

**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 28<sup>th</sup> Annual Report on the business and operations of the Company and the accounts for the financial year ended 31<sup>st</sup> March, 2022.

**1. PERFORMANCE OF THE COMPANY**

**FINANCIAL RESULTS**

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

	(Rs./Lacs)	
Particulars	2021-22	2020-21
Profit/(Loss) before interest, depreciation, exceptional items and tax	(538.31)	(197.38)
Interest	152.13	102.38
Depreciation	8.68	0.13
Profit/(Loss) before tax	(377.50)	(94.87)
Provision for tax - Deferred Tax	41.26	18.12
Advance Income tax/ Adjustment written off	-	-
Profit/(Loss) after tax	(336.24)	(76.75)

**2. DIVIDEND**

In view of losses incurred during the year under review, your Board of Directors are unable to recommend any dividend for the financial year 2021-22.

**3. RESERVES**

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



#### 4. STATE OF COMPANY'S AFFAIRS

##### Progress of the Project

M/s Jones Lang Lasalle (JLL), an international real estate consulting firm were engaged in earlier years to commission the feasibility study for the development of the Industrial estate. Based on this study and as per the notification issued in the year 2016, the Change of Land Use (CLU) to Industrial was obtained for land parcel of 462.1552 acres from District Town Planner (DTP), Patiala on 10.10.2017. Even though the land was conveyed by Government of Punjab in favour of the company as industrial land. Thereafter, M/s Ranjit Sabhiki Architect (RSA) finalized the Master plan for submission to Punjab Urban Development Agency (PUDA) and the master plan was got approved on 23.01.2019.

In Earlier years, Mawana Sugars Ltd (MSL) offered 51.742 acre of its land to Company for development of the same along with land held by the Company. The Master plan was approved by PUDA for 462.1552 acres accordingly. On December 18 2020, MSL decided to retain the said land of 51.742 acre and withdrawn the said offer. The Company approached RSA to make adequate amendments in the master plan and re-submit the same to PUDA for approval 423.29 acre on 5.5.2021.

The amended master plan was prepared by RSA subsequent to year-end on May 01, 2021 and has been submitted to PUDA on May 05, 2021 and submitted in RERA on May 06, 2021. The project for 423.29 acres was registered with RERA on 16.12.2021.

##### Zoning Plan:

A zoning plan of 423.29 acre will be prepared after approval of the amended Master plan by PUDA.

##### Services Plan:

Services plan for Public Health Engineering has been prepared by M/s Kumar Endecon Services Private Limited. Electrical Services has been prepared by another Consultant. Electrical plan as per PSPCL Guidelines has been submitted to PSPCL for issuance of approval on 26.12.2019. Services plan has been prepared by M/s. A.K. Constructions for 423.29 acre. and Bank Guarantee of around Rs.3 Crore are to be deposited in PSPCL.

##### Environmental Clearance for SIEL IE:

Pursuant to compliance of CLU letter dated 10.10.2017, Company was required to take necessary approval from competent authority under the notification dated 14.09.2006 issued by Ministry of Environment and Forest. The approval (NOC) from the Forest Department under Forest Act, 1980, Patiala has been received by company on 13.11.2018 as the SIEL IE does not fall under designated forest area.



The SIEL IE got ToRs (Term of Reference for EIA studies) issued by SEIAA (State Environment Impact Assessment Authority) Punjab vide their letter dated 22.02.2019. The EIA study was submitted to SEIAA Punjab on 29.08.2019 for grant of Environment Clearance under EIA notification, 2006 for establishment of new industrial estate. The SEAC (State Expert Appraisal Committee), Punjab held its meeting dated 26.02.2020 and forwarded EC application to SEIAA Punjab with its recommendation to grant Environment Clearance of SIEL IE. The SEIAA discussed the Environment Clearance of SIEL IE during their online meeting dated 29.05.2020. The Environment Clearance letter for 423.29 acre was received on 16.12.2021 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 approved the application of 7.32 acres project on 27.05.2021. The project consisting of 423.29 acres has been approved by RERA on 16.12.2021 subject to the following condition as per chapter III clause II of RERA Act, 2016 as follows:

“(3) The promoter at the time of the booking and issue of allotment letter shall be responsible to make available to the allottee, the following information namely:- (a) sanctioned plans, layout plans along with specifications, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the Authority.”

Hence though the registration of project 423.29 acres has been done marketing can not be done till the amended master plan is approved by PUDA. The registration fee of 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. SIEL IE project for 423.29 Acres registered with RERA on 16.12.2021.

**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 SIEL 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. On receipt of approval of revised Master Plan from PUDA, the plan for marketing activities will commence.

**5. 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.24.77 Crores as on 31.03.2022.

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 deposited a payment of Rs.21.16 Crores as on 31.03.2022 as per the order of Hon'ble Supreme Court of India and the balance outstanding as on 31.3.2002 is Rs.3.61 Crores.

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

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

**7. 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 31<sup>st</sup> March, 2022.

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

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



9. 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.

10. STATUTORY AUDITORS

M/s. V. Sahai Tripahti & 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 23<sup>rd</sup> Annual General Meeting (AGM) of the Company held on September 28, 2017 to hold office from the conclusion of this 23<sup>rd</sup> Annual General Meeting (AGM) until the conclusion of the 28<sup>th</sup> AGM and are eligible for re-appointment.

The Company has received confirmation from the Auditors to the effect that their appointment, if made, will be in accordance with the limits specified under the Companies Act, 2013 and the firm satisfies the criteria specified in Section 141 of the Companies Act, 2013 read with Rule 4 of Companies (Audit & Auditors) Rule, 2014.

The Board is of the opinion that continuation of M/s. V. Sahai Tripahti & Co., Chartered Accountants as Statutory Auditors will be in the best interests of the Company and therefore, the members are requested to consider their re-appointment as Statutory Auditors of the Company for the second and final term of five consecutive years, who shall hold office from the conclusion of 28<sup>th</sup> AGM till the conclusion of 33<sup>rd</sup> AGM of the Company at such remuneration as approved by the Board.

The Report given by the Auditors on the financial statements of the Company is part of Annual Report. There has been no qualification, reservation, adverse remark or disclaimer given by the Auditor in their Report.

11. AUDITORS' REPORT

The Board has duly reviewed the Statutory Auditor's Report on the accounts for the year ended 31st March, 2022 and has noted that the same does not have any reservation, qualification or adverse remarks.

12. SECRETARIAL AUDITORS

Pursuant to the provisions of Section 204 of the Act, the Company has appointed Mr. Nirbhay Kumar (CPNo.7887) of M/s Nirbhay Kumar Associates, Practicing Company Secretaries to undertake the Secretarial audit of the Company for the financial year 2021-22.

13. SHARE CAPITAL

The Authorised Share Capital of the Company is Rs.1,050,000,000/- (Rupees One Hundred and Five Crores) divided into 5,80,00,000 (Five Crores Eighty Lacs Only) Equity Shares of Rs.10/- (Rupees Ten) each aggregating to Rs.58,00,00,000/- (Rupees Fifty Eight Crores),



2,20,00,000 (Two Crore Twenty Lacs) 5% Redeemable Cumulative Preferences Shares of Rs.10/- (Rupees Ten) each aggregating to Rs.22,00,00,000/- (Rupees Twenty Two Crores) and 2,50,00,000 (Two Crore Fifty Lacs) Preference Shares of Rs.10/- (Rupees Ten) each aggregating to Rs.250,00,00,000 (Rupees Twenty Five Crores) approved by the shareholders of the Company in its Extra Ordinary 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 Hundred Ten Only) and 1,94,00,000 -5% Redeemable Cumulative Preference shares of Rs.10/- each amounting to Rs.19,40,00,000 (Rupees Nineteen Crore Forty Lacs only) as on March 31, 2022.

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 criteria, it remains outside the purview of section 135 and consequently the reporting requirements there under do not presently apply to the Company.

16. DIRECTORS:

Mr. Ravinder Singh Bedi (DIN:01408189) and Mr. Harjeet Singh Sandhu (DIN:07234956) resigned from the Directorship of the Company w.e.f. 28.10.2021 and 07.02.2022 respectively during the year under review.

Mr. Rakesh Kumar Gangwar (DIN: No.09485856) and Mr. Vineet Khurana (DIN: No.09485798) were appointed as an Additional Directors of the Company w.e.f. 31.01.2022.



17. NUMBER OF MEETINGS OF THE BOARD OF DIRECTORS

The Board of Directors met 6 (Six) times during the year on 28.04.2021, 22.6.2021, 26.07.2021, 28.10.2021, 31.01.2022 and 07.02.2022.

18. AUDIT COMMITTEE

The composition of the Audit Committee is as follows: .

