

SIEL INDUSTRIAL ESTATE LIMITED

CIN No. - U45209DL1994PLC057359

PHONE NO. - 011-25739103

FAX NO. 91-11-25743659

EMAIL: secretarialdeptt@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 29th Annual Report on the business and operations of the Company and the accounts for the financial year ended 31st March, 2023.

1. PERFORMANCE OF THE COMPANY

FINANCIAL RESULTS

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

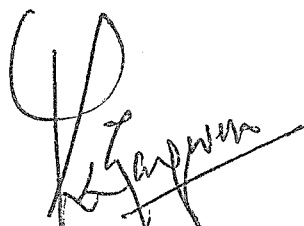
Particulars	(Rs./Lacs)	
	2022-23	2021-22
Profit/(Loss) before interest, depreciation, exceptional items and tax	(243.22)	(216.69)
Interest	179.98	152.13
Depreciation	6.65	8.68
Profit/(Loss) before tax	(429.85)	(377.50)
Provision for tax - Deferred Tax Credit	66.82	41.26
Profit/(Loss) after tax	(363.03)	(336.24)

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 2022-23.

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 was 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 the land parcel of 462.1552 acres from District Town Planner (DTP), Patiala on 10.10.2017. Even though the land was conveyed by the 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 the Company for the 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 withdraw 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. It is pending for approval from PUDA.

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 the CLU letter dated 10.10.2017, the Company was required to take necessary approval from the 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 the designated forest area.



The SIEL IE got To Rs (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 the establishment of a 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 applications 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 02.06.2021. 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 was 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 filling and filling to bring its level to 400mm above road level has been completed. The site for the 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 the 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 the enhancement of the 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.24.85 Crores as on 31.03.2023.

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

Your Company has at present deposited a payment of Rs. 21.16 Crores as on 31.03.2023 as per the order of Hon'ble Supreme Court of India and the balance outstanding as on 31.3.2023 is Rs.3.69 Crores.

6. CHANGE IN THE NATURE OF BUSINESS, IF ANY

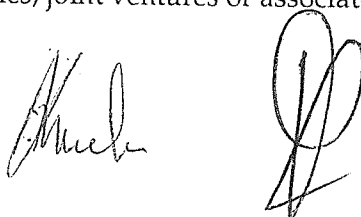
No Change in the nature of the business of the Company during the year.

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 31st March, 2023.

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 (Second Term) by the members in their 28th Annual General Meeting (AGM) of the Company held on September 30, 2022 to hold office from the conclusion of this 28th Annual General Meeting (AGM) until the conclusion of the 33rd AGM.

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

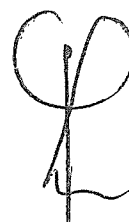
The Board has duly reviewed the Statutory Auditor's Report on the accounts for the year ended 31st March, 2023 and has noted that the same does not have any reservation, qualification or adverse remarks.

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 2023-23

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.250,000,000 (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, 2023.



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, and computers and the 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 a 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 thereunder do not presently apply to the Company.

16. DIRECTORS:

Mr. Rakesh Kumar Gangwar (DIN: No.09485856) retire by rotation during the year under review being eligible to offer himself for re-appointment.

17. NUMBER OF MEETINGS OF THE BOARD OF DIRECTORS

The Board of Directors met 5 (Five) times during the year on 20.05.2022, 03.08.2022, 30.08.2022, 04.11.2022, and 04.02.2023.

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.

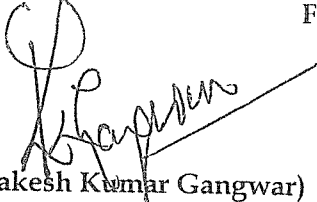


23. ACKNOWLEDGEMENTS

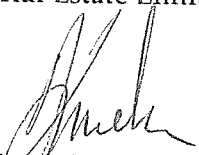
Your Directors sincerely thank business associates, Banks, the Central Government and the State Government of Punjab for the faith reposed in your company and its management.

Place: New Delhi
Date: 09.05.2023

Ashwani


(Rakesh Kumar Gangwar)
Director
DIN: 09485856
Ashwani

By Order of the Board
For SIEL Industrial Estate Limited


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

V SAHAI TRIPATHI & CO
CHARTERED ACCOUNTANTS

8-E, Hansalaya, 15 Barakhamba Road,
Connaught Place, New Delhi - 110001
Tel. : +91-11-23319596, 23352449,
+91-11-23324045
E-Mail : vst@sahaitripathi.com

INDEPENDENT AUDITOR'S REPORT

TO
THE MEMBERS OF
SIEL INDUSTRIAL ESTATE LIