

The above information regarding Micro, Small and Medium Enterprises has been determined on the basis of information available with the Company. This has been relied upon by the auditors.

Trade payables - dues to others include retention money payable amounting to ₹368.69 lakhs (31 March 2022: ₹ 362.63 lakhs).

 # Total dues to Micro & Small Enterprises

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
A. Amount remaining unpaid to supplier under the MSMED Act, 2006		
(i) Principal amount	0.82	-
(ii) Interest due	-	-
B. The amount of interest paid by the Group in terms of section 16 of the MSMED, along with amount of payment made to the supplier beyond the appointed date during the accounting year.	-	-
C. The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the due date during the year) but without adding interest specified under MSMED.	-	-
D. The amount of interest accrued and remaining unpaid at the end of the financial year.*	21.15	21.13
E. The amount of further interest remaining due and payable even in the succeeding year.	-	-

*Interest due / accrued thereon remaining unpaid is presented in Note 18 - other current financial liabilities.

Ageing of Trade Payable as at 31 March 2023

(₹ in lakhs)

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	0.82	-	-	-	0.82
(ii) Others	1,236.22	629.40	313.26	7.91	2,186.79
(iii) Disputed dues – MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
Total	**1,237.04**	**629.40**	**313.26**	**7.91**	**2,187.61**
(v) Not due - Others	Not Applicable				1,826.09
(vi) Not due - MSME	Not Applicable				-
(vii) Unbilled dues - Others	Not Applicable				87.30
Grand Total					**4,101.00**

Ageing of Trade Payable as at 31 March 2022

(₹ in lakhs)

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-
(ii) Others	855.37	358.98	12.21	-	1,226.56
(iii) Disputed dues – MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
Total	**855.37**	**358.98**	**12.21**	**-**	**1,226.56**
(v) Not due - Others	Not Applicable				774.13
(vi) Not due - MSME	Not Applicable				-
(vii) Unbilled dues - Others	Not Applicable				1,170.76
Grand Total					**3,171.45**

Note 22
Other current non-financial liabilities (net)

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Advance from contractors	178.51	181.51
Contract liability (refer note 36)		
- Advance from customer	53,754.74	10,806.30
Statutory dues payable		
- Others	0.48	1.81
- TDS payable	43.49	31.54
Others	0.07	-
Total	**53,977.29**	**11,021.16**

Note 23
Revenue from operations

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
A. Sales		
Contract revenue	11,383.42	9,218.74
	11,383.42	**9,218.74**
B. Other operating revenue		
Rent income (refer note 35)	125.22	157.12
Share of (loss) / profit from LLP	(66.47)	(41.26)
	58.75	**115.86**
Total	**11,442.17**	**9,334.60**

Note 24
Other income

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Interest on loan and investment	1,343.31	1,043.30
Interest from bank	34.31	42.81
Liabilities no longer required to pay written back	-	160.14
Bad debts recovered	-	32.46
Total	**1,377.62**	**1,278.71**

Note 25

Cost of material consumed and project expenses

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Consumption of materials	2,185.97	554.42
Power and fuel	47.05	61.49
Repair and maintenance expense	10.05	26.05
Freight charges	0.35	1.00
Civil, Electrical, Contracting, Labour work etc.	6,621.59	6,337.06
Insurance expenses	4.66	8.69
Security service charges	5.36	5.83
Service tax/GST expenses	40.61	50.77
Welfare cess	10.13	5.46
Travelling expenses	0.11	4.06
Legal and professional expenses	34.20	76.48
Defect liability expense	27.38	15.18
Lease, Rent and Relocation Charges	1,489.08	870.36
Other direct project expenses	200.71	386.33
Total	**10,677.25**	**8,403.18**

Note 26

Changes in inventories of construction material, land and work in progress

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Opening inventories		
Construction material on hand	-	57.94
Work in progress	-	145.67
Land	3,343.51	2,686.63
	3,343.51	**2,890.24**
Closing inventories		
Construction material on hand	-	-
Work in progress	-	-
Land	3,851.46	3,343.51
	3,851.46	**3,343.51**
Changes in inventories	**(507.95)**	**(453.27)**

Note 27

Employee benefits expenses

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Salaries, allowances and bonus	333.08	297.90
Contribution to provident and other fund (refer note 32)	2.87	2.68
Remuneration and perquisites to directors (refer note 31)	36.00	36.95
Total	**371.95**	**337.53**

Note 28
Finance costs

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Interest on borrowings		
- To banks and financial institution	1,024.01	1,368.82
- To others		
- unsecured loan	14.72	6.69
- AMC betterment charges	-	21.51
- MSME suppliers	0.02	3.25
- late payment of tax	0.34	1.26
	1,039.09	**1,401.53**
Other borrowing costs		
- Bank guarantee charges	38.68	47.90
- Processing fees	38.16	30.00
- Bank Charges	16.66	4.70
	93.50	**82.60**
Total	**1,132.59**	**1,484.13**

Note 29
Other expenses

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Legal and professional charges	145.68	77.39
Office rent (refer note 35B)	7.67	8.12
Car rent	12.54	12.54
Repairs and maintenance expenses	28.54	25.01
Insurance	14.87	16.52
Power and fuel expenses	30.47	35.76
Travelling and conveyance	14.61	17.05
CSR expenses (refer note 29A)	38.97	38.69
Printing and stationery	7.55	9.33
Rates and taxes	54.92	1.99
Donation to political party	25.00	-
Payment to auditors (exclusive of GST)		
- Audit fees	8.00	8.00
- Other services	0.30	0.80
- Reimbursment of expenses	0.01	0.01
Loss on sale of property, plant and equipment	19.59	0.57
Advertisement and business promotion expenses	6.80	11.42
Provision for loss allowance on trade receivables	112.29	(11.55)
Bad debts written off/written back (Net)	148.86	-
Director's sitting fees	0.75	0.55
Property, plant and equipment discarded	0.41	23.59
Miscellaneous expenses	30.91	14.47
Total	**708.74**	**290.26**

Note 29A
CSR Expense

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
A. Gross amount required to be spent by the Company	18.13	36.61
B. Amount spent during the year (in cash)		
(i) Development of area/acquisition of any asset	11.00	-
(ii) On purpose other than (i) above*	27.97	38.69
C. Total CSR spend in actual	**38.97**	**38.69**
D. Shortfall / (Excess)	**(20.84)**	**(2.08)**
E. Related party transactions in relation to corporate social responsibility	**-**	**-**
F. Nature of CSR Activities		
Direct Expenditure	27.97	38.69
Contribution to Charitable Trust, Spent by that trust	11.00	-
Amount unspent	-	-
Total	**38.97**	**38.69**

(i) * Nature of CSR activities undertaken by company includes healthcare and medical facilities, promotion of education and food distribution.

(ii) Excess amount spend for CSR during the FY 2022-23 of ₹ 20.84 Lakhs and ₹ 2.08 lakhs for FY 2021-22 available for set off in succeeding financial years.

Note 30
Earnings per share

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Profit attributable to equity share holders :		
Basic earnings	177.32	251.02
Adjusted for the effect of dilution	177.32	251.02
Weighted average number of equity shares for:		
Basic	393,889,200	393,889,200
Adjusted for the effect of dilution	393,889,200	393,889,200
Earning per share		
Basic	0.05	0.06
Diluted	0.05	0.06

Note 31
Related Party Transaction

(A) Subsidiaries — Nila Terminals Amreli Private Limited

(B) Associate — Vyapnila Terminals (Modasa) Private Limited

(C) Joint venture — Kent Residential and Industrial Park LLP
Romanovia Industrial Park Private Limited

(D) Enterprise in which Key Managerial Personnel have significant influence	Sambhaav Media Limited Sambhaav Nascent LLP Nila Spaces Limited
(E) Key Managerial Personnel	Manoj B. Vadodaria - Chairman and Managing Director Prashant H. Sarkhedi - Chief Financial Officer (till 12 May 2023) Darshan M. Shah - Chief Financial Officer (from 25 May 2023) Deep S. Vadodaria - Chief Operating Officer (till 25 May 2023) Anand B. Patel - Chief Operating Officer (from 25 May 2023) Dipen Y. Parikh - Company Secretary
(F) Non-Executive Director	Kiran B. Vadodaria (till 25 May 2023) Dilip D. Patel Deep S. Vadodaria (from 25 May 2023)
(G) Independent Director	Shyamal S. Joshi Foram B. Mehta Revant A. Bhatt

Transactions carried out with the Related Parties for the year ended 31 March 2023 and 31 March 2022 are as below:

Particulars	Transaction Value (₹ in lakhs)	
	31 March 2023	31 March 2022
Rent paid (incl. maintenance)		
Sambhaav Media Limited	7.67	7.62
Rent received		
Sambhaav Nascent LLP	11.24	11.24
Sale of Goods		
Nila Spaces Limited	0.70	-
Revenue (billed) from infrastructure projects		
Nila Terminals Amreli Private Limited	184.60	716.91
Nila Spaces Limited	-	407.28
Kiran Vadodaria	284.00	-
Loans given		
Romanovia Industrial Park Private Limited	561.73	1,572.70
Vyapnila Terminals (Modasa) Private Limited	141.00	81.00
Nila Terminals Amreli Private Limited	11.25	7.10
Investment of capital (net)		
Kent Residential and Industrial Park LLP	170.32	1,572.15
Advances Received against Land		
Nila Spaces Limited	430.00	1,530.02
Interest free loan to associate in the nature of equity support		
Vyapnila Terminals (Modasa) Private Limited	-	5.83
Interest income		
Kent Residential and Industrial Park LLP (interest on investment)	814.83	573.43

Particulars	Transaction Value (₹ in lakhs)	
	31 March 2023	31 March 2022
Romanovia Industrial Park Private Limited	336.95	274.70
Nila Terminals Amreli Private Limited	40.33	74.77
Vyapnila Terminals (Modasa) Private Limited (notional interest)	136.58	115.67
Share of profit / (loss) from investment in LLP		
Kent Residential and Industrial Park LLP	(66.47)	(41.26)
Re-payment of loans and advances given		
Romanovia Industrial Park Private Limited	409.00	253.88
Nila Terminals Amreli Private Limited	-	750.71
Vyapnila Terminals (Modasa) Private Limited	-	23.50
Loan (asset) balance transferred to investment (capital)		
Kent Residential and Industrial Park LLP	-	4,679.48
Expense reimbursement		
Nila Spaces Limited	-	4.21

Outstanding Balances of transactions carried out with Related Parties (Other than Key - managerial personnel) as at 31 March 2023 and 31 March 2022.

Particulars	Outstanding Balance (₹ in lakhs)	
	31 March 2023	31 March 2022
Trade Receivables (including retention)		
Sambhaav Nascent LLP	1.01	-
Nila Terminals Amreli Private Limited	16.55	-
Loans given to subsidiaries		
Nila Terminals Amreli Private Limited	541.60	494.05
Loans given to associate and joint venture		
Romanovia Industrial Park Private Limited	3,037.26	2,581.27
Vyapnila Terminals (Modasa) Private Limited (at Historical Cost)	1,428.36	1,287.36
Vyapnila Terminals (Modasa) Private Limited (Ind AS impact - transferred to quasi equity)	(12.57)	(149.16)
Rent deposit receivable		
Sambhaav Media Limited	0.96	0.96
Advances Received against Land		
Nila Spaces Limited	1,960.02	1,530.02
Investment		
Kent Residential and Industrial Park LLP (Capital)	7,635.18	6,716.50
Romanovia Industrial Park Private Limited (at Historical Cost)	0.50	0.50
Romanovia Industrial Park Private Limited (Incremental value on revaluation)	1,250.00	1,250.00
Nila Terminals Amreli Private Limited	1.00	1.00
Vyapnila Terminals (Modasa) Pvt. Ltd (at Historical Cost)	0.34	0.34
Vyapnila Terminals (Modasa) Pvt. Ltd (Ind AS impact - quasi capital)	547.94	547.94

Disclosure of transactions with the Key-managerial personnel and Directors and the status of outstanding balances as at 31 March 2023 and 31 March 2022

Particulars	Transaction Value (₹ in lakhs)	
	31 March 2023	31 March 2022
Remuneration		
- to directors	36.00	36.95
- to other than directors	59.68	46.36
Director sitting fees	0.75	0.55
Professional fees paid to director	-	1.00
Guarantees received/(released) during the year (net)	(5,024.18)	161.51
Outstanding balance of guarantee obtained	9,554.47	14,578.65

Note 32
Employee benefits

A. Defined benefit plans:

Gratuity

The Company operates a defined benefit plan (the gratuity plan) covering eligible employees, which provides a lump sum payment to vested employees at retirement, death, incapacitation or termination of employment, of an amount based on the respective employees salary and tenure of employment. The liability in respect of gratuity being defined benefit schemes, payable in future, are determined by actuarial valuation as on balance sheet date.

In activity of valuation for gratuity following assumptions were used:

Particulars	31 March 2023	31 March 2022
Mortality rate	Indian Assured Lives Mortality (2012-14) urban	Indian Assured Lives Mortality (2012-14) urban
Withdrawal rate	For attained age above 18 upto 24 years: 25%, For attained age above 25 upto 31 years: 10%, For attained age above 32 upto 38 years: 5%, For attained age above 39 years: 2%	For attained age above 18 upto 24 years: 25%, For attained age above 25 upto 31 years: 10%, For attained age above 32 upto 38 years: 5%, For attained age above 39 years: 2%
Retirement age	Directors & KMP: 75 Years Others: 58 Years	Directors & KMP: 75 Years Others: 58 Years
Discount rate	7.50%	7.23%
Salary escalation	7.50%	7.50%

The following tables set out the funded status of the gratuity plans and the amounts recognised in the Company's standalone financial statements as at 31 March 2023, 31 March 2022.

The following tables set out status of gratuity plan under Indian Accounting Standard 19 on "Employee benefit".

(₹ in lakhs)

Particulars	31 March 2023	31 March 2022
Changes in present value of defined benefit obligation		
Present value of defined benefit obligation as at the beginning of the year	55.63	67.14
Interest cost	4.02	4.51
Current service cost	5.10	7.54

Particulars	31 March 2023	31 March 2022
Actuarial loss due to change in financial assumptions	(1.42)	(2.71)
Actuarial (gain) due to change in demographic assumptions	-	(0.20)
Actuarial loss/(gain) due to experience adjustments	(2.23)	(7.01)
Benefits paid	(0.66)	(13.64)
Present value of defined benefit obligation as at the end of the year	**60.44**	**55.63**
Amount recognised in the balance sheet		
Fair value of plan assets as at the end of the year	-	-
Present value of defined benefit obligaiton as at the end of the year	60.44	55.63
Net obligation as at end of year	**60.44**	**55.63**
Non current	**50.94**	**50.48**
Current	**9.50**	**5.15**
Expenses recognised in the statement of profit and loss under the head Employee benefit expenses		
Service cost	5.10	7.54
Interest cost	4.02	4.51
Net expense recognised in employee benefit expenses	**9.12**	**12.04**
Expenses recognised in other comprehensive income for the year		
Remeasurment due to:		
Acturial loss/(gain) on obligations - due to change in financial assumptions	(1.42)	(2.71)
Acturial loss/(gain) on obligations - due to change in demographic assumptions	-	(0.20)
Acturial loss/(gain) on obligations - due to experience adjustments	(2.23)	(7.01)
Net expense/(income) recognised in other comprehensive income	**(3.65)**	**(9.92)**

Sensitivity analysis

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown below:

(₹ in lakhs)

Particulars	31 March 2023		31 March 2022	
	Increase	Decrease	Increase	Decrease
Discount rate (1% movement)	(4.65)	5.44	(4.66)	5.40
Salary growth rate (1% movement)	2.66	(4.02)	3.39	(3.11)
Withdrawal rate (1% movement)	0.60	(2.41)	0.91	(1.12)

The sensitivity analyses presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet. There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

The obligations are measured at the present value of estimated future cash flows by using a discount rate that is determined with reference to the market yields at the Balance Sheet date on Government Bonds which is consistent with the estimated terms of the obligation.

The estimate of future salary increase, considered in the actuarial valuation, takes account of inflation, security, promotion and other relevant factors such as supply and demand in the employment market.

Expected future cash flows:

The expected future cash flows in respect of gratuity as at balance sheet date will be as follows:

(₹ in lakhs)

Projected benefits payable in future years from the date of reporting	31 March 2023	31 March 2022
1st following year	9.50	5.15
2nd following year	1.78	1.84
3rd following year	1.89	1.84
4th following year	7.33	1.94
5th following year	3.26	6.40
Over 5 years	112.58	108.93

B. Other long term employee benefits

Compensated absences

The accrual for unutilised leave is determined for the entire available leave balance standing to the credit of the employees at the year end. The value of such leave balances that are eligible for carry forward is determined by an acturial valuation as at the end of the year and acturial gains and losses are charged to the statement of profit and loss. Amount of ₹ 0.89 lakhs (31 March 2022: ₹ (17.41) lakhs) towards leave benefits is recognised as (credit)/expense to salaries, wages and bonus under "Employee benefits expenses" in the Statement of Profit and Loss.

Acturial assumptions

Particulars	31 March 2023	31 March 2022
Discount rate	7.50%	7.23%
Salary growth rate	7.50%	7.50%
Withdrawal rates	For attained age above 18 upto 24 years: 25%,For attained age above 25 upto 31 years: 10%,For attained age above 32 upto 38 years: 5%,For attained age above 39 years: 2%	For attained age above 18 upto 24 years: 25%,For attained age above 25 upto 31 years: 10%,For attained age above 32 upto 38 years: 5%,For attained age above 39 years: 2%

C. Defined contribution

Contribution to provident fund and employee state insurance contribution

Amount of ₹ 2.23 lakhs (31 March 2022: ₹ 2.68 lakhs) paid towards contribution to provident funds and Employee state insurance contribution is recognised as an expense and included in "Salaries, wages and bonus" under "Employee benefits expense" in the Statement of Profit and Loss.

Note 33
Operating segment

An operating segment is a component of the Company that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Company's other components, and for which discrete financial information is available. All operating segments' operating results are reviewed regularly by the Company's Chief Operating Decision Maker (CODM) to make decisions about resources to be allocated to the segments and assess their performance. The Company's operations fall under single segment namely "Infrastructure Business", taking into account the risks and returns, the organization structure and the internal reporting systems. Board of Directors are Chief Operating Decision Maker (CODM) of the Company and hence financial statement represents disclosure of primary segment. Further, there are no export sales and hence there is no reportable secondary segment. All assets are located in the company's country of domicile.

Note 34
Contingent liabilities and commitments

(i) Contingent liabilities

(a) (₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Income tax demands for A.Y. 2000-01 matter before Assessing Officer	0.81	0.81
Income tax demands for A.Y. 2002-03 matter before Assessing Officer	0.43	0.43
Income tax demands for A.Y. 2007-08 matter before Assessing Officer	2.18	2.18
Income tax demands for A.Y. 2009-10 matter before Central Processing Centre (CPC)	2.22	2.22
Income tax demands for A.Y. 2015-16 matter before Central Processing Centre (CPC)	0.64	0.64
Income tax demands for A.Y. 2018-19 matter before Commissioner or Income Tax (Appeals)	778.44	-
Income tax demands for A.Y. 2021-22 matter before Commissioner or Income Tax (Appeals)	160.76	-

(b) The Hon'ble Supreme Court of India ("SC") by their order dated 28 February 2019, in the case of Surya Roshani Limited & others v/s EPFO, set out the principles based on which allowances paid to the employees should be identified for inclusion in basic wages for the purposes of computation of Provident Fund contribution. The Company has provided the impact of the said supreme court judgement with effect from 1 January 2020. In view of the management, any additional liability for the period from date of the SC order (28 February 2019) to 31 December 2019 is not material and hence have not been provided in the books of account. In addition, management is of the view that there is a considerable uncertainty around the timing and extent in which the judgement will be interpreted and applied by the regulatory authorities and accordingly, the impact for periods prior to the date SC order (28 February 2019), if any, is not ascertainable and consequently no financial effect has been provided for in the standalone financial statements. Accordingly, this has been disclosed as a contingent liability in the standalone financial statements.

(c) The Income-Tax Department had carried out a search operation at the Company's various business premises and residential premises of promoters and certain key employees of the company, under Section 132 of the Income-tax Act, 1961 on 08 September 2021. The Company had made the necessary disclosures to the stock exchanges in this regard on 12 September 2021, in accordance with Regulation 30 of the SEBI (LODR) Regulations, 2015 (as amended). As of the date of issuing these financial results, the Company has received notices under Section 148 and / or Section 142(1)/143(2) of the Income Tax Act, 1961 for the assessment years 2014-15, 2016-17 to 2022-23, to which the Company has responded. During the financial year ended 31 March 2023, the Company received orders for two assessment years (2018-19 and 2021-22), and the Company has filed the necessary response and / or appeal. Management believes that these developments are unlikely to have a significant impact on the Company's financial position as of 31 March 2023, and its performance for the quarter and year ended on that date, as presented in these standalone financial results. However, for the other assessment years due to the nature and complexity of the matter, the final outcome remains uncertain, making it currently impossible for the management to determine the potential impact, if any, on the results related to this issue. The statutory auditors have issued an Emphasis of Matter in their audit report on the standalone financial results for the year ended 31 March 2023, highlighting this matter.

(ii) Commitments

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Agreement for purchase of investment properties (Net of advances)	904.81	-

(iii) Corporate guarantees

The company has not provided any corporate guarantees or any security as at 31 March 2023 as well as 31 March 2022 for loans or any other financial aid obtained by its subsidiary, joint ventures and associate or by any other person.

Note 35
Leases

a) As a lessor

The Company's significant leasing arrangements are in respect of operating leases for commercial premises. Lease income from operating leases is recognised on a straight-line basis over the period of lease. The aggregate lease rental income including maintenance of ₹ 114.22 Lakhs (31 March 2022: 124.12) lakhs is accounted in the statement of profit and loss. (refer note 23).

There are no contingent rents which are recognised in statement of profit and loss. The future minimum lease receivables of non-cancellable operating leases are as under:

Future minimum lease receipts under operating leases (₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Not later than 1 year	41.62	66.02
Later than 1 year and not later than 5 years	1.81	32.04
Later than 5 years	-	-

b) As a lessee

The Company has taken office premises on lease. The terms of lease includes terms of renewals, increase in rent in future periods, terms of cancellation, etc. The agreement is executed for a period of 3 years with a renewable clause and also provide for termination at will by either party giving a prior notice of 3 months at any time during the lease term and hence considered the same to be of short term lease in nature under Ind AS 116. Accordingly, no further disclosures are applicable.

Lease rental (incl. maintenance charges) expense debited to statement of profit and loss is ₹ 7.66 lakhs (31 March 2022: ₹ 7.62 lakhs).

Note 36
Disclosures as per Ind AS 115 "Revenue from contracts with customers"

(a) Disaggregation of revenue from contracts with customers

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
India		
Contract revenue	11,383.42	9,218.74
Rent income	125.22	157.12
Total	**11,508.64**	**9,375.86**

(b) Contract balances

The contract assets, land and transferrable development rights receivable represents amount due from customers which primarily relate to the Company's rights to consideration for work executed but not billed at the reporting date. The contract assets or Land and transferrable development rights are transferred to receivables when the rights become unconditional. i.e. when invoice is raised on achivement of contractual milestones. This usually occurs when the Company issues an invoice to the customer. The contract liabilities primarily represent advances received from customers for which invoices are yet to be raised on customers pending achivement of milestone.

