

SIEL INDUSTRIAL ESTATE LIMITED

CIN No. - U45209DL1994PLC057359

PHONE NO. - 011-25739103

Fax No. 91-11-25743659

Email: secretarialdept@mawanasugars.com

REGD. OFFICE - 5th Floor, Kirti Mahal,
19, Rajendra Place, New Delhi-110008

DIRECTORS' REPORT

To,

The Members,

Your Directors have pleasure in presenting their 27th Annual Report on the business and operations of the Company and the accounts for the financial year ended 31st March, 2021.

Demise of Late Shri Siddharth Shriram, Chairman of the Board

Your Directors are deeply saddened to report the sad and sudden demise of Mr. Siddharth Shriram, Chairman of the Board of Directors of the Company on 17.5.2021

Yours Directors place on record their profound respect and deep appreciation for the valuable services rendered by Mr. Siddharth Shriram as a Director of the Company.

1. PERFORMANCE OF THE COMPANY

FINANCIAL RESULTS

The summary of the financial results of the Company is as under:

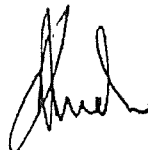
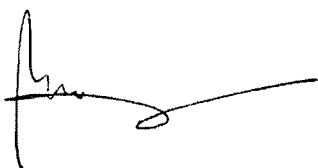
Particulars	(Rs./Lacs)	
	2020-21	2019-20
Profit/(Loss) before exceptional and extraordinary items and tax	(94.87)	(139.67)
Interest	102.38	96.69
Depreciation	0.13	0.04
Profit/(Loss) before tax	(94.87)	(139.67)
Provision for tax - Deferred Tax	18.12	19.18
Advance Income tax/ Adjustment written off	-	-
Profit/(Loss) after tax	(76.75)	(120.49)

2. DIVIDEND

In view of losses incurred during the year under review, your Board regrets its inability to recommend any dividend for the financial year 2020-21.

3. RESERVES

In view of the losses incurred during the year, there is no transfer of surplus to reserve and surplus.



the Environment Clearance of SIEL IE during their online meeting dated 29.05.2020. The Environment Clearance letter is awaited from SEIAA Punjab.

Registration of Project with Real Estate Regulatory Authority (RERA), Punjab:

The Company has submitted its application for registration of its projects consisting of 462.15 acres and 7.32 acres with RERA, Punjab under The Real Estate (Regulation and Development) Act, 2016. Later on, the Company modified one of its application and reduced the land area of the project from 462.15 acres to 423.29 acres. The authority has approved the application of 7.32 acres project on 27.05.2021. The project consisting of 423.29 acres is pending registration as we are awaiting certain approvals from other government departments such as PUDA etc, which are to be submitted to RERA for obtaining registration of this project. The registration fee for the project consisting of 423.29 acres of land amounting to Rs. 31 Lacs along with late fee payment of Rs. 26 Lacs were deposited on 02.03.2020 and 22.12.2020 respectively. The registration fee for the project consisting of 7.32 acres of land amounting to Rs. 0.49 Lacs along with a late fee payment of Rs. 0.54 Lacs were deposited on 02.03.2020 and 22.12.2020 respectively.

Creation of basic Infrastructure services at site: The work on creating some basic infrastructure is continuing under the guidance of M/s Ranjit Sabhiki Architect and the landscape consultant. The landscaping of 29M approach road has been completed. The layout of the Entry Gate Cum Administrative block has been finalized, and the work on land filling to bring its level to 400mm above road level has been completed. The site for new reservoir in the SIEL Industrial Estate has been cleared and marked. Development of Industrial Estate shall be taken up in phases. For first phase, around 160 acres is being developed. Drawings for Road and various services are being prepared. Structural Engineer, M/s Desman has been finalized for preparing basic infrastructure. It will be amended as per the new plan.

Marketing and sale of Industrial plots:


M/s JLL has also prepared the SIEL iHUB brochure, advertisements and emailer for marketing. M/s JLL will help us in exploring the prospective Buyers/ Developers. Once RERA registration is completed and letter for environment clearance is received, the sales of Industrial plots to Potential buyers will be started.

6. Status of Industrial Estate Land Matter

The Company and the Landowners filed appeals in the Hon'ble Supreme Court of India against the order of the High Court with regard to enhancement of cost of land acquired by the Company as per MOU entered with the State Government of Punjab

The appeals filed by the Company and the Landowners in the Hon'ble Supreme Court of India came up for hearing on 21.11.2017.

The Supreme Court partly allowed the appeals filed by the landowners and increase the amount of compensation to landowners from Rs.2,10,000/- per acre to Rs.2,81,400/- by reducing the cut of 50% towards development in the area from 50% to 33%. All other statutory benefits have also been awarded. The total liability including interest is to the tune of Rs.24.68 Crores as on 31.03.2021.



The Company had filed a review petition against the order dated 21.11.2017 and this has been disallowed by the Court.

Your company at present made a payment of Rs.21.15 Crores as on 31.03.2021 as per the order of Hon'ble Supreme Court of India.

7. **CHANGE IN THE NATURE OF BUSINESS, IF ANY**

No Change in the nature of the business of the Company during the year.

8. **MATERIAL CHANGES AND COMMITMENTS, IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY WHICH HAVE OCCURRED BETWEEN THE END OF THE FINANCIAL YEAR OF THE COMPANY TO WHICH THE FINANCIAL STATEMENTS RELATE AND THE DATE OF THE REPORT.**

There are no material changes and commitments in the business operations of the Company since the close of the financial year on 31st March, 2021 to the date of this report except the company has further deposited Rs. 3.65 crore in court against enhancement compensation matter.

9. **DETAILS OF SUBSIDIARY/JOINT VENTURES/ASSOCIATE COMPANIES**

The Company does not have any Subsidiaries, joint ventures or associate company.

10. **DEPOSITS**

During the year under review, the Company has not accepted any deposits from Public and Shareholders of the Company under Section 73 of the Companies Act, 2013.

11. **STATUTORY AUDITORS**

M/s. V. Sahai Tripathi & Co., Chartered Accountants, (ICAI Registration no. 000262N) were appointed as Statutory Auditors of the Company for a period of 5 years by the members at the 23rd Annual General Meeting (AGM) of the Company held on September 28, 2017 to hold office from the conclusion of this 23rd Annual General Meeting (AGM) until the conclusion of the 28th AGM, subject to ratification by members every year.

Pursuant to the amendment to Section 139 of the Companies Act, 2013 which become effective from May 7, 2018 the annual ratification of Statutory Auditors is no longer required.

Therefore, there is no need of resolution for ratification of their appointment Statutory Auditors of the Company has not been included in the Notice of forthcoming Annual General Meeting of the Company.

12. **AUDITORS' REPORT**

The Board has duly reviewed the Statutory Auditor's Report on the accounts for the year ended 31st March, 2021 and has noted that the same does not have any reservation, qualification or adverse remarks.



13. **SHARE CAPITAL**

The Authorized share capital of the company was increased from Rs. 75,00,00,000 (Rupees. Seventy Five Crores) to Rs. 1,05,00,00,000 (Rupees One Hundred and Five Crores) divided into 5,80,00,000 (Five Crore Eighty Lakhs) Equity shares of Rs. 10/- each aggregating of Rupees. 58,00,00,000 (Rupees Fifty Eighth Crores), 2,20,00,000 (Two Crore Twenty Lakhs) 5%-Redeemable cumulative preference shares of Rs.10 each aggrerating Rs. 22,00,00,000 (Rupees Twenty Two Crores) and 2,50,00,000 (Two Crore Fifty Lakhs) Preference shares of Rs. each aggrerating Rs. 25,00,00,000 (Rupees Twenty Five Crores) approved by the shareholders of the Copany in its Extra Orddinary General Meeting Dated 8th February 2021 and the Paid-Up Capital of the Company stands at 53,924,691 equity shares of Rs/10 each amounting to Rs. 53,92,46,910 (Rupees Fifty Three Crore Ninety Two Lacs Forty Six Thousand Nine Hundres Ten Only) and 12,000,000 -5% Redeemable Cumulative Preference shares of Rs.10/- each amounting to Rs.12,00,00,000 (Rupees Twelve Crore only) as on March 31, 2021.