- |    |                          |            |
|----|--------------------------|------------|
| 1. | Mr. Ashwani Kumar Mehra  | - Chairman |
| 2. | Mr. Rakesh Kumar Gangwar | - Member   |
| 3. | Mr. Vineet Khurana       | - 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.

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;

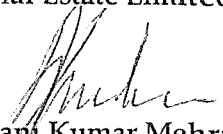

- (c) that the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- (d) that the directors 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.

By Order of the Board  
For Siel Industrial Estate Limited

  
(Vineet Khurana)  
Director  
DIN: 09485798

  
(Ashwani Kumar Mehra)  
Whole-Time Director  
DIN: 00060254  


Place: New Delhi  
Date: 20.05.2022



SIEL INDUSTRIAL ESTATE LIMITED  
Balance Sheet as at March 31, 2022

Rs. Thousand

Particulars	Note No.	Ind AS	Ind AS
		As at 31st March 2022	As at 31st March 2021
<b>I ASSETS</b>			
<b>1 Non-current assets</b>			
(a) Property, Plant and Equipment	1	3,049.19	3,598.75
(b) Financial Assets			
(i) Other Financial Assets	2	-	-
(c) Other Non-Current Assets	3	364.73	33,863.16
<b>2 Current assets</b>			
(a) Inventories	4	641,091.84	596,225.80
(b) Financial Assets			
(i) Trade receivables	5	-	-
(ii) Cash and cash equivalents	6	1,729.13	1,573.08
(iii) Other bank balance	7	6,056.03	53.26
(iv) Loans and advances	8	4.42	-
(v) Other financial assets	9	14.73	1.78
(c) Other Current Assets	9a	48.06	2,622.30
<b>TOTAL ASSETS</b>		<b>652,358.13</b>	<b>637,938.13</b>
<b>II EQUITY AND LIABILITIES</b>			
<b>1 Equity</b>			
(a) Equity Share Capital	10	539,246.91	539,246.91
(b) Other Equity	11	(167,029.77)	(76,308.14)
<b>2 Liabilities</b>			
<b>Non-current liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings	12	153,057.61	99,135.67
(b) Deferred tax liabilities (Net)	13	40,375.16	24,496.05
<b>Current liabilities</b>			
(a) Financial Liabilities			
(i) Borrowing	12	10,000.00	-
(ii) Trade Payables	14	38,067.65	13,521.50
(iii) Other Financial Liability	15	38,194.95	37,222.53
(b) Other Current Liabilities	16	445.62	623.61
(c) Provisions	17	-	-
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>652,358.13</b>	<b>637,938.13</b>

The accompanying notes are integral part of the Financial Statements

For V. Sahai Tripathi & Co.

Chartered Accountants

Firm Registration number: 000262N

*Gripathi*  
(Garima Tripathi)  
Partner

Membership no.: 544530

Place: New Delhi

Date: 20-05-2022



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

*Rakesh Kumar Gangwar*  
Rakesh Kumar Gangwar  
Director  
(DIN: 09485856)

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

*Ashok Kumar Shukla*  
Ashok Kumar Shukla  
Company Secretary

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



SIEL INDUSTRIAL ESTATE LIMITED  
Statement of Profit and Loss for the year ended 31st March, 2022

Particulars		Note No.	Rs. Thousand	
			Ind AS For the year ended 31.03.2022	Ind AS For the year ended 31.03.2021
I. Revenue from Operations		17	2,075.39	1,840.63
II. Other income		17a	921.50	6,246.64
III. Total Income (I + II)			2,996.89	8,087.27
IV. Expenses:				
Purchase of Stock-in trade			44,866.04	61,128.53
Changes in inventory		18	(44,866.04)	(60,658.82)
Finance costs		19	15,212.62	10,237.67
Depreciation and amortization expense		1	868.03	12.88
Other expenses		20	24,666.28	6,854.33
Total expenses			40,746.93	17,574.59
V. Profit before exceptional items and tax (III-IV)			(37,750.04)	(9,487.32)
VI. Exceptional Item			-	-
VII. Profit before tax (V - VI)			(37,750.04)	(9,487.32)
VIII. Tax expense:				
(1) Current tax			-	-
(2) Deferred tax charge/(credit)			(4,125.56)	(1,811.70)
(3) MAT Credit Entitlement			-	-
IX Profit (Loss) for the year from continuing operations (VII-VIII)			(33,624.48)	(7,675.62)
X Profit (Loss) for the year			(33,624.48)	(7,675.62)
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)			(33,624.48)	(7,675.62)
XIII Earnings per equity share (for continuing operation):				
- Basic			(0.62)	(0.15)
- Diluted			(0.62)	(0.15)

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

*Gripatri*

(Garima Tripathi)  
Partner

Membership no.: 544530  
Place: New Delhi

Date: 20-05-2022

*[Signature]*



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

*[Signature]*  
Rajesh Kumar Gangwar  
Director  
(DIN: 09485856)

*[Signature]*  
Ashwani Kumar Mehra  
Director  
(DIN: 00060254)

*[Signature]*  
Ashok Kumar Shukla  
Company Secretary

*[Signature]*  
B.B. Mehta  
Chief Financial Officer

**SIEL INDUSTRIAL ESTATE LIMITED**  
**Cash Flow Statement for the Year ended 31st March, 2022**

Rs. Thousand

	Period ended March 31, 2022	Period ended March 31, 2021
<b>A. Cash flow from operating activities :</b>		
Profit/ (Loss) after tax	(37,750.04)	(9,487.32)
Add: Finance Cost	14,829.46	9,823.89
Add: Depreciation	868.03	12.88
Less Interest income	15.72	3,319.69
Operating profit/(loss) before working capital changes	(22,068.27)	(2,970.24)
<i>Adjustments for (increase) / decrease in non current assets:</i>		
Changes in Inventory	(44,866.04)	(60,658.82)
Other non current tax assets	33,498.43	(33,853.41)
<i>Adjustments for (increase) / decrease in current assets:</i>		
Loan & Advance	(4.42)	-
Other Financial assets (# Rs. 216.00)	(12.95)	#
Other Current assets	2,574.24	(2,572.29)
<i>Adjustments for increase / (decrease) in current liabilities:</i>		
Trade payables	24,546.15	(8,449.30)
Other financial liability	972.42	(26,196.89)
Other Payables	(177.99)	346.42
<i>Adjustments for increase / (decrease) in Non- current liabilities:</i>		
Cash generated from operations	(5,538.43)	(134,354.31)
Direct taxes (paid)/refund received	-	-
Net cash flow from/(used in) operating activities (A)	(5,538.43)	(134,354.31)
<b>B. Cash flow from investing activities :</b>		
Interest received	15.72	14.69
Purchase of Plant Property and Equipment	(318.47)	(2,989.94)
Movement in Bank Deposits	(6,002.77)	(3.26)
Net cash flow from/ (used in) investing activities (B)	(6,305.52)	(2,978.51)
<b>C. Cash flow from financing activities :</b>		
Borrowing - from Related Party	10,000.00	-
Issue of Equity Share Capital	-	65,500.00
Issue of Preference Share Capital	2,000.00	-
Share Application money received pending allotment	-	72,000.00
Net cash flow from/ (used in) financing activities (C)	12,000.00	137,500.00
<b>D. Net increase / (decrease) in Cash and cash equivalents (A+B+C)</b>	156.05	167.18
<b>E. Cash and cash equivalents at the beginning of the year</b>	1,573.08	1,405.90
<b>F. Cash and cash equivalents at the end of the year* (D+E)</b>	1,729.13	1,573.08

\* Excludes balances with bank as margin money account Rs 6,056.03 Thousand (Previous year Rs. 53.26 Thousand)

The accompanying notes form an integral part of these financial statements

For V. Sahai Tripathi & Co.