The following table provides information about receivables, contract assets and contract liabilities from contracts with customers:

(₹ in lakhs)

Particulars	31 March 2023	31 March 2022
Trade Receivables	2,147.61	3,811.93
Retention money receivable from customers	50.45	45.22
Contract assets		
- Land and transferrable development rights	18,562.92	9,177.14
- Unbilled revenue	1,121.98	2,245.17
- Receivables against sale of Contract Assets	34,133.42	2,537.69
Contract liabilities		
- Advance from customer	53,754.74	10,806.30

Changes in unbilled revenue, land and transferrable development right balances during the year are as follows:

(₹ in lakhs)

Particulars	31 March 2023	31 March 2022
Land and transferrable development rights		
Balance at the beginning of the year	9,177.14	4,853.07
Unbilled revenue for the year (net)	9,385.78	1,069.09
Contract assets reclassified to land and transferrable development rights	-	3,254.98
Balance at the end of the year	**18,562.92**	**9,177.14**

(₹ in lakhs)

Particulars	31 March 2023	31 March 2022
Unbilled revenue		
Balance at the beginning of the year	2,245.17	3,741.80
Unbilled revenue for the year (net)	(1,123.19)	1,758.35
Contract assets reclassified to land and transferrable development rights	-	(3,254.98)
Balance at the end of the year	**1,121.98**	**2,245.17**

Changes in contract liabilities balances during the year are as follows:

(₹ in lakhs)

Particulars	31 March 2023	31 March 2022
Advance from customer		
Balance at the beginning of the year	10,806.30	979.00
Less:- Reclassified against contract assets on receiving BU certificates of the project	1,600.34	-
Add:- Amount received from customers against contract assets, for which BU certificate is yet to be received	44,548.78	9,827.30
Balance at the end of the year	**53,754.74**	**10,806.30**

Contract liabilities include amount received for sales of transferrable development rights for PPP projects in which BU certificate is yet to be received.

(c) Movement of Expected Credit Loss during the year

For the year ended 31 March 2023, ₹ 112.29 Lakhs (31 March 2022, ₹ (11.55) Lakhs) was recognised as provision for expected credit losses on Trade Receivables.

(d) Performance obligation

The Company recognises revenue from contracts with customers when it satisfies a performance obligation by transferring promised goods or service to a customer. The revenue is recognised to the extent of transaction price allocated to the performance obligation satisfied. Performance obligation is satisfied over time when the transfer of control of asset (goods or service) to a customer is done over time and in other cases, performance obligation is satisfied at a point in time. For performance obligation satisfied over time, the revenue recognition is done by measuring the progress towards complete satisfaction of performance obligation

For contracts where the aggregate of contract cost incurred to date plus recognised profits (or minus recognised losses as the case may be) exceeds the progress billing, the surplus is shown as contract asset and termed as “Due from customers”. For contracts where progress billing exceeds the aggregate of contract costs incurred to-date plus recognised profits (or minus recognised losses, as the case may be), the surplus is shown as contract liability and termed as “Due to customers”. Amounts or Contract Assets received before the related work is performed are disclosed in the Balance Sheet as contract liability and termed as “Advances from customer”. The amounts billed on customer for work performed and are unconditionally due for payment i.e. only passage of time is required before payment falls due, are disclosed in the Balance Sheet as trade receivables. The amount of retention money held by the customers pending completion of performance milestone is disclosed as part of contract asset and is reclassified as trade receivables when it becomes due for payment.

The aggregate value of performance obligations that are completely or partially unsatisfied as at 31 March 2023 is ₹ 68,399 Lakhs. The revenue recognition mainly depends on meeting the delivery schedules, contractual terms and conditions with customers, availability of customer sites, changes in scope, variation in prices etc. In view of these, it is not practical to define the accurate percentage of conversion to revenue on yearly basis. However, a tentative bifurcation of remaining performance obligation is as follows :

Transaction price allocated to remaining performance obligations

Table below shows the forward order book for the Company at the reporting date with the time bands of when the Company expects to recognise secured revenue on its contracts with customers. Secured revenue corresponds to fixed work contracted with customers and excludes the impact of any anticipated contract extensions or modifications, and new contracts with customers.

As at 31 March 2023

(₹ in lakhs)

Particulars	31 March 2023	31 March 2022
Contract revenue		
Within one year	17,100.00	16,500.00
More than one year	51,299.00	49,426.00
Total	**68,399.00**	**65,926.00**

(e) Reconciliation of contract revenue recognised in the Statement of Profit and Loss

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Contract price of the contract revenue recognised	11,589.31	9,218.74
Less : Impairment Losses / Liquidated Damages	(205.89)	-
Total	**11,383.42**	**9,218.74**

The revenue is recognised over a period of time in accordance with the principles outlined in Ind AS 115.

Note 37
Financial Instruments - Fair Value And Risk Measurements

A. Accounting classification and fair values

The carrying amounts and fair values of financial instruments by class are as follows:-

(₹ in lakhs)

As at 31 March 2023	Carrying amount				Fair value			
	Fair Value Through Profit and Loss	Fair Value through Other Comprehensive Income	Amortized Cost*	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
Financial asset								
Loan								
- Non-current	-	-	3,049.57	3,049.57	-	-	-	-
- Current	-	-	2,089.23	2,089.23	-	-	-	-
Trade receivables	-	-	1,969.71	1,969.71	-	-	-	-
Cash and cash equivalent	-	-	164.97	164.97	-	-	-	-

(₹ in lakhs)

As at 31 March 2023	Carrying amount				Fair value			
	Fair Value Through Profit and Loss	Fair Value through Other Comprehensive Income	Amortized Cost*	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
Other bank balance	-	-	148.62	148.62	-	-	-	-
Other financial assets								
- Non-current	-	-	1,548.04	1,548.04	-	-	-	-
- Current	-	-	7.23	7.23	-	-	-	-
	-	**-**	**8,977.37**	**8,977.37**	**-**	**-**	**-**	**-**
Financial liabilities								
Borrowings								
- Non-current	-	-	2,095.87	2,095.87	-	-	-	-
- Current	-	-	4,478.09	4,478.09	-	-	-	-
Trade payable								
- Non-current	-	-	-	-	-	-	-	-
- Current	-	-	4,101.00	4,101.00	-	-	-	-
Other financial liability								
- Non-current	-	-	227.45	227.45	-	-	-	-
- Current	-	-	82.25	82.25	-	-	-	-
	-	**-**	**10,984.66**	**10,984.66**	**-**	**-**	**-**	**-**

(₹ in lakhs)

As at 31 March 2022	Carrying amount				Fair value			
	Fair Value Through Profit and Loss	Fair Value through Other Comprehensive Income	Amortized Cost*	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
Financial asset								
Loan								
- Non-current	-	-	4,223.98	4,223.98	-	-	-	-
- Current	-	-	119.68	119.68	-	-	-	-
Trade receivables	-	-	3,746.32	3,746.32	-	-	-	-
Cash and cash equivalent	-	-	29.38	29.38	-	-	-	-
Other bank balance	-	-	39.96	39.96	-	-	-	-
Other financial assets								
- Non-current	-	-	1,851.48	1,851.48	-	-	-	-
- Current	-	-	3.88	3.88	-	-	-	-
	-	**-**	**10,014.68**	**10,014.68**	**-**	**-**	**-**	**-**

(₹ in lakhs)

As at 31 March 2022	Carrying amount				Fair value			
	Fair Value Through Profit and Loss	Fair Value through Other Comprehensive Income	Amortized Cost*	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
Financial liabilities								
Borrowings								
- Non-current	-	-	8,751.75	8,751.75	-	-	-	-
- Current	-	-	2,069.34	2,069.34	-	-	-	-
Trade payable								
- Non-current	-	-	-	-	-	-	-	-
- Current	-	-	3,171.45	3,171.45	-	-	-	-
Other financial liability								
- Non-current	-	-	110.60	110.60	-	-	-	-
- Current	-	-	94.58	94.58	-	-	-	-
	-	**-**	**14,197.72**	**14,197.72**	**-**	**-**	**-**	**-**

* Fair value of financial assets and liabilities measured at amortised cost is not materially different from the amortised cost. Further, impact of time value of money is not significant for the financial instruments classified as current. Accordingly, the fair value has not been disclosed separately.

Note 1: Investments in associate, joint ventures and subsidiary have been accounted at historical cost. Since these are scoped out of Ind AS 109 for the purposes of measurement, the same have not been disclosed in the tables above.

Note 2: At the time of transition to Ind AS effective from 1 April 2016, the Group had opted to measure its investments in subsidiaries, joint ventures and associate at deemed cost, i.e. previous GAAP carrying amount, except for its investment in one of the joint venture - Romanovia Industrial Park Private Limited, which has been measured at fair value at the date of transition to Ind AS. If an entity chooses to measure its investment at fair value at the date of transition to Ind AS than that is deemed cost of such investment for the Group and, therefore, it shall carry its investment in at that amount (i.e. fair value at the date of transition) after the date of transition.

Fair value hierarchy

The fair value of financial instruments as referred above have been classified into three categories depending on the inputs used in valuation technique. The hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities (Level I measurements) and lowest priority to unobservable inputs (Level III measurments).

The categories used are as follows:-

Input Level I (Directly Observable) : which includes quoted prices in active markets for identical assets such as quoted price for an equity security on Security Exchanges.

Input Level II (Indirectly Observable) : which includes prices in active markets for similar assets such as quoted price for similar assets in active markets, valuation multiple derived from prices in observed transactions involving similar businesses, etc.

Input Level III (Unobservable): which includes management's own assumptions for arriving at a fair value such as projected cash flows used to value a business, etc.

B. Measurement of fair values

i) Valuation techniques and significant unobservable inputs

The fair value of the investment in quoted investment in equity shares is based on the current bid price of investment at balance sheet date

ii) Transfers between Levels I and II

There has been no transfer in between Level I and Level II

iii) Level III fair values

There are no items in Level III fair values.

C. Financial risk management

The Company has a well-defined risk management framework. The Board of Directors of the Company has adopted a Risk Management Policy. The Company has exposure to the following risks arising from financial instruments:

- Credit risk ;
- Liquidity risk ; and
- Market risk

Risk management framework

The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The board of directors evaluate and exercise independent control over the entire process of risk management. The board also recommends risk management objectives and policies.

The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The audit committee oversees how management monitors compliance with the company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and adhoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

(i) Credit risk

Credit risk is the risk that a 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 primarily trade receivables and other financial assets including deposits with banks. The Company's exposure and credit ratings of its counterparties are continuously monitored and the aggregate value of transactions is reasonably spread amongst the counterparties.

Trade receivables and other receivables

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The demographics of the customer, including the default risk of the industry and country in which the customer operates, also has an influence on credit risk assessment. Credit risk is managed through credit approvals, establishing credit limits and continuously monitoring the creditworthiness of customers to which the Company grants credit terms in the normal course of business. The Company establishes an allowance for doubtful debts and impairment that represents its estimate of incurred losses in respect of trade and other receivables. The Company considers the probability of default and whether there has been a significant increase in the credit risk on an ongoing basis through each reporting period. To assess whether there is a significant increase in credit risk, the Company compares the risk of default occurring on financial assets as on the reporting date.

Impairment

Credit risk arising from trade receivables is managed in accordance with the Company's established policy, procedures and control relating to customer credit risk management. An impairment analysis is performed at each reporting date based on the facts and circumstances existing on that date to identify expected losses on account of time value of money and credit risk. The calculation is based on defined percentage based on past experiences in the business ascertained by the management. Receivables from group companies and receivables against sale of contract assets (i.e. TDR and LDR) are generally excluded for the purposes of this analysis since no credit risk is perceived on them.

Summary of the company's exposure to credit risk from various customer is as follows:

(₹ in lakhs)

Particulars	31 March 2023	31 March 2022
Trade Receivables	2,147.61	3,811.93
Less: Expected credit loss allowance	(177.90)	(65.61)
Net Trade Receivables	**1,969.71**	**3,746.32**

Movement in the provision for loss allowance in respect of trade and other receivables are as follows:

(₹ in lakhs)

Particulars	31 March 2023	31 March 2022
Balance at the begininng of the year	65.61	77.16
Provision / (Reversal) during the year	112.29	(11.55)
Balance at the end of the year	**177.90**	**65.61**

Cash and bank balances

The Company is also exposed to credit risks arising on cash and cash equivalents and term deposits with banks. The Company believes that its credit risk in respect to cash and cash equivalents and term deposits is insignificant as funds are invested in term deposits at pre-determined interest rates for specified period of time. For cash and cash equivalents and other bank balances, only high rated banks are accepted.

Other financial assets

Other financial assets includes loan to employees and related parties, security deposits, etc. Credit risk arising from these financial assets is limited and there is no collateral held against these because the counterparties are group companies, banks. Banks have high credit ratings assigned by the credit rating agencies.

(ii) Liquidity Risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are proposed to be settled by delivering cash or other financial asset. The Company's financial planning has ensured, as far as possible, that there is sufficient liquidity to meet the liabilities whenever due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation. In addition to the Company's own liquidity, it enjoys credit facilities with the reputed bank and financial institutions.

Management monitors the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company's liquidity management policy involves periodic reviews of cash flow projections and considering the level of liquid assets necessary, monitoring balance sheet, liquidity ratios against internal and external regulatory requirements.

Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.

(₹ in lakhs)

31 March 2023	Carrying amount	Contractual maturities			
		Less than 12 months	1-2 years	2-5 years	More than 5 years
Borrowings					
- Non-current	2,095.87	-	1,142.05	871.58	82.24
- Current	4,478.09	4,478.09	-	-	-
Trade payable					
- Non-current	-	-	-	-	-
- Current	4,101.00	4,101.00	-	-	-
Other financial liability					
- Non-current	227.45	-	101.99	117.40	8.06
- Current	82.25	82.25	-	-	-

(₹ in lakhs)

31 March 2022	Carrying amount	Contractual maturities			
		Less than 12 months	1-2 years	2-5 years	More than 5 years
Borrowings					
- Non-current	8,751.75	-	6,139.93	2,348.12	263.70
- Current	2,069.34	2,069.34	-	-	-
Trade payable					
- Non-current	-	-	-	-	-
- Current	3,171.45	3,171.45	-	-	-
Other financial liability					
- Non-current	110.60	-	53.88	48.66	8.06
- Current	94.58	94.58	-	-	-

(iii) Market risk

Market risk is the risk that changes in market prices – such as foreign exchange rates and interest rates – will affect the Company's income. Market risk is attributable to all market risk sensitive financial instruments including foreign currency receivables and payables and debt. The company does not have any transactions in foreign currency. And accordingly, company does not have currency risk.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's liquidity and borrowing are managed by professional at senior management level. The interest rate exposure of the Company is reduced by matching the duration of investments and borrowings. The interest rate profile of the Company's interest - bearing financial instrument as reported to management is as follows:

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Fixed-rate instrument		
Financial asset	3,676.52	4,986.08
Financial liability	76.36	-
Floating-rate instrument		
Financial asset	-	-
Financial liability	6,527.02	10,852.88

Interest rate sensitivity

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of change in interest rates. The following table demonstrates the sensitivity of floating rate financial instruments to a reasonably possible change in interest rates. The risk estimates provided assume a parallel shift of 100 basis points interest rate across all yield curves. This calculation also assumes that the change occurs at the balance sheet date and has been calculated based on risk exposures outstanding as at that date. The period end balances are not necessarily representative of the average debt outstanding during the period.

(₹ in lakhs)

Particulars	Increase on profit/(loss) after tax
31 March 2023	
Increase in 100 basis point	(65.27)
Decrease in 100 basis point	65.27
31 March 2022	
Increase in 100 basis point	(108.53)
Decrease in 100 basis point	108.53

Note 38
Capital management

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The board of directors seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position. The Company monitors capital using a ratio of 'Debt' to 'Equity'. For this purpose, 'Debt' is meant to include long-term borrowings, short-term borrowings and current maturities of long-term borrowings. 'Equity' comprises all components of equity. The Company's debt to equity ratio as at the end of the reporting periods are as follows:

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Total debt (including interest accured but not due on borroiwngs)	6,603.38	10,852.88
Less : Cash and bank balances	164.97	29.38
Adjusted net debt	**6,438.41**	**10,823.50**
Total equity	**14,829.46**	**14,649.41**
Debt to equity (net)	**0.43**	**0.74**

Note 39
Ratio Analysis and its elements

(₹ in lakhs)

Sr. No.	Ratio	Numerator	Denominator	FY 2022-23			FY 2021-22			% Variance	Reason for variance for variance of ±25%
				Numerator	Denominator	Ratio	Numerator	Denominator	Ratio		
1	Current ratio	Current Assets	Current Liabilities	62,962.53	62,764.41	1.00	22,365.27	16,454.34	1.36	-26.20%	Due to increase in contract liability (refer note 36).
2	Debt equity ratio	Total Debt	Shareholder's Equity	6,573.96	14,829.46	0.44	10,821.09	14,649.41	0.74	-39.99%	On account of repayment / pre-payment of debt.
3	Debt service coverage ratio	Earnings available for debt service	Interest & Lease Payments + Scheduled Principal Repayments	1,385.55	2,687.15	0.52	1,863.34	3,304.76	0.56	-8.55%	
4	Return on Equity	Net Profits after taxes	Average Shareholder's Equity	177.32	14,739.44	1.20%	251.02	14,520.19	1.73%	-30.41%	Due to impairment loss in contract revenue.
5	Inventory turnover ratio	Direct cost relating to revenue from operations	Average Inventory	10,169.30	3,597.49	2.83	7,949.91	3,116.88	2.55	10.83%	
6	Trade receivable turnover ratio	Revenue from operations	Average Accounts Receivable	11,442.17	2,858.02	4.00	9,334.60	5,125.06	1.82	119.81%	Due to decrease in trade receivable balance
7	Trade payable turnover ratio	Cost of material consumed, project and other expenses	Average Accounts Payable	10,985.20	3,636.23	3.02	8,639.60	4,007.85	2.16	40.14%	Due to decrease in trade payable balance
8	Net capital turnover	Revenue from operations	Average Working capital	11,442.17	3,054.53	3.75	9,334.60	8,739.83	1.07	250.73%	Due to decrease in average working capital
9	Net profit ratio	Profit after tax	Revenue from operations	177.32	11,442.17	1.55%	251.02	9,334.60	2.69%	-42.37%	Due to impairment loss in contract revenue.
10	Return on capital employed	Earning before interest and taxes	Capital Employed	1,327.16	22,297.16	5.95%	1,766.38	26,358.39	6.70%	-11.18%	
11	Return on investment	Income generated from treasury invested funds	Average invested funds in treasury investments	-	-	-	-	-	-	-	Not applicable as no investment made in treasury instruments.

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, plans and business assumptions, the company is confident that no material uncertainty exists as on date that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due.

Note 40
Disclosure under Regulation 34(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and section 186(4) of the Companies Act, 2013.

(₹ in lakhs)

Particulars	As at 31 March 2023	Maximum balance outstanding during the year 2022-23	As at 31 March 2022	Maximum balance outstanding during the year 2021-22
Details of loans given :				
Nila Terminals Amreli Private Limited	541.60	505.30	494.05	1,168.49
Kent Residential and Industrial Park LLP	-	-	-	4,679.48
Romanovia Industrial Park Private Limited	3,037.26	3,068.75	2,581.27	2,581.27
Vyapnila Terminals (Modasa) Private Limited*	1,415.79	1,415.79	1,138.20	1,138.20
Het Infrastructure Private Limited	130.11	130.11	116.95	116.95

Details of Investments made by the company are given in Note 7.
All loans are given for the purposes of the business and are repayable as per agreed schedule of repayment.

* Loan balance of Vyapnila Terminals (Modasa) Private Limited is after adjustment of effective interest rate, the loan is interest free.

Note 41
Transactions and relationship with struck off companies

(₹ in lakhs)

Name of Party	Nature of Transaction	Transactions during the year ended on 31 March 2023	Balance outstanding as at 31 March 2023	Relationship with the struck off company
Orcheed India Pest Management Private Limited	Payable	0.05	0.05	-

(₹ in lakhs)

Name of Party	Nature of Transaction	Transactions during the year ended on 31 March 2022	Balance outstanding as at 31 March 2022	Relationship with the struck off company
Orcheed India Pest Management Private Limited	Payable	0.16	0.05	-

Note 42
Other Statutory Information

a The company has neither advanced, loaned or invested funds nor received any fund to/from any person or entity for lending or investing or providing guarantee to/on behalf of the ultimate beneficiary during the reporting periods.

b There are no proceedings initiated or pending against the company under section 24 of the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder for holding any benami property.

c The company has been sanctioned working capital limit in the form of term loans and overdraft facilities, however the terms and conditions of the sanctions does not specify to submit any monthly or quarterly statements of current assets of the company, hence the company is not submitting such statements to the lending banks and financial institutions.

d The company has not been declared a wilful Defaulters by any bank or financial institution or consortium thereof in accordance with the guidelines on wilful defaulters issued by the RBI.

e The company has not traded or invested in Crypto currency or Virtual Currency during the reporting periods.

f There is no immovable property in the books of the company whose title deed is not held in the name of the company.

g There is no charge or satisfaction of charge which is yet to be registered with ROC beyond the statutory period.

h The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

i The company has not entered into any scheme of arrangement in terms of sections 230 to 237 of the Companies Act, 2013.

j The company does not have any transaction not recorded in the books of accounts that has been surrendered or not disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

k The company has not entered into any non-cash transactions with directors or any person connected with the directors.

Note 43

Previous year figures have been regrouped/reclassified wherever necessary to confirm to current year presentation.

As per our report of even date attached

For M B D & Co LLP
Chartered Accountants
Firm's Registration No: 135129W/W100152

Deval Desai
Partner
Membership No: 132426

Place : Ahmedabad
Date : 25 May 2023

For and on behalf of the Board of Directors of
Nila Infrastructures Limited
CIN No. : L45201GJ1990PLC013417

Manoj B. Vadodaria
Managing Director
DIN : 00092053

Deep S. Vadodaria
Director
DIN : 01284293

Darshan M. Shah
Chief Financial Officer

Dipen Y. Parikh
Company Secretary

Place : Ahmedabad
Date : 25 May 2023

Place : Ahmedabad
Date : 25 May 2023

Independent Auditors' Report

To the Members of Nila Infrastructures Limited

Report on the Audit of Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of Nila Infrastructures Limited ("the Holding Company"); having CIN L45201GJ1990PLC013417, and its subsidiary (collectively referred to as "the Group") its associate and its joint ventures, which comprise the Consolidated Balance Sheet as at 31 March 2023 the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Cash Flow Statement and the Consolidated Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information, which we have signed under reference to this report (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of reports of the other Auditors on separate financial statements of the subsidiary, associate and joint ventures referred to in Other matters section below, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the group, its associate and its joint ventures as at 31 March 2023, and their consolidated loss (including other comprehensive income), their consolidated cash flows and the consolidated changes in equity for the year ended on that date.