14. **CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO:**

A) **Conservation of energy:**

Adequate measures have been taken to conserve energy wherever possible by using energy efficient machines, computers and purchase of energy efficient equipment.

B) **Technology absorption:**

- | | |
|---|-------|
| 1. Research & Development (R&D) | : Nil |
| 2. Technology absorption, adoption and innovation | : Nil |

C) **Foreign exchange earnings and Outgo:**

- | | |
|------------------------------|-------|
| 1. Foreign Exchange Earnings | : Nil |
| 2. Foreign Exchange Outgo | : Nil |

15. **CORPORATE SOCIAL RESPONSIBILITY (CSR)**

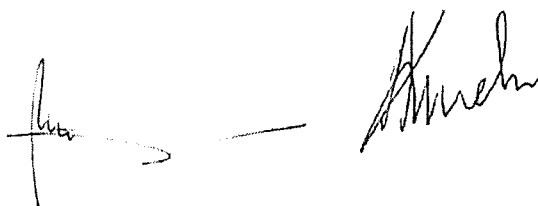
Section 135 of the Companies Act, 2013 has imposed CSR mandate on companies having minimum threshold limit of net worth, turnover or net profit as prescribed. Since the Company does not meet any one of these criterion, it remains outside the purview of section 135 and consequently the reporting requirements there under do not at present apply to the Company.

16. **DIRECTORS:**

In accordance with the provisions of the Companies Act, 2013, Mr.Harjeet Singh Sandhu, Director of the Company is liable to retire by rotation and being eligible offer himself for re-appointment at the ensuing Annual General Meeting.

17. **NUMBER OF MEETINGS OF THE BOARD OF DIRECTORS**

The Board of Directors met 11 (Eleven) times during the year on 08.06.2020, 25.06.2020, 08.08.2020, 15.09.2020, 26.10.2020, 09.12.2020, 28.12.2020, 04.02.2021, 09.02.2021, 25.02.2021 and 06.03.2021.



18. **AUDIT COMMITTEE**

The composition of the Audit Committee is as follows:

1. Mr. Ashwani Kumar Mehra
2. Mr. Ravinder Singh Bedi
3. Mr. Harjeet Singh Sandhu

- Chairman
- Member
- Member

19. **PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186 OF THE COMPANIES ACT, 2013**

Your company has not given any Loans, Guarantees or made any investments under the provisions of section 186 of the Companies Act, 2013 during the year under review.

20. **PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES:**

The related party transactions between the Company and the Directors, Key Management Personnel, or the relatives have been disclosed in the financial statements of Notes to Financial Statement and compliance of Section 188 (1) of the Act, have been duly made whenever applicable.

During the year ending 31st March 2021, Mawana Sugars Limited, holding Company has cleared all outstanding dues of its lenders. Consequently, Company's industrial estate land measuring 455.23 acres earlier mortgaged with their lenders and Corporate Guarantees of Rs 3,33,57,00,000 given as a collateral security in this respect have been released and necessary charges with Registrar of Companies have been got cleared/satisfied. (Previous Year ending outstanding dues were of Rs. 67,78,00,000).

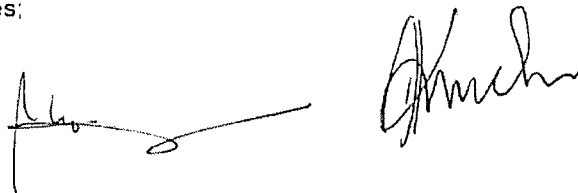
21. **EMPLOYEES:**

Company is not paying remuneration to its Employees, therefore particulars are required to be given under Section 197 read with Rule 5 of The Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 not attached.

22. **DIRECTORS' RESPONSIBILITY STATEMENT**

Pursuant to the requirement under Section 134 (3) (c) of the Companies Act, 2013, with respect to Directors Responsibility Statement, it is hereby confirmed:

- (a) that in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures, if any;
- (b) that the directors had selected such accounting policies and applied them consistently and made judgments 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 loss of the Company for the year ended on that period;
- (c) that the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;



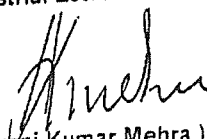
- (d) that the directors had prepared the annual accounts on a going concern basis;
- (e) that the directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

23. **ACKNOWLEDGEMENTS**

Your Directors sincerely thank business associates, Banks, Central Government and State Government of Punjab for the faith reposed in your company and its management.


(Harjeet Singh Sandhu)
Director
DIN No.07234956

By Order of the Board
For SIEL Industrial Estate Limited


(Ashwani Kumar Mehra)
Whole-Time Director
DIN No. 00060254
A.K. Mehra

Place: New Delhi
Date: 22.06.2021

V SAHAI TRIPATHI & CO
CHARTERED ACCOUNTANTS

8-E, Hansalaya, 15 Barakhamba Road,
Connaught Place, New Delhi - 110001

Tel. : +91-11-23319596, 23352449,
+91-11-23324045

E-Mail : vst@sahaitripathi.com

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF
SIEL INDUSTRIAL ESTATE LIMITED

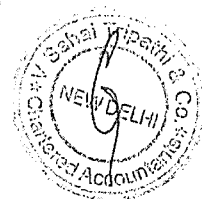
Opinion

We have audited the accompanying Standalone Financial Statements of SIEL INDUSTRIAL ESTATE LIMITED ("the Company"), which comprise the Balance Sheet as at March 31, 2021, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date, and a summary of the significant accounting policies and other explanatory information (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 March 31, 2021, the profit and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing specified under section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules made 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

- (i) We draw attention to Note 31 of the financial statements, regarding management's assessment of COVID-19 impact on the future performance of the Company.

Our opinion is not modified in respect of this matter.

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

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the standalone financial statements and our auditor's report thereon.

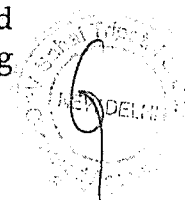
Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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 during the course of our audit or otherwise appears to be materially misstated.

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

Management's Responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the preparation of these Ind AS financial statements in terms of the requirements of the Companies Act, 2013 (hereinafter referred to as "the Act") that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and statement of changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act. The Board of Directors of the company are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting



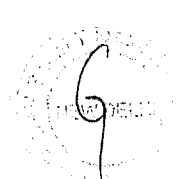
policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Ind AS financial statements by the Directors of the Company.

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 financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a

A handwritten signature, possibly 'G', is written over a circular stamp. The stamp contains some text that is mostly illegible but appears to include 'CHARTERED ACCOUNTANTS' and a date '15/05/2018'.

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.