Chartered Accountants

Firm Registration number: 000262N

(Garima Tripathi)

Partner

Membership no.: 544530

Place: New Delhi

Date: 20-05-2022



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

Rakesh Kumar Gangwar  
Director  
(DIN: 09485856)

Ashwani Kumar Mehra  
Director  
(DIN: 00060254)

Ashok Kumar Shukla  
Company Secretary

B.B. Mehta  
Chief Financial Officer

**SIEL INDUSTRIAL ESTATE LIMITED**  
Statement of Changes in Equity as at March 31, 2022

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				
a. Balance at the beginning of the reporting period	-	22,128.89	13,953.13	-	(176,714.54)	-	-	-	(140,632.52)
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	-	-	-	-	(7,675.62)	-	-	-	(7,675.62)
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	72,000.00	-	-	-	-	-	-	-	-
Balance at the end of the 31.03.2021	72,000.00	22,128.89	13,953.13	-	(184,390.16)	-	-	-	72,000.00
a. Balance at the beginning of the reporting period	72,000.00	22,128.89	13,953.13	-	(184,390.16)	-	-	-	(76,308.14)
b. Changes in accounting policy or prior period errors	-	-	-	-	-	-	-	-	-
c. Additions during the year (Net of Deferred Tax)	(74,000.00)	14,902.85	-	-	-	-	-	-	(59,097.15)
d. Restated balance at the beginning of the reporting period	-	-	-	-	-	-	-	-	-
e. Total comprehensive income for the year	-	-	-	-	(33,624.48)	-	-	-	(33,624.48)
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	2,000.00	-	-	-	-	-	-	-	-
Balance at the end of the 31.03.2022	-	37,031.74	13,953.13	-	(218,014.64)	-	-	-	2,000.00
									(167,029.77)

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 Earning: 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*

(Garima Tripathi)  
Partner

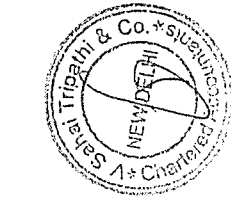
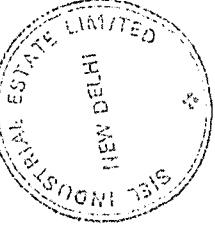
Membership no.: 544530  
Place: New Delhi

Date: 20-05-2022

*B.B. Mehta*

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

*Rakesh Kumar Gangwar*  
Rakesh Kumar Gangwar  
Director  
(DIN: 09485856)



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

*Ashok Kumar Shukla*

Ashok Kumar Shukla  
Company Secretary

B.B. Mehta  
Chief Financial Officer

Note1- Property, Plant and Equipment

Property, plant and equipment consist of the following :

Property, plant and equipment consist of the following .

Particulars	Gross Block			Balance as at 31st March 2022	Accumulated Depreciation			Net Block		Rs. Thousand
	Balance as at 1st April, 2021	Additions	Deletion/ Adjustments		Balance as at 1st April, 2021	Depreciation charge for the year	On disposals/ transfer	Balance as at 31st March 2022	Balance as at 31st March 2021	
Plant & Machinery	2,892.32	318.47	-	3,210.79	6.31	806.75	-	813.06	2,397.73	2,886.01
Furniture & fixture	35.00	-	-	35.00	-	12.92	-	12.92	22.08	35.00
Office Equipment	37.59	-	-	37.59	4.99	19.62	-	24.61	12.98	32.60
Data Processing Equipment	29.62	-	-	29.62	1.31	22.21	-	23.52	6.10	28.31
Vehicle	315.65	-	-	315.65	296.19	6.53	-	302.72	12.93	19.46
Land	597.37	-	-	597.37	-	-	-	-	597.37	597.37
Total	3,907.55	318.47	-	4,226.02	308.80	868.03	-	1,176.83	3,049.19	3,598.75
Previous year	917.61	2,989.94	-	3,907.55	295.92	12.88	-	308.80	3,598.75	621.69

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



## Note 2- OTHER FINANCIAL ASSETS( NON CURRENT)

Financial assets consist of the following :

Rs. Thousand

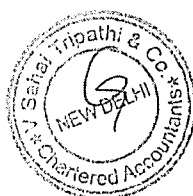
Particulars	Ind AS	Ind AS
	As at 31st March 2022	As at 31st March 2021
Interest Receivable on Fixed Deposit	-	-
Total	-	-

## Note 3- OTHER NON CURRENT ASSETS

Other non current assets consist of the following :

Rs. Thousand

Particulars	Ind AS	Ind AS
	As at 31st March 2022	As at 31st March 2021
Tax Assessed (TDS Recoverable)	4.16	4.16
Security Deposits -- Unsecured, considered good	360.57	39.00
Advance against purchase of Land	-	33,820.00
Total	364.73	33,863.16



#### Note 4- INVENTORIES

Inventories consist of the following:

Particulars	Rs. Thousand	
	Ind AS	Ind AS
	As at 31st March 2022	As at 31st March 2021
Stock in Trade		
Industrial Land	641,091.84	596,225.80
Total	641,091.84	596,225.80

##### Reason for increase in cost of Inventories:

###### Financial Year 2021-22:

- 1 Provision of interest Rs. 851.18 Thousand & Rs. 122.95 Thousand on Enhancement compensation order by Hon'ble Supreme Court & Hon'ble High Court upto 31.03.2022, Out of which Rs. 667.29 Thousand & Rs. 96.39 Thousand respectively allocated to land inventory held by the company and Rs. 183.88 Thousand & Rs. 26.56 Thousand charged to P&L account towards pro-rata land sold in earlier years.
- 2 Land purchased (7.12 acres) from Mawana Sugars Limited at a consideration of Rs. 33,820.00 Thousand Registration and other charges of Rs. 2,574.23 Thousand has also been added to Land Inventory.
- 3 Rs. 1,648.30 Thousand towards consultancy charges.
- 4 Rs. 5,900.87 Thousand transferred from Land development expenses and Rs. 158.96 Thousand from Finance Cost incurred in earlier years in respect of 7.12 acres Land purchased in the current year.

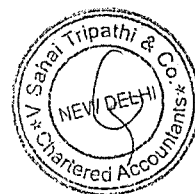
###### Financial Year 2020-21:

- 1 Provision of interest Rs. 1,614.97 Thousand & Rs. 122.95 Thousand on Enhancement compensation order by Hon'ble Supreme Court & Hon'ble High Court upto 31.03.2021, Out of which Rs. 1,231.48 Thousand & Rs. 93.77 Thousand respectively allocated to land inventory held by the company and Rs. 383.49 Thousand & Rs. 29.18 Thousand charged to P&L account towards pro-rata land sold in earlier years.
- 2 Rs. 21,663.36 Thousand 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. 16,516.53 Thousand respectively allocated to land inventory held by the company and Rs. 5,146.83 Thousand charged to P&L account towards pro-rata land sold in earlier years.
- 3 Rs. 2,698.15 Thousand pertains to late fees paid by the Company for delay in registration towards RERA.
- 4 Land sold (0.3875 acres) to Mawana Sugars Limited at a consideration of Rs. 1,840.63 Thousand. The land inventory has been reduced proportionately by Rs. 469.71 Thousand at weighted average cost at the time of sale.
- 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. 29,193.50 Thousand and 470.25 Thousand respectively. Registration and other charges of Rs. 2,290.93 Thousand has also been on the said land.
- 6 Rs. 3,179.30 Thousand towards consultancy charges, Rs. 811.25 Thousand towards soil testing and environmental clearance charges.
- 7 Rs. 4,643.38 Thousand transferred from Land development expenses incurred in earlier years in respect of Land purchased in the current year.

#### Note 5- Trade receivables

##### 5.1 Trade Receivables consist of the following:

Particulars	Rs. Thousand	
	Ind AS	Ind AS
	As at 31st March 2022	As at 31st March 2021
Trade receivables		
Outstanding for a period exceeding six months from the due date for payment	-	-
Outstanding for a period lesser then six months from the due date for payment	-	-
Total	-	-





## 5.2 Trade receivable Ageing Schedule

As at 31 March 2022

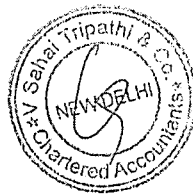
Rs. Thousand

	Not Due	Outstanding for following periods from due date of payment					Total
		Less than 6 Months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables -considered good	-	-	-	-	-	-	-
Undisputed Trade Receivables -which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivables - credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables -considered good	-	-	-	-	-	-	-
Disputed Trade receivables - which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables - credit impaired	-	-	-	-	-	-	-
Unbilled	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-

As at 31 March 2021

Rs. Thousand

	Not Due	Outstanding for following periods from due date of payment					Total
		Less than 6 Months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables -considered good	-	-	-	-	-	-	-
Undisputed Trade Receivables -which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivables - credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables -considered good	-	-	-	-	-	-	-
Disputed Trade receivables - which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables - credit impaired	-	-	-	-	-	-	-
Unbilled	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-



**Note 6- CASH AND CASH EQUIVALENTS**

Cash and cash equivalents consist of the following:

Rs. Thousand

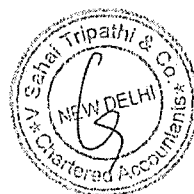
Particulars	Ind AS	Ind AS
	As at 31st March 2022	As at 31st March 2021
(a) Balance with Banks - In Current Accounts	729.13	1,573.08
(a) Bank Deposit - Having original maturity 3 months or less	1,000.00	-
<b>Total</b>	<b>1,729.13</b>	<b>1,573.08</b>

**Note 7- OTHER BANK BALANCE**

Other bank balance consist of the following:

Rs. Thousand

Particulars	Ind AS	Ind AS
	As at 31st March 2022	As at 31st March 2021
(a) Margin money with Punjab Urban Development Authority against Bank Guarantee	56.03	53.26
(b) Bank Deposits (Having original maturity more than 3 months but within 12 months from reporting date)	6,000.00	-
<b>Total</b>	<b>6,056.03</b>	<b>53.26</b>



Note 12- BORROWINGS (Financial-Non current)  
Borrowings consist of following :

Particulars	Ind AS	Ind AS
	As at 31st March 2022	As at 31st March 2021
Non current Borrowing-		
(A) Redeemable Preference Shares Liability		
Opening balance	99,131.99	89,308.10
Add: Unwinding interest	14,829.46	9,823.89
Add: Redeemable Pref. Share issued during the year	39,092.48	-
Less : Deferred Tax Adjustment		
Closing balance	153,053.93	99,131.99
(B) Security Deposits from Customers	3.68	3.68
Total	153,057.61	99,135.67
Current Borrowing-		
(A) Unsecured Borrowing - from Related Party*	10,000.00	-
Total	10,000.00	-

\* During the current year, the company has received a unsecured loan of Rs. 10,000 Thousand from Mawana Sugars Limited, (a holding company) repayable on call for a period upto one year at the rate of interest of 9.5% per annum.