Basis of Opinion

We conducted our audit of the consolidated financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act (SAs) and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group, its associate and its joint ventures, in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant to our audit of the consolidated financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained along with the consideration of audit reports of the other auditors referred to in sub paragraph (a) of the "Other Matters" paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

Emphasis of Matter

We draw your attention to the Note 34(i)(c) of the consolidated financial statement that describes the search operation carried out by the Income Tax department at the Group's business premises and residential premises of the promoters and certain key employees of the Group in September 2021, pursuant to which notices / assessment orders have been received for the assessment years 2014-15, 2016-17 to 2022-23. Pending finalisation of the assessment proceedings / appeals, the impact of these matters on the consolidated financial statement for the year ended 31 March 2023 and the adjustments (if any) required to these consolidated financial statement, is presently not ascertainable. Our opinion is not modified in respect of this matter.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

1) **Recognition of contract revenue and margins:**

Revenue from construction projects represents significant portion of the revenue from operations of the Group. We identified recognition of contract revenue and margins as a key audit matter because the estimation of the contract revenue and total cost to complete the contract is inherently subjective, complex and requires significant management judgment. The same may get subsequently changed due to change in prevailing circumstances, contract variations and changes to key assumptions and could result in significant variance in the revenue and profit or loss from a contract for the reporting period.

Refer note 3(h) to the consolidated financial statements on accounting policy for revenue recognition.

How the matter was addressed in our audit;
Our procedures included the following

- Obtained an understanding of management's process for analysing long term contracts, the risk associated with the contract and any key judgments.

- Evaluating the design and implementation of relevant controls over contract revenue and cost estimation process through a combination of procedures involving inquiry, observations, and inspection of evidence.

- We selected a sample of contracts to test, using a risk based criteria which included individual contracts with:

  - significant revenue recognised during the year;
  - significant contract asset balances held at the year-end; or
  - low profit margins.

- For the sample contracts selected as above, verified underlying documents such as original contract and its amendments, key contract terms and milestones for verifying the estimation of contract revenue and costs and /or any change in such estimation.

- Evaluating retrospective results for contracts completed during the current year to ensure there is no management bias in estimated contract revenue and costs.

- Evaluated adequacy of specific key assumptions considered by management in determining contract revenue.

- Considered the adequacy of the disclosures in note 36 to the consolidated financial statements.

2) Recoverability of carrying value of loans and investments in subsidiary, joint ventures and associate:

The assessment of recoverable value of the Group's investment in and loans receivable from joint ventures and associate involves significant judgement. These include assumptions such as discount rates, future business plan, recoverability of its receivables and growth rate.

We focused on this area as a key audit matter due to judgements involved in forecasting future cash flows and the selection of assumptions.

Refer note 7 and 37 to the consolidated financial statements.

How the matter was addressed in our audit;
Our procedures included the following

- Tested operating effectiveness of controls over the impairment analysis performed by the management.

- Evaluated net worth and past performance of the Company to whom loans were given or investment made.

- Challenged the significant assumptions and judgements used in impairment analysis, such as forecast revenue, margins, terminal growth and discount rates.

- Evaluated adequacy of specific key assumptions considered by management in determining the recoverable value of its loans and investments.
- Performing sensitivity analysis on key assumptions including discount rates and estimated future growth.
- Evaluated accuracy of disclosure in the consolidated financial statements.

Information other than the Consolidated Financial Statements and Auditor's Report thereon

The Board of Directors of the Holding company is responsible for the other information. The other information comprises the information included in the Letter to shareholders, Operational highlights, Financial charts, Directors' report Analysis, Business Responsibility Report, Dividend Distribution Policy and Performance trend but does not include the Standalone Financial Statements, Consolidated Financial Statements and our Auditor's Reports thereon.

Our opinion on the Consolidated 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 Consolidated Financial Statements, our responsibility is to read the other information, compare with the Consolidated Financial Statements audited and, in doing so, place reliance on the work of the other Auditors and consider whether the other information is materially inconsistent with the Consolidated Financial Statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. Other information so far as it relates to the subsidiary companies, is traced from their Financial Statements audited by other Auditors.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's Responsibility for the Consolidated Financial Statements

The Holding Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these consolidated financial statements to give a true and fair view of the consolidated financial position, consolidated financial performance (including other comprehensive income), consolidated cash flows and consolidated changes in equity of the Group including its associate and its joint ventures in accordance with the Ind AS and 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 Group 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 consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the respective Board of Directors of the companies included in the Group, its associate and its joint ventures, are responsible for assessing the Group'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 Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors and management of the companies and entities included in the Group and its associate and its joint ventures, are responsible for overseeing the financial reporting process of each entity.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated 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 consolidated 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 control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the Group 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 Group'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 consolidated 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 Group, its associate and / or its joint ventures, to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the business activities within the Group and its associate and its joint ventures, to express an opinion on the Consolidated Financial Statements. We are responsible for the direction, supervision and performance of the audit of the Financial Statements of such entities or business activities included in the Consolidated Financial Statements of which we are the Independent Auditors. For the other entities or business activities included in the Consolidated Financial Statements, which have been audited by other Auditors, such other Auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

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

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other matters

1. (a) We have not audited the financial statements of one subsidiary, two joint ventures and one associate included in the consolidated audited financial results statements, whose financial statements reflects audited financial information denoted in table below. These financial statements of one subsidiary, two joint ventures and one associate are audited by their respective independent auditors whose reports have been furnished to us by the management and our opinion, in terms of sub-section (3) of the Section 143 of the Act, in so far as it relates to the amount and disclosures included in respect of these entities is based solely on the report of such auditors and the procedures performed by us as stated under Auditor's Responsibilities section above.

Components	For the year ended 31 March 2023			
	Total Revenue from Operations	Total Net Profit / (Loss) after Tax	Total Comprehensive Income / (Loss)	Net Cash inflow / (outflow)
Subsidiary*	NIL	(0.12)	(0.12)	(1.52)
Joint Ventures	Not Applicable	(165.95)#	(165.95)^	Not Applicable
Associate	Not Applicable	0.43#	0.43^	Not Applicable

** before consolidation adjustments*
 # group's share of net profit / (loss) after tax
^ group's share of total comprehensive income / (loss)

(b) One of these joint ventures is a Limited Liability Partnership ("LLP") whose financial statements and other financial information have been prepared in accordance with accounting principles generally accepted in India, the accounting standards issued by Institute of Chartered Accountants of India and the provisions of LLP Act, 2008 ("applicable reporting framework for LLP") and have been audited by other auditors under generally accepted auditing standards applicable in India. The Holding Company's management has converted the financial statements of such joint venture from applicable reporting framework for LLP to Indian Accounting Standards prescribed under Section 133 of the Act. We have audited these conversion adjustments made by the Holding Company's management. Our opinion in so far as it relates to the balances and affairs of such joint venture is based on the report of other auditors and the conversion adjustments prepared by the management of the Holding Company and audited by us.

Our opinion on the consolidated financial statements, and our report on Other Legal and Regulatory Requirements below,is not modified in respect of the above matters, with respect to our reliance on the work done and the reports of the other auditors and conversion adjustments prepared by management as mentioned above.

Report on Other Legal and Regulatory Requirements

1. As required by 'the Companies (Auditor's Report) Order, 2020' ("the order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, on the basis of such checks of the books and records of the Holding Company and based on the consideration of reports of the other auditors on separate financial statements and the other financial information of the subsidiary, joint venture and associate companies, as noted in the "Other Matter" paragraph, we give in the "Annexure A", a statement on the matters specified in paragraph 3 (xxi) of the order.

2. As required by Section 143(3) of the Act, based on our audit and on the consideration of reports of the other auditors on separate financial statements of such subsidiary, associate, and joint ventures as were audited by other auditors, as noted in the 'Other Matter' paragraph, we report, to the extent applicable, that:

   (a) We have sought and obtained all the information and explanations, which to the best of our knowledge and belief, were necessary for the purposes of our audit;

   (b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors;

   (c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss, the Consolidated Cash Flow Statement and the Consolidated Statement of Changes in Equity dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.

   (d) In our opinion, the aforesaid consolidated financial statements comply with the Indian Accounting Standards 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 of the Holding Company as on 31 March 2023 taken on record by the Board of Directors of the holding company and the reports of the statutory auditors of its subsidiary company, associate company, joint venture, none of the directors of the Group Companies, its associate company, and joint venture is disqualified as on 31 March 2023 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 with reference to financial statements of the Holding Company, its subsidiary and one joint venture Company, to which requirements of the Act are applicable and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

   (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate financial statements of the subsidiary, associate and joint ventures, as noted in the 'Other Matter' paragraph:

      i. The Group has disclosed the impact of pending litigations on its financial position in its Consolidated financial statements;

      ii. The Group, its associate and joint ventures 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 Holding Company during the year ended 31 March 2023. Further, there are no amounts which are required to be transferred to the Investor Education and Protection Fund by the subsidiary, associate and joint ventures during the year ended 31 March 2023.

      iv. (a) The respective managements of the Holding Company and its subsidiary, joint ventures and associate have represented to us and the other auditors of such subsidiary, joint ventures and associate that, to the best of their knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company or any of such subsidiary, joint ventures and associate 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, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The respective managements of the Holding Company and its subsidiary, joint ventures and associate have represented to us and the other auditors of such subsidiary, joint ventures and associate that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Holding Company or any of such subsidiary, joint ventures and associate from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Holding Company or any of such subsidiary, joint ventures and associate shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances performed by us and those performed by the auditors of the subsidiary, joint ventures and associate, nothing has come to our or other auditor's notice that has caused us or the other auditors 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.

v. The Holding company and its subsidiary, joint ventures and associate have not proposed any dividend during the previous year and has not declared any interim dividend during the year and until the date of this report. Hence, no reporting is applicable with regards to compliance with section 123.

(h) In our opinion and according to the information and explanations given to us and based on the reports of the statutory auditors of subsidiary company incorporated in India which was not audited by us, the remuneration paid during the current year by the Holding Company and such subsidiary company to its directors is in accordance with the provisions of Section 197 of the Act. The remuneration paid to any director by the Holding Company and such subsidiary Company is not in excess of the limit laid down under Section 197 of the Act. According to the information and explanations given to us and based on the reports of the statutory auditors of associate and joint ventures, which were not audited by us, the provisions of Section 197 of the Act is not applicable to such associate and joint ventures.

For, M B D & Co LLP
Chartered Accountants
Firm's Registration No: 135129W/W100152

Deval Desai
Partner
Membership Number: 132426
UDIN: 23132426BGQVOB4687

Place : Ahmedabad
Date : 25 May 2023

Annexure A to the Independent Auditor's Report

Referred in paragraph 1 under the heading "Report on other legal and regulatory requirements" of our report of even date to the members of Nila Infrastructures Limited on the consolidated financial statements as of and for the year ended 31 March 2023

In terms of the information and explanations sought by us and given by the company and based on the Companies (Auditor's Report) Order, 2020 (CARO) report issued by respective companies' auditor included in the consolidated financial statement to which reporting under CARO is applicable, as furnished to us by the management and to the best of our knowledge and belief, we state that:

(xxi) As required by paragraph 3(xxi) of the CARO 2020, we report that the auditors of the following companies have given qualification or adverse remarks in their CARO report on the standalone financial statements of the respective companies included in the Consolidated Financial Statements of the Holding Company:

Sr. No.	Name of Company	CIN	Relation	Clause number of CARO report which is qualified or adverse
1	Nila Infrastructures Limited	L45201GJ1990PLC013417	Holding Company	iii, vii, xi
2	Romanovia Industrial Park Private Limited	U45200GJ2013PTC077822	Joint Venture	i, vii, ix, xvii

For, M B D & Co LLP
Chartered Accountants
Firm's Registration No: 135129W/W100152

Deval Desai
Partner
Membership Number: 132426
UDIN: 23132426BGQVOB4687

Place: Ahmedabad
Date: 25 May 2023

Annexure B to the Independent Auditor's Report

Referred to in Annexure referred to in paragraph (f) under the heading "Report on other legal and regulatory requirements" of our report to the members of Nila Infrastructures Limited on the Consolidated financial statements as of and for the year ended 31 March 2023

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

Opinion

In conjunction with our audit of the consolidated financial statements of the Nila Infrastructures Limited ("the holding company") as of and for the year ended 31 March 2023, we have audited the internal financial controls with reference to consolidated financial statements of the Holding Company, and one joint venture company to which requirements of the Act are applicable, as of that date.

In our opinion, the Holding Company and one joint venture company to which requirements of the Act are applicable, have 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 31 March 2023, based on the internal control over financial reporting criteria established by such companies 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 ("the Guidance Note").

Management's Responsibility for Internal Financial Controls

The respective company's management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the respective 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 the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the internal financial controls with reference to consolidated financial statements 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 ICAI and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting were 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 consolidated financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors of the subsidiary and one joint venture Company, to which requirements of the Act are applicable, in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls with reference to consolidated financial statements.

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.

Other Matter

Our aforesaid report under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls with reference to consolidated financial statements in so far as it relates to the one joint venture company and associate company, to which the requirements of the Act are applicable, is based on the corresponding report of other auditors of such one joint venture company and associate company.

Our opinion on the internal financial controls with reference to consolidated financial statements is not modified in respect of the above matter, with respect to our reliance on the work done and the reports of the other auditor.

For, M B D & Co LLP
Chartered Accountants
Firm's Registration No: 135129W/W100152

Deval Desai
Partner
Membership Number: 132426
UDIN: 23132426BGQVOB4687

Place: Ahmedabad
Date: 25 May 2023

Consolidated Balance Sheet

as at 31 March 2023

(₹ in lakhs)

Particulars	Note	As at 31 March 2023	As at 31 March 2022
ASSETS			
Non-current assets			
(a) Property, plant and equipment	4	285.21	439.55
(b) Investment properties	5	3,100.90	3,181.27
(c) Intangible assets	6	1.04	1.99
(d) Financial assets			
(i) Investments	7	7,816.77	7,133.73
(ii) Loans	8	3,049.57	3,729.93
(iii) Other non-current financial assets	9	1,594.03	1,895.22
(e) Income tax assets (net)	11	366.65	333.80
(f) Other non-current non-financial assets	10	137.14	10.37
Total non-current assets		**16,351.31**	**16,725.86**
Current assets			
(a) Inventories	12	6,714.04	6,190.57
(b) Financial assets			
(i) Trade receivables	13	1,969.71	3,746.32
(ii) Cash and cash equivalents	14	165.61	31.56
(iii) Bank balances other than (ii) above	14	148.62	39.96
(iv) Loans	8	1,547.63	119.68
(v) Other current financial assets	9	7.23	3.88
(c) Current tax assets (net)	11	0.75	0.66
(d) Other current non-financial assets	10	54,901.87	15,035.00
Total current assets		**65,455.46**	**25,167.63**
Total assets		**81,806.77**	**41,893.49**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	15	3,938.89	3,938.89
(b) Other equity	16	9,324.44	9,366.67
Total equity		**13,263.33**	**13,305.56**
Liabilities			
Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	17	2,095.87	8,751.75
(ii) Other non-current financial liabilities	18	227.45	110.60
(b) Provisions	19	75.11	70.00
(c) Deferred tax liabilities (net)	20	448.87	484.44
Total non-current liabilities		**2,847.30**	**9,416.79**
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	17	4,482.02	2,069.34
(ii) Trade payables			
(iia) Due to micro and small enterprises	21	0.82	-
(iib) Due to others	21	4,117.74	3,172.22
(iii) Other current financial liabilities	18	82.25	94.58
(b) Other current non-financial liabilities	22	56,887.53	13,737.19
(c) Provisions	19	125.78	97.81
Total current liabilities		**65,696.14**	**19,171.14**
Total liabilities		**68,543.44**	**28,587.93**
Total equity and liabilities		**81,806.77**	**41,893.49**

The accompanying notes 1 to 45 form an integral part of these consolidated financial statements.

As per our report of even date attached

For M B D & Co LLP
Chartered Accountants
Firm's Registration No: 135129W/W100152

Deval Desai
Partner
Membership No: 132426

Place : Ahmedabad
Date : 25 May 2023

For and on behalf of the Board of Directors of Nila Infrastructures Limited
CIN No. : L45201GJ1990PLC013417

Manoj B. Vadodaria
Managing Director
DIN : 00092053

Deep S. Vadodaria
Director
DIN : 01284293

Darshan M. Shah
Chief Financial Officer

Dipen Y. Parikh
Company Secretary

Place : Ahmedabad
Date : 25 May 2023

Place : Ahmedabad
Date : 25 May 2023

NILA INFRASTRUCTURES LIMITED

Consolidated Statement of Profit and Loss
for the year ended 31 March 2023

(₹ in lakhs)

Particulars	Note	For the year ended 31 March 2023	For the year ended 31 March 2022
Income			
Revenue from operations	23	11,508.64	8,331.80
Other income	24	1,201.00	1,091.02
Total income		**12,709.64**	**9,422.82**
Expenses			
Cost of material consumed and project expenses	25	10,692.78	8,453.51
Changes in inventories of construction material, land and work in progress	26	(523.47)	(1,474.57)
Employee benefits expenses	27	371.95	337.53
Finance costs	28	1,120.20	1,452.36
Depreciation and amortisation expense	4,5 & 6	149.14	186.63
Other expenses	29	709.00	290.80
Total expenses		**12,519.60**	**9,246.26**
Profit before tax and share in profit / (loss) of joint ventures and associate		**190.04**	**176.56**
Tax expense:			
- Current tax	20	105.96	(16.04)
- Deferred tax charge/(credit) (net)	20	(36.48)	71.55
Total tax expenses		**69.48**	**55.51**
Profit after tax before share in profit / (loss) of joint ventures and associate		**120.56**	**121.05**
Share in profit / (loss) of joint ventures and associate (net of tax)		(165.52)	(319.21)
Profit for the year		**(44.96)**	**(198.16)**
Other comprehensive income			
Items that will not be reclassified subsequently to profit or loss			
Remeasurement of post-employment benefit obligation	16	3.65	9.92
Income tax relating to these items	16	(0.92)	(2.50)
Other comprehensive income for the year, net of tax		**2.73**	**7.42**
Total comprehensive income for the year		**(42.23)**	**(190.74)**
Earnings per equity share (Face value ₹ 1 per share)			
Basic	30	(0.01)	(0.05)
Diluted	30	(0.01)	(0.05)

The accompanying notes 1 to 45 form an integral part of these consolidated financial statements.

As per our report of even date attached

For M B D & Co LLP
Chartered Accountants
Firm's Registration No: 135129W/W100152

Deval Desai
Partner
Membership No: 132426

Place : Ahmedabad
Date : 25 May 2023

For and on behalf of the Board of Directors of Nila Infrastructures Limited
CIN No. : L45201GJ1990PLC013417

Manoj B. Vadodaria
Managing Director
DIN : 00092053

Deep S. Vadodaria
Director
DIN : 01284293

Darshan M. Shah
Chief Financial Officer

Dipen Y. Parikh
Company Secretary

Place : Ahmedabad
Date : 25 May 2023

Place : Ahmedabad
Date : 25 May 2023

Consolidated Statement of Changes in Equity

for the year ended 31 March 2023

Equity share capital

(₹ in lakhs)

Particulars	Note	Amount
Balance as at 1 April 2021		3,938.89
Changes during the year		-
Balance as at 31 March 2022		**3,938.89**
Changes during the year		-
Balance as at 31 March 2023	**15**	**3,938.89**

Other Equity

(₹ in lakhs)

Particulars	Note	Reserves and Surplus			Total
		Retained earnings	General reserve	Securities premium	
Balance as at 1 April 2021		**8,998.93**	**524.77**	**33.71**	**9,557.41**
Total comprehensive income for the year ended 31 March 2022					
Profit / (Loss) for the year		(198.16)	-	-	(198.16)
Items of other comprehensive income					
Remeasurement of post-employment benefit obligation (net of tax)	16	7.42	-	-	7.42
Balance as at 31 March 2022		**8,808.19**	**524.77**	**33.71**	**9,366.67**
Total comprehensive income for the year ended 31 March 2023					
Profit / (Loss) for the year		(44.96)			(44.96)
Items of other comprehensive income					
Remeasurement of post-employment benefit obligation (net of tax)	16	2.73	-	-	2.73
Balance as at 31 March 2023		**8765.96**	**524.77**	**33.71**	**9324.44**

Nature and purpose of reserves:

General Reserve - The General Reserve is used from time to time to transfer profits from retained earnings for appropriation purposes. As the General Reserve is created by a transfer from one component of equity to another and is not an item of other comprehensive income, items included in the general reserve is not reclassified subsequently to the Statement of Profit and Loss.

Equity Security Premium - Securities premium reserve is used to record the premium on issue of equity shares. The reserve is utilised in accordance with the provisions of the Act.

The accompanying notes 1 to 45 form an integral part of these consolidated financial statements.

As per our report of even date attached

For M B D & Co LLP
Chartered Accountants
Firm's Registration No: 135129W/W100152

Deval Desai
Partner
Membership No: 132426

Place : Ahmedabad
Date : 25 May 2023

For and on behalf of the Board of Directors of Nila Infrastructures Limited
CIN No. : L45201GJ1990PLC013417

Manoj B. Vadodaria
Managing Director
DIN : 00092053

Deep S. Vadodaria
Director
DIN : 01284293

Darshan M. Shah
Chief Financial Officer

Dipen Y. Parikh
Company Secretary

Place : Ahmedabad
Date : 25 May 2023

Place : Ahmedabad
Date : 25 May 2023

NILA INFRASTRUCTURES LIMITED

Consolidated Statement of Cash Flow

for the year ended 31 March 2023

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Cash flow from operating activities		
Profit before tax	190.04	176.56
Adjustments for:		
Depreciation and amortisation expense	149.14	186.63
Finance cost	1,120.20	1,452.36
Liabilities no longer required written back	-	(160.14)
Bad debts written off/written back	148.86	-
Provision for defect liability expense	27.38	15.18
Loss on sale of property, plant and equipments and asset discared	20.00	24.16
Interest income	(1,200.71)	(895.67)
Provision for loss allowance on trade receivables	112.29	(11.55)
Operating profit before working capital changes	**567.20**	**787.53**
Changes in working capital adjustments		
(Increase) in security deposit given	43.58	24.75
(Increase)/decrease in trade receivables	1,515.46	2,769.02
(Increase)/decrease in other financial assets	(5.76)	(31.78)
(Increase)/decrease in other assets (current and non-current)	(39,875.54)	(4,938.99)
(Increase)/decrease in inventories	(523.47)	(1,474.57)
Increase/(decrease) in trade payables	946.33	(1,512.45)
Increase/(decrease) in other financial liabilities	116.85	0.62
Increase/(decrease) in other current liabilities	43,150.34	10,998.73
Increase/(decrease) in provisions	9.35	(19.00)
Cash generated from / (used in) operations	**5,944.34**	**6,603.86**
Less: Income taxes paid (net)	**(138.90)**	**(188.77)**
Net cash flow generated from/ (used in) operating activities [A]	**5,805.44**	**6,415.09**
Cash flow from investing activities		
Purchase of property, plant and equipments	(7.73)	(33.56)
Purchase of investment	(848.56)	(2,139.12)
Sale of investment	-	0.15
Advance given for purchase of investment properties	(118.10)	-
Loans (given) to related parties (net)	(733.57)	(1,657.48)
Loans (given)/repaid by others (net)	(14.02)	(115.13)
Proceeds from sale of / receipt back of advances for property, plant and equipments	74.25	398.80
Purchase of intangible assets	-	(2.02)
Proceeds from / (investments in) bank deposits (net)	144.20	69.65
Interest income	1,197.89	903.60
Net cash flow generated from / (used in) investing activities [B]	**(305.64)**	**(2,575.11)**
Cash flow from financing activities		
Proceeds/(repayment) of short term borrowings (net)	(361.20)	(608.07)
(Repayment) of long term borrowings	(3,882.00)	(3,431.68)
Proceeds from long term borrowings	-	367.95
Finance costs paid	(1,122.55)	(1,451.35)
Net cash flow generated from/ (used in) financing activities [C]	**(5,365.75)**	**(5,123.15)**
Net changes in cash and cash equivalents (A+B+C)	**134.05**	**(1,283.17)**
Cash and cash equivalents at beginning of the year (see note 2)	**31.56**	**1,314.73**
Cash and cash equivalents at end of the year (see note 2)	**165.61**	**31.56**

Notes:

1 The above statement of Cash Flows has been prepared under "Indirect method" as set out in the Indian Accounting Standard (Ind AS - 7) "Statement of Cash Flows".