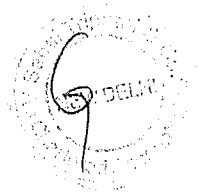
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure-'A' statement on the matters specified in Order, to the extent applicable.
2. As required by Section 143 (3) of the Companies Act, 2013, we report that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b. In our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - c. The balance sheet, the statement of profit and loss ,the cash flow statement and 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 Ind AS financial statements comply with the Indian Accounting Standards specified under section 133 of the Act.
 - e. On the basis of written representations received from the directors as on March 31, 2021, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2021, 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'. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial control over financial reporting.
 - 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, as amended, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company does have pending litigation as on 31st March, 2021. The same has been referred in Note No 26.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

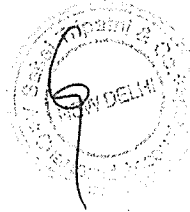


- iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
-

For & on behalf of
V Sahai Tripathi & CO.
Chartered Accountants
Firm's Registration Number 000262N

Garima Tripathi

(GARIMA TRIPATHI)
Partner
M.N.-544530



Place: New Delhi

Date: 22/6/21

UDIN : 21544530AAAABF5122

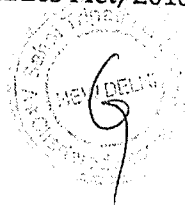
(Referred to in paragraph (1) of the report on other legal and regulatory requirements of Independent Auditor's Report to the members of Siel Industrial Estate Limited on the financial statements for the year ended March 31, 2021)

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- 5) **In respect of Deposits:**
The Company has not accepted any deposits from the public and hence 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 Companies (Acceptance of Deposit) Rules, 2015 with regards to the deposits accepted from the public are not applicable.
- 6) **In respect of Cost records:**
According to information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under sub-section (1) of section 148 of the Companies Act, 2013, in respect of business carried out by the company. Accordingly, this clause is not applicable on the Company during the year ended 31st March, 2021.
- 7) **In respect of statutory dues:**
a) According to the information and explanations given to us and the records of the company examined by us, in our opinion, the company is generally regular in depositing the undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, GST, duty of customs, duty of excise, cess and any other statutory dues with the appropriate authorities. According to the information and explanations given to us, no undisputed amount payable in respect of the aforesaid dues were outstanding as at 31st March, 2021 for a period of more than six months from the date of becoming payable.
b) According to the information and explanations given to us and the records of the company produced before us, there were no disputed Statutory Dues pending before appropriate authorities.
- 8) **In respect of Repayment of Loan:**
The company has not taken any loan or borrowing from any financial institution, bank or Government so this clause is not applicable and no need to comment on the same



- 9) **In respect of utilization of IPO and further public offer**
The company has not raised any money by way of initial public offer or further public offer (including debt instruments) and term loans. Accordingly, this clause is not applicable on the Company during the year ended 31st March, 2021.
- 10) **In respect of reporting of fraud:**
According to the information and explanations given to us, no fraud by the Company or any fraud on the Company by its officers or employees has been noticed or reported during the year ended 31st March, 2021.
- 11) **In respect of managerial remuneration:**
According to the information and explanations given to us, no managerial remuneration has been paid or provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act, 2013. Accordingly this clause is not applicable and no need to comment on the same.
- 12) **In respect of Nidhi Company:**
The company is not a Nidhi Company and since this clause does not apply to the Company it is not required to maintain ten percent unencumbered term deposits as specified in the Nidhi Rules, 2014 to meet out the liability.
- 13) **In respect of Related Party Transactions:**
According to the information and explanations given to us and the records of the company examined by us, all transactions with the related parties are in compliance with Sections 177 and 188 of Companies Act, 2013 and details have been disclosed in the Financial Statements etc. as required by the applicable accounting standards.
- 14) **In respect of Private Placement of Preferential Issues:**
Company has issued Mandatorily Redeemable Preference Shares on right issue basis to its holding company in compliance with Section 62 of the Companies Act, 2013. As per information explanation given by the management, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review and hence Section 42 of the Companies Act, 2013 is not applicable.



15) **In respect of Non-Cash Transactions:**

According to the information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with him and hence the provisions of Section 192 of Companies Act, 2013 are not applicable.

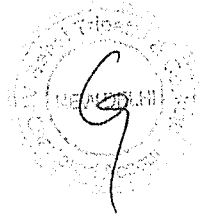
16) **In respect of registration under RBI Act, 1934:**

The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and hence this clause is not applicable.

For & on behalf of
V Sahai Tripathi & CO.
Chartered Accountants
Firm's Registration Number 000262N

Garima Tripathi

(GARIMA TRIPATHI)
Partner
M.N.- 544530



Place: New Delhi

Date: 22/6/21

UDIN: 2154US30AAAABF5123

ANNEXURE-"B" TO THE INDEPENDENT AUDITOR'S REPORT
(Referred to in paragraph (f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

In conjunction with our audit of the Ind As financial statements of the Company as of and for the year ended 31 March, 2020 we have audited the internal financial controls over financial reporting of SIEL INDUSTRIAL ESTATE LIMITED ("the Company") as of that date.

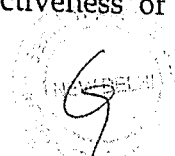
Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the company are 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". These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by ICAI and the Standards on Auditing, prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of

A handwritten signature in blue ink is written over a circular stamp. The stamp contains the text "SIEL INDUSTRIAL ESTATE LIMITED" around the perimeter and "31 MARCH 2020" in the center.

internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

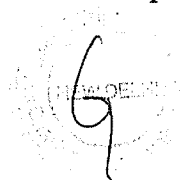
Meaning of Internal Financial Controls Over Financial Reporting

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

- a) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- b) 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
- c) Provide reasonable assurance regarding prevention and timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.



Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls over financial reporting and such internal financial controls over financial reporting were operating effectively as of March 31, 2021, 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.

For & on behalf of
V Sahai Tripathi & CO.
Chartered Accountants
Firm's Registration Number 000262N



(GARIMA TRIPATHI)
Partner
M.N. - 544530



Place: New Delhi

Date: 22/6/21

UDIN: 21544530AAAAABF5123

SIEL INDUSTRIAL ESTATE LIMITED

Balance Sheet as at March 31, 2021

(Amount in Rupees)

Particulars	Note No.	Ind AS	Ind AS
		As at March 31, 2021	As at 31st March 2020
I ASSETS			
1 Non-current assets			
(a) Property, Plant and Equipment	1	3,598,749	621,697
(b) Financial Assets			
(i) Other Financial Assets	2	-	-
(c) Other Non-Current Assets	3	33,863,160	9,745
2 Current assets			
(a) Inventories	4	596,225,798	535,566,980
(b) Financial Assets			
(i) Cash and cash equivalents	5	1,573,075	1,405,901
(ii) Other bank balance	6	53,261	50,000
(iii) Loans and advances	7	-	-
(iv) Other financial assets	8	1,783	1,999
(c) Other Current Assets	8a	2,622,290	50,000
TOTAL ASSETS		637,938,117	537,706,322
II EQUITY AND LIABILITIES			
1 Equity			
(a) Equity Share Capital	9	539,246,910	473,746,910
(b) Other Equity	10	(76,308,160)	(140,632,528)
2 Liabilities			
Non-current liabilities			
(a) Financial Liabilities			
(i) Borrowings	11	99,135,665	89,311,774
(b) Deferred tax liabilities (Net)	12	24,496,052	26,307,751
Current liabilities			
(a) Financial Liabilities			
(i) Trade Payables	13	13,521,505	21,970,807
(i) Other Financial Liability	14	37,222,526	66,724,411
(b) Other Current Liabilities	15	623,619	277,197
TOTAL EQUITY AND LIABILITIES		637,938,117	537,706,322

The accompanying notes are integral part of the Financial Statements

For V. Sahai Tripathi & Co.
Chartered Accountants
Firm Registration number: 000262N

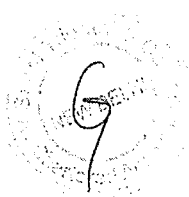
Garima Tripathi

(Garima Tripathi)
Partner

Membership no.: 544530

Place: New Delhi

Date: 22/6/21



Ravinder Singh Bedi
Ravinder Singh Bedi
Director
(DIN: 01408189)

Ashok Kumar Shukla
Ashok Kumar Shukla
Company Secretary

For and on behalf of the Board of Directors of
Siel Industrial Estate Limited

Ashwani Kumar Mehra
Ashwani Kumar Mehra
Director
(DIN: 00060254)

B.B. Mehta
B.B. Mehta
Chief Financial Officer

SIEL INDUSTRIAL ESTATE LIMITED
Statement of Profit and Loss for the year ended 31st March 2021