Note 12A- Reconciliation of number of shares

Particulars	Preference Shares			
	As at 31st March 2022		As at 31st March 2021	
	Number	Rs. Thousand	Number	Rs. Thousand
Shares outstanding at the beginning of the year	12,000,000	120,000.00	12,000,000	120,000.00
Shares issued during the year	7,400,000	74,000.00	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	19,400,000	194,000.00	12,000,000	120,000.00

- Repayment schedule of 5% Redeemable Cumulative preference shares /5% Optionally Convertible Cumulative Pref. Shares issued:

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	40,000.00	20,000.00	60,000.00
2	5% Redeemable Cuml. Pref. Shares to Mawana Sugars Ltd.	1,000,000	03-May-2017	02-May-2027	10	10,000.00	5,000.00	15,000.00
3	5% Redeemable Cuml. Pref. Shares to Mawana Sugars Ltd.	3,000,000	23-Jun-2017	22-Jun-2027	10	30,000.00	15,000.00	45,000.00
4	5% Redeemable Cuml. Pref. Shares to Mawana Sugars Ltd.	4,000,000	19-Aug-2017	18-Aug-2027	10	40,000.00	20,000.00	60,000.00
5	5% Optionally Convertible Cumulative Pref. Shares to Mawana Sugars Ltd.	7,200,000	28-Apr-2021	27-Apr-2031	10	72,000.00	36,000.00	108,000.00
6	5% Optionally Convertible Cumulative Pref. Shares to Mawana Sugars Ltd.	200,000	26-Jul-2021	25-Jul-2031	10	2,000.00	1,000.00	3,000.00
	Total	19,400,000				194,000.00	97,000.00	291,000.00

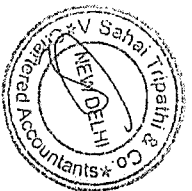
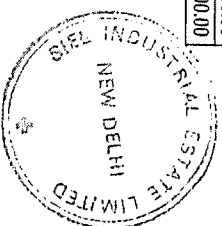
Rs. Thousand.

# Terms/ Rights attached to preference shares

- Preference shares

From S. No. 1 to 4: 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.

From S. No. 5 to 6: 5% Optionally Convertible 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.



# Note 11- Other Equity

## A. Equity Share Capital - Authorised

Particulars	Balance at the beginning of the reporting year	Changes in equity share capital during the year	Balance at the end of the reporting year
For the year ended 31st March, 2021	580,000.00	-	580,000.00
For the year ended 31st March, 2022	580,000.00	-	580,000.00

Rs. Thousand

## B. Other equity - (Retained Earnings/ Preference Shares)

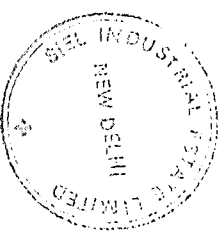
Particulars	Share Application money pending allotment	Equity component of compound financial instruments	Reserves and Surplus			Debt instruments through other comprehensive income	Equity instruments through OCI	Money received against share warrants	Total
			Securities Premium	General Reserve	Retained Earnings				
a. Balance at the beginning of the reporting period	-	22,128.89	13,953.13	-	(176,714.54)	-	-	-	(140,632.52)
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	-	-	-	-	(7,675.62)	-	-	-	(7,675.62)
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	72,000.00	-	-	-	-	-	-	-	72,000.00
Balance at the end of the 31.03.2021	72,000.00	22,128.89	13,953.13	-	(184,390.16)	-	-	-	(76,308.14)
a. Balance at the beginning of the reporting period	72,000.00	22,128.89	13,953.13	-	(184,390.16)	-	-	-	(76,308.14)
b. Changes in accounting policy or prior period errors	-	-	-	-	-	-	-	-	-
c. Additions during the year (Net of Deferred Tax)	(74,000.00)	14,902.85	-	-	-	-	-	-	(59,097.15)
d. Restated balance at the beginning of the reporting period	-	-	-	-	(33,624.48)	-	-	-	(33,624.48)
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	2,000.00	-	-	-	-	-	-	-	2,000.00
Balance at the end of the 31.03.2022	-	37,031.74	13,953.13	-	(218,014.64)	-	-	-	(167,029.77)

Rs. Thousand

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 current financial year, the Company has allotted 74,00,000 - 5% Optionally Convertible Cumulative Preference Shares (OCCPS) of Rs.10 each aggregating of Rs. 74,000 Thousand.



**Note 13: Deferred Tax Liabilities (Net)**

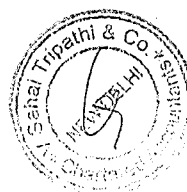
Major Components of the deferred tax balances

Particulars	Rs. Thousand	
	As at 31st March 2022	As at 31st March 2021
Deferred Tax Assets:		
Preference Share Liability	40,375.17	24,496.05
Total	40,375.17	24,496.05

**Movement in Deferred Tax (Assets)/Liabilities**

Rs. Thousand

Particulars	Preference Shares Liability	Corporate Guarantee Liability	Total
At 31st March, 2020	27,229.06	(921.31)	26,307.75
Charged / (credited)			
- to Statement of Profit and Loss	(2,733.01)	921.31	(1,811.70)
- to Statement of Equity Directly	-	-	-
- to other comprehensive income	-	-	-
At 31st March, 2021	24,496.05	-	24,496.05
Charged / (credited)			
- to Statement of Profit and Loss	(4,125.56)	-	(4,125.56)
- to Statement of Equity Directly	20,004.67	-	20,004.67
- to other comprehensive income	-	-	-
At 31st March, 2022	40,375.16	-	40,375.16



Note 14- TRADE PAYABLE

Trade Payable consist of the following :

Rs. Thousand

14.1

Particulars	Ind AS	Ind AS
	As at 31st March 2022	As at 31st March 2021
Enhancement Compensation Payable	13,094.33	13,094.33
Payable to Related Parties - Mawana Sugars Limited	24,251.71	-
Other Liabilities	721.61	427.17
<b>Total</b>	<b>38,067.65</b>	<b>13,521.50</b>

14.2 Trade Payable Ageing Schedule

As at 31 March 2022

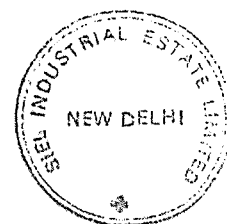
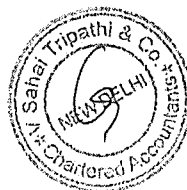
Rs. Thousand

	Uninvoiced	Not due	Outstanding for following periods from due date of payment				Total
			Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	-	-	24,973.32	-	-	-	24,973.32
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	13,094.33	-	-	-	-	-	13,094.33
<b>Total</b>	<b>13,094.33</b>	<b>-</b>	<b>24,973.32</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>38,067.65</b>

As at 31 March 2021

Rs. Thousand

	Uninvoiced	Not due	Outstanding for following periods from due date of payment				Total
			Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	-	-	427.17	-	-	-	427.17
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	13,094.33	-	-	-	-	-	13,094.33
<b>Total</b>	<b>13,094.33</b>	<b>-</b>	<b>427.17</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,521.50</b>



**Note 15- OTHER FINANCIAL LIABILITY**

Other Financial liability consist of the following :

Rs. Thousand

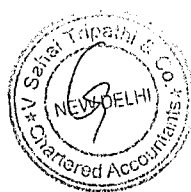
Particulars	Ind AS	Ind AS
	As at 31st March 2022	As at 31st March 2021
Audit Fee payable	73.44	75.14
Interest on Enhancement Compansation	38,121.51	37,147.39
<b>Total</b>	<b>38,194.95</b>	<b>37,222.53</b>

**Note 16- OTHER CURRENT LIABILITIES**

Other current libilities consist of the following :