2 Reconciliation of cash and cash equivalents as per the Consolidated Statement of Cash Flows.

Cash and cash equivalents as per above comprise of the following:

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Cash on hand	1.98	5.39
Balance with banks	163.63	26.17
Total	**165.61**	**31.56**

3 Changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes:

Reconciliation of liabilities arising from financing activities (₹ in lakhs)

Particulars	As at 1 April 2022	Changes as per consolidated statement of cash flow	Non cash changes	As at 31 March 2023
Borrowings (long term borrowings, short term borrowings & current maturities of long term borrowings)	10,821.09	(4,243.20)	-	6,577.89

(₹ in lakhs)

Particulars	As at 1 April 2021	Changes as per consolidated statement of cash flow	Non cash changes	As at 31 March 2022
Borrowings (long term borrowings, short term borrowings & current maturities of long term borrowings)	14,492.89	(3,671.80)	-	10,821.09

As per our report of even date attached

For M B D & Co LLP
Chartered Accountants
Firm's Registration No: 135129W/W100152

Deval Desai
Partner
Membership No: 132426

Place : Ahmedabad
Date : 25 May 2023

For and on behalf of the Board of Directors of Nila Infrastructures Limited
CIN No. : L45201GJ1990PLC013417

Manoj B. Vadodaria
Managing Director
DIN : 00092053

Deep S. Vadodaria
Director
DIN : 01284293

Darshan M. Shah
Chief Financial Officer

Dipen Y. Parikh
Company Secretary

Place : Ahmedabad
Date : 25 May 2023

Place : Ahmedabad
Date : 25 May 2023

Notes forming part of the Consolidated Financial Statements

for the year ended 31 March 2023

1. Group overview

Nila Infrastructures Limited ('the Company') is based in Ahmedabad, Gujarat with its Registered Office situated at 1st Floor, Sambhaav House, Opp. Chief Justice Bungalow, Bodakdev, Ahmedabad - 380015. Nila Infrastructures Limited is a public company incorporated on 26 February 1990 and listed on BSE (Bombay Stock Exchange of India Limited) and NSE (National Stock Exchange of India Limited). The Company, together with its subsidiaries, joint ventures and associate, collectively referred to as ('the Group') is involved in the construction as well as development infrastructures project. These consolidated financial statements comprise the financial statements of the Company, its subsidiary, joint ventures and the associate.

2. Basis of preparation and measurement

2.1. Statement of compliance

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

The consolidated financial statements for the year ended 31 March 2023 have been reviewed by audit committee and subsequently approved by Board of Directors at its meetings held on 25 May 2023.

Details of the Group's significant accounting policies are included in note 3.

2.2. Functional and presentation currency

These consolidated financial statements are presented in Indian Rupees (₹), which is also the Group's functional currency. All the amounts have been rounded-off to the nearest lakhs, unless otherwise stated.

2.3 Basis of Measurement

The consolidated financial statements have been prepared on the historical cost basis except for the following items:

Items	Measurement basis
Net defined benefit plans	Fair value of plan assets less present value of defined benefit obligation using key actuarial assumptions
Land and transferable development rights Receivables	Fair value of land and transferable development rights using applicable market inputs

2.4 Use of estimates and judgements

In preparing this consolidated financial statement, management has made judgements, estimates, and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and assumptions are reviewed on an ongoing basis. Revision to accounting estimates are recognized prospectively.

Information about critical judgements in applying accounting policies, as well as estimates and the assumptions that have most significant effect to the carrying amounts of assets and liabilities within the next financial year, are included in the following notes:

Note 3(h) – Evaluation of percentage completion for the purpose of revenue recognition
Note 3(e) - Identification of the building& furniture & fixtures as an investment property
Note 3(c) – Useful life used for the purpose of depreciation on property, plant and equipment and investment properties and amortization of intangible assets

Note 3(f),(j)	–	Impairment of financial and non-financial assets
Note 3(q)	-	Lease classification
Note 3(g)	–	Recognition and measurement of defined benefit obligations, key actuarial assumptions
Note 3(j)	–	Fair value measurement of financial instruments
Note 3(k)	–	Current / deferred tax expense and recognition and evaluation of recoverability of deferred tax assets
Note 3(m)	–	Provisions and contingencies

2.5 Measurement of fair values

The Group's accounting policies and disclosures requires the measurement of fair values for financial instruments.
The Group has established control framework with respect to the measurement of fair values. The management regularly reviews significant unobservable inputs and valuation adjustments.

Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

Level 1: quoted prices(unadjusted) in active markets for identical assets and liabilities.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

When measuring the fair value of an asset or liability, the Group uses observable market data as far as possible. If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorized in its entity in the same level of fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Group recognizes transfers between the levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Further information about the assumptions made in measuring fair values is included in the following notes:

Note 5 - Investment property
Note 37 – Financial instruments

3. Significant Accounting Policies

a) Operating Cycle

All assets and liabilities have been classified as current or non-current as per the Group's normal operating cycle and other criteria set out in Schedule III of the Companies Act, 2013. Operating cycle for project related assets and liabilities is the time start of the project to their realization in cash or cash equivalents. Operating cycle for all other assets and liabilities has been considered as twelve months.

b) Basis of consolidation

i) Subsidiaries

Subsidiaries are all entities (including structured entities) over which the group has control. The group controls an entity when the group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity. The financial statement of the subsidiaries are included in the consolidated financial statements from the date on which control is transferred/acquired to/by the group and they are deconsolidated from the date the control ceases. The acquisition method of accounting is used to account for business combinations by the group.

The group combines the financial statements of the parent and its subsidiaries line by line adding together like items of assets, liabilities, equity, income and expenses. Intercompany transactions, balances and unrealized gains on transactions between group companies are eliminated. Accounting policies of subsidiaries are changed where necessary to ensure consistency with policies adopted by the group.

ii) Joint ventures and associate

The Group's interest in equity accounted investees comprises interest in joint ventures and associate.

An associate is an entity in which the Group has significant influence but not control or joint control. A joint venture is an arrangement in which the Group has joint control and has the rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities.

Interests in joint ventures and associates are accounted for using the equity method. They are initially recognized at cost. Subsequent to initial recognition, the consolidated financial statements include the Group's share of profit and loss and other comprehensive income of equity accounted investees until the date on which the significant influence or joint control ceases.

When the Group's share of losses in any equity accounted investments equals or exceeds its interest in an entity; the Group does not recognize further losses, unless it has incurred obligations or made payments on behalf of other entity.

iii) Equity method

Under the equity method of accounting, the investments are initially recognized at cost and adjusted thereafter to recognize the Group's share of post-acquisition profits or losses of the investee in profit and loss, and the Group's share of other comprehensive income of the investee in other comprehensive income.

When the Group's share of loss in equity-accounted investment equals or excess its interest in the entity, including any other unsecured long term receivables, the Group does not recognize further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Unrealised gains on transactions between the Group and its associates and joint ventures are eliminated to the extent of the Groups interest in these entities. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of assets transferred. Accounting policies of equity accounted investees have been changed where necessary to ensure consistency with the policies adopted by the Group.

iv) Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealized income and expenses arising from intra-group transactions, are eliminated in full while preparing these consolidated financial statements. Unrealised gains or losses arising from transactions with equity accounted investees are eliminated against the investment to the extent of the Group's interest in the investee. Deferred tax asset or liability is created on any temporary differences that arise from the elimination of profits and losses resulting from intragroup transactions.

c) Property, plant and equipment

Recognition and measurement

Items of property, plant and equipment are measured at cost, which includes capitalized borrowing costs, less accumulated depreciation and accumulated impairment losses, if any.

Cost of an item of property, plant and equipment comprises its purchase price, including non-refundable purchase taxes, after deducting trade discounts and rebates, any directly attributable cost of bringing the item to its working condition for its intended use.

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

Any gain or loss on disposal of an item of property, plant and equipment is recognized in the Statement of Profit and Loss.

Subsequent measurement

Subsequent expenditure is capitalized only if it is probable that the future economic benefits associated with the expenditure will flow to the Group.

Depreciation

Depreciation is being provided on a pro-rata basis on the 'Straight Line Method' over the estimated useful lives of the assets as prescribed under Part C of Schedule II to the CompaniesAct, 2013. 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. Advances given towards acquisition of property, plant and equipment outstanding at each Balance Sheet date are disclosed as other non-current assets.

Derecognition

The carrying amount of an item of property, plant and equipment is derecognized on disposal or when no future economic benefits are expected from its use of disposal. The consequential gain or loss is measured as the difference between the net disposal proceeds and the carrying amount of the item and is recognized in the Statement of Profit and Loss.

d) Intangible assets and amortisation

Intangible assets are carried at cost less accumulated amortization and impairment losses, if any. The cost of an intangible asset comprises of its purchase price, including any import duties and other taxes (other than those subsequently recoverable from the taxing authorities), and any directly attributable expenditure on making the asset ready for its intended use.

Subsequent Expenditure

Subsequent expenditure is capitalized only when it increases the future economic benefits associated with the expenditure will flow to the Group. All other expenditure is recognized in the Statement of Profit and Loss as incurred

Amortisation

Intangible assets are amortized on a straight - line basis (pro-rata from the date of additions) over estimated useful life up to five years.

Derecognition

The carrying amount of an intangible asset is derecognized on disposal or when no future economic benefits are expected from its use or disposal. The gain or loss arising from the derecognition of an intangible assets are measured as the difference between the net disposal proceeds and the carrying amount of intangible assets and is recognized in the Statement of Profit and Loss account

e) Investment Property

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Recognition and measurement

Upon initial recognition, an investment property is measured at cost. Subsequent to initial recognition, investment property is measured at cost less accumulated depreciation and accumulated impairment losses, if any.

Depreciation

Depreciation is being provided on a pro-rata basis on the 'Straight Line Method' over the estimated useful lives of the assets as prescribed under Part C of Schedule II to the Companies Act, 2013. The residual values, useful lives and methods of depreciation of investment properties equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Fair value disclosure

The fair values of investment property is disclosed in the notes. Fair values is determined by an independent valuer who holds a recognized and relevant professional qualification and has recent experience in the location and category of the investment property being valued.

Any gain or loss on disposal of an investment property is recognized in Statement of Profit and Loss.

f) Impairment of non-financial assets

Non-financial assets of the Group, other than inventories and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

For impairment testing, assets that do not generate independent cash inflows are grouped together into cash-generating units (CGUs). Each CGU represents the smallest group of assets that generates cash inflows that are largely independent of the cash inflows of other assets or CGUs.

The recoverable amount of a CGU (or an individual asset) is the higher of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, 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 CGU (or the asset).

An impairment loss is recognized if the carrying amount of an asset or CGU exceeds its estimated recoverable amount. Impairment losses are recognized in the Statement of Profit and Loss. Impairment loss recognized in respect of a CGU is allocated to reduce the carrying amounts of the other assets of the CGU (or group of CGUs) on a pro rata basis.

g) Employee benefits

Short term employee benefits

Short term employee benefit obligations are measured on an undiscounted expenses and are expensed as the related services are provided. A liability is recognized for the amount expected to be paid, if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the amount of obligation can be estimated reliably.

Defined contribution plans

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. The Group makes specified monthly contributions towards government administered schemes. Obligations for contributions to defined contribution plans are recognized as an employee benefit expense in the Statement of Profit and Loss in the periods during which the services are rendered by the employees.

Defined benefit plans

A defined benefit plan is a post-employment benefit plan other than defined contribution plan. The Group's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The calculation of defined benefit obligations is performed periodically by an independent qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Group, the recognized asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan.

To calculate the present value of economic benefits, consideration is given to any applicable minimum funding requirements.

Remeasurement of the net defined benefit liability, which comprise actuarial gains and losses and the return on plan assets (excluding interest) and the effect of the asset ceiling (if any, excluding interest), are recognized immediately in other comprehensive income (OCI). Net interest expense (income) on the net defined liability (assets) is computed by applying the discount rate, used to measure the net defined liability (asset). Net interest expense and other expenses related to defined benefit plans are recognized in Statement of Profit and Loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognized immediately in Statement of Profit and Loss. The Group recognizes gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Other long-term employee benefits

The Group's net obligation in respect of long-term employee benefits other than post-employment benefits is the amount of future benefits that employees have earned in return for their service in the current and prior periods; that benefits is discounted to determine its present value, and the fair value of any related assets is deducted. The obligation is measured on the basis of an annual independent actuarial valuation using the projected unit credit method. Remeasurements gains or losses are recognized in the Statement of Profit and Loss in the period in which they arise.

h) Revenue recognition

(i) Construction and infrastructure contracts

Performance obligations with reference to construction and infrastructure contracts are satisfied over the period of time, and accordingly, revenue from such contracts is recognized based on progress of performance determined using input method with reference to the cost incurred on contract and their estimated total contact costs. Revenue is adjusted towards liquidated damages, time value of money and price variations/escalation, wherever, applicable. Variation in contract work and other claims are included when it is highly probable that significant reversal will not occur and it can be measured reliably and it is agreed with customers.

Estimates of revenue and costs are reviewed periodically and revised, wherever circumstances change, resulting increases or decreases in revenue determination, is recognized in the period in which estimates are revised.

The Group evaluates whether each contract consists of a single performance obligation or multiple performance obligations. Where the Group enters into multiple contracts with the same customer, the Group evaluates whether the contract is to be combined or not by evaluating various factors as prescribed in the standard.

(ii) Land and transferrable development rights

Revenue from contracts for sale of land and transferrable development rights is recognised at a point in time when control is transferred to the customer and it is probable that consideration will be collected. This is usually deemed to be legal completion as this is the point at which the Group has an enforceable right to payment. Revenue from sale of land and transferrable development rights is measured at the transaction price specified in the contract with the customer.

Contract balances

Contract assets

A contract asset is the right to consideration in exchange for goods or services transferred to the customer e.g. unbilled revenue. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset i.e. unbilled revenue is recognised for the earned consideration that is conditional.

Trade receivables

A receivable represents the Group's right to an amount of consideration that is unconditional i.e. only the passage of time is required before payment of consideration is due.

Contract liabilities

A contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. Contract liabilities are recognised as revenue when the Group performs under the contract.

(iii) Lease rental income

Lease income from operating leases shall be recognised in income on a straight line basis over the lease team, unless another systematic basis is more representative of the time pattern in which use benefit derived from the leased asset is diminished. Income from leasing of commercial complex is recognised on an accrual basis in accordance with lease agreements. Refer note 3 (q) for accounting policy on leases.

i) Other income

Interest income from financial asset is recognised when it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to the asset's net carrying amount on initial recognition.

Dividend income and share of profit in LLP is recognized when the right to receive the same is established, it is probable that the economic benefits associated with the dividend will flow to the Group and amount can be measured reliably.

j) Financial instrument

Financial assets

Classification

The Group classifies financial assets as subsequently measured at amortized cost, fair value through other comprehensive income or fair value through profit and loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial assets.

Initial recognition and measurement

On initial recognition, a financial asset is recognized at fair value, in case of financial assets which are recognized at fair value through the Statement of Profit and Loss (FVTPL), its transaction cost are recognized in the Statement of Profit and Loss. In other case, the transaction costs are attributed to the acquisition value of the financial asset.

Subsequent measurement and gains and losses

Financial assets are subsequently classified as measured at

- **Financial assets at amortized cost:** These assets are subsequently measured at amortized cost using the effective interest method. The amortized cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment is reconized in the Statement of Profit and Loss. Any gain or loss on derecognition is recognized in the Statement of Profit and Loss.

- **Fair value through profit and loss (FVTPL):** These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognized in the Statement of Profit and Loss.

- **Fair value through other comprehensive income (FVOCI):** These assets are subsequently measured at fair value. Dividends are recognized as income in the Statement of Profit and Loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains or losses are recognized in OCI and are not reclassified to the Statement of Profit and Loss.

Financial assets are not reclassified subsequent to their recognition, except if and in the period the Group changes its business model for managing financial assets.

Trade receivables and loans

Trade receivables and loans are initially recognized at fair value when they are originated. Subsequently, these assets are held at amortized cost, using the effective interest rate (EIR) method net of any expected credit losses. The EIR is the rate that discounts estimated future cash income through the expected life of financial instrument.

Equity instrument

All investments in equity instruments classified under financial assets are initially measured at fair value, the Group may, on initial recognition, irrevocably elect to measure the same either at FVOCI or FVTPL. The Group makes such election on an instrument-by-instrument basis. Fair value changes on an equity instrument is recognized as other income in the Statement of Profit and Loss unless the Group has elected to measure such instrument at FVOCI. Fair value changes excluding dividends, on an equity instrument measured at FVOCI are recognized in OCI. Amounts recognized in OCI are not subsequently reclassified to the Statement of Profit and Loss. Dividend income on the investments in equity instruments are recognized as 'other income' in the Statement of Profit and Loss.

Derecognition

A financial asset (or, where applicable, a part of the financial asset) is primarily derecognized when:

a) The right to receive cash flows from the asset have expired; or
b) The Group has transferred substantially all the risks and rewards of the asset; or
c) The Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of financial assets

Expected credit losses are recognized for all financial assets subsequent to initial recognition other than financials assets in FVTPL category. For financial assets other than trade receivables, as per Ind AS 109, the Company recognizes 12 month expected credit losses for all originated or acquired financial assets if at the reporting date the credit risk of the financial asset has not increased significantly since its initial recognition. The expected credit losses are measured as lifetime expected credit losses if the credit risk on financial asset increases significantly since its initial recognition. The Company's trade receivables do not contain significant financing component and loss allowance on trade receivables is measured at an amount equal to life time expected losses i.e. expected cash shortfall. The impairment losses and reversals are recognized in Statement of Profit and Loss.

Financial liabilities

Initial recognition and measurement

Financial liabilities are recognized when the Group becomes a party to the contractual provisions of the instrument. Financial liabilities are initially measured at the amortized cost unless at initial recognition, they are classified as fair value through profit and loss. In case of trade payables, they are initially recognized at fair value and subsequently, these liabilities are held at amortized cost, using the effective interest method.

Subsequent measurement

Financial liabilities are subsequently measured at amortized cost using the EIR method. Financial liabilities carried at fair value through Statement of Profit and Loss are measured at fair value with all changes in fair value recognized in the Statement of Profit and Loss.

Derecognition

A financial liability is derecognized when the obligation specified in the contract is discharged, cancelled or expires.

Offsetting of financial instruments

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

k) Income taxes

Income tax comprises of current and deferred tax. It is recognized in the Statement of Profit and Loss except to the extent that it is relates to an item recognized directly in equity or in OCI.

Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes.

It is measured using tax rates (and tax laws) enacted or substantively enacted by the reporting date. Current tax assets and current tax liabilities are offset only if there is a legally enforceable right to set off the recognized amounts, and it is intended to realize the asset and settle the liability on a net basis or simultaneously.

Deferred tax

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognized in respect of carried forward tax losses and tax credits. Deferred tax assets are recognized to the extent that it is probable that future taxable profits will be available against which they can be used. The existence of unused tax losses is strong evidence that future taxable profit may not be available.

l) Inventories

Inventory comprises of land, project inventories and work in progress in case of construction and development of infrastructure projects. Inventories comprising of land is valued at lower of cost or net realizable value. Cost includes cost of land, borrowing cost and other related overhead as the case may be.

Project inventories

Inventories of project materials are valued at cost or net realizable value whichever is less. Cost is arrived at on weighted average method (WAM) basis.

Work-in-progress

Construction and development of Infrastructure project:

Cost incurred for the contract that relate to future activity of the contract, such contract cost are recognized as an asset provided it is probable that they will be recovered. Such costs represent an amount due from the customer and are often classified as Contract work in progress which is valued at cost or net realizable value whichever is less.

m) Provisions and contingencies

A provision is recognized if, as a result of past events, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows (representing the best estimate of the expenditure required to settle the present obligation at the balance sheet date) at a pre-tax that reflects current market assessments of the time value of money and the risks specific to the liability.

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

Contingent liabilities are disclosed in the Notes to the Consolidated Financial Statements. Contingent liabilities are disclosed for:

i. possible obligations which will be confirmed only by future events not wholly within the control of the Group, or

ii. present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

n) Borrowing Cost

Borrowing cost includes interest, amortization of ancillary costs incurred in connection with the arrangement of borrowings to the extent they are regarded as an adjustment to the interest cost.

Investment income earned on temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

Borrowing costs, if any, 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 capitalized, if any. All other borrowing costs are expensed in the period in which they occur.

o) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM) of the Group. The CODM is responsible for allocating resources and assessing performance of the operating segments of the Group. For the disclosure on reportable segments see Note 33.

p) Cash and cash equivalents

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

q) Leases

Ind AS 116 Leases introduces single accounting model and requires a lessee to recognise assets and liabilities for all leases subject to recognition exemptions. The Company adopted Ind AS 116 Leases using modified retrospective approach and practical expedients.

At the inception of a contract, the Company assesses whether a contract is or contains, a lease. A contract is, or contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange of consideration. To assess whether a contract conveys the right to control the use of an asset the Company assesses whether:

- The contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capability of a physical distinct asset. If the supplier has a substantive substitution right, then the asset is not identified.

- The Company has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and

- The Company has the right to direct the use of the asset. The Company has this right when it has the decision making rights that are most relevant to changing how and for what purpose the asset is used.

As a Lessee

Right of use Asset

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. At the commencement date, a lessee shall measure the right-of-use asset at cost which comprises initial measurement of the lease liability, any lease payments made at or before the commencement date, less any lease incentives received, any initial direct costs incurred by the lessee; and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Lease Liability

At the commencement date, a lessee shall measure the lease liability at the present value of the lease payments that are not paid at that date. The lease payments shall be discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the lessee shall use the lessee's incremental borrowing rate.

Short-term lease and leases of low-value assets

The Company has elected not to recognise right-of-use assets and lease liabilities for short- term leases that have a lease term of less than 12 months or less and leases of low-value assets, including IT Equipment. The Company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

The election for short-term leases shall be made by class of underlying asset to which the right of use relates. A class of underlying asset is a grouping of underlying assets of a similar nature and use in Group's operations. The election for leases for which the underlying asset is of low value can be made on a lease-by-lease basis.

r) Earnings per share

Basic earnings per share is computed by dividing the net profit for the year attributable to the equity shareholders of the Group by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year and for all the years presented is adjusted for events such as bonus shares, other than conversion of potential equity shares that have changed the number of equity shares outstanding, without a corresponding change in resources.