		(Amount in Rupees)		
Particulars	Note No.	Ind AS	Ind AS	Ind AS
		Quarter Ended 31.03.2021	Year ended 31.03.2021	For the year ended 31.03.2020
I. Revenue from Operations	16	-	1,840,625	-
II. Other income	16a	3,030,706	6,246,638	2,016,548
III. Total Income (I + II)		3,030,706	8,087,263	2,016,548
IV. Expenses:				
Purchase of Stock-in-trade		40,771,971	61,128,533	10,473,330
Purchase of Store inventory		-	-	-
Changes in inventory	17	(40,771,971)	(60,658,818)	(10,473,330)
Finance costs	18	2,513,452	10,237,668	9,668,597
Depreciation and amortization expense	1	9,233	12,884	4,866
Other expenses	19	(3,009,287)	6,854,327	6,310,513
Total expenses		-486,602	17,574,594	15,983,976
V. Profit before exceptional items and tax (III-IV)		3,517,308	(9,487,331)	(13,967,428)
VI. Exceptional Item		-	-	-
VII. Profit before tax (V - VI)		3,517,308	(9,487,331)	(13,967,428)
VIII. Tax expense:				
(1) Current tax		-	-	-
(2) Deferred tax		(451,533)	(1,811,699)	(1,918,287)
(3) MAT Credit Entitlement		-	-	-
IX Profit (Loss) for the year from continuing operations (VII-VIII)		3,968,841	(7,675,631)	(12,049,141)
X Profit (Loss) for the year		3,968,841	(7,675,631)	(12,049,141)
XI Other Comprehensive income				
A (i) Items that will not be reclassified to profit or loss		-	-	-
(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-	-
B (i) Items that will be reclassified to profit or loss		-	-	-
(ii) Income tax relating to items that will be reclassified to profit or loss		-	-	-
XII Total Comprehensive Income for the year (X+XI) (Comprising profit (loss) and other Comprehensive Income for the year)		3,968,841	(7,675,631)	(12,049,141)
XIII Earnings per equity share (for continuing operation):				
- Basic			(0.15)	(0.27)
- Diluted			(0.15)	(0.27)

For V. Sahai Tripathi & Co.
Chartered Accountants
Firm Registration number: 000262N

Gripathi
(Garima Tripathi)
Partner
Membership no.: 544530
Place: New Delhi
Date: 22/6/21



1/1
Ravinder Singh Bedi
Director
(DIN: 01408189)
Shukla
Ashok Kumar Shukla
Company Secretary

For and on behalf of the Board of Directors of
Siel Industrial Estate Limited

Ashwani Kumar Mehta
Ashwani Kumar Mehta
Director
(DIN: 00060254)
B.B. Mehta
B.B. Mehta
Chief Financial Officer

SIEL INDUSTRIAL ESTATE LIMITED
CASH FLOW STATEMENT FOR THE YEAR ENDED March 31, 2021

	Period ended March 31, 2021	Period ended March 31, 2020
A. Cash flow from operating activities :		
Profit/ (Loss) after tax	(9,487,331)	(13,967,428)
Add Finance Cost	9,823,891	8,850,352
Add Depreciation	12,884	4,866
Less Interest income	3,319,691	2,016,548
Operating profit/(loss) before working capital changes	(2,970,247)	(7,128,758)
<i>Adjustments for (increase) / decrease in non current assets:</i>		
Changes in Inventory	(60,658,818)	(10,473,330)
Other non current tax assets	(33,853,415)	61,317
<i>Adjustments for (increase) / decrease in current assets:</i>		
Loan & Advance	-	-
Other bank balance	(3,261)	-
Other Financial assets	216	8,166
Other Current assets	(2,572,290)	(50,000)
<i>Adjustments for increase / (decrease) in current liabilities:</i>		
Trade payables	(8,449,302)	(20,452,021)
Other financial liability	(26,196,885)	(61,825,405)
Other Payables	346,422	(150,814)
<i>Adjustments for increase / (decrease) in Non- current liabilities:</i>		
Cash generated from operations	(134,357,580)	(100,010,845)
Direct taxes (paid)/refund received	-	-
Net cash flow from/(used in) operating activities (A)	(134,357,580)	(100,010,845)
B. Cash flow from investing activities :		
Interest received	14,691	61,548
Purchase of Plant Property and Equipment	(2,989,938)	-
Net cash flow from / (used in) investing activities (B)	(2,975,247)	61,548
C. Cash flow from financing activities :		
Repayment to preference shareholders	-	-
Issue of Equity Share Capital	65,500,000	97,200,000
Share Application money received pending allotment	72,000,000	-
Net cash flow from / (used in) financing activities (C)	137,500,000	97,200,000
D. Net increase/ (decrease) in Cash and cash equivalents (A+B+C)	167,174	(2,749,297)
E. Cash and cash equivalents at the beginning of the year	1,405,901	4,155,199
F. Cash and cash equivalents at the end of the year (D+E)	1,573,075	1,405,901

* Excludes balances with bank as margin money account Rs 53,261 (Previous year Rs.50,000)

The accompanying notes form an integral part of these financial statements

For V. Sahai Tripathi & Co.
Chartered Accountants
Firm Registration number: 000262N

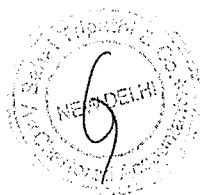
G. Tripathi

(Garima Tripathi)
Partner

Membership no.: 544530

Place: New Delhi

Date: 22/6/21



For and on behalf of the Board of Directors of
Siel Industrial Estate Limited

R. Singh Bedi

Ravinder Singh Bedi
Director
(DIN: 01408189)

Ashok Kumar Shukla

Ashok Kumar Shukla
Company Secretary

Ashwan Kumar Mehta

Ashwan Kumar Mehta
Director
(DIN: 00060254)

B.B. Mehta

B.B. Mehta
Chief Financial Officer

SIEL INDUSTRIAL ESTATE LIMITED
Statement of Changes in Equity as at March 31, 2021

Particulars	Share Application money pending allotment	Equity component of compound financial instruments	Reserves and Surplus			Debt instruments through other comprehensive income	Equity instruments through OCI	Money received against share warrants	Total
			Securities Premium	General Reserve	Retained Earnings				
Balance at the end of the 31.03.2018	-	22,128,886	13,953,129	-	(150,577,767)	-	-	-	(114,495,753)
a. Balance at the beginning of the reporting period	-	22,128,886	13,953,129	-	(150,577,767)	-	-	-	(114,495,753)
b. Changes in accounting policy or prior period errors	-	-	-	-	-	-	-	-	-
c. Additions during the year (Net of Deferred Tax)	-	-	-	-	-	-	-	-	-
d. Restated balance at the beginning of the reporting period	-	-	-	-	(14,087,634)	-	-	-	(14,087,634)
e. Total comprehensive income for the year	-	-	-	-	-	-	-	-	-
f. Dividend on Equity Shares for FY	-	-	-	-	-	-	-	-	-
g. Dividend distribution tax on dividend for FY	-	-	-	-	-	-	-	-	-
h. Transfer to retained earnings	-	-	-	-	-	-	-	-	-
i. Total other comprehensive income for the year	-	-	-	-	-	-	-	-	-
Balance at the end of the 31.03.2019	-	22,128,886	13,953,129	-	(164,665,401)	-	-	-	(128,583,387)
a. Balance at the beginning of the reporting period	-	22,128,886	13,953,129	-	(164,665,401)	-	-	-	(128,583,387)
b. Changes in accounting policy or prior period errors	-	-	-	-	-	-	-	-	-
c. Additions during the year (Net of Deferred Tax)	-	-	-	-	-	-	-	-	-
d. Restated balance at the beginning of the reporting period	-	-	-	-	(12,049,141)	-	-	-	(12,049,141)
e. Total comprehensive income for the year	-	-	-	-	-	-	-	-	-
f. Dividend on Equity Shares for FY	-	-	-	-	-	-	-	-	-
g. Dividend distribution tax on dividend for FY	-	-	-	-	-	-	-	-	-
h. Transfer to retained earnings	-	-	-	-	-	-	-	-	-
i. Total other comprehensive income for the year	-	-	-	-	-	-	-	-	-
j. Share Application money received	72,000,000	-	-	-	-	-	-	-	72,000,000
Balance at the end of the 31.03.2020	72,000,000	22,128,886	13,953,129	-	(176,714,542)	-	-	-	(68,632,528)
a. Balance at the beginning of the reporting period	-	22,128,886	13,953,129	-	(176,714,542)	-	-	-	(68,632,528)
b. Changes in accounting policy or prior period errors	-	-	-	-	-	-	-	-	-
c. Additions during the year (Net of Deferred Tax)	-	-	-	-	-	-	-	-	-
d. Restated balance at the beginning of the reporting period	-	-	-	-	(7,675,631)	-	-	-	(7,675,631)
e. Total comprehensive income for the year	-	-	-	-	-	-	-	-	-
f. Dividend on Equity Shares for FY	-	-	-	-	-	-	-	-	-
g. Dividend distribution tax on dividend for FY	-	-	-	-	-	-	-	-	-
h. Transfer to retained earnings	-	-	-	-	-	-	-	-	-
i. Total other comprehensive income for the year	-	-	-	-	-	-	-	-	-
j. Share Application money received	72,000,000	-	-	-	-	-	-	-	72,000,000
Balance at the end of the 31.03.2021	72,000,000	22,128,886	13,953,129	-	(184,390,173)	-	-	-	(76,308,160)