Rs. Thousand

Particulars	Ind AS	Ind AS
	As at 31st March 2022	As at 31st March 2021
Advance from customers	378.38	469.86
Statutory Liabilities		
(i) TDS Payable	60.88	121.00
(ii) TCS Payable	-	11.84
(iii) GST Payable	6.36	20.91
<b>Total</b>	<b>445.62</b>	<b>623.61</b>



# Note 17- REVENUE FROM OPERATIONS

Particulars	Rs. Thousand	
	Ind AS	Ind AS
	For the year ended 31.03.2022	For the year ended 31.03.2021
Sale of Land	-	1,840.63
Water Supply and Land Usage Charges	2,075.39	-
<b>Total</b>	<b>2,075.39</b>	<b>1,840.63</b>

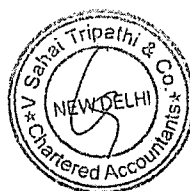
## Note 17a- OTHER INCOME

Other income (net) consist of the following:

Particulars	Rs. Thousand	
	Ind AS	Ind AS
	For the year ended 31.03.2022	For the year ended 31.03.2021
Interest Income (Refer Note 17aa)	15.72	14.69
Corporate Guarantee Income	-	3,305.00
Sale of Trees	905.78	2,926.95
<b>Total</b>	<b>921.50</b>	<b>6,246.64</b>

## Note 17aa- Details Interest Received

Particulars	Rs. Thousand	
	Ind AS	Ind AS
	For the year ended 31.03.2022	For the year ended 31.03.2021
Interest from Fixed Deposit	15.72	14.65
Interest on Income Tax Refund	-	0.35
<b>Total</b>	<b>15.72</b>	<b>15.00</b>





**Note 18- CHANGE IN INVENTORIES**

Change in Inventories consist of the following:

Particulars	Rs. Thousand	
	Ind AS	Ind AS
	For the year ended 31.03.2022	For the year ended 31.03.2021
Opening Stock		
Stock- in- trade (Industrial land)	596,225.80	535,566.98
Closing Stock		
Stock- in- trade (Industrial land)	641,091.84	596,225.80
Increase/(decrease) in land stock during the year #	44,866.04	60,658.82

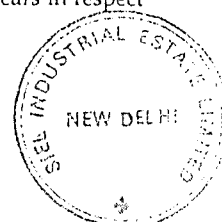
## # Increase/(decrease) in land:

**Financial Year 2021-22:**

- 1 Provision of interest Rs. 851.18 Thousand & Rs. 122.95 Thousand on Enhancement compensation order by Hon'ble Supreme Court & Hon'ble High Court upto 31.03.2022, Out of which Rs. 667.29 Thousand & Rs. 96.39 Thousand respectively allocated to land inventory held by the company and Rs. 183.88 Thousand & Rs. 26.56 Thousand charged to P&L account towards pro-rata land sold in earlier years.
- 2 Land purchased (7.12 acres) from Mawana Sugars Limited at a consideration of Rs. 33,820.00 Thousand Registration and other charges of Rs. 2,574.23 Thousand has also been added to Land Inventory.
- 3 Rs. 1,648.30 Thousand towards consultancy charges.
- 4 Rs. 5,900.87 Thousand transferred from Land development expenses and Rs. 158.96 Thousand from Finance Cost incurred in earlier years in respect of 7.12 acres Land purchased in the current year.

**Financial Year 2020-21:**

- 1 Provision of interest Rs. 1,614.97 Thousand & Rs. 122.95 Thousand on Enhancement compensation order by Hon'ble Supreme Court & Hon'ble High Court upto 31.03.2021, Out of which Rs. 1,231.48 Thousand & Rs. 93.77 Thousand respectively allocated to land inventory held by the company and Rs. 383.49 Thousand & Rs. 29.18 Thousand charged to P&L account towards pro-rata land sold in earlier years.
- 2 Rs. 21,663.36 Thousand 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. 16,516.53 Thousand respectively allocated to land inventory held by the company and Rs. 5,146.83 Thousand charged to P&L account towards pro-rata land sold in earlier years.
- 3 Rs. 2,698.15 Thousand pertains to late fees paid by the Company for delay in registration towards RERA.
- 4 Land sold (0.3875 acres) to Mawana Sugars Limited at a consideration of Rs. 1,840.63 Thousand. The land inventory has been reduced proportionately by Rs. 469.71 Thousand at weighted average cost at the time of sale.
- 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. 29,193.50 Thousand and 470.25 Thousand respectively. Registration and other charges of Rs. 2,290.93 Thousand has also been on the said land.
- 6 Rs. 3,179.30 Thousand towards consultancy charges, Rs. 811.25 Thousand towards soil testing and environmental clearance charges.
- 7 Rs. 4,643.38 Thousand transferred from Land development expenses incurred in earlier years in respect of Land purchased in the current year.



# Note 19- FINANCE COST

Finance costs consist of the following:

Rs. Thousand

Particulars	Ind AS	Ind AS
	For the year ended 31.03.2022	For the year ended 31.03.2021
Interest expense (interest unwinding)	14,829.46	9,823.89
Bank Charges	1.12	1.11
Interest on Loan - Related Party	330.55	-
Interest on enhancement compensation (Refer note)	51.49	412.67
<b>Total</b>	<b>15,212.62</b>	<b>10,237.67</b>

## # Financial Year 2021-22:

Provision of interest Rs. 851.18 Thousand & Rs. 122.95 Thousand on Enhancement compensation order by Hon'ble Supreme Court & Hon'ble High Court upto 31.03.2022, Out of which Rs. 667.29 Thousand & Rs. 96.39 Thousand respectively allocated to land inventory held by the company and Rs. 183.88 Thousand & Rs. 26.56 Thousand charged to P&L account towards pro-rata land sold in earlier years.

## # Financial Year 2020-21:

Provision of interest Rs. 1,614.97 Thousand & Rs. 122.95 Thousand on Enhancement compensation order by Hon'ble Supreme Court & Hon'ble High Court upto 31.03.2021, Out of which Rs. 1,231.48 Thousand & Rs. 93.77 Thousand respectively allocated to land inventory held by the company and Rs. 383.49 Thousand & Rs. 29.18 Thousand charged to P&L account towards pro-rata land sold in earlier years.

Rs. Thousand

Particulars	Ind AS	Ind AS
	For the year ended 31.03.2022	For the year ended 31.03.2021
Provision of Interest on Enhancement compensation order:		
- by Hon'ble Supreme Court	851.18	1,614.97
- by Hon'ble High Court	122.95	122.95
Less: transfer to closing stock		
- by Hon'ble Supreme Court	(667.29)	(1,231.48)
- by Hon'ble High Court	(96.39)	(93.77)
- incurred in earlier years in respect of 7.12 acres		
Land purchased in the current year.	(158.96)	-
<b>Total</b>	<b>51.49</b>	<b>412.67</b>



# **Note 20- OTHER EXPENSE**

Other expenses consist of the following

Rs. Thousand

Particulars	Ind AS		Ind AS	
	For the year ended 31.03.2022		For the year ended 31.03.2021	
Auditor payments		140.42		140.42
Advertisement Exp.		-		42.71
Canal Water Charges		24,723.84		-
Filing fee & taxes*		89.67		3,072.56
Land Development Expenses	763.10		5,958.08	
Less: Transfer to Closing stock	(5,900.87)	(5,137.77)	(5,454.63)	503.45
Legal and professional charges		338.75		241.50
Consultancy Fee	2,483.85		3,779.30	
Less: Transfer to Closing stock	(1,648.30)	835.55	(3,179.30)	600.00
Security expense		2,009.08		1,779.14
Travelling Expenses		93.07		-
Electricity Charges		81.45		-
Water Pumping Charges		978.46		-
Guest House Rent		245.00		-
Repair & Maintenance exps.		29.24		-
Miscellaneous Expenses		239.52		474.55
<b>Total</b>		<b>24,666.28</b>		<b>6,854.33</b>

\* includes Rs. Nil (Rs. 2,700.00 Thousand) fees paid to Registrar of companies for increase in Authorised Capital.

## **Note 20A- Payment to Auditors**

Rs. Thousand

Particulars	Ind AS		Ind AS	
	For the year ended 31.03.2022		For the year ended 31.03.2021	
Statutory Audit Fees		80.24		80.24
Verification of statements and other reports		60.18		60.18
<b>Total</b>		<b>140.42</b>		<b>140.42</b>



**SIEL INDUSTRIAL ESTATE LIMITED**

Notes to financial statements for the year ended March 31, 2022

21 There are no employees in the company at the year ending 31st March 2022. 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

22 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 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.