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

s) Foreign currency transactions

Transactions in foreign currencies are translated into the respective functional currencies of the Group at the exchange rates as at the date of transaction or at an average rate if the average rate approximates the actual rate at the date of transaction.

Monetary assets and liabilities denominated in foreign currencies are translated into the functional currency at the exchange rate at the reporting date. Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into the functional currency at the exchange rate when the fair value was determined. Non-monetary assets and liabilities that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of transaction. Exchange differences are recognized in the Statement of Profit and Loss.

t) Recent accounting pronouncement

New Accounting standards, amendments and interpretations adopted by the Company effective from 01 April 2023:

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On 31 March 2023, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2023, applicable from 01 April 2023, as below:

Ind AS 1 - Presentation of Financial Statements

This amendment requires the entities to disclose their material accounting policies rather than their significant accounting policies. The effective date for adoption of this amendment is annual periods beginning on or after 01 April 2023. The Company has evaluated the amendment and the impact of the amendment is insignificant in the Consolidated Financial Statements.

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

This amendment has introduced a definition of 'accounting estimates' and included amendments to Ind AS 8 to help entities distinguish changes in accounting policies from changes in accounting estimates. The effective date for adoption of this amendment is annual periods beginning on or after 01 April 2023. The Company has evaluated the amendment and there is no material impact on its Consolidated Financial Statements.

Ind AS 12 - Income taxes

This amendment has narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences. The effective date for adoption of this amendment is annual periods beginning on or after 01 April 2023. The Company has evaluated the amendment and there is no material impact on its Consolidated Financial Statements.

Note 4
Property, plant and equipment

(₹ in lakhs)

Particulars	Gross block				Depreciation				Net block
	As at 1 April 2022	Additions	Disposal	As at 31 March 2023	As at 1 April 2022	For the year	Disposal	As at 31 March 2023	As at 31 March 2023
Freehold land	10.73	-	-	10.73	-	-	-	-	10.73
Building	128.68	-	-	128.68	12.36	2.27	-	14.63	114.05
Plant and machinery	156.62	-	73.45	83.17	68.09	10.25	28.70	49.64	33.53
Furniture and fixtures	44.93	5.50	0.10	50.33	32.75	2.78	0.04	35.49	14.84
Computer equipment	4.81	1.08	1.55	4.34	2.60	0.90	1.45	2.05	2.29
Vehicles	553.02	-	77.55	475.47	347.81	49.74	28.45	369.10	106.37
Electrification	4.34	-	-	4.34	4.15	-	-	4.15	0.19
Office equipments	9.70	1.15	1.53	9.32	5.52	1.92	1.34	6.11	3.21
Total	**912.83**	**7.73**	**154.18**	**766.38**	**473.28**	**67.86**	**59.97**	**481.17**	**285.21**

(₹ in lakhs)

Particulars	Gross block				Depreciation				Net block
	As at 1 April 2021	Additions	Disposal	As at 31 March 2022	As at 1 April 2021	For the year	Disposal	As at 31 March 2022	As at 31 March 2022
Freehold land	10.73	-	-	10.73	-	-	-	-	10.73
Building	128.68	-	-	128.68	10.09	2.27	-	12.36	116.32
Plant and machinery	185.74	-	29.12	156.62	64.77	15.46	12.14	68.09	88.53
Furniture and fixtures	63.96	-	19.03	44.93	46.12	4.71	18.08	32.75	12.18
Computer equipment	6.53	0.78	2.50	4.81	3.62	1.30	2.32	2.60	2.21
Vehicles	606.41	32.58	85.97	553.02	331.15	76.55	59.89	347.81	205.21
Electrification	4.34	-	-	4.34	3.77	0.38	-	4.15	0.19
Office equipments	26.86	0.20	17.36	9.70	14.50	4.65	13.63	5.52	4.18
Total	**1,033.25**	**33.56**	**153.98**	**912.83**	**474.02**	**105.32**	**106.06**	**473.28**	**439.55**

Refer note 17 - For information on property, plant and equipment pledged as security by the Group

Note 5
Investment properties

(₹ in lakhs)

Building and Furniture & Fixtures	Amount
Gross Block	
Balance as at 1 April 2021	3,542.98
Addition during the year	-
Sale / disposal during the year	-
Balance as at 31 March 2022	**3,542.98**
Addition during the year	-
Sale / disposal during the year	-
Balance as at 31 March 2023	**3,542.98**
Accumulated Depreciation	
Balance as at 1 April 2021	281.34
Depreciation for the year	80.37
Deductions during the year	-
Balance as at 31 March 2022	**361.71**
Depreciation for the year	80.37
Deductions during the year	-
Balance as at 31 March 2023	**442.08**
Net Block as at 31 March 2023	**3,100.90**
Net Block as at 31 March 2022	**3,181.27**

Information regarding income and expenditure of Investment properties (₹ in lakhs)

Particulars	Year Ended 31 March 2023	Year Ended 31 March 2022
Rental income derived from investment properties	114.22	91.12
Direct operating expenses	55.26	12.73
Profit arising from investment properties	**58.95**	**78.39**
Less : depreciation	80.37	80.37
Profit/(loss) arising from investment properties before indirect expense	**(21.41)**	**(1.98)**

Fair value of the investment properties are as under: (₹ in lakhs)

Particulars	Land & Building	Furniture & Fixtures
Balance as at 1 April 2021	**6,807.05**	**86.41**
Fair value of investment property acquired / capitalised during the year*	-	-
Fair value decrease during the year	(1,434.72)	(8.28)
Balance as at 31 March 2022*	**5,372.33**	**78.13**
Fair value of investment property acquired / capitalised during the year*	-	-
Fair value increase during the year*	103.95	(8.27)
Balance as at 31 March 2023*	**5,476.28**	**69.86**

* Fair values of furniture fixtures having WDV of ₹ 69.86 lakh as at 31 March 2023 and ₹ 78.13 lakh as at 31 March 2022, in absence of valuation report, is stated at cost less accumulated depreciation.

Measurement of fair value of investment properties:

A. Fair value hierarchy

The fair value of investment properties has been determined by registered valuer as defined u/r 2 of Companies (Registered Valuer and Valuation) Rules, 2017.

The fair value measurement of the investment properties has been categorised as Level 3 fair value based on the inputs to the valuation techniques used.

B. Fair valuation technique

Particulars	Valuation technique
Building	Market Approach#
Furniture & Fixtures	Written down value approach

 # except as specified in note to "Fair value of the investment properties" above

Refer note 17 - For information on investment properties pledged as security by the Group
Refer note 35 - For disclosure of operating lease

Note 6
Intangible assets

(₹ in lakhs)

Software	Amount
Gross Block	
Balance as at 1 April 2021	2.13
Addition during the year	2.02
Sale during the year	0.70
Balance as at 31 March 2022	**3.45**
Addition during the year	-
Sale during the year	0.92
Balance as at 31 March 2023	**2.53**
Accumulated Depreciation	
Balance as at 1 April 2021	1.18
Amortisation for the year	0.94
Deductions during the year	0.66
Balance as at 31 March 2022	**1.46**
Amortisation for the year	0.91
Deductions during the year	0.88
Balance as at 31 March 2023	**1.49**
Net Block as at 31 March 2023	**1.04**
Net Block as at 31 March 2022	**1.99**

Note 7
Investment

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Investments in joint venture (at cost)^		
Kent Residential & Industrial Park LLP (50% share of profit)	7,410.68	6,480.49
Investments in equity shares of joint venture (at cost)*		
5,000 (31 March 2022 : 5,000) equity shares of Romanovia Industrial Park Pvt. Ltd. of ₹ 10/- each fully paid up	205.68	316.68
Investments in equity shares of associate (at cost)		
3,400 (31 March 2022 : 3,400) equity shares of Vyapnila Terminals (Modasa) Pvt. Ltd. of ₹ 10/- each	0.98	0.55
Equity contribution in associate (at cost)#		
3,400 (31 March 2022 : 3,400) equity shares of Vyapnila Terminals (Modasa) Pvt. Ltd. of ₹ 10/- each	199.43	336.01
Total	**7,816.77**	**7,133.73**

* At the time of transition to Ind AS effective from 1 April 2016, the Holding Company had opted to measure its investments in subsidiaries, joint ventures and associate at deemed cost, i.e. previous GAAP carrying amount, except for its investment in one of the joint venture - Romanovia Industrial Park Private Limited, which has been measured at fair value at the date of transition to Ind AS. If an entity chooses to measure its investment at fair value at the date of transition to Ind AS than that is deemed cost of such investment for the Company and, therefore, it shall carry its investment in at that amount (i.e. fair value at the date of transition) after the date of transition.

^ As mutually agreed between partners, during the financial year 2021-22, loans from partners to LLP, transferred to partner's current capital account.

Ind AS Impact - quasi capital

(₹ in lakhs)

Particulars	Book value	
	As at 31 March 2023	As at 31 March 2022
Aggregate value of unquoted investment	7,816.77	7,133.73
Aggregate value of quoted investment	-	-
	7,816.77	**7,133.73**

Note 8
Loans

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Non-current loans		
(Unsecured, considered good)		
Loans to related party (refer note 31)		
- to joint venture companies and associates	3,037.26	3,719.48
Loans		
- to employees	12.31	10.45
	3,049.57	**3,729.93**

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Current loans		
(Unsecured, considered good)		
Loans to related party (refer note 31)		
- to joint venture companies and associates	1,415.79	-
Loans		
- to employees	1.73	2.73
- to others	130.11	116.95
	1,547.63	**119.68**
Total	**4,597.20**	**3,849.61**

Refer note 37 - Financial instruments, fair values and risk measurement

Note 9
Other financial assets

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Non-currrent		
Security and other deposits	1,107.08	1,150.66
Margin money deposits with bank	436.50	699.34
Retention money receivables	50.45	45.22
	1,594.03	**1,895.22**
Current		
Other receivables	3.97	3.44
Accrued interest on term deposit	3.26	0.44
	7.23	**3.88**
Total	**1,601.26**	**1,899.10**

Refer note 37 - Financial instruments, fair values and risk measurement

Note 10
Other non-financial assets

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Non-current		
Advance for property, plant and equipments and investment properties	118.10	-
Prepaid expenses	19.04	10.37
	137.14	**10.37**
Current		
Contract assets		
- Land and transferrable development rights	18,562.92	9,177.14
- Unbilled revenue	971.70	1,910.29

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
- Receivables against sale of Contract Assets		
Gross value of Sale of Contract Assets for which project completion pending	48,689.37	6,759.23
Amount already received against sale of contract assets	(14,555.95)	(4,221.54)
Advance to vendors	450.07	885.44
Prepaid expenses	50.31	53.16
Balances with government authorities		
- Goods and service tax receivable	730.90	469.67
- Others	2.55	1.61
	54,901.87	**15,035.00**
Total	**55,039.01**	**15,045.37**

Note 11
Income tax assets (net)

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Non-current		
Advance payment of tax (net of provision for tax)	366.65	333.80
	366.65	**333.80**
Current		
Advance payment of tax (net of provision for tax)	0.75	0.66
	0.75	**0.66**
Total	**367.40**	**334.46**

Note 12
Inventories

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Construction material on hand	-	-
Work in progress	2,862.58	2,847.06
Land	3,851.46	3,343.51
Total	**6,714.04**	**6,190.57**

Refer note 3(l) for accounting policy on inventories.

Note 13
Trade receivables

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Related parties		
Unsecured, considered good (refer note 31)	17.56	-
Other than related parties		
Unsecured, considered good	1,952.15	3,746.32
Unsecured, trade receivables in which credit risk is increased	177.90	65.61
Less:- Provision for loss allowance on trade receivables	(177.90)	(65.61)
Total	**1,969.71**	**3,746.32**

Refer note 37 - Financial instruments, fair values and risk measurement

Trade receivables includes retention money receivable amounting to ₹12.66 lakhs (31 March 2022 - ₹253.69 lakhs)

Ageing of Trade Receivable as at 31 March 2023 (₹ in lakhs)

Particulars	Not Due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade Receivables – considered good	10.36	470.49	586.28	718.34	184.24	-	1,969.71
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	1.04	4.77	30.86	79.82	61.41	-	177.90
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables considered good	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables - credit impaired	-	-	-	-	-	-	-
Total	**11.40**	**475.26**	**617.14**	**798.16**	**245.65**	**-**	**2,147.61**
Less : Allowance for credit losses							177.90
Total							**1,969.71**

Ageing of Trade Receivable as at 31 March 2022 (₹ in lakhs)

Particulars	Not Due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade Receivables – considered good	902.35	2,299.21	9.91	534.85	-	-	3,746.32
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	10.57	7.10	0.61	47.33	-	-	65.61
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables considered good	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables - credit impaired	-	-	-	-	-	-	-
Total	**912.92**	**2,306.31**	**10.52**	**582.18**	**-**	**-**	**3,811.93**
Less : Allowance for credit losses							65.61
Total							**3,746.32**

Note 14
Cash and bank balances

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Cash and cash equivalents		
Balance with banks		
Balance in current account	163.63	26.17
Cash on hand	1.98	5.39
	165.61	**31.56**
Other bank balances		
Margin money deposits with bank	118.64	-
Unpaid dividend account *	29.98	39.96
	148.62	**39.96**
Total	**314.23**	**71.52**

Refer note 37 - Financial instruments, fair values and risk measurement

* The Group can utilise these balances only towards payment of dividend.

Note 15
Equity share capital

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Authorised share capital		
500,000,000 (31 March 2022 : 500,000,000) Equity shares of ₹1/- each	5,000.00	5,000.00
Issued, Subscribed and Paid-up Capital		
393,889,200 (31 March 2022 : 393,889,200) Equity shares of ₹1/- each fully paid up	3,938.89	3,938.89
Total	**3,938.89**	**3,938.89**

A. Reconciliation of number of equity shares

Particulars	As at 31 March 2023		As at 31 March 2022	
	Numbers	₹ in lakhs	Numbers	₹ in lakhs
Balance as at the beginning of the year	393,889,200	3,938.89	393,889,200	3,938.89
Issued during the year	-	-	-	-
Balance as at the end of the year	**393,889,200**	**3,938.89**	**393,889,200**	**3,938.89**

B. Terms / rights attached to Equity shares

The holding company has single class of equity shares having a par value of ₹1 per share. Each shareholder is eligible for one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

C. Details of shareholders holding more than 5% shares in the holding company

Name of Shareholders	As at 31 March 2023		As at 31 March 2022	
	Number of Shares	% holding	Number of Shares	% holding
Equity shares of ₹ 1 each fully paid				
Mr. Manoj B. Vadodaria	5,31,54,712	13.49%	5,31,54,712	13.49%
Mrs. Nila M. Vadodaria	4,39,55,267	11.16%	4,39,55,267	11.16%
Mr. Kiran B. Vadodaria	3,86,08,100	9.80%	3,86,08,100	9.80%
Mrs. Alpa K. Vadodaria	3,68,00,000	9.34%	3,68,00,000	9.34%
Mr. Deep S. Vadodaria	3,17,52,108	8.06%	3,17,52,108	8.06%
Mrs. Mina S. Vadodaria	2,16,55,000	5.50%	86,95,000	2.21%

D. Shareholding of promoters in holding company and percentage of changes

As at 31 March 2023

Promoter name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total shares	% Changes during the year
Manoj B. Vadodaria	5,31,54,712	-	53,154,712	13.49%	-
Nila M. Vadodaria	4,39,55,267	-	43,955,267	11.16%	-
Kiran B. Vadodaria	3,86,08,100	-	38,608,100	9.80%	-
Alpa K. Vadodaria	3,68,00,000	-	36,800,000	9.34%	-
Deep S. Vadodaria	3,17,52,108	-	31,752,108	8.06%	-
Mina S. Vadodaria	86,95,000	1,29,60,000	2,16,55,000	5.50%	149%
Siddharth R. Vadodaria	43,00,000	25,00,000	68,00,000	1.73%	58%
Karan R. Vadodaria	43,00,000	25,00,000	68,00,000	1.73%	58%
Chhayaben Rajeshbhai Vadodaria	43,00,000	-	43,00,000	1.09%	-
Shailesh B. Vadodaria	1,29,60,000	(1,29,60,000)	-	--	(100%)
Rajeshbhai B. Vadodaria	50,00,000	(50,00,000)	-	--	(100%)
Total	**24,38,25,187**	**-**	**24,38,25,187**	**61.90%**	**-**

As at 31 March 2022

Promoter name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total shares	% Changes during the year
Manoj B. Vadodaria	5,31,54,712	-	5,31,54,712	13.49%	-
Nila M. Vadodaria	4,39,55,267	-	4,39,55,267	11.16%	-
Kiran B. Vadodaria	3,86,08,100	-	3,86,08,100	9.80%	-
Alpa K. Vadodaria	3,68,00,000	-	3,68,00,000	9.34%	-

Promoter name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total shares	% Changes during the year
Deep S. Vadodaria	3,17,52,108	-	3,17,52,108	8.06%	-
Shailesh B. Vadodaria	1,29,60,000	-	1,29,60,000	3.29%	-
Mina S. Vadodaria	86,95,000	-	86,95,000	2.21%	-
Rajeshbhai B. Vadodaria	50,00,000	-	50,00,000	1.27%	-
Chhayaben Rajeshbhai Vadodaria	43,00,000	-	43,00,000	1.09%	-
Siddharth R. Vadodaria	43,00,000	-	43,00,000	1.09%	-
Karan R. Vadodaria	43,00,000	-	43,00,000	1.09%	-
Total	**24,38,25,187**	**-**	**24,38,25,187**	**61.90%**	**-**

E. During last 5 years immediately preceding reporting date, the Group has not alloted any (a) Bonus Shares or (b) Shares issued for consideration other than cash.

F. During last 5 years immediately preceding reporting date, the Group has not bought back any class of shares.

Note 16
Other Equity

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Reserves & Surplus		
(i) Retained earnings	8,765.96	8,808.19
(ii) Equity security premium	33.71	33.71
(iii) General reserve	524.77	524.77
Total	**9,324.44**	**9,366.67**

Particulars	As at 31 March 2023	As at 31 March 2022
(i) Retained earnings		
Profit & loss opening balance	8,808.19	8,998.93
Profit during the year	(44.96)	(198.16)
	8,763.23	**8,800.77**
Items of other comprehensive income (net of tax)		
Remeasurement of post-employment benefit obligation (net of tax)	2.73	7.42
	2.73	**7.42**
Total	**8,765.96**	**8,808.19**
(ii) Equity security premium		
Opening balance	33.71	33.71
Addition during the year	-	-
Total	**33.71**	**33.71**
(iii) General reserve	524.77	524.77
Total	**9,324.44**	**9,366.67**

Note 17
Borrowings

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Non current borrowings		
Secured loans		
Indian rupee loan from		
Banks	1,446.73	6,992.73
Unsecured loans		
Indian rupee loan from		
Financial institution	649.14	1,759.02
	2,095.87	**8,751.75**
Current borrowings		
Secured loans		
Indian rupee loan from		
Bank	3.93	441.49
Unsecured loans#		
Indian rupee loan from		
Loans from others	76.36	-
Current maturities of long term borrowings	4,401.73	1,627.85
	4,482.02	**2,069.34**
Total	**6,577.89**	**10,821.09**

Refer note 37 - Financial instruments, fair values and risk measurement

Security Details of Borrowings

(₹ in lakhs)

	Loan Amount outstanding as at		Rate of Interest as at		Installment Details			
	31 March 2023	31 March 2022	31 March 2023	31 March 2022	Start Date	End Date	Nos	Period
(A)	**Secured Loans from banks**							
(A.1)	**Term Loans***							
	Secured by way of (a) equitable mortgage of immovable properties situated at 3rd, 4th & 5th Floor Sambhaav House, Judges Bungalow, Bodakdev, Ahmedabad owned by Company (b) Personal Guarantee of Manoj B. Vadodaria & Kiran B. Vadodaria							
(i)	14.98	115.48	9.55%	8.15%	Aug-2013	May-2023	118	Monthly
(ii)	4.03	53.02	9.55%	8.15%	Jul-2013	Apr-2023	118	Monthly
(iii)	145.78	181.92	9.25%	8.25%	Aug-2021	Jul-2025	48	Monthly
(iv)	189.34	434.34	9.30%	8.15%	Feb-2018	Jun-2025	89	Monthly
	Dropped Down OD facility secured by way of (a) registered equitable mortgage of industrial land at Bavla owned by Company (b) Personal guarantee of Shri Manoj B. Vaodaria & Kiran B. Vadodaria and escrow of certain receivables							
(v)	--	12.26	11.80%	11.25%	Dec-2015	Mar-2023	30	Quarterly
(vi)	--	183.93	8.35%	7.95%	Jun-2022	Mar-2023	10	Monthly
	Secured by way of Personal Guarantee of promoter family members and escrow of revenue of certain infrastructure projects.							

(₹ in lakhs)

	Loan Amount outstanding as at		Rate of Interest as at		Installment Details			
	31 March 2023	31 March 2022	31 March 2023	31 March 2022	Start Date	End Date	Nos	Period
(vii)	919.96	1,193.28	9.25%	9.25%	Apr-2022	Apr-2026	48	Monthly
	Term Loan Facility secured by way of (a) registered equitable mortgage of immovable properties situated at 2nd & 6th Floor Sambhaav House, Judges Bungalow, Bodakdev, Ahmedabad owned by Company. (b) Personal Guarantee of Manoj B. Vadodaria & Kiran B. Vadodaria							
(viii)	637.65	739.83	9.90%	9.75%	Feb-2019	Aug-2028	115	Monthly
(ix)	128.04	165.72	9.25%	8.60%	Feb-2021	Jan-2026	60	Monthly
Total (A.1)	**2,039.78**	**3,079.79**						
(A.2)	**Vehicle Loans***							
	Secured by way of hypothecation of commercial equipment							
(i)	--	7.75	9.10%	9.10%	Jan-2019	Dec-2022	48	Monthly
	Secured by way of hypothecation of vehicle							
(ii)	--	42.71	8.75%	8.75%	Apr-2020	Jul-2022	28	Monthly
Total (A.2)	**--**	**50.46**						
(A.3)	**Overdraft facilities**							
	Overdraft Facility secured by way of (a) registered equitable mortgage of property situated at 7th, 8th & 9th floor Sambhaav House, Judges Bungalow, Bodakdev, Ahmedabad. (b) Personal Guarantee of Manoj B. Vadodaria & Kiran B. Vadodaria							
(i)	--	441.49	8.00%	8.00%				Annual Review
	Secured by way of Personal Guarantee of promoter family members and escrow of certain receivables.							
(ii)	3,127.00	4,599.93	13.05%	11.55%	Mar-2019	Feb-2024	60	Annual Review
	Secured by way of hypothecation of inventory, book debts and current assets.							
(iii)	3.93	-	12.75%					Annual Review
Total (A.3)	**3130.93**	**5,041.42**						
Total (A)	**5170.71**	**8,171.67**						
(B)	**Unsecured Loans from Financial Institutions**							
(B.1)	**Term Loans***							
	Personal Guarantee of Manoj B. Vadodaria & Kiran B. Vadodaria							
(i)	971.72	1,526.69	10.25%	10.75%	Jan-2020	Dec-2024	60	Monthly
(ii)	359.10	485.82	10.25%	9.90%	Feb-2022	Jan-2026	48	Monthly
(iii)	--	119.27	9.30%	9.30%	Sep-2020	May-2022	21	Monthly
(iv)	--	517.65	9.65%	9.65%	Jan-2021	Mar-2023	27	Monthly
(v)	76.36	-	15.00%	--	Jan-2023	Oct-2023	4	Quarterly
Total (B.1)	**1,407.18**	**2,649.43**						
Total (B)	**1,407.18**	**2,649.43**						
Total (A)+(B)	**6577.89**	**10,821.09**						

* Loan balances are after adjustments of Effective Interest Rate as per Ind AS 109.