The accompanying notes form an integral part of these financial statements
Securities Premium Account: This reserve represents the premium on issue of shares and can be utilised in accordance with the provisions of Companies Act, 2013.
Retained Earnings: This Reserve represents the cumulative profits of the Company. This Reserve can be utilised in accordance with the provisions of the Companies Act, 2013.

For V. Sahai Tripathi & Co.
Chartered Accountants
Firm Registration number: 000262N

V. Sahai Tripathi
(Garima Tripathi)
Partner

Membership no.: 544530
Place: New Delhi
Date: 22/6/21

For and on behalf of the Board of Directors of
Siel Industrial Estate Limited

Ravinder Singh Bedi
Ravinder Singh Bedi
Director
(DIN: 01408189)

Ashok Kumar Mehta
Ashok Kumar Mehta
Director
(DIN: 00060254)

Ashok Kumar Shukla
Ashok Kumar Shukla
Company Secretary

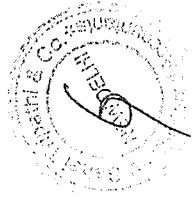
B.B. Mehta
B.B. Mehta
Chief Financial Officer

Note1- Property, Plant and Equipment
Property, plant and equipment consist of the following :

Particulars	Gross Block			Accumulated Depreciation			Net Block	
	Balance as at 1st April, 2020	Additions	Deletion/ Adjustments	Balance as at 31st March 2021	Balance as at 1st April, 2020	Depreciation charge for the year	On disposals/ transfer	Balance as at 31st March 2021
Plant & Machinery	-	2,892,320	-	2,892,320	-	6,306	-	2,886,014
Furniture & fixture	-	35,000	-	35,000	-	-	-	35,000
Office Equipment	4,590	33,000	-	37,590	4,590	400	-	32,600
Data Processing Equipment	-	29,618	-	29,618	-	1,312	-	28,306
Vehicle	315,658	-	-	315,658	291,330	4,866	-	19,462
Land	597,367	-	-	597,367	-	-	-	597,367
Total	917,615	2,989,938	-	3,907,553	295,920	12,884	-	3,598,749
Previous year	917,615	-	-	917,615	291,054	4,866	-	621,697

Land include Freehold land acquired by the company in its name.

Furniture & fixtures and office equipments are shown at null value since the entire has been charged over the years.



Note 2- OTHER FINANCIAL ASSETS

Financial assets consist of the following :

Amount in Rs.

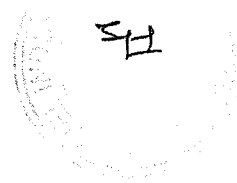
Particulars	Ind AS	Ind AS
	As at 31st March 2021	As at 31st March 2020
Interest Receivable on Fixed Deposit	-	-
Total	-	-

Note 3- OTHER NON CURRENT ASSETS

Other non current assets consist of the following :

Amount in Rs.

Particulars	Ind AS	Ind AS
	As at 31st March 2021	As at 31st March 2020
Tax Assessed (TDS Recoverable)	4,160	5,745
Security Deposits -- Unsecured, considered good	39,000	4,000
Advance against purchase of Land	33,820,000	0
Total	33,863,160	9,745



Note 4- INVENTORIES

Inventories consist of the following:

Particulars	Amount in Rs.	
	Ind AS	Ind AS
	As at 31st March 2021	As at 31st March 2020
Stock in Trade		
Industrial Land	596,225,798	535,566,980
Total	596,225,798	535,566,980

Reason for increase in cost of Inventories

- 1 Provision of interest Rs. 16,14,967/- & Rs. 1,22,948/- on Enhancement compensation order by Hon'ble Supreme Court & Hon'ble High Court upto 31.03.2021, Out of which Rs. 12,31,482/- & Rs. 93,766/- respectively charged to land inventory held by the company and Rs. 3,83,485/- & Rs. 29,182/- charged to P&L account towards pro-rata land sold in earlier years.
- 2 Rs. 2,16,63,360/- paid to Director of Town and Village Planning, PUDA as fee for extension of implementation time of Mega Industrial Project for another 3 years. Out of which Rs. 1,65,16,532/- respectively charged to land inventory held by the company and Rs. 51,46,828/- charged to P&L account towards pro-rata land sold in earlier years.
- 3 Land sold (0.3875 acres) to Mawana Sugars Limited at a consideration of Rs. 18,40,625/-. The land inventory has been reduced proportionately by Rs. 4,69,715/- at weighted average cost at the time of sale.
- 4 Rs. 26,98,146/- pertains to late fees paid by the Company for delay in registration towards RERA.
- 5 Land purchased (6.146 acres) from Mawana Sugars Limited and (0.099 acres) from M/s Rohit Fabricators & Erectors at a consideration of Rs. 2,91,93,500/- and 4,70,250 respectively. Registration and other charges of Rs. 22,90,930 has also been on the said land.
- 6 Rs. 31,79,300/- towards consultancy charges, Rs. 8,11,250 towards soil testing and environmental clearance charges.
- 7 Rs. 46,43,377 transferred from Land development expenses incurred in earlier years in respect of Land purchased in the current year.



Note 5- CASH AND CASH EQUIVALENTS

Cash and cash equivalents consist of the following:

Particulars	Amount in Rs.	
	Ind AS As at 31st March 2021	Ind AS As at 31st March 2020
(a) Balance with Banks - In Current Accounts	1,573,075	1,405,901
(a) Bank Deposit - Having original maturity 3 months or less	-	-
Total	1,573,075	1,405,901

Note 6- OTHER BANK BALANCE

Other bank balance consist of the following:

Particulars	Ind AS	
	As at 31st March 2021	As at 31st March 2020
(a) Margin money with Punjab Urban Development Authority against Bank Guarantee	53,261	50,000
(b) Bank Deposits (Having original maturity more then 3 month but within 12 month from reporting date)	-	-
Total	53,261	50,000



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Note 7- SHORT TERM LOANS AND ADVANCES

Short term loans and advances consist of the following:

Particulars	Amount in Rs.	
	Ind AS As at 31st March 2021	Ind AS As at 31st March 2020
Advance recoverable from party (Considered good)	-	-
Total	-	-

Note 8- OTHER FINANCIAL ASSETS (CURRENT)

Other financial assets consist of the following :