The components of Deferred Tax balances as on 31st March 2022 are as follow:-

Rs. Thousand		
Particulars	31st March 22	31st March 21
Deferred Tax Liability balances-	NIL	NIL
Total (A)	NIL	NIL
Deferred Tax Assets balances-		
Brought forward losses (in Rs. thousand)	122,325	122,302
Total (B) (in Rs. thousand)	122,325	122,302
Net Deferred Tax Assets balances (B-A) (in Rs. thousand)	122,325	122,302

\*As at 31st March 2022 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 2022.

**23 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, 2022	Year Ended March 31, 2021
Profit after tax and exceptional item as per the statement of Profit and Loss (Rs. Thousand)	(33,624.48)	(7,675.62)
Weighted average number of equity shares for basic and diluted EPS	53,924,691	51,716,358
Basic and diluted earnings per share (in Rs.)	(0.62)	(0.15)

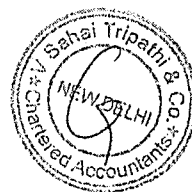
**24 Related party transactions****List of related parties****I. Where Control exists****A. Holding Company**

Mawana Sugars Limited

**Fellow Subsidiaries**

Siel Infrastructure & Estate Developers Private Limited

Siel Financial Services Limited (ceased w.e.f. 14th June, 2021)



**B. I) Key Managerial Person**

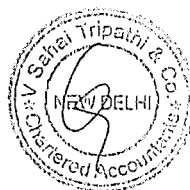
Mr. Siddharth Shriram\*: Chairman (ceased w.e.f. 17th May, 2021)  
 Mr. A K Mehra: Director  
 Mr. H.S. Sandhu: Director (ceased w.e.f. 07th Feb, 2022)  
 Mr. Ravinder Singh Bedi: Director (ceased w.e.f. 28th October, 2021)  
 Mr. Rakesh Kumar Gangwar: Director (appointed w.e.f. 31st January, 2022)  
 Mr. Vineet Khurana: Director (appointed w.e.f. 31st January, 2022)  
 Mr. B.B. Mehta - Chief Financial Officer  
 Mr. Ashok Kumar Shukla- Company Secretary

**II) Transactions with related parties during the year**

	Year Ended March 31, 2022	Rs. Thousand Year ended March 31, 2021
Transactions with parties where control exist:		
Mawana Sugars Limited -		
- Corporate Guarantee Income	-	3,305.00
- Interest on unwinding of Preference Shares Liability	14,829.46	9,823.89
- Unsecured Loan	10,000.00	-
- Sale of Land	-	1,840.63
- Purchase of Land	33,820.00	29,193.50
- Finance Cost	330.55	-
- Other expenses (Net)	23,626.91	-

**III) Balance as at**

	March 31, 2022	Rs. Thousand March 31, 2021
Mawana Sugars Limited		
- Unsecured Loan	10,000.00	-
- Preference Shares Liability	153,053.93	99,131.99
- Trade Payable	24,251.71	-

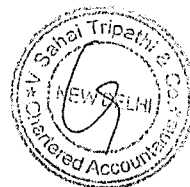


**SIEL INDUSTRIAL ESTATE LIMITED**

Notes to financial statements for the year ended March 31, 2022

**25 Ratio Analysis and its elements**

Ratio	Numerators	Denominator	31 March 2022	31 March 2021	% change	Reason for variance
Current Ratio	Current Assets	Current Liability	8.46	11.69	-28%	Due to increase in current liabilities netted off with the increase in current assets on account of purchase of inventories.
Debt Equity Ratio	Total Debt	Shareholder's Equity	0.41	0.21	-95%	Due to increase in the unwinding portion of debt which increases every year.
Debt Service Coverage Ratio	Earning before interest, Depreciation and taxes	Interest Expense	(1.42)	0.07	-2129%	Due to substantial increase in expense of canal water charge with no subsequent high increase in revenue.
Return on Equity Ratio	Net Profit after Tax	Average Shareholder's Equity	(0.08)	0.00	0%	NA
Inventory Turnover Ratio	Cost of good sold	Average Inventory	-	0.00	0%	NA
Trade receivable Turnover Ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	0.00	0.00	0%	NA
Trade Payable Turnover Ratio	Net Credit purchases = Gross credit purchases - purchase return	Average Trade Payable	1.41	1.80	-22%	NA
Net Capital Turnover Ratio	Net Sales = Total sales - sales return	Working capital = Current Asset - Current Liability	-	0.00	0%	NA
Net Profit Ratio	Net Profit	Net Sales = Total sales - sales return	(16.20)	(4.17)	-288%	Due to no sales has been made during the year.
Return on Capital Employed	Earning before interest and taxes	Capital Employed	(0.04)	0.00	0%	NA
Return on Investment	Interest Income	Investment	-	0.28	-100%	Due to investment in bank deposits.



## SIEL INDUSTRIAL ESTATE LIMITED

Notes to financial statements for the year ended March 31, 2022

### 26 Other Statutory Information -

- (i) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property.
- (ii) The Company do not have any transactions with companies struck off.
- (iii) The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- (iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (v) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
  - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
  - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
- (vi) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Group shall:
  - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
  - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries,
- (viii) The Company has not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- (ix) Since there is no bank loan, the company have not been declared defaulter by any bank of financial institution or other lenders.



## 27. Significant Accounting Policies

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a) **Statement of Compliance with Ind AS**

These financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013. The financial statements have also been prepared in accordance with the relevant presentation requirements of the Companies Act, 2013. The Company adopted Ind AS from 1<sup>st</sup> April, 2017.

Up to the year ended 31<sup>st</sup> March, 2017, the Company prepared its financial statements in accordance with the requirements of previous Generally Accepted Accounting Principles (GAAP), which includes Standards notified under the Companies (Accounting Standards) Rules, 2006.

b) **Basis of Preparation**

The financial statements are prepared in accordance with the historical cost convention, except for certain items that are measured at fair values, as explained in the accounting policies.

Fair Value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and / or disclosure purposes in these financial statements is determined on such a basis.

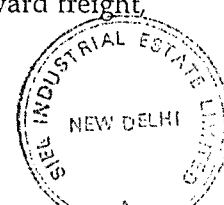
Under Indian Accounting Standards notified under Section 133 of the Companies Act, 2013, the aforesaid fair value methodology is not applicable for share-based payment transactions that are within the scope of Ind AS 102 – Share-based Payment, Leasing transactions that are within the scope of Ind AS 17– Leases, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2– Inventories or value in use in Ind AS 36–Impairment of Assets.

c) **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 the **Schedule III** to the Companies Act, 2013 and Ind AS 1–Presentation of Financial Statements based on the nature of products/services and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents and their realization in cash and cash equivalents, the Company has ascertained its operating cycle as twelve months for the purpose of current / noncurrent classification of assets and liabilities.

d) **Property, Plant and Equipment – Tangible Assets**

Property, plant and equipment are stated at cost of acquisition or construction less accumulated depreciation and impairment, if any. Cost includes expenditure that is directly attributable to the acquisition of the items and is inclusive of inward freight,





duties and taxes and incidental expenses related to acquisition. In respect of major projects involving construction, related pre-operational expenses form part of the value of assets capitalized. Expenses capitalized also include applicable borrowing costs for qualifying assets, if any. All up gradation /enhancements are charged off as revenue expenditure unless they bring similar significant additional benefits.

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognized when replaced. All other repairs and maintenance are charged to the Statement of Profit and Loss during the reporting period in which they are incurred.

Depreciation of these assets commences when the assets are ready for their intended use which is generally on commissioning. Items of property, plant and equipment are depreciated in a manner that amortizes the cost (or other amount substituted for cost) of the assets after commissioning, less its residual value, over their useful lives as specified in Schedule II of the Companies Act, 2013 on a straight-line basis. Land is not depreciated.

The estimated useful lives of property, plant and equipment of the Company are as follows:

Asset	Life of Asset
Plant & Machinery	15 Years
Vehicles	10 Years
Office Equipment	5 Years
Data Processing Equipment	3 Years
Furniture and Fixtures	10 Years

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets or, where shorter, the term of the relevant lease. Property, plant and equipment's residual values and useful lives are reviewed at each Balance Sheet date and changes, if any, are treated as changes in accounting estimate.

e) **Impairment of Assets**

Impairment loss, if any, is provided to the extent, the carrying amount of assets or cash generating units exceed their recoverable amount.

Recoverable amount is higher of an asset's net selling price (Fair value less cost of disposal) and its value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset or cash generating unit and from its disposal at the end of its useful life.

Impairment losses recognised in prior years are reversed when there is an indication that the impairment losses recognised no longer exist or have decreased. Such reversals are recognised as an increase in carrying amounts of assets to the extent



that it does not exceed the carrying amounts that would have been determined (net of amortization or depreciation) had no impairment loss been recognised in previous years.

f) **Inventories**

Inventory of land in Industrial Estate is valued at lower of cost and estimated realizable value. The cost has been determined on weighted average method basis.