Note 18
Other financial liabilities

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Other non current financial liabilities		
Security deposits	227.45	110.60
	227.45	**110.60**
Other current financial liabilities		
Interest accrued on borrowings	29.42	31.79
Interest accrued on dues to micro & small enterprises	21.15	21.13
Employee related liabilities	1.70	1.70
Unclaimed dividend[(1)]	29.98	39.96
	82.25	**94.58**
Total	**309.70**	**205.18**

(1) There is no amount due to be transfer to Investor Education and Protection Fund as at 31 March 2023 as well as 31 March 2022.

Note 19
Provisions

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Non-current provisions		
(a) Provisions for employee benifits		
Gratuity (refer note 32)	50.94	50.48
Leave encashment (refer note 32)	24.17	19.52
	75.11	**70.00**
Current provisions		
(a) Provisions for employee benifits		
Gratuity (refer note 32)	9.50	5.15
Leave encashment (refer note 32)	4.20	7.96
(b) Others		
Provision for defect liability expense[#]	112.08	84.70
	125.78	**97.81**
Total	**200.89**	**167.81**

Gratuity

The Group provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuation service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employees last drawn basic salary per month computed proportionately for 15 days salary multiplied for the number of years of service.

Leave encashment

Provision for leave encashment cover the Group's liability for earned leave.

 # Disclosure as regards to provisions as per Ind AS 37 "Provisions, contingent liabilities and contingent assets"

Provision for defect liability expense (₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Balance at the beginінng of the year	84.70	69.52
Provision for the year	27.38	15.18
Utilisation for the year	-	-
Balance at the end of the year	**112.08**	**84.70**

Note 20
Income taxes

A. Income tax expense recognised in the Statement of Profit and Loss (₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Current tax		
Current tax on profit for the year	50.29	-
Adjustment for current tax of prior period	55.67	(16.04)
	105.96	**(16.04)**
Deferred tax		
Attributable to–		
Origination and reversal of temporary differences (refer note E)	14.87	55.51
Earlier year tax adjustments (refer note E)	(51.35)	16.04
	(36.48)	**71.55**
Total	**69.48**	**55.51**

B. Income tax expense / (income) recognised in other comprehensive income (₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Deferred tax (refer note E)		
Deferred tax (credit)/charge on remeasurement of defined benefit obligation	0.92	2.50
Total	**0.92**	**2.50**

C. Reconciliation of effective tax rate (₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Profit before tax	190.04	176.56
Tax using the Company's statutory tax rate at 25.17% (31 March 2022: 25.17%)	47.83	44.44
Effect of :		
Non deductible expenses	16.42	10.68
Income exempt from tax	-	(0.68)
Others	5.23	1.07
Tax expense	**69.48**	**55.51**

D. Recognised deferred tax assets and liabilities
Movement in temporary differences

(₹ in lakhs)

Particulars	Deferred tax (assets)		Deferred tax liabilities		Net deferred tax (assets) / liabilities	
	As at 31 March 2023	As at 31 March 2022	As at 31 March 2023	As at 31 March 2022	As at 31 March 2023	As at 31 March 2022
Expenditure allowed on payment basis	(25.29)	(21.35)	-	-	(25.29)	(21.35)
Elimination of revenue from subsidiary / joint venture / associate	(444.86)	(403.45)	-	-	(444.86)	(403.45)
Provision for loss allowance on trade receivables	(44.78)	(16.51)	-	-	(44.78)	(16.51)
Prepaid finance charges	-	-	15.01	23.70	15.01	23.70
Fair valuation of interest free loans to associate	-	-	64.06	64.06	64.06	64.06
Long term capital loss	(0.05)	(0.05)	-	-	(0.05)	(0.05)
Loss under Income Tax brought forward	-	(25.41)	-	-	-	(25.41)
Interest income on fair valuation of non current loan to associate	(9.23)	(43.61)	-	-	(9.23)	(43.61)
Fair valuation of investment in joint venture	-	-	286.00	286.00	286.00	286.00
Fair valuation of revenue from land and transferrable development rights	-	-	78.56	81.83	78.56	81.83
Re-measurement of employee benefit	-	-	0.92	-	0.92	-
Excess of depreciation under tax laws over book depreciation and amortisation	-	-	528.55	539.24	528.55	539.24
Net deferred tax (assets) / liabilities	**(524.23)**	**(510.39)**	**973.10**	**994.83**	**448.87**	**484.44**

E. Recognised deferred tax (assets) and liabilities

Movement in temporary differences

(₹ in lakhs)

Particulars	Balance as at 1 April 2022	Recognised in profit or loss during 2022-23	Recognised in OCI during 2022-23	Recognised in equity during 2022-23	Balance as at 31 March 2023
Expenditure allowed on payment basis	(21.35)	(3.95)	-	-	(25.29)
Elimination of revenue from subsidiary / joint venture / associate	(403.45)	(41.41)	-	-	(444.86)
Provision for loss allowance on trade receivables	(16.51)	(28.26)	-	-	(44.78)
Prepaid finance charges	23.70	(8.69)	-	-	15.01

(₹ in lakhs)

Particulars	Balance as at 1 April 2022	Recognised in profit or loss during 2022-23	Recognised in OCI during 2022-23	Recognised in equity during 2022-23	Balance as at 31 March 2023
Fair valuation of interest free loans to associate	64.06	-	-	-	64.06
Long term capital loss	(0.05)	-	-	-	(0.05)
Loss under Income Tax brought forward	(25.41)	25.41	-	-	-
Interest income on fair valuation of non current loan to associate	(43.61)	34.38	-	-	(9.23)
Fair valuation of investment in joint venture	286.00	-	-	-	286.00
Fair valuation of revenue from land and transferrable development rights	81.83	(3.27)	-	-	78.56
Re-measurement of employee benefit	-	-	0.92	-	0.92
Excess of depreciation under tax laws over book depreciation and amortisation	539.23	(10.69)	-	-	528.54
Net deferred tax (assets) / liabilities	**484.44**	**(36.50)**	**0.92**	**-**	**448.87**

(₹ in lakhs)

Particulars	Balance as at 1 April 2021	Recognised in profit or loss during 2021-22	Recognised in OCI during 2021-22	Recognised in equity during 2021-22	Balance as at 31 March 2022
Expenditure allowed on payment basis	(160.81)	139.46	-	-	(21.35)
Expenditure on which tax has not been deducted	(6.77)	6.77	-	-	-
Elimination of revenue from subsidiary / joint venture / associate	(345.13)	(58.32)	-	-	(403.45)
Provision for loss allowance on trade receivables	(19.42)	2.91	-	-	(16.51)
Prepaid finance charges	25.42	(1.72)	-	-	23.70
Fair valuation of interest free loans to associate	62.73	1.33	-	-	64.06
Long term capital loss	(0.05)	-	-	-	(0.05)
Loss under Income Tax brought forward	-	(25.41)	-	-	(25.41)
Interest income on fair valuation of non current loan to associate	(71.26)	27.65	-	-	(43.61)
Fair valuation of investment in joint venture	286.00	-	-	-	286.00

(₹ in lakhs)

Particulars	Balance as at 1 April 2021	Recognised in profit or loss during 2021-22	Recognised in OCI during 2021-22	Recognised in equity during 2021-22	Balance as at 31 March 2022
Fair valuation of revenue from land and transferrable development rights	81.83	-	-	-	81.83
Re-measurement of employee benefit	4.93	(7.43)	2.50	-	-
Excess of depreciation under tax laws over book depreciation and amortisation	552.92	(13.69)	-	-	539.23
Net deferred tax (assets) / liabilities	**410.39**	**71.55**	**2.50**	**-**	**484.44**

Note 21
Trade payables

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Non-current		
Dues to Micro & Small Enterprises (as per the intimation received from vendors)	-	-
Dues to others	-	-
	-	**-**
Current		
Dues to Micro & Small Enterprises (as per the intimation received from vendors) #	0.82	-
Dues to others	4,117.74	3,172.22
	4,118.56	**3,172.22**
Total	**4,118.56**	**3,172.22**

The above information regarding Micro, Small and Medium Enterprises has been determined on the basis of information available with the Group. This has been relied upon by the auditors.

Trade payables - dues to others include retention money payable amounting to ₹368.69 lakhs (31 March 2022: ₹ 362.63 lakhs)

 # Total dues to Micro & Small Enterprises

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
A. Amount remaining unpaid to supplier under the MSMED Act, 2006		
(i) Principal amount	0.82	-
(ii) Interest due	-	-
B. The amount of interest paid by the Group in terms of section 16 of the MSMED, along with amount of payment made to the supplier beyond the appointed date during the accounting year.	-	-

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
C. The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the due date during the year) but without adding interest specified under MSMED.	-	-
D. The amount of interest accrued and remaining unpaid at the end of the financial year.*	21.15	21.13
E. The amount of further interest remaining due and payable even in the succeeding year.	-	-

*Interest due thereon remaining unpaid is presented in Note 18 - other current financial liabilities.

Ageing of Trade Payable as at 31 March 2023 (₹ in lakhs)

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	0.82	-	-	-	0.82
(ii) Others	1,253.78	629.40	313.26	7.91	2,204.35
(iii) Disputed dues – MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
Total	**1,254.60**	**629.40**	**313.26**	**7.91**	**2,205.17**
(v) Not due - Others	Not Applicable				1,826.09
(vi) Not due - MSME	Not Applicable				-
(vii) Unbilled dues - Others	Not Applicable				87.30
Grand Total					**4,118.56**

Ageing of Trade Payable as at 31 March 2022 (₹ in lakhs)

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-
(ii) Others	855.37	358.98	12.21	-	1,226.56
(iii) Disputed dues – MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
Total	**855.37**	**358.98**	**12.21**	**-**	**1,226.56**
(v) Not due - Others	Not Applicable				774.13
(vi) Not due - MSME	Not Applicable				-
(vii) Unbilled dues - Others	Not Applicable				1,171.53
Grand Total					**3,172.22**

Note 22
Other current non-financial liabilities (net)

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Advance from contractors	3,084.65	2,890.06
Contract liability		
- Advance from customer	53,754.74	10,806.30
Statutory dues payable		
- Others	0.48	1.81
- TDS payable	47.59	39.02
Others	0.07	-
Total	**56,887.53**	**13,737.19**

Note 23
Revenue from operations

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
A. Sales		
Contract revenue	11,383.42	8,174.68
	11,383.42	**8,174.68**
B. Other operating revenue		
Rent income (refer note 35)	125.22	157.12
	125.22	**157.12**
Total	**11,508.64**	**8,331.80**

Note 24
Other income

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Interest on loan	1,166.40	852.86
Interest from bank	34.31	42.81
Liabilities no longer required to pay written back	-	160.14
Bad debts recovered	-	32.46
Other non-operating income	0.29	2.75
Total	**1,201.00**	**1,091.02**

NILA INFRASTRUCTURES LIMITED

Note 25
Cost of material consumed and project expenses

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Consumption of materials	2,201.49	554.42
Power and fuel	47.05	61.49
Repair and maintenance expense	10.05	26.05
Freight charges	0.35	1.00
Civil, Electrical, Contracting, Labour work etc.	6,621.59	6,373.28
Insurance expenses	4.66	8.69
Security service charges	5.36	5.83
Service tax/GST expenses	40.61	50.77
Welfare cess	10.13	5.46
Travelling expenses	0.11	4.06
Legal and professional expenses	34.21	90.59
Defect liability expense	27.38	15.18
Lease, Rent and Relocation Charges	1,489.08	870.36
Other direct project expenses	200.71	386.33
Total	**10,692.78**	**8,453.51**

Note 26
Changes in inventories of construction material, land and work in progress

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Opening inventories		
Construction material on hand	-	57.94
Work in progress	2,847.06	1,971.43
Land	3,343.51	2,686.63
	6,190.57	**4,716.00**
Closing inventories		
Construction material on hand	-	-
Work in progress	2,862.58	2,847.06
Land	3,851.46	3,343.51
	6,714.04	**6,190.57**
Changes in inventories	**(523.47)**	**(1,474.57)**

Note 27
Employee benefits expenses

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Salaries, allowances and bonus	333.08	297.90
Contribution to provident and other fund (refer note 32)	2.87	2.68
Remuneration and perquisites to directors (refer note 31)	36.00	36.95
Total	**371.95**	**337.53**

Note 28
Finance costs

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Interest on borrowings		
- To banks and financial institution	1,011.62	1,337.05
- To others		
- unsecured loan	14.72	6.69
- AMC betterment charges	-	21.51
- MSME suppliers	0.02	3.25
- late payment of tax	0.34	1.26
	1,026.70	**1,369.76**
Other borrowing costs		
- Bank guarantee charges	38.68	47.90
- Processing fees	38.16	30.00
- Other borrowing cost	16.66	4.70
	93.50	**82.60**
Total	**1,120.20**	**1,452.36**

Note 29
Other expenses

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Legal and professional charges	145.68	77.91
Office rent (refer note 35B)	7.67	8.12
Car rent	12.54	12.54
Repairs and maintenance expenses	28.54	25.01
Insurance	14.87	16.52
Power and fuel expenses	30.47	35.76
Travelling and conveyance	14.61	17.05
CSR expenses (refer note 29A)	38.97	38.69
Printing and stationery	7.55	9.33
Rates and taxes	54.92	1.99
Donation to political party	25.00	-
Payment to auditors (exclusive of GST)		
- Audit fees	8.00	8.00
- Other services	0.30	0.80
- Reimbursment of expenses	0.01	0.01
Loss on sale of property, plant and equipment	19.59	0.57
Advertisement and business promotion expenses	6.80	11.42
Provision for loss allowance on trade receivables	112.29	(11.55)
Bad debts wrtten off / written back (Net)	148.86	-
Director's sitting fees	0.75	0.55
Property, plant and equipment discarded	0.41	23.59
Miscellaneous expenses	31.17	14.49
Total	**709.00**	**290.80**

Note 29A
CSR Expense

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
A. Gross amount required to be spent by the Group	18.13	36.61
B. Amount spent during the year (in cash)		
(i) Development of area/acquisition of any asset	11.00	-
(ii) On purpose other than (i) above*	27.97	38.69
C. Total CSR spend in actual	**38.97**	**38.69**
D. Shortfall / (Excess)	**(20.84)**	**(2.08)**
E. Related party transactions in relation to corporate social responsibility	**-**	-
F. Nature of CSR Activities		
Direct Expenditure	27.97	38.69
Contribution to Charitable Trust, Spent by that trust	11.00	-
Amount unspent	-	-
Total	**38.97**	**38.69**

(i) * Nature of CSR activities undertaken by company includes healthcare and medical facilities, promotion of education and food distribution.

(ii) Excess amount spend for CSR during the FY 2022-23 of ₹ 20.84 Lakhs and ₹ 2.08 lakhs for FY 2021-22 available for set off in succeeding financial years.

Note 30
Earnings per share

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Profit attributable to equity share holders :		
Basic earnings	(44.96)	(198.16)
Adjusted for the effect of dilution	(44.96)	(198.16)
Weighted average number of equity shares for:		
Basic	39,38,89,200	39,38,89,200
Adjusted for the effect of dilution	39,38,89,200	39,38,89,200
Earning per share		
Basic	(0.01)	(0.05)
Diluted	(0.01)	(0.05)

Note 31
Related Party Transaction

(A) Associate — Vyapnila Terminals (Modasa) Private Limited

(B) Joint venture — Kent Residential and Industrial Park LLP
Romanovia Industrial Park Private Limited

(C)	Enterprise in which Key Managerial Personnel have significant influence	Sambhaav Media Limited Sambhaav Nascent LLP Nila Spaces Limited
(D)	Key Managerial Personnel	Manoj B. Vadodaria - Chairman and Managing Director Prashant H. Sarkhedi - Chief Financial Officer (till 12 May 2023) Darshan M. Shah - Chief Financial Officer (from 25 May 2023) Deep S. Vadodaria - Chief Operating Officer (till 25 May 2023) Anand B. Patel - Chief Operating Officer (from 25 May 2023) Dipen Parikh - Company Secretary
(E)	Non-Executive Director	Kiran B. Vadodaria (till 25 May 2023) Dilip D. Patel Deep S. Vadodaria (from 25 May 2023)
(F)	Independent Director	Shyamal S. Joshi Foram B. Mehta Revant A. Bhatt

Transactions carried out with the Related Parties for the year ended 31 March 2023 and 31 March 2022 are as below:

Particulars	Transaction Value (₹ in lakhs)	
	31 March 2023	31 March 2022
Rent paid (incl. maintenance)		
Sambhaav Media Limited	7.67	7.62
Rent received		
Sambhaav Nascent LLP	11.24	11.24
Sale of Goods		
Nila Spaces Limited	0.70	-
Revenue (billed) from infrastructure projects		
Kiran Vadodaria	284.00	-
Nila Spaces Limited	-	407.28
Loans given		
Romanovia Industrial Park Private Limited	561.73	1,572.70
Vyapnila Terminals (Modasa) Private Limited	141.00	81.00
Investment of capital (net)		
Kent Residential and Industrial Park LLP	170.32	1,572.15
Advances Received against Land		
Nila Spaces Limited	430.00	1,530.02
Interest free loan to associate in the nature of equity support		
Vyapnila Terminals (Modasa) Private Limited	-	5.83

Particulars	Transaction Value (₹ in lakhs)	
	31 March 2023	31 March 2022
Interest income		
Kent Residential and Industrial Park LLP (interest on investment)	814.83	573.43
Romanovia Industrial Park Private Limited	336.95	274.70
Vyapnila Terminals (Modasa) Private Limited (notional interest)	136.58	115.67
Share of profit / (loss) from investment in LLP		
Kent Residential and Industrial Park LLP	(66.47)	(41.26)
Re-payment of loans and advances given		
Romanovia Industrial Park Private Limited	409.00	253.88
Vyapnila Terminals (Modasa) Private Limited	-	23.50
Loan (asset) balance transferred to investment (capital)		
Kent Residential and Industrial Park LLP	-	4,679.48
Expense reimbursement		
Nila Spaces Limited	-	4.21

Outstanding Balances of transactions carried out with Related Parties (Other than Key - managerial personnel) as at 31 March 2023 and 31 March 2022.

Particulars	Outstanding Balance (₹ in lakhs)	
	31 March 2023	31 March 2022
Trade Receivables (including retention)		
Sambhaav Nascent LLP	1.01	-
Loans given to associate and joint venture		
Romanovia Industrial Park Private Limited	3,037.26	2,581.27
Vyapnila Terminals (Modasa) Private Limited (at Historical Cost)	1,428.36	1,287.36
Vyapnila Terminals (Modasa) Private Limited (Ind AS impact - transferred to quasi equity)	(12.57)	(149.16)
Rent deposit receivable		
Sambhaav Media Limited	0.96	0.96
Advances Received against Land		
Nila Spaces Limited	1,960.02	1,530.02
Investment		
Kent Residential and Industrial Park LLP (Capital)	7,410.68	6,480.49
Romanovia Industrial Park Private Limited (at Historical Cost)	0.50	0.50
Romanovia Industrial Park Private Limited (Incremental value on revaluation)	205.18	316.18
Vyapnila Terminals (Modasa) Pvt. Ltd (at Carrying Cost)	0.98	0.55
Vyapnila Terminals (Modasa) Pvt. Ltd (quasi capital)	199.43	336.01

Disclosure of transactions with the Key-managerial personnel and Directors and the status of outstanding balances as at 31 March 2023 and 31 March 2022

Particulars	Transaction Value (₹ in lakhs)	
	31 March 2023	31 March 2022
Remuneration		
- to directors	36.00	36.95
- to other than directors	59.68	46.36
Director sitting fees	0.75	0.55
Short term employment benefits	-	1.00
Guarantees received/(released) during the year (net)	(5,024.18)	161.51
Outstanding balance of guarantee obtained	9,554.47	14,578.65

Note 32
Employee benefits

A. Defined benefit plans:

Gratuity

The Group operates a defined benefit plan (the gratuity plan) covering eligible employees, which provides a lump sum payment to vested employees at retirement, death, incapacitation or termination of employment, of an amount based on the respective employees salary and tenure of employment. The liability in respect of gratuity being defined benefit schemes, payable in future, are determined by actuarial valuation as on balance sheet date.

In activity of valuation for gratuity following assumptions were used:

Particulars	31 March 2023	31 March 2022
Mortality rate	Indian Assured Lives Mortality (2012-14) urban	Indian Assured Lives Mortality (2012-14) urban
Withdrawal rate	For attained age above 18 upto 24 years: 25%, For attained age above 25 upto 31 years: 10%, For attained age above 32 upto 38 years: 5%, For attained age above 39 years: 2%	For attained age above 18 upto 24 years: 25%, For attained age above 25 upto 31 years: 10%, For attained age above 32 upto 38 years: 5%, For attained age above 39 years: 2%
Retirement age	Directors & KMP: 75 Years Others: 58 Years	Directors & KMP: 75 Years Others: 58 Years
Discount rate	7.50%	7.23%
Salary escalation	7.50%	7.50%

The following tables set out the funded status of the gratuity plans and the amounts recognised in the Group's consolidated financial statements as at 31 March 2023, 31 March 2022.

The following tables set out status of gratuity plan under Indian Accounting Standard 19 on "Employee benefit".

(₹ in lakhs)

Particulars	31 March 2023	31 March 2022
Changes in present value of defined benefit obligation		
Present value of defined benefit obligation as at the beginning of the year	55.63	67.14
Interest cost	4.02	4.51
Current service cost	5.10	7.54
Actuarial loss due to change in financial assumptions	(1.42)	(2.71)
Actuarial (gain) due to change in demographic assumptions	-	(0.20)
Actuarial loss/(gain) due to experience adjustments	(2.23)	(7.01)
Benefits paid	(0.66)	(13.64)
Present value of defined benefit obligation as at the end of the year	**60.44**	**55.63**
Amount recognised in the balance sheet		
Fair value of plan assets as at the end of the year	-	-
Present value of defined benefit obligaiton as at the end of the year	60.44	55.63
Net obligation as at end of year	**60.44**	**55.63**
Non current	**50.94**	**50.48**
Current	**9.50**	**5.15**
Expenses recognised in the statement of profit and loss under the head Employee benefit expenses		
Service cost	5.10	7.54
Interest cost	4.02	4.51
Net expense recognised in employee benefit expenses	**9.12**	**12.04**
Expenses recognised in other comprehensive income for the year		
Remeasurment due to:		
Acturial loss/(gain) on obligations - due to change in financial assumptions	(1.42)	(2.71)
Acturial loss/(gain) on obligations - due to change in demographic assumptions	-	(0.20)
Acturial loss/(gain) on obligations - due to experience adjustments	(2.23)	(7.01)
Net expense/(income) recognised in other comprehensive income	**(3.65)**	**(9.92)**

Sensitivity analysis

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown below:

(₹ in lakhs)

Particulars	31 March 2023		31 March 2022	
	Increase	Decrease	Increase	Decrease
Discount rate (1% movement)	(4.65)	5.44	(4.66)	5.40
Salary growth rate (1% movement)	2.66	(4.02)	3.39	(3.11)
Withdrawal rate (1% movement)	0.60	(2.41)	0.91	(1.12)

The sensitivity analyses presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet. There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

The obligations are measured at the present value of estimated future cash flows by using a discount rate that is determined with reference to the market yields at the Balance Sheet date on Government Bonds which is consistent with the estimated terms of the obligation.