Particulars	Amount in Rs.	
	Ind AS As at 31st March 2021	Ind AS As at 31st March 2020
Interest Receivable on Fixed Deposit	1,783	1,999
Total	1,783	1,999

Note 8a- OTHER CURRENT ASSETS

Other current assets consist of the following :

Particulars	Amount in Rs.	
	Ind AS As at 31st March 2021	Ind AS As at 31st March 2020
Advance to vendors	-	50,000
Prepaid Exp. (Refer note)	2,622,290	
Total	2,622,290	50,000

Note: Prepaid expenses include Rs. 48,060/- paid to Sarpanch Gram Panchayat and Rs.25,74,230/- being stamp duty and other exp. paid in relation of Conveyence deed for 7.12 acre land to be purchased from Mawana Sugars Limited



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Note 9- SHARE CAPITAL

The Authorised, Issued, Subscribed and fully Paid up Share Capital of Equity Shares having a par value of Rs.10/- each as follows:

Particulars	As at 31st March 2021		As at 31st March 2020	
	Number	Amount in Rs.	Number	Amount in Rs.
Authorised				
Equity Shares of Rs. 10/- each	58,000,000	580,000,000	58,000,000	580,000,000
	58,000,000	580,000,000	58,000,000	580,000,000
Issued				
Equity Shares of Rs. 10/- each fully paid up (Refer Note - 9A)	53,924,691	539,246,910	47,374,691	473,746,910
Total	53,924,691	539,246,910	47,374,691	473,746,910

Notes:

- (i) The Company has one class of equity shares having a par value of Rs 10/- each. Each holder of equity shares is entitled to one vote per share.
- (ii) In the event of liquidation of the company, holders of equity shares will be entitled to receive remaining assets of the company after distributing of all preferential amounts.
- (iii) The distributions will be made in the proportion of the number of equity shares held by the shareholders.
- (iv) During the previous years, The Authorized share capital of the company was increased from Rs. 75,00,00,000 (Rs. Seventy Five Crores) to Rs. 1,05,00,00,000 (Rs. One Hundred and Five Crores) divided into 5,80,00,000 (Rs Five Crore Eighty Lakhs) Equity shares of Rs. 10/- each aggregating of Rs. 58,00,00,000 (Rs. Fifty Eighth Crores), 2,20,00,000 (Two Crore Twenty Lakhs) 5%- Redeemable cumulative preference shares of Rs.10 each aggregating Rs. 22,00,00,000 (Rs. Twenty Two Crores) and 2,50,00,000 (Two Crore Fifty Lakhs) Preference shares of Rs.10 each aggregating Rs. 25,00,00,000 (Rs. Twenty Five Crores) vide EGM Dated 8th February 2021.
- (v) During the financial year, Issued Share Capital of the company was increased by Rs 6,55,00,000 by way of right issue exercised by Mawana Sugars Limited. The right of Siel Infrastructure & Estate Developers Private Limited was renounced by them in favour of Mawana Sugars Limited.

Note 9A- Reconciliation of number of shares

Particulars	Equity Shares			
	As at 31st March 2021		As at 31st March 2020	
	Number	Amount in Rs.	Number	Amount in Rs.
Shares outstanding at the beginning of the year	47,374,691	473,746,910	37,654,691	376,546,910
Shares Issued during the year	6,550,000	65,500,000	9,720,000	97,200,000
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	53,924,691	539,246,910	47,374,691	473,746,910

During the previous financial year the company had issued 97,20,000 Equity shares of Rs. 10/- each at par to M/s Mawana Sugars Limited on right basis.

Terms/ Rights attached to equity shares

- Equity Shares

The company has only one class of equity shares having par value of Rs.10 per share. Each holder of equity shares is entitled to one vote per share. The Company declares dividends in Indian rupees. The dividend proposed by the board of Directors is subject to the approval of the Shareholders in the ensuing Annual General meeting, except interim dividend

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

Note 9B- Details of shares held by shareholders holding more than 5% of aggregate shares in the company

Name of Shareholder	Equity Shares			
	As at 31st March 2021		As at 31st March 2020	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Mawana Sugars Limited (formerly Siel Limited)	40,295,000	74.72%	33,745,000	71.23%
Siel Infrastructure & Estate Developers Pvt. Ltd.	13,629,691	25.28%	13,629,691	28.77%
Total	53,924,691	100.00%	47,374,691	100.00%

As per records of the company, including its register of shareholders/ members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

Aggregate number of bonus shares issued and shares issued for consideration other than cash during the period of five years immediately preceding the reporting date :

The Company has neither issued any bonus shares nor there has been any buy back of shares during five years immediately preceding 31st March 2021.

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Note 10- Other Equity

(Amount in Rs.)			
Equity Share Capital - Authorised	Particulars	Balance at the beginning of the reporting year	Changes in equity share capital during the year
		580,000,000	0
	For the year ended 31st March, 2020	580,000,000	580,000,000
	For the year ended 31st March, 2021	580,000,000	580,000,000

Other equity - (Retained Earnings / Preference Shares)

Particulars	Share Application money pending allotment	Equity component of compound financial instruments	Reserves and Surplus			Debt instruments through other comprehensive income	Equity instruments through OCI	Money received against share warrants	Total
			Securities Premium	General Reserve	Retained Earnings				
Balance at the end of the 31.03.2019	-	22,128,886	13,953,129	-	(164,665,401)	-	-	-	(128,583,387)
a. Balance at the beginning of the reporting period	-	22,128,886	13,953,129	-	(164,665,401)	-	-	-	(128,583,387)
b. Changes in accounting policy or prior period errors	-	-	-	-	-	-	-	-	-
c. Additions during the year (Net of Deferred Tax)	-	-	-	-	-	-	-	-	-
d. Restated balance at the beginning of the reporting period	-	-	-	-	(12,049,141)	-	-	-	(12,049,141)
e. Total comprehensive income for the year	-	-	-	-	-	-	-	-	-
f. Dividend on Equity Shares for FY	-	-	-	-	-	-	-	-	-
g. Dividend distribution tax on dividend for FY	-	-	-	-	-	-	-	-	-
h. Transfer to retained earnings	-	-	-	-	-	-	-	-	-
i. Total other comprehensive income for the year	-	-	-	-	-	-	-	-	-
j. Share Application money received	-	-	-	-	-	-	-	-	-
Balance at the end of the 31.03.2020	-	22,128,886	13,953,129	-	(176,714,542)	-	-	-	(140,632,528)
a. Balance at the beginning of the reporting period	-	22,128,886	13,953,129	-	(176,714,542)	-	-	-	(140,632,528)
b. Changes in accounting policy or prior period errors	-	-	-	-	-	-	-	-	-
c. Additions during the year (Net of Deferred Tax)	-	-	-	-	-	-	-	-	-
d. Restated balance at the beginning of the reporting period	-	-	-	-	-	-	-	-	-
e. Total comprehensive income for the year	-	-	-	-	(7,675,631)	-	-	-	(7,675,631)
f. Dividend on Equity Shares for FY	-	-	-	-	-	-	-	-	-
g. Dividend distribution tax on dividend for FY	-	-	-	-	-	-	-	-	-
h. Transfer to retained earnings	-	-	-	-	-	-	-	-	-
i. Total other comprehensive income for the year	-	-	-	-	-	-	-	-	-
j. Share Application money received	72,000,000	-	-	-	-	-	-	-	72,000,000
Balance at the end of the 31.03.2021	72,000,000	22,128,886	13,953,129	-	(184,390,173)	-	-	-	(76,308,160)

Securities Premium Account: This reserve represents the premium on issue of shares and can be utilised in accordance with the provisions of Companies Act, 2013.

Retained Earnings: This Reserve represents the cumulative profits of the Company. This Reserve can be utilised in accordance with the provisions of the Companies Act, 2013.