Project in progress	It represents land acquired for future development and construction and is stated at cost including the cost of land, the related cost of acquisition, enhancement compensation awarded by courts at various levels, construction costs, borrowing costs, master plan charges, extension charges, consultancy charges incurred to get the properties ready for their intended use.
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Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and costs required to make the sale.

g) **Foreign Currency Transactions**

The functional and presentation currency of the Company is Indian Rupee. Transactions in foreign currency are accounted for at the exchange rate prevailing on the transaction date. Gains/ losses arising on settlement as also on translation of monetary items are recognized in the Statement of Profit and Loss.

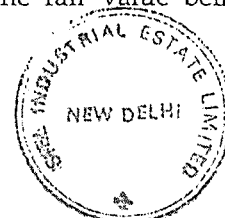
h) **Financial Assets**

**Recognition:** Financial assets include Investments, Trade receivables, Advances, Security Deposits, Cash and cash equivalents. Such assets are initially recognized at transaction price when the Company becomes party to contractual obligations. The transaction price includes transaction costs unless the asset is being fair valued through the Statement of Profit and Loss.

**Classification:** Management determines the classification of an asset at initial recognition depending on the purpose for which the assets were acquired. The subsequent measurement of financial assets depends on such classification.

Financial Assets are classified as those measured at:

- i) **Financial Assets at amortized cost**, where the financial assets are held solely for collection of cash flows arising from payments of principal and/ or interest.
- ii) **Financial Assets at fair value through other comprehensive income (FVTOCI)**, where the financial assets are held not only for collection of cash flows arising from payments of principal and interest but also from the sale of such assets. Such assets are subsequently measured at fair value, with unrealised gains and losses arising from changes in the fair value being recognised in other comprehensive income.



- iii) **Financial Assets at fair value through profit or loss (FVTPL)**, where the assets are managed in accordance with an approved investment strategy that triggers purchase and sale decisions based on the fair value of such assets. Such assets are subsequently measured at fair value, with unrealised gains and losses arising from changes in the fair value being recognised in the Statement of Profit and Loss in the period in which they arise. Trade receivables, Advances, Security Deposits, Cash and cash equivalents etc. are classified for measurement at amortised cost while investments may fall under any of the aforesaid classes.

However, in respect of particular investments in equity instruments that would otherwise be measured at fair value through profit or loss, an irrevocable election at initial recognition may be made to present subsequent changes in fair value through other comprehensive income.

**Impairment:** The Company assesses at each reporting date whether a financial asset (or a group of financial assets) such as investments, trade receivables, advances and security deposits held at amortised cost and financial assets that are measured at fair value through other comprehensive income are tested for impairment based on evidence or information that is available without undue cost or effort. Expected credit losses are assessed and loss allowances recognised if the credit quality of the financial asset has deteriorated significantly since initial recognition.

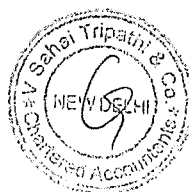
**Reclassification:** When and only when the business model is changed, the Company shall reclassify all affected financial assets prospectively from the reclassification date as subsequently measured at amortised cost, fair value through other comprehensive income, fair value through profit or loss without restating the previously recognised gains, losses or interest and in terms of the reclassification principles laid down in the Ind AS relating to Financial Instruments.

**De-recognition:** Financial assets are derecognised when the right to receive cash flows from the assets has expired, or has been transferred, and the Company has transferred substantially all of the risks and rewards of ownership.

Accordingly, if the asset is one that is measured at:

- (a) amortised cost, the gain or loss is recognised in the Statement of Profit and Loss;
- (b) fair value through other comprehensive income, the cumulative fair value adjustments previously taken to reserves are reclassified to the Statement of Profit and Loss unless the asset represents an equity investment in which case the cumulative fair value adjustments previously taken to reserves is reclassified within equity.

- i) **Equity Instruments** - An equity instrument is any contract that evidences residual interest in the assets of the Company after deducting all of its liabilities. Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.
- j) **Financial Liabilities**



Borrowings, trade payables and other financial liabilities are initially recognised at the value of the respective contractual obligations. They are subsequently measured at amortized cost. Any discount or premium on redemption/ settlement is recognized in the Statement of Profit and Loss as finance cost over the life of the liability using the effective interest method and adjusted to the liability figure disclosed in the Balance-Sheet.

**Financial Liabilities at fair value through Profit or Loss** -Derivates, including embedded derivates separated from the host contract, unless they are designated as hedging instruments, for which hedge accounting is applied, are classified into this category. They are measured at fair value with changes in fair value recognized in the statement of Profit and Loss.

**Financial Guarantee Contract** - These are initially measured at fair values and are subsequently measured at the higher of the amount of loss allowance determined or the amount initially recognized less the cumulative amount of income recognized.

Financial liabilities are derecognized when the liability is extinguished, that is, when the contractual obligation is discharged, cancelled and on expiry.

**k) Offsetting Financial Instruments**

Financial assets and liabilities are offset and the net amount is included in the Balance Sheet where there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously.

**l) Revenue**

Revenue is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of returns and discounts to customers. Revenue from the sale of goods excludes amounts collected on behalf of Government treasury, such as Goods & service tax.

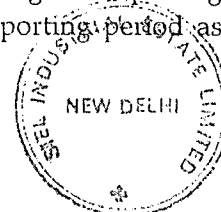
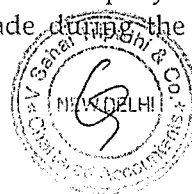
Revenue from the sale of goods is recognised when significant risks and rewards of ownership have been transferred to the customer, which is mainly upon delivery, the amount of revenue can be measured reliably and recovery of the consideration is probable. Revenue from services is recognised in the periods in which the services are rendered.

Interest income is recognized in the Statement of Profit and Loss using the effective interest method.

Dividend income is recognized in the Statement of Profit and Loss when the right to receive dividend is established.

**m) Employee Benefits**

There were no employees in the company at the year ending 31st March 2022. Accordingly, no Employee Benefits Schemes such as Gratuity, Provident Fund & other staff welfare schemes are applicable on the Company during the reporting period. 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 of India.

n) **Leases**

Leases are recognised as a finance lease whenever the terms of the lease transferred substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

**Company as a Lessee**

Assets used under finance leases are recognised as property, plant and equipment in the Balance Sheet for an amount that corresponds to the lower of fair value and the present value of minimum lease payments determined at the inception of the lease and a liability is recognised for an equivalent amount.

The minimum lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised in the Statement of Profit and Loss.

Rentals payable under operating leases are charged to the Statement of Profit and Loss on a straight-line basis over the term of the relevant lease unless the payments to the lessor are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases.

**Company as a Lessor**

Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Where the Company is a lessor under an operating lease, the asset is capitalised within property, plant and equipment and depreciated over its useful economic life. Payments received under operating leases are recognised in the Statement of Profit and Loss on a straight-line basis over the term of the lease.

o) **Taxes on Income**

Taxes on income comprises of current taxes and deferred taxes. Current tax in the Statement of Profit and Loss is provided as the amount of tax payable in respect of taxable income for the period using tax rates and tax laws enacted during the period, together with any adjustment to tax payable in respect of previous years.

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities and the amounts used for taxation purposes (tax base), at the tax rates and tax laws enacted or substantively enacted by the end of the reporting period.

Deferred tax assets are recognised for the future tax consequences to the extent it is probable that future taxable profits will be available against which the deductible temporary differences can be utilised.



Income tax, in so far as it relates to items disclosed under other comprehensive income or equity, are disclosed separately under other comprehensive income or equity, as applicable.

Deferred tax assets and liabilities are offset when there is legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances related to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on net basis, or to realize the asset and settle the liability simultaneously.

p) **Claims**

Claims against the Company not acknowledged as debts are disclosed after a careful evaluation of the facts and legal aspects of the matter involved.

q) **Provisions**

Provisions are recognised when, as a result of a past event, the Company has a legal or constructive obligation; it is probable that an outflow of resources will be required to settle the obligation; and the amount can be reliably estimated. The amount so recognised is a best estimate of the consideration required to settle the obligation at the reporting date, taking into account the risks and uncertainties surrounding the obligation.

In an event when the time value of money is material, the provision is carried at the present value of the cash flows estimated to settle the obligation.

r) **Operating Segment**

Presently Company has only one operating segment which is real estate development for sale. These in the context of Ind AS 108 operating segments are considered to constitute one reportable segment. The said operating segment are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker (CODM) which is presently Board of Directors.

s) **Financial and Management Information Systems**

The Company's Accounting System is designed to unify the Financial Records and also to comply with the relevant provisions of the Companies Act, 2013, to provide financial and cost information appropriate to the businesses and facilitate Internal Control.