The estimate of future salary increase, considered in the actuarial valuation, takes account of inflation, security, promotion and other relevant factors such as supply and demand in the employment market.

Expected future cash flows:

The expected future cash flows in respect of gratuity as at balance sheet date will be as follows:

(₹ in lakhs)

Projected benefits payable in future years from the date of reporting	31 March 2023	31 March 2022
1st following year	9.50	5.15
2nd following year	1.78	1.84
3rd following year	1.89	1.84
4th following year	7.33	1.94
5th following year	3.26	6.40
Over 5 years	112.58	108.93

B. Other long term employee benefits

Compensated absences

The accrual for unutilised leave is determined for the entire available leave balance standing to the credit of the employees at the year end. The value of such leave balances that are eligible for carry forward is determined by an acturial valuation as at the end of the year and acturial gains and losses are charged to the statement of profit and loss. Amount of ₹ 0.89 lakhs (31 March 2022: ₹ (17.41) lakhs) towards leave benefits is recognised as (credit)/expense to salaries, wages and bonus under "Employee benefits expenses" in the Statement of Profit and Loss.

Acturial assumptions

Particulars	31 March 2023	31 March 2022
Discount rate	7.50%	7.23%
Salary growth rate	7.50%	7.50%
Withdrawal rates	For attained age above 18 upto 24 years: 25%,For attained age above 25 upto 31 years: 10%,For attained age above 32 upto 38 years: 5%,For attained age above 39 years: 2%	For attained age above 18 upto 24 years: 25%,For attained age above 25 upto 31 years: 10%,For attained age above 32 upto 38 years: 5%,For attained age above 39 years: 2%

C. Defined contribution

Contribution to provident fund and employee state insurance contribution

Amount of ₹ 2.23 lakhs (31 March 2022: ₹ 2.68 lakhs) paid towards contribution to provident funds and Employee state insurance contribution is recognised as an expense and included in "Salaries, wages and bonus" under "Employee benefits expense" in the Statement of Profit and Loss.

Note 33
Operating segment

An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Group's other components, and for which discrete financial information is available. All operating segments' operating results are reviewed regularly by the Group's Chief Operating Decision Maker (CODM) to make decisions about resources to be allocated to the segments and assess their performance. The Group's operations fall under single segment namely "Infrastructure Business", taking into account the risks and returns, the organization structure and the internal reporting systems. Board of Directors are Chief Operating Decision Maker (CODM) of the Group and hence financial statement represents disclosure of primary segment. Further, there are no export sales and hence there is no reportable secondary segment. All assets are located in the group's country of domicile.

Note 34
Contingent liabilities and commitments

(i) Contingent liabilities

(a) (₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Income tax demands for A.Y. 2000-01 matter before Assessing Officer	0.81	0.81
Income tax demands for A.Y. 2002-03 matter before Assessing Officer	0.43	0.43
Income tax demands for A.Y. 2007-08 matter before Assessing Officer	2.18	2.18
Income tax demands for A.Y. 2009-10 matter before Central Processing Centre (CPC)	2.22	2.22
Income tax demands for A.Y. 2015-16 matter before Central Processing Centre (CPC)	0.64	0.64
Income tax demands for A.Y. 2018-19 matter before Commissioner or Income Tax (Appeals)	778.44	-
Income tax demands for A.Y. 2021-22 matter before Commissioner or Income Tax (Appeals)	160.76	-

(b) The Hon'ble Supreme Court of India ("SC") by their order dated 28 February 2019, in the case of Surya Roshani Limited & others v/s EPFO, set out the principles based on which allowances paid to the employees should be identified for inclusion in basic wages for the purposes of computation of Provident Fund contribution. The Group has provided the impact of the said supreme court judgement with effect from 1 January 2020. In view of the management, any additional liability for the period from date of the SC order (28 February 2019) to 31 December 2019 is not material and hence have not been provided in the books of account. In addition, management is of the view that there is a considerable uncertainty around the timing and extent in which the judgement will be interpreted and applied by the regulatory authorities and accordingly, the impact for periods prior to the date SC order (28 February 2019), if any, is not ascertainable and consequently no financial effect has been provided for in the consolidated financial statements. Accordingly, this has been disclosed as a contingent liability in the consolidated financial statements.

(c) The Income-Tax Department had carried out a search operation at the Holding Company's various business premises and residential premises of promoters and certain key employees of the company, under Section 132 of the Income-tax Act, 1961 on 08 September 2021. The Company had made the necessary disclosures to the stock exchanges in this regard on 12 September 2021, in accordance with Regulation 30 of the SEBI (LODR) Regulations, 2015 (as amended). As of the date of issuing these financial results, the Company has received notices under Section 148 and / or Section 142(1)/143(2) of the Income Tax Act, 1961 for the assessment years 2014-15, 2016-17 to 2022-23, to which the Company has responded. During the financial year ended 31 March 2023, the Company received orders for two assessment years (2018-19 and 2021-22), and the Company has filed the necessary response and / or appeal. Management believes that these developments are unlikely to have a significant impact on the Company's financial position as of 31 March 2023, and its performance for the quarter and year ended on that date, as presented in these standalone financial results. However, for the other assessment years due to the nature and complexity of the matter, the final outcome remains uncertain, making it currently impossible for the management to determine the potential impact, if any, on the results related to this issue. The statutory auditors have issued an Emphasis of Matter in their audit report on the consolidated financial results for the year ended 31 March 2023, highlighting this matter.

(ii) Commitments

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Agreement for purchase of investment properties (Net of advances)	904.81	-

(iii) Corporate guarantees

The Group has not provided any corporate guarantees or any security as at 31 March 2023 as well as 31 March 2022 for loans or any other financial aid obtained by any person.

Note 35
Leases

a) As a lessor

The Group's significant leasing arrangements are in respect of operating leases for commercial premises. Lease income from operating leases is recognised on a straight-line basis over the period of lease. The aggregate lease rental income of ₹ 114.22 Lakhs (31 March 2022: 124.12) lakhs is accounted in the statement of profit and loss. (refer note 23).

There are no contingent rents which are recognised in statement of profit and loss. The future minimum lease receivables of non-cancellable operating leases are as under:

Future minimum lease receipts under operating leases (₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Not later than 1 year	41.62	66.02
Later than 1 year and not later than 5 years	1.81	32.04
Later than 5 years	-	-

b) As a lessee

The Group has taken office premises on lease. The terms of lease includes terms of renewals, increase in rent in future periods, terms of cancellation, etc. The agreement is executed for a period of 3 years with a renewable clause and also provide for termination at will by either party giving a prior notice of 3 months at any time during the lease term and hence considered the same to be of short term lease in nature under Ind AS 116. Accordingly, no further disclosures are applicable.

Lease rental (incl. maintenance charges) expense debited to statement of profit and loss is ₹ 7.66 lakhs (31 March 2022: ₹ 7.62 lakhs).

Note 36
Disclosures as per Ind AS 115 "Revenue from contracts with customers"

(a) Disaggregation of revenue from contracts with customers

In the following table, revenue from contracts with customers is disaggregated by primary geographical area.

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
India		
Contract revenue	11,383.42	8,174.68
Rent income	125.22	157.12
Total	**11,508.64**	**8,331.80**

(b) Contract balances

The contract assets, land and transferrable development rights receivable represents amount due from customers which primarily relate to the Group's rights to consideration for work executed but not billed at the reporting date. The contract assets or Land and transferrable development rights are transferred to receivables when the rights become unconditional. i.e. when invoice is raised on achivement of contractual milestones. This usually occurs when the Group issues an invoice to the customer. The contract liabilities primarily represent advances received from customers for which invoices are yet to be raised on customers pending achivement of milestone.

The following table provides information about receivables, contract assets and contract liabilities from contracts with customers:

(₹ in lakhs)

Particulars	31 March 2023	31 March 2022
Trade Receivables	2,147.61	3,811.93
Retention money receivable from customers	50.45	45.22
Contract assets		
- Land and transferrable development rights	18,562.92	9,177.14
- Unbilled revenue	971.70	1,910.29
- Receivables against sale of Contract Assets	34,133.42	2,537.69
Contract liabilities		
- Advance from customer	53,754.74	10,806.30

Changes in contract asset and land and transferrable development right balances during the year are as follows:

(₹ in lakhs)

Particulars	31 March 2023	31 March 2022
Land and transferrable development rights		
Balance at the beginning of the year	9,177.14	4,853.07
Unbilled revenue for the year (net)	9,385.78	1,069.09
Contract assets reclassified to land and transferrable development rights	-	3,254.98
Balance at the end of the year	**18,562.92**	**9,177.14**

Particulars	31 March 2023	31 March 2022
Unbilled revenue		
Balance at the beginning of the year	1,910.29	3,734.07
Unbilled revenue for the year (net)	(938.59)	1,431.20
Contract assets reclassified to land and transferrable development rights	-	(3,254.98)
Balance at the end of the year	**971.70**	**1,910.29**

Changes in contract liabilities balances during the year are as follows:

(₹ in lakhs)

Particulars	31 March 2023	31 March 2022
Advance from customer		
Balance at the beginning of the year	10,806.30	979.00
Less:- Reclassified against contract assets on receiving BU certificates of the project	1,600.34	-
Add:- Amount received from customers against contract assets, for which BU certificate is yet to be received	44,548.78	9,827.30
Balance at the end of the year	**53,754.74**	**10,806.30**

Contract liabilities include amount received for sales of transferrable development rights for PPP projects in which BU certificate is yet to be received.

(c) Movement of Expected Credit Loss during the year

For the year ended 31 March 2023, ₹ 112.29 Lakhs (31 March 2022, ₹ (11.55) Lakhs) was recognised as provision for expected credit losses on Trade Receivables.

(d) Performance obligation

The Group recognises revenue from contracts with customers when it satisfies a performance obligation by transferring promised goods or service to a customer. The revenue is recognised to the extent of transaction price allocated to the performance obligation satisfied. Performance obligation is satisfied over time when the transfer of control of asset (goods or service) to a customer is done over time and in other cases, performance obligation is satisfied at a point in time. For performance obligation satisfied over time, the revenue recognition is done by measuring the progress towards complete satisfaction of performance obligation

For contracts where the aggregate of contract cost incurred to date plus recognised profits (or minus recognised losses as the case may be) exceeds the progress billing, the surplus is shown as contract asset and termed as "Due from customers". For contracts where progress billing exceeds the aggregate of contract costs incurred to-date plus recognised profits (or minus recognised losses, as the case may be), the surplus is shown as contract liability and termed as "Due to customers". Amounts or Contract Assets received before the related work is performed are disclosed in the Balance Sheet as contract liability and termed as "Advances from customer". The amounts billed on customer for work performed and are unconditionally due for payment i.e. only passage of time is required before payment falls due, are disclosed in the Balance Sheet as trade receivables. The amount of retention money held by the customers pending completion of performance milestone is disclosed as part of contract asset and is reclassified as trade receivables when it becomes due for payment.

The aggregate value of performance obligations that are completely or partially unsatisfied as at 31 March 2023 is ₹ 68,399 Lakhs. The revenue recognition mainly depends on meeting the delivery schedules, contractual terms and conditions with customers, availability of customer sites, changes in scope, variation in prices etc. In view of these, it is not practical to define the accurate percentage of conversion to revenue on yearly basis. However, a tentative bifurcation of remaining performance obligation is as follows :

Transaction price allocated to remaining performance obligations

Table below shows the forward order book for the Group at the reporting date with the time bands of when the Group expects to recognise secured revenue on its contracts with customers. Secured revenue corresponds to fixed work contracted with customers and excludes the impact of any anticipated contract extensions or modifications, and new contracts with customers.

(₹ in lakhs)

Particulars	31 March 2023	31 March 2022
Contract revenue		
Within one year	16,700.00	16,100.00
More than one year	50,191.00	48,318.00
Total	**66,891.00**	**64,418.00**

(e) Reconciliation of revenue recognised in the Statement of Profit and Loss

(₹ in lakhs)

Particulars	For the year ended 31 March 2023	For the year ended 31 March 2022
Contract price of the contract revenue recognised	11,589.31	8,174.68
Less : Impairment Losses / Liquidated Damages	(205.89)	-
Total	**11,383.42**	**8,174.68**

The revenue is recognised over a period of time in accordance with the principles outlined in Ind AS 115.

Note 37
Financial Instruments - Fair Value And Risk Measurements

A. Accounting classification and fair values

The carrying amounts and fair values of financial instruments by class are as follows:-

(₹ in lakhs)

As at 31 March 2023	Carrying amount				Fair value			
	Fair Value Through Profit and Loss	Fair Value through Other Comprehensive Income	Amortized Cost*	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
Financial asset								
Loan								
- Non-current	-	-	3,049.57	3,049.57	-	-	-	-
- Current	-	-	1,547.63	1,547.63	-	-	-	-
Trade receivables	-	-	1,969.71	1,969.71	-	-	-	-
Cash and cash equivalent	-	-	165.61	165.61	-	-	-	-
Other bank balance	-	-	148.62	148.62	-	-	-	-
Other financial assets								
- Non-current	-	-	1,594.03	1,594.03	-	-	-	-
- Current	-	-	7.23	7.23	-	-	-	-
	-	**-**	**8,482.40**	**8,482.40**	**-**	**-**	**-**	**-**

As at 31 March 2023	Carrying amount				Fair value			
	Fair Value Through Profit and Loss	Fair Value through Other Comprehensive Income	Amortized Cost*	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
Financial liabilities								
Borrowings								
- Non-current	-	-	2,095.87	2,095.87	-	-	-	-
- Current	-	-	4,482.02	4,482.02	-	-	-	-
Trade payable								
- Non-current	-	-	-	-	-	-	-	-
- Current	-	-	4,118.56	4,118.56	-	-	-	-
Other financial liability								
- Non-current	-	-	227.45	227.45	-	-	-	-
- Current	-	-	82.25	82.25	-	-	-	-
	-	**-**	**11,006.15**	**11,006.15**	**-**	**-**	**-**	**-**

(₹ in lakhs)

As at 31 March 2022	Carrying amount				Fair value			
	Fair Value Through Profit and Loss	Fair Value through Other Comprehensive Income	Amortized Cost*	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
Financial asset								
Loan								
- Non-current	-	-	3,729.93	3,729.93	-	-	-	-
- Current	-	-	119.68	119.68	-	-	-	-
Trade receivables	-	-	3,746.32	3,746.32	-	-	-	-
Cash and cash equivalent	-	-	31.56	31.56	-	-	-	-
Other bank balance	-	-	39.96	39.96	-	-	-	-
Other financial assets								
- Non-current	-	-	1,895.22	1,895.22	-	-	-	-
- Current	-	-	3.88	3.88	-	-	-	-
	-	**-**	**9,566.55**	**9,566.55**	**-**	**-**	**-**	**-**
Financial liabilities								
Borrowings								
- Non-current	-	-	8,751.75	8,751.75	-	-	-	-
- Current	-	-	2,069.34	2,069.34	-	-	-	-
Trade payable								
- Non-current	-	-	-	-	-	-	-	-
- Current	-	-	3,172.22	3,172.22	-	-	-	-
Other financial liability								
- Non-current	-	-	110.60	110.60	-	-	-	-
- Current	-	-	94.58	94.58	-	-	-	-
	-	**-**	**14,198.49**	**14,198.49**	**-**	**-**	**-**	**-**

* Fair value of financial assets and liabilities measured at amortised cost is not materially different from the amortised cost. Further, impact of time value of money is not significant for the financial instruments classified as current. Accordingly, the fair value has not been disclosed separately.

Note 1: Investments in associate, joint ventures and subsidiary have been accounted at historical cost. Since these are scoped out of Ind AS 109 for the purposes of measurement, the same have not been disclosed in the tables above.

Note 2: At the time of transition to Ind AS effective from 1 April 2016, the Group had opted to measure its investments in subsidiaries, joint ventures and associate at deemed cost, i.e. previous GAAP carrying amount, except for its investment in one of the joint venture - Romanovia Industrial Park Private Limited, which has been measured at fair value at the date of transition to Ind AS. If an entity chooses to measure its investment at fair value at the date of transition to Ind AS than that is deemed cost of such investment for the Group and, therefore, it shall carry its investment in at that amount (i.e. fair value at the date of transition) after the date of transition.

Fair value hierarchy

The fair value of financial instruments as referred above have been classified into three categories depending on the inputs used in valuation technique. The hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities (Level I measurements) and lowest priority to unobservable inputs (Level III measurments).

The categories used are as follows:-

Input Level I (Directly Observable) : which includes quoted prices in active markets for identical assets such as quoted price for an equity security on Security Exchanges.

Input Level II (Indirectly Observable) : which includes prices in active markets for similar assets such as quoted price for similar assets in active markets, valuation multiple derived from prices in observed transactions involving similar businesses, etc.

Input Level III (Unobservable): which includes management's own assumptions for arriving at a fair value such as projected cash flows used to value a business, etc.

B. Measurement of fair values

i) Valuation techniques and significant unobservable inputs

The fair value of the investment in quoted investment in equity shares is based on the current bid price of investment at balance sheet date.

ii) Transfers between Levels I and II

There has been no transfer in between Level I and Level II

iii) Level III fair values

There are no items in Level III fair values.

C. Financial risk management

The Group has a well-defined risk management framework. The Board of Directors of the Group has adopted a Risk Management Policy. The Group has exposure to the following risks arising from financial instruments:

- Credit risk ;
- Liquidity risk ; and
- Market risk

Risk management framework

The Group's board of directors has overall responsibility for the establishment and oversight of the Group's risk management framework. The board of directors evaluate and exercise independent control over the entire process of risk management. The board also recommends risk management objectives and policies.

The Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Group, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The audit committee oversees how management monitors compliance with the Group's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Group. The audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and adhoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

(i) Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risk primarily trade receivables and other financial assets including deposits with banks. The Group's exposure and credit ratings of its counterparties are continuously monitored and the aggregate value of transactions is reasonably spread amongst the counterparties.

Trade receivables and other receivables

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The demographics of the customer, including the default risk of the industry and country in which the customer operates, also has an influence on credit risk assessment. Credit risk is managed through credit approvals, establishing credit limits and continuously monitoring the creditworthiness of customers to which the Group grants credit terms in the normal course of business. The Group establishes an allowance for doubtful debts and impairment that represents its estimate of incurred losses in respect of trade and other receivables. The Group considers the probability of default and whether there has been a significant increase in the credit risk on an ongoing basis through each reporting period. To assess whether there is a significant increase in credit risk, the Group compares the risk of default occurring on financial assets as on the reporting date.

Impairment

Credit risk arising from trade receivables is managed in accordance with the Group's established policy, procedures and control relating to customer credit risk management. An impairment analysis is performed at each reporting date based on the facts and circumstances existing on that date to identify expected losses on account of time value of money and credit risk. The calculation is based on defined percentage based on past experiences in the business ascertained by the management. Receivables from group companies and receivables against sale of contract assets (i.e. TDR and LDR) are generally excluded for the purposes of this analysis since no credit risk is perceived on them.

Summary of the company's exposure to credit risk from various customer is as follows:

(₹ in lakhs)

Particulars	31 March 2023	31 March 2022
Trade Receivables	2,147.61	3,811.93
Less: Expected credit loss allowance	(177.90)	(65.61)
Net Trade Receivables	**1,969.71**	**3,746.32**

Movement in the provision for loss allowance in respect of trade and other receivables are as follows:

(₹ in lakhs)

Particulars	31 March 2023	31 March 2022
Balance at the beginnng of the year	65.61	77.16
Provision / (Reversal) during the year	112.29	(11.55)
Balance at the end of the year	**177.90**	**65.61**

Cash and bank balances

The Group is also exposed to credit risks arising on cash and cash equivalents and term deposits with banks. The Group believes that its credit risk in respect to cash and cash equivalents and term deposits is insignificant as funds are invested in term deposits at pre-determined interest rates for specified period of time. For cash and cash equivalents and other bank balances, only high rated banks are accepted.

Other financial assets

Other financial assets includes loan to employees and related parties, security deposits, etc. Credit risk arising from these financial assets is limited and there is no collateral held against these because the counterparties are group companies, banks. Banks have high credit ratings assigned by the credit rating agencies.

(ii) Liquidity Risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are proposed to be settled by delivering cash or other financial asset. The Group's financial planning has ensured, as far as possible, that there is sufficient liquidity to meet the liabilities whenever due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation. In addition to the Group's own liquidity, it enjoys credit facilities with the reputed bank and financial institutions.

(₹ in lakhs)

31 March 2023	Carrying amount	Contractual maturities			
		Less than 12 months	1-2 years	2-5 years	More than 5 years
Borrowings					
- Non-current	2,095.87	-	1,142.05	871.58	82.24
- Current	4,482.02	4,482.02	-	-	-
Trade payable					
- Non-current	-	-	-	-	-
- Current	4,118.56	4,118.56	-	-	-
Other financial liability					
- Non-current	227.45	-	101.99	117.40	8.06
- Current	82.25	82.25	-	-	-

(₹ in lakhs)

31 March 2022	Carrying amount	Contractual maturities			
		Less than 12 months	1-2 years	2-5 years	More than 5 years
Borrowings					
- Non-current	8,751.75	-	6,139.93	2,348.12	263.70
- Current	2,069.34	2,069.34	-	-	-
Trade payable					
- Non-current	-	-	-	-	-
- Current	3,172.22	3,172.22	-	-	-
Other financial liability					
- Non-current	110.60	-	53.88	48.66	8.06
- Current	94.58	94.58	-	-	-

(iii) Market risk

Market risk is the risk that changes in market prices – such as foreign exchange rates and interest rates – will affect the Group's income. Market risk is attributable to all market risk sensitive financial instruments including foreign currency receivables and payables and debt. The Group does not have any transactions in foreign currency. And accordingly, the Group does not have currency risk.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's liquidity and borrowing are managed by professional at senior management level. The interest rate exposure of the Group is reduced by matching the duration of investments and borrowings. The interest rate profile of the Group's interest - bearing financial instrument as reported to management is as follows:

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Fixed-rate instrument		
Financial asset	3,722.51	4,535.77
Financial liability	76.36	-
Floating-rate instrument		
Financial asset	-	-
Financial liability	6,530.95	10,852.88

Interest rate sensitivity

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of change in interest rates. The following table demonstrates the sensitivity of floating rate financial instruments to a reasonably possible change in interest rates. The risk estimates provided assume a parallel shift of 100 basis points interest rate across all yield curves. This calculation also assumes that the change occurs at the balance sheet date and has been calculated based on risk exposures outstanding as at that date. The period end balances are not necessarily representative of the average debt outstanding during the period.