Share Application money pending allotment: During the year, the Company has received Rs. 72 million from holding Company namely Mawana Sugars Limited for the subscription of Optionally Convertible Cumulative Preference Shares (OCCPS) of Rs.10 each against the total investment of Rs. 100 million. However, these shares are pending for allotment.



Note 11- BORROWINGS (Financial-Non current)

Borrowings consist of following :

Particulars	Ind AS As at 31st March 2021	Ind AS As at 31st March 2020
<u>(A) Redeemable Preference Shares Liability</u>		
Opening balance	89,308,096	80,457,744
Add: Unwinding interest	9,823,891	8,850,352
Add: Redeemable Pref. Share issued during the year	-	-
Less : Deferred Tax Adjustment		
Closing balance	99,131,987	89,308,096
(B) Security Deposits from Customers	3,678	3,678
Total	99,135,665	89,311,774

Note 11A- Reconciliation of number of shares

Particulars	Preference Shares			
	As at 31st March 2021		As at 31st March 2020	
	Number	Amount in Rs.	Number	Amount in Rs.
Shares outstanding at the beginning of the year	12,000,000	120,000,000	12,000,000	120,000,000
Shares issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	12,000,000	120,000,000	12,000,000	120,000,000

- Repayment schedule of 5% Redeemable Cumulative preference shares issued in earlier years:

S. No.	Particulars	No.	Issue date	Date of redemption	Face value	Principal value	Dividend	Maturity value
1	5% Redeemable Cuml. Pref. Shares to Mawana Sugars Ltd.	4,000,000	30-Nov-2015	29-Nov-2025	10	40,000,000	20,000,000	60,000,000
2	5% Redeemable Cuml. Pref. Shares to Mawana Sugars Ltd.	1,000,000	03-May-2017	02-May-2027	10	10,000,000	5,000,000	15,000,000
3	5% Redeemable Cuml. Pref. Shares to Mawana Sugars Ltd.	3,000,000	23-Jun-2017	22-Jun-2027	10	30,000,000	15,000,000	45,000,000
4	5% Redeemable Cuml. Pref. Shares to Mawana Sugars Ltd.	4,000,000	19-Aug-2017	18-Aug-2027	10	40,000,000	20,000,000	60,000,000
	Total	12,000,000				120,000,000	60,000,000	180,000,000

Terms/ Rights attached to preference shares

- Preference shares

5% Redeemable Cumulative Preference Shares of Rs. 10/- each redeemable within 10 years from the allotment at par and shall not be participating in the surplus assets & profits, on winding up which may remain after the entire capital has been repaid.

SP1

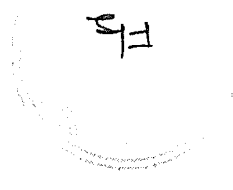
Note 12: Deferred Tax Liabilities (Net)

Major Components of the deferred tax balances

Particulars	As at 31st March 2021	As at 31st March 2020
Corporate Guarantee Liability	0	(921,307)
Deferred Tax Assets:		
Preference Share Liability	24,496,052	27,229,058
Total	24,496,052	26,307,751

Movement in Deferred Tax Assets/(Liabilities)

Particulars	Preference Shares Liability	Corporate Guarantee Liability	Total
At 31st March, 2019	29,691,226	(1,465,188)	28,226,038
(Charged) / credited			
- to Statement of Profit and Loss	(2,462,168)	543,881	(1,918,287)
- to Statement of Equity Directly	-	-	-
- to other comprehensive income	-	-	-
At 31st March, 2020	27,229,058	(921,307)	26,307,751
(Charged) / credited			
- to Statement of Profit and Loss	(2,733,006)	921,307	(1,811,699)
- to Statement of Equity Directly	-	-	-
- to other comprehensive income	-	-	-
At 31st March, 2021	24,496,052	0	24,496,052



Note 13- TRADE PAYABLE

Trade Payable consist of the following :

Amount in Rs.

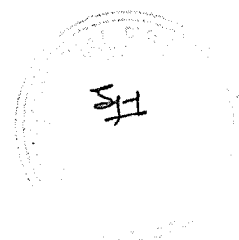
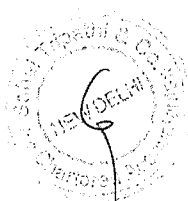
Particulars	Ind AS	Ind AS
	As at 31st March 2021	As at 31st March 2020
Enhancement Compensation Payable	13,094,331	21,712,911
Other Liabilities	427,174	257,896
Total	13,521,505	21,970,807

Note 14- OTHER FINANCIAL LIABILITY

Other Financial liability consist of the following :

Amount in Rs.

Particulars	Ind AS	Ind AS
	As at 31st March 2021	As at 31st March 2020
Financial Guarantee Liability	-	3,305,000
Audit Fee payable	75,140	128,520
Interest on Enhancement Compensation	37,147,386	63,290,891
Total	37,222,526	66,724,411

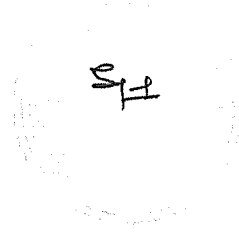


Note 15- OTHER CURRENT LIABILITIES

Other current liabilities consist of the following :

Amount in Rs.

Particulars	Ind AS	Ind AS
	As at 31st March 2021	As at 31st March 2020
Advance from customers	469,861	250,000
Statutory Liabilities		
(i) TDS Payable	121,001	27,197
(ii) TCS Payable	11,847	-
(iii) GST Payable	20,910	-
Total	623,619	277,197



Note 16- REVENUE FROM OPERATIONS

Amount in Rs.

Particulars	Ind AS	Ind AS	Ind AS
	Quarter Ended 31.03.2021	Year ended 31.03.2021	For the year ended 31.03.2020
Sale of Land	-	1,840,625	-
Total	-	1,840,625	-

Note 16a- OTHER INCOME

Other income (net) consist of the following:

Amount in Rs.

Particulars	Ind AS	Ind AS	Ind AS
	Quarter Ended 31.03.2021	Year ended 31.03.2021	For the year ended 31.03.2020
Interest Income (Refer Note 16aa)	12,329	14,691	61,548
Corporate Guarantee Income	826,250	3,305,000	1,955,000
Sale of Trees	2,192,127	2,926,947	-
Total	3,030,706	6,246,638	2,016,548

Note 16aa- Details Interest Received

Amount in Rs.

Particulars	Ind AS	Ind AS	Ind AS
	Quarter Ended 31.03.2021	Year ended 31.03.2021	For the year ended 31.03.2020
Interest from Fixed Deposit	11,984	14,346	57,400
Interest on Income Tax Refund	345	345	4,148
Total	12,329	14,691	61,548

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Note 17- CHANGE IN INVENTORIES

Change in Inventories consist of the following:

Particulars	Amount in Rs.		
	Ind AS Quarter Ended 31.03.2021	Ind AS Year ended 31.03.2021	Ind AS For the year ended 31.03.2020
Opening Stock Stock- in- trade (Industrial land)	555,453,827	535,566,980	525,093,650
Closing Stock Stock- in- trade (Industrial land)	596,225,798	596,225,798	535,566,980
Increase/(decrease) in land stock during the year #	40,771,971	60,658,818	10,473,330

Increase/(decrease) in land:

- # Provision of interest Rs. 16,14,967/- & Rs. 1,22,948/- on Enhancement compensation order by Hon'ble Supreme Court & Hon'ble High Court upto 31.03.2021, Out of which Rs. 12,31,482/- & Rs. 93,766/- respectively charged to land inventory held by the company and Rs. 3,83,485/- & Rs. 29,182/- charged to P&L account towards pro-rata land sold in earlier years.
- # Rs. 2,16,63,360/- paid to Director of Town and Village Planning, PUDA as fee for extension of implementation time of Mega Industrial Project for another 3 years. Out of which Rs. 1,65,16,532/- respectively charged to land inventory held by the company and Rs. 51,46,828/- charged to P&L account towards pro-rata land sold in earlier years.
- # Rs. 26,98,146/- pertains to late fees paid by the Company for delay in registration towards RERA.
- # Land sold (0.3875 acres) to Mawana Sugars Limited at a consideration of Rs. 18,40,625/-. The land inventory has been reduced proportionately by Rs. 4,69,715/- at weighted average cost at the time of sale.
- # Land purchased (6.146 acres) from Mawana Sugars Limited and (0.099 acres) from M/s Rohit Fabricators & Erectors at a consideration of Rs. 2,91,93,500/- and 4,70,250 respectively. Registration and other charges of Rs. 22,90,930 has also been on the said land.
- # Rs. 31,79,300/- towards consultancy charges, Rs. 8,11,250 towards soil testing and environmental clearance charges.
- # Rs. 46,43,377 transferred from Land development expenses incurred in earlier years in respect of Land purchased in the current year.

Note 18- FINANCE COST

Finance costs consist of the following:

Particulars	Amount in Rs.		
	Ind AS Quarter Ended 31.03.2021	Ind AS Year ended 31.03.2021	Ind AS For the year ended 31.03.2020
Interest expense (interest unwinding)	2,455,972	9,823,891	8,850,352
Bank Charges	649	1,110	23,300
Interest on enhancement compensation (Refer note)	56,831	412,667	794,945
Total	2,513,452	10,237,668	9,668,597

Provision of interest Rs. 16,14,967/- & Rs. 1,22,948/- on Enhancement compensation order by Hon'ble Supreme Court & Hon'ble High Court upto 31.03.2021, Out of which Rs. 12,31,482/- & Rs. 93,766/- respectively charged to land inventory held by the company and Rs. 3,83,485/- & Rs. 29,182/- charged to P&L account towards pro-rata land sold in earlier years.

Details:

Particulars	Amount in Rs.		
	Ind AS Quarter Ended 31.03.2021	Ind AS Year ended 31.03.2021	Ind AS For the year ended 31.03.2020
Provision of Interest on Enhancement compensation order:			
- by Hon'ble Supreme Court	209,879	1,614,967	3,501,604
- by Hon'ble High Court	30,316	122,948	(155,626)
Less: transfer to closing stock			
- by Hon'ble Supreme Court	160,221	1,231,482	2,669,685
- by Hon'ble High Court	23,143	93,766	(118,652)
Total	56,831	412,667	794,945



Note 19- OTHER EXPENSE

Other expenses consist of the following

Particulars	Amount in Rs.			
	Ind AS		Ind AS	
	Quarter Ended 31.03.2021	Year ended 31.03.2021	For the year ended 31.03.2020	
Auditor payments	80,240	140,420	156,050	
Advertisement Exp.	-	42,714	-	
Filing fee & taxes*	2,900,430	3,072,559	415,356	
Land Development Expense (Refer note- 1)			1,202,968	
Less: Transfer to Closing stock	145,730	5,958,078	-	
Legal and professional charges	(5,454,627)	(5,454,627)	-	
Consultancy Fee	1,625,000	3,779,300	1,202,968	
Less: Transfer to Closing stock	(3,179,300)	-3,179,300	1,271,865	
Retainership Fee	-	-	-	
Security expense	479,179	1,779,138	1,856,132	
Travelling Expenses	-	-	14,088	
Freight Inward	-	-	-	
Land Purchased Registration Charges	-	-	-	
Less: Transfer to Closing stock	-	-	-	
ROC Registration Charges	-	-	-	
Miscellaneous Expenses	285,561	474,545	157,554	
Total	(3,009,287)	6,854,327	6,310,513	

* includes Rs. 27,00,000 fees paid to Registrar of companies for increase in Authorised Capital

Note 19A- Payment to Auditors

Particulars	Ind AS	Ind AS	Ind AS
	Quarter Ended 31.03.2021	Year ended 31.03.2021	For the year ended 31.03.2020
Statutory Audit Fees	80,240	80,240	92,480
Verification of statements and other reports	-	60,180	63,570
Total	80,240	140,420	156,050

Note:

Rs. 2,16,63,360/- paid to Director of Town and Village Planning, PUDA as fee for extension of implementation time of Mega Industrial Project for another 3 years. Out of which Rs. 1,65,16,532/- respectively charged to land inventory held by the company and Rs. 51,46,828/- charged to P&L account towards pro-rata land sold in earlier years.

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IEL INDUSTRIAL ESTATE LIMITED

Notes to financial statements for the year ended March 31, 2021

20 There are no employees in the company at the year ending 31st March 2021. No Employee Benefits Schemes such as Gratuity, Provident Fund & other staff welfare schemes are applicable to the Company during the reporting year. Accordingly no provision has been made during the reporting period as mandated by "IND AS 19- on Employees Benefits", issued by Ministry of Corporate Affairs, Government of India

21 As the Company has carry forward losses under the Income Tax Act, 1961 and is unlikely to have taxable income in the foreseeable future. Deferred tax assets in situation where carry forward business loss exists, are recognized to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered, accordingly Deferred Tax Assets on Unabsorbed Business Losses is not recognized in accordance with Ind AS 12 Income Taxes. No Deferred Tax Liabilities has been determined during the year ending 31st March 2021.

The components of Deferred Tax balances as on 31st March 2021 are as follow:-

Particulars	31st March '21	31st Mar '20
Deferred Tax Liability-	NIL	NIL
Total (A)	NIL	NIL
Deferred Tax Assets-		
Brought forward losses (in Rs.)	43,271,618	38,115,413
Total (B) (in Rs.)	43,271,618	38,115,413
Net Deferred Tax Assets (B-A) (in Rs.)	43,271,618	38,115,413

*As at 31st March 2021 the Company has tax losses/ unabsorbed depreciation as per tax laws. Since there is no reasonable probability of realization of tax losses / unabsorbed depreciation, no deferred tax assets have been recognized on such unabsorbed losses by the company as at 31st March 2021.

22 Earnings per share (EPS)

Basic and Diluted EPS amounts are calculated by dividing the profit for the year attributable to equity holders of the Company by the weighted average number of equity shares outstanding during the year.

The following reflects the income and share data used in the basic and diluted EPS computations:

Particulars	Year Ended March 31, 2021	Year Ended March 31, 2020
Profit after tax and exceptional item as per the statement of Profit and Loss (Rs.)	(7,675,631)	(12,049,141)
Weighted average number of equity shares for basic and diluted EPS	51,716,358	43,856,358
Basic and diluted earnings per share (in Rs.)	(0.15)	(0.27)

23 Related party transactions

List of related parties

I. Where Control exists

A. Holding Company
Mawana Sugars Limited

Fellow Subsidiaries

Siel Financial Services Limited
Siel Infrastructure & Estate Developers Private Limited

B. I) Key Managerial Person

Mr. Siddharth Shriram*: Chairman
Mr. A K Mehra: Director
Mr. H S Sandhu: Director
Mr. Ravinder Singh Bedi: Director
Mr. B.B. Mehta - Chief Financial Officer
Mr. Ashok Kumar Shukla- Company Secretary
* since expired

II) Transactions with related parties during the year

	Year Ended March 31, 2021	Amount in Rs. Year ended March 31, 2020
Transactions with parties where control exist		
-Corporate Guarantee Income	3,305,000	1,955,000
- Interest on unwinding of Preference Shares Liability	9,823,891	8,850,352
- Sale of Land	1,840,625	-
- Purchase of Land	29,193,500	-

III) Balance as at

	March 31, 2021	Amount in Rs. March 31, 2020
Mawana Sugars Limited		
-Outstanding Corporate Guarantee	-	3,305,000
-Preference Shares Liability	99,131,987	89,308,096

24 As the Company's business activity falls within a single primary business segment which is " Industrial estate development for sale within India", the disclosure requirements of Ind AS 108 "Operating Segments" issued by Ministry of Corporate Affairs, Government of India, are not required to be furnished