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting period end. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate



is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

t) **USE OF ESTIMATES AND JUDGEMENTS**

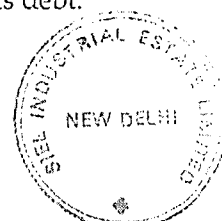
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The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year :-

- i. **Useful lives of property, plant and equipment and intangible assets:**  
As described in the significant accounting policies, the Company reviews the estimated useful lives of property, plant and equipment and intangible assets at the end of each reporting period.
- ii. **Fair value measurements and valuation processes:**  
Some of the Company's assets and liabilities are measured at fair value for financial reporting purposes. In estimating the fair value of an asset or a liability, the Company uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Company engages third party valuers, where required, to perform the valuation. Information about the valuation techniques and inputs used in determining the fair value of various assets, liabilities and share based payments are disclosed in the notes to the financial statements.
- iii. **Claims, Provisions and Contingent Liabilities:**  
The Company has ongoing litigations with various regulatory authorities and third parties. Where an outflow of funds is believed to be probable and a reliable estimate of the outcome of the dispute can be made based on management's assessment of specific circumstances of each dispute and relevant external advice, management provides for its best estimate of the liability. Such accruals are by nature complex and can take number of years to resolve and can involve estimation uncertainty. Information about such litigations is provided in notes to the financial statements.

28. **Commitments and Contingencies**

The company has acknowledged following claims and commitments as debt.



- a) Pursuant to MOU signed with Govt. of Punjab, as at the close of the period, the Company has possession of 469.37 acres (Previous year 462.25 acres) of land, which has been conveyed in the name of the Company.

The Additional District Judge (ADJ), Patiala vide Order dated 12.11.2005, enhanced the amount of compensation of land from Rs. 1,45,000/- per acre to Rs. 1,75,000/- per acre i.e. Rs. 30,000 per acre in the basic land price compensation. Compensation towards Abadi land, Loss of Income, Superstructures, trees, etc. was also granted.

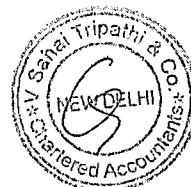
The Collector Land Acquisition (CLA) has confirmed a total liability of Rs. 71,598,497 towards the said enhancement and the Company has deposited this entire enhanced amount with the Additional District Judge, Patiala.

An Appeal was filed by the Company before Punjab & Haryana High Court at Chandigarh against the order dated 12.11.2005 passed by Additional District Judge, Patiala in respect of enhancement of cost of land from Rs. 1,45,000/- to Rs. 1,75,000/- per acre.

The Hon'ble High Court while upholding the order of ADJ, Patiala has made modification the order to the extent that the market value of acquired land was revised and fixed at Rs. 2,10,000/- per acre as against Rs. 1,75,000/- per acre assessed by reference court earlier. Pursuant to the above order the Collector Land Acquisition (CLA) has confirmed a total liability of Rs. 10,75,23,756/- towards the said enhancement vide letter dated 26.08.2016. The total liability as on date including interest up to 31.03.2022 is to the tune of Rs. 11.48 Crores. The Company has deposited a sum of Rs. 9.97 Crores up to 31.03.2022. The remaining liability as on date including interest up to 31.03.2022 is Rs. 1.51 Crores.

The Company and the Landowners filed appeals in the Hon'ble Supreme Court of India against the order of the High Court. The appeals came up for hearing on 21.11.2017. The Supreme Court partly allowed the appeals filed by the landowners and increased the amount of compensation to landowners from Rs.2,10,000/- per acre to Rs.2,81,400/-. The total liability as on date including interest up to 31.03.2022 is to the tune of Rs. 24.77 Crores. The Company has made payment of a sum of Rs. 21.16 Crores till date and balance outstanding as on date is Rs. 3.61 Crores.

Some landowners have filed Revision Petitions in the Punjab and Haryana High Court challenging the orders of the Execution Court on the ground that they have not been awarded interest on various components such as loss of income, superstructure, Abadi Deh land, severance etc. The Hon'ble court disposed off the said matters on 06.05.2019 & have been remanded back to executing court. The said matters are listed before the Court of Additional District Judge, Patiala for arguments on 30.05.2022.







2016, the Change of Land Use (CLU) to Industrial was obtained for land parcel of 462.1552 acres from District Town Planner (DTP), Patiala on 10.10.2017. Even though the land was conveyed by Government of Punjab in favour of the company as industrial land. Thereafter, M/s Ranjit Sabhiki Architect (RSA) finalized the Master plan for submission to Punjab Urban Development Agency (PUDA) and the master plan was got approved on 23.01.2019.

In Earlier years, Mawana Sugars Ltd (MSL) offered 51.742 acre of its land to Company for development of the same along with land held by the Company. The Master plan was approved by PUDA for 462.1552 Acres accordingly. On December 18 2020, MSL decided to retain the said land of 51.742 acre and withdrawn the said offer. The Company approached RSA to make adequate amendments in the master plan and re- submitted the same to PUDA for approval for 423.29 Acres on 5.5.2021. It is in the final stage of approval from PUDA.

The amended master plan was prepared by RSA subsequent to year end on May 01, 2021 and was submitted to PUDA on May 05, 2021 and submitted in RERA on May 06, 2021. The project for 462.1552 Acres was registered with RERA on 16.12.2021.

**Zoning Plan:** Zoning plan of 423.29 Acres will be prepared after approval of amended Master plan by PUDA.

**Services Plan:** Services plan for Public Health Engineering has been prepared by M/s Kumar Endecon Services Pvt. Limited. Electrical Services has been prepared by another Consultant. Electrical plan as per PSPCL Guidelines has been submitted to PSPCL for issuance of approval on 26.12.2019. Services plans of amended plan have been prepared by M/S A.K. Constructions for 423.29 Acres and Bank Guarantee of around Rs 3 Crores are to be deposited in PSPCL.

**Environmental Clearance for SIEL IE:** Pursuant to compliance of CLU letter dated 10.10.17, Company was required to take necessary approval from competent authority under the notification dated 14.09.2006 issued by Ministry of Environment and Forest. The approval (NOC) from the Forest Department under Forest Act, 1980, Patiala has been received by company on 13.11.18 as the SIEL IE does not fall under designated forest area.

The Siel IE got ToRs (Term of Reference for EIA studies) issued by SEIAA (State Environment Impact Assessment Authority) Punjab vide their letter dated 22.02.2019. The EIA study was submitted to SEIAA Punjab on 29.8.2019 for grant of Environment Clearance under EIA notification, 2006 for establishment of new industrial estate. The SEAC (State Expert Appraisal Committee), Punjab held its meeting dated 26.02.2020 and forwarded EC application to SEIAA Punjab with its recommendation to grant Environment Clearance of Siel IE. The SEIAA discussed the Environment Clearance of Siel IE during their online meeting dated 29.05.2020. The Environment Clearance letter for 423.29 Acres was received on 16.12.2021 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 has been approved by RERA on 16.12.2021 subject to the following condition as per Chapter III clause 11 of RERA Act 2016 as follows:

“(3) The promoter at the time of the booking and issue of allotment letter shall be responsible to make available to the allottee, the following information, namely:— (a) sanctioned plans, layout plans, along with specifications, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the Authority”

Hence though the registration of project 423.29 Acre has been done marketing can not be done till the amended master plan is approved by PUDA. 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. SIEL IE project for 462.1552 Acres registered with RERA on 16.12.2021.

**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. On receipt of approval of revised Master Plan from PUDA, the plan for marketing activities will commence.

30. Ministry of Corporate affairs (MCA) has issued the Companies (Indian Accounting Standards) (Amendments) Rules, 2017 on 17<sup>th</sup> March, 2017 notifying to Ind AS 7, “Statements of cash flows” and Ind AS 102, “share -based payments”. Amendments relating to Ind AS 7 are applicable for annual periods on or after 1<sup>st</sup> April, 2017 to the company.



31. **Segment Reporting**  
The Company operates only in one Business Segment i.e. Industrial Estate Development for sale within India', hence does not have any reportable Segments as per Ind AS 108 "Operating Segments".
32. The company had no outstanding dues to suppliers under The Micro, Small and Medium Enterprises Development Act, 2006, (MSMED Act) as at March 31, 2022.
33. Previous year figures have been regrouped and re-casted wherever considered necessary.

As per our report of even date attached

for V Sahai Tripathi & Co.,  
Chartered Accountants  
Firm Registration No.: 000262N

For and on behalf of the Board of Directors of  
SIEL INDUSTRIAL ESTATE LIMITED



Garima Tripathi  
Partner  
Membership No. 544530



Director  
Rakesh Kumar Gangwar  
DIN-09485856



Director  
Ashwani Kumar Mehra  
DIN-00060254

Place: New Delhi  
Dated: 20-05-2022



Ashok Kumar Shukla  
Company Secretary



B.B. Mehta  
Chief Financial Officer