(₹ in lakhs)

Particulars	Increase on profit/(loss) after tax
31 March 2023	
Increase in 100 basis point	(65.31)
Decrease in 100 basis point	65.31
31 March 2022	
Increase in 100 basis point	(108.53)
Decrease in 100 basis point	108.53

Note 38
Capital management

The Group's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The board of directors seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position. The Group monitors capital using a ratio of 'Debt' to 'Equity'. For this purpose, 'Debt' is meant to include long-term borrowings, short-term borrowings and current maturities of long-term borrowings. 'Equity' comprises all components of equity. The Group's debt to equity ratio as at the end of the reporting periods are as follows:

(₹ in lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Total debt (including interest accured but not due on borroiwngs)	6,607.31	10,852.88
Less : Cash and bank balances	165.61	31.56
Adjusted net debt	**6,441.70**	**10,821.32**
Total equity	**13,263.33**	**13,305.56**
Debt to equity (net)	**0.49**	**0.81**

Note 39
Ratio Analysis and its elements

(₹ in lakhs)

Sr.	Ratio	Numerator	Denominator	FY 2022-23			FY 2021-22			%	Reason for variance for
				No.	Numerator	Denominator	Ratio	Numerator	Denominator	Ratio	
1	Current ratio	Current Assets	Current Liabilities	65,455.46	65,696.14	1.00	25,167.63	19,171.14	1.31	-24.11%	
2	Debt equity ratio	Total Debt	Shareholder's Equity	6,577.89	13,263.33	0.50	10,821.09	13,305.56	0.81	-39.02%	On account of repayment / pre-payment of debt.
3	Debt service coverage ratio	Earnings available for debt service	Interest & Lease Payments + Scheduled Principal Repayments	1,316.40	2,674.76	0.49	1,701.60	3,272.99	0.52	-5.34%	
4	Return on Equity	Net Profits after taxes	Average Shareholder's Equity	(44.96)	13,284.45	-0.34%	(198.16)	13,400.93	-1.48%	-77.11%	Due to share of loss from JV & Associates and impairment loss in contract revenue.
5	Inventory turnover ratio	Direct cost relating to revenue from operations	Average Inventory	10,169.31	6,452.31	1.58	6,978.94	5,453.29	1.28	23.15%	
6	Trade receivable turnover ratio	Revenue from operations	Average Accounts Receivable	11,508.64	2,858.02	4.03	8,331.80	5,125.06	1.63	147.70%	Due to decrease in trade receivable balance
7	Trade payable turnover ratio	Cost of material consumed, project and other expenses	Average Accounts Payable	11,025.99	3,645.39	3.02	8,690.47	4,008.52	2.17	39.51%	Due to decrease in trade payable balance
8	Net capital turnover	Revenue from operations	Average Working capital	11,508.64	2,877.91	4.00	8,331.80	9,251.99	0.90	344.06%	Due to decrease in average working capital
9	Net profit ratio	Profit after tax	Revenue from operations	(44.96)	11,508.64	-0.39%	(198.16)	8,331.80	-2.38%	-83.57%	Due to impairment loss in contract revenue.
10	Return on capital employed	Earning before interest and taxes	Capital Employed	1,216.74	20,290.09	6.00%	1,546.32	24,611.09	6.28%	-4.56%	
11	Return on investment	Income generated from treasury invested funds	Average invested funds in treasury investments	-	-	-	-	-	-	0.00%	Not applicable as no investment made in treasury instruments.

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, plans and business assumptions, the Group is confident that no material uncertainty exists as on date that Group is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due.

Note 40
Interest in other entities

1 Subsidiaries

The Group has only one subsidiary at 31 March 2023. It's share capital comprises solely of equity shares held by the group and proportion of ownership interest held equals the voting rights held by group.

Name of entity	Ownership interest held by group		Ownership interest held by non-controlling interest		Principal Activities
	31 March 2023	31 March 2022	31 March 2023	31 March 2022	
	%	%	%	%	
Nila Terminals (Amreli) Private Limited	100.00%	100.00%	-	-	Special Purpose Vehicle created for Construction of bus terminal at Amreli

2 Interest in associate & joint ventures

Below is the list of associate and joint ventures as at 31 March 2023. Their Share capital comprise solely of equity shares and/or as partners capital held by the group and proportion of ownership interest held equals the voting rights held by the group

(₹ in lakhs)

Name of entity	% of ownership interest	Relationship	Method of Accounting	Quoted Fair value		Carrying Amount	
				31 March 2023	31 March 2022	31 March 2023	31 March 2022
Kent Residential & Industrial Park LLP	50%	Joint Venture	Equity method	-	-	7410.68	6480.49
Romanovia Industrial Park Private Limited	50%	Joint Venture	Equity method	-	-	205.68	316.68
Vyapnila Terminals (Modasa) Private Limited	34%	Associate	Equity method	-	-	0.98	0.55

(a) Summarised financial statements of Joint ventures

1 The table below shows summarised financial statements for both joint ventures which are material to the group.

(₹ in lakhs)

Summarised balance sheet	Kent Residential & Industrial Park LLP		Romanovia Industrial Park Pvt Ltd	
	31 March 2023	31 March 2022	31 March 2023	31 March 2022
(1) Non-current assets				
(a) Property, plant and equipments	3,280.74	3,440.76	3,984.09	4,118.19
(b) Long term loans and advances	1,321.79	1,321.79	3.28	3.28
(c) Other Non current assets	51.40	42.36	-	-
(d) Deferred tax assets (net)	197.84	137.55	276.46	171.10
(1) Total Non-current assets	**4,851.78**	**4,942.47**	**4,263.83**	**4,292.57**

Summarised balance sheet	Kent Residential & Industrial Park LLP		Romanovia Industrial Park Pvt Ltd	
	31 March 2023	31 March 2022	31 March 2023	31 March 2022
(2) Current assets				
(a) Inventories	12,276.91	10,818.26	7,524.80	6,725.78
(b) Cash and Bank Balance	5.48	0.11	16.59	2.01
(c) Trade Receivable	14.48	14.26	67.62	26.92
(d) Short-term Loans and Advances	0.10	4.93	-	259.10
(e) Other Financial Assets	-	-	-	-
(f) Current tax assets (net)	-	-	-	-
(g) Other Current Assets	211.19	161.73	62.90	90.24
(2) Total current assets	**12,508.15**	**10,999.30**	**7,671.91**	**7,104.05**
Total assets	**17,359.93**	**15,941.76**	**11,935.74**	**11,396.63**
Total non-current assets	**4,851.78**	**4,942.47**	**4,263.83**	**4,292.57**
Current assets other than cash and cash equivalents	12,502.67	10,999.19	7,655.32	7,102.05
Cash and cash equivalents	5.48	0.11	16.59	2.01
(A)	**17,359.93**	**15,941.76**	**11,935.74**	**11,396.63**
(3) Non-current Liabilities				
(a) Long term borrowings	9,024.60	8,496.05	8,613.27	10,322.05
(b) Deferred tax liability (net)	-	-	-	-
(c) Other non current Liabilities	85.00	85.00	323.07	152.21
(3) Total Non-current Liabilities	**9,109.60**	**8,581.05**	**8,936.34**	**10,474.26**
(4) Current Liabilities				
(a) Borrowings	488.32	494.45	2,890.20	586.63
(b) Trade payables	1.90	1.96	-	0.05
(c) Other current financial liabilities	-	-	107.09	59.47
(d) Provisions	1.70	1.76	1.70	1.46
(e) Other current liabilities	97.94	61.59	500.53	500.53
(4) Total Current Liabilities	**589.86**	**559.76**	**3,499.52**	**1,148.13**
Total liabilities	**9,699.45**	**9,140.81**	**12,435.86**	**11,622.39**
Non-current financial liabilities	9,109.60	8,581.05	8,936.34	10,474.26
Current financial liabilities (excluding trade payable and provisions)	586.26	556.04	3,497.82	1,146.62
Current liabilities other than current financial liabilities (including trade payables and provisions)	3.60	3.72	1.70	1.51
(B)	**9,699.45**	**9,140.81**	**12,435.86**	**11,622.39**
Net assets (A-B)	**7,660.48**	**6,800.96**	**(500.12)**	**(225.77)**
Group's share in %	50.00%	50.00%	50.00%	50.00%
Group's share in ₹	3,830.24	3,400.48	(250.06)	(112.88)

Reconciliation to Carrying Amount

(₹ in lakhs)

Particulars	Kent Residential & Industrial Park LLP		Romanovia Industrial Park Pvt Ltd	
	31 March 2023	31 March 2022	31 March 2023	31 March 2022
Group share in opening net assets	6,480.49	-	316.68	298.22
Profit/(loss) for the year - share of group	(66.48)	(41.26)	(137.17)	(118.17)
Interest on capital contribution	814.83	573.43	-	-
Opening net assets	7,228.84	532.17	179.51	180.05
Add:- Ind AS adjustment	-	-	-	-
Add:- Capital contribution / Loan converted to capital during the year (including previous unsettled withdrawals)	170.32	6,245.18	-	-
Less:- Unrealised gain & losses eliminated against the investment accounted for using equity method (including previous unsettled unrealised amounts)	11.52	(296.86)	26.17	136.63
Closing net assets	**7,410.68**	**6,480.49**	**205.68**	**316.68**

Summarised statement of profit and loss of material joint venture

(₹ in lakhs)

Summarised profit and loss	Kent Residential & Industrial Park LLP		Romanovia Industrial Park Pvt Ltd	
	31 March 2023	31 March 2022	31 March 2023	31 March 2022
Revenue from operations	443.98	465.29	315.43	298.34
Other income	-	8.90	31.51	50.59
Total income	**443.98**	**474.19**	**346.94**	**348.93**
Cost of material consumed and project expenses	71.29	38.74	39.18	31.25
Changes in inventories of construction material, land and work in progress	-	-	-	-
Employee benefits expenses	-	-	2.62	2.20
Finance costs	392.78	377.25	541.90	500.49
Depreciation and amortisation expense	160.02	168.29	134.11	134.37
Other expenses	13.13	9.85	8.85	8.11
Total expenses	**637.22**	**594.13**	**726.66**	**676.43**
Profit before tax	**(193.24)**	**(119.94)**	**(379.72)**	**(327.50)**
Tax expense	(60.29)	(37.42)	(105.37)	(91.17)
Profit for the year	**(132.95)**	**(82.52)**	**(274.35)**	**(236.33)**
Other comprehensive income				
Items that will not be reclassified subsequently to profit or loss				
Remeasurement of post-employment benefit obligation	-	-	-	-
Income tax relating to these items	-	-	-	-
Other comprehensive income for the year, net of tax	**-**	**-**	**-**	**-**
Total comprehensive income for the year	**(132.95)**	**(82.52)**	**(274.35)**	**(236.33)**

2 Information for associate that is not material to the group is as under (₹ in lakhs)

Particulars	31 March 2023	31 March 2022
Carrying amount of individually immaterial associate	0.98	0.55
Equity contribution in associate	199.43	336.22
Summarised statement of profit and loss		
Profit/(loss) for the year	1.27	1.26
Other comprehensive income for the year	-	-
Total comprehensive income	**1.27**	**1.26**
Group's share of total comprehensive income	**0.43**	**0.43**

Note 41
Additional Information as per Schedule III

(₹ in lakhs)

Name of Entity in the group	Net Assets (Total assets minus Total liabilities)		Share in profit or (loss)		Share in other comprehensive income		Share in total comprehensive income	
	As % of consolidated net assets	Amount	As % of consolidated net assets	Amount	As % of consolidated other comprehensive income	Amount	As % of consolidated total comprehensive income	Amount
Parent								
Nila Infrastructures Limited								
31 March 2023	**42.59%**	**5,648.34**	**(268.42%)**	**120.68**	**100.00%**	**2.73**	**(292.24%)**	**123.41**
31 March 2022	48.93%	6,510.08	(59.98%)	118.86	100.00%	7.42	(66.21%)	126.28
Subsidiary								
Nila Terminals (Amreli) Private Limited								
31 March 2023	**(0.02%)**	**(2.35)**	**0.26%**	**(0.12)**	**-**	**-**	**0.27%**	**(0.12)**
31 March 2022	(0.02%)	(2.23)	(1.12%)	2.21	-	-	(1.16%)	2.21
Joint Ventures								
Kent Residential & Industrial Park LLP								
31 March 2023	**55.87%**	**7,410.68**	**122.24%**	**(54.96)**	**-**	**-**	**130.14%**	**(54.96)**
31 March 2022	48.71%	6,480.49	170.63%	(338.12)	-	-	177.27%	(338.12)
Romanovia Industrial Park Private Limited								
31 March 2023	**1.55%**	**205.68**	**246.89%**	**(111.00)**	**-**	**-**	**262.85%**	**(111.00)**
31 March 2022	2.38%	316.68	(9.32%)	18.46	-	-	(9.68%)	18.46
Associate								
Vyapnila Terminals (Modasa) Private Limited								
31 March 2023	**0.01%**	**0.98**	**(0.96%)**	**0.43**	**-**	**-**	**(1.02%)**	**0.43**
31 March 2022	0.00%	0.55	(0.22%)	0.43	-	-	(0.22%)	0.43
Total								
31 March 2023	**100.00%**	**13,263.33**	**100.00%**	**(44.96)**	**100.00%**	**2.73**	**100.00%**	**(42.23)**
31 March 2022	100.00%	13,305.56	100.00%	(198.16)	100.00%	7.42	100.00%	(190.74)

Note: The above figures are after eliminating intra group transactions and intra group balances as at 31 March 2023 and 31 March 2022.

Note 42
Disclosure under Regulation 34(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and section 186(4) of the Companies Act, 2013.

(₹ in lakhs)

Particulars	As at 31 March 2023	Maximum balance outstanding during the year 2022-23	As at 31 March 2022	Maximum balance outstanding during the year 2021-22
Details of loans given :				
Kent Residential and Industrial Park LLP	-	-	-	4,679.48
Romanovia Industrial Park Private Limited	3,037.26	3,068.75	2,581.27	2,581.27
Vyapnila Terminals (Modasa) Private Limited*	1,415.79	1,415.79	1,138.20	1,138.20
Het Infrastructure Private Limited	130.11	130.11	116.95	116.95

Details of Investments made by the Group are given in Note 7.

All loans are given for the purposes of the business.

* Loan balance of Vyapnila Terminals (Modasa) Private Limited is after adjustment of effective interest rate, the loan is interest free.

Note 43
Transactions and relationship with struck off companies

(₹ in lakhs)

Name of Party	Nature of Transaction	Transactions during the year ended on 31 March 2023	Balance outstanding as at 31 March 2023	Relationship with the struck off company
Orcheed India Pest Management Private Limited	Payable	0.05	0.05	-

(₹ in lakhs)

Name of Party	Nature of Transaction	Transactions during the year ended on 31 March 2022	Balance outstanding as at 31 March 2022	Relationship with the struck off company
Orcheed India Pest Management Private Limited	Payable	0.16	0.05	-

Note 44
Other Statutory Information

a The group has neither advanced, loaned or invested funds nor received any fund to/from any person or entity for lending or investing or providing guarantee to/on behalf of the ultimate beneficiary during the reporting periods.

b There are no proceedings initiated or pending against the group under section 24 of the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder for holding any benami property.

c The holding company has been sanctioned working capital limit in the form of term loans and overdraft facilities, however the terms and conditions of the sanctions does not specify to submit any monthly or quarterly statements of current assets of the company, hence the company is not submitting such statements to the lending banks and financial institutions.

d The entities included in the consolidated financial statements have not been declared a wilful Defaulters by any bank or financial institution or consortium thereof in accordance with the guidelines on wilful defaulters issued by the RBI.

e The group has not traded or invested in Crypto currency or Virtual Currency during the reporting periods.

f There is no immovable property in the books of the group whose title deed is not held in the name of the group.

g There is no charge or satisfaction of charge which is yet to be registered with ROC beyond the statutory period.

h The group has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

i The entities included in the consolidated financial statements has not entered into any scheme of arrangement in terms of sections 230 to 237 of the Companies Act, 2013.

j The group does not have any transaction not recorded in the books of accounts that has been surrendered or not disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

k The group has not entered into any non-cash transactions with respective directors or any person connected with the directors.

Note 45

Previous year figures have been regrouped/reclassified wherever necessary to confirm to current year presentation.

For M B D & Co LLP
Chartered Accountants
Firm's Registration No: 135129W/W100152

Deval Desai
Partner
Membership No: 132426

Place : Ahmedabad
Date : 25 May 2023

For and on behalf of the Board of Directors of
Nila Infrastructures Limited
CIN No. : L45201GJ1990PLC013417

Manoj B. Vadodaria
Managing Director
DIN : 00092053

Deep S. Vadodaria
Director
DIN : 01284293

Darshan M. Shah
Chief Financial Officer

Dipen Y. Parikh
Company Secretary

Place : Ahmedabad
Date : 25 May 2023

Place : Ahmedabad
Date : 25 May 2023

NILA INFRASTRUCTURES LIMITED

Abbreviations

NILA/The Company/Your Company/ Demerged Company	Nila Infrastructures Limited
ADANI	Adani Infrastructure And Developers Private Limited
AH	Affordable Housing
AMC	Ahmedabad Municipal Corporation
AMRUT	Atal Mission For Rejuvenation And Urban Transformation
AMTS	Ahmedabad Municipal Transport Service
APSEZ	Adani Ports And Special Economic Zone Limited
AS	Accounting Standard
ASSOCHAM	The Associated Chambers Of Commerce And Industry Of India
ATNW	Adjusted Tangible Networth
AUDA	Ahmedabad Urban Development Authority
BG	Bank Guarantee
BIP	Bureau of Investment Promotion
BIS	The Bureau of Indian Standards
BOOT	Build Own Operate Transfer
BOT	Build Operate Transfer
BPS	Basis Points
BREXIT	The withdrawal of the United Kingdom from the European Union
BRTS	Bus Rapid Transit System
BSE	BSE Ltd
BTF	Bus Terminal Facility
BTS	Built To Suit
CA	Current Assets
CAD	Current Account Deficit
CAGR	Compound Annual Growth Rate
CEO	Chief Executive Officer
CF	Commercial Facility
CFO	Chief Financial Officer
CIN	Corporate Identity Number
CL	Current Liabilities
CMJAY	Chief Minister's Jan Awas Yojana
COVID-19	COrona VIrus Disease i.e. 2019 novel coronavirus or 2019-nCoV
CPI	Consumer Price Index
CSR	Corporate Social Responsibility
DBFOT	Design, Build, Finance, Operate And Transfer
DMIC	Delhi-Mumbai Industrial Corridor
ECB	External Commercial Borrowing
EODB	Ease of Doing Business
EPC	Engineering, Procurement And Construction
EPCM	Engineering, Procurement And Construction Management
EPIL	Engineering Projects (India) Limited
ERP	Enterprise Resource Planning
ESDM	Electronic System Design & Manufacturing
EWS	Economically Weaker Sections
FDI	Foreign Direct Investment
FSI	Floor To Space Index
FTA	Free Trade Agreement
FY	Financial Year
FY2020	Financial Year 2019-2020
FY2021	Financial Year 2020-2021
FY2022	Financial Year 2021-2022
FY2023	Financial Year 2022-2023
GDP	Gross Domestic Product
GIFT	Gujarat International Finance Tec-City
GOG	Government Of Gujarat
GoI	Government of India
GOR	Government Of Rajasthan
GSDP	Gross State Domestic Product
G-SEC	Government Security
GSRTC	Gujarat State Road Transport Corporation
GST	Goods And Service Tax
HFA	Housing For All By 2022
HR	Human Resource
IBC	The Insolvency and Bankruptcy Code, 2016
IIFCL	India Infrastructure Finance Company Limited
IIP	Index of Industrial Production
IMF	International Monetary Fund
INR	Indian Rupee
ISO	International Organization For Standardization
IT and ITeS	Information technology and IT Enabled Services
KPMG	Klynveld Peat Marwick Goerdeler
LIG	Low Income Group
LLP	Limited Liability Partnership
LPI	Logistics Performance Index
LSG	Local Self Government
LSTK	Lump Sum Turnkey
LTD	Long Term Debt
MBBS	Bachelor of Medicine, Bachelor of Surgery
MCI	Medical Council Of India
MEGA	Metro-Link Express For Gandhinagar And Ahmedabad
MHT	Mahila Housing SEWA Trust
MHUPA	Ministry Of Housing And Urban Poverty Alleviation
MIG	Middle Income Group
MLP	Multi Level Parking At Navrangpura, Ahmedabad
MMTPA	Million Metric Ton Per Annum
MNC	Multinational Corporation
MOU	Memorandum Of Understanding
MPC	Monetary Policy Committee
MTPA	Metric Tonnes Per Annum
MW	Megawatt
NBC	National Building Code Of India
NBFC	Non Banking Financial Company
NCLT	National Company Law Tribunal
NH-15	National Highway 15
NPA	Non-performing Asset
NSE	The National Stock Exchange Of India Limited
NSL/Resultant Company	Nila Spaces Limited
NURM	National Urban Renewal Mission
NWC	Net Working Capital
PAT	Profit After Tax
PBG	Performance Bank Guarantee
PBT	Profit Before Tax
PCA	Prompt Corrective Action
PEB	Pre-engineered Building
PMAY	Pradhan Mantri Awas Yojana
PMC	Project Management Consultant
PMI	Purchasing Manager's Index
PPE	Property, Plant and Equipment
PPP	Public Private Partnership
PSPL	Pearl Stockholdings Private Limited
PTA	Preferential Trade Agreement
PWL	Private White Lable
QMS	Quality Management System
RAVIL	Rajasthan Avas Vikas And Infrastructure Limited
RCC	Reinforced Cement Concrete
RD	Regional Director
RE	Real Estate
RE Undertaking	Real Estate Business
REIT	Real Estate Investment Trusts
RERA	Real Estate Regulatory Act
ROC	Registrar Of Companies
RRPS	Resurgent Rajasthan Partnership Summit – 2015
RUDSICO	Rajasthan Urban Drinking Water Sewerage & Infrastructure Corporation Limited
SBI	State Bank Of India
SC	Scheduled Cast
SCHEME	Scheme Of Arrangement For Demerger
SEBI	Securities And Exchange Board Of India
SEWA	Self Employed Women's Association
SEZ	Special Economic Zone
SIR	Special Investment Region
SOP	Standard Operating Procedures
SPV	Special Purpose Vehicle
ST	Short Term / Scheduled Tribe
STD	Short Term Debt
SWC	Single Window Clearance
SWIFT	The Society for Worldwide Interbank Financial Telecommunication
TD	Total Debt
TDR	Transferable Development Rights
TNW	Tangible Networth
TOI	Total Operating Income
TOL	Total Outside Liabilities
UDUHD	Urban Development And Urban Housing Department
UIT	Urban Improvement Trust
UK	United Kingdom
USA	United States Of America
USD	United States Dollar
VUDA	Vadodara Urban Development Authority
WDFC	Western Dedicated Freight Corridor
WIP	Work In Process
WPI	Wholesale Price Index
WSS	Water Supply And Sanitation

NILA
INFRASTRUCTURES
LIMITED

CIN: L45201GJ1990PLC013417
1st Floor, Sambhaav House
Opp. Chief Justice's Bungalow, Bodakdev, Ahmedabad 380015
Tel: + 91 79 4003 6817 / 2687 0258 | www.nilainfra.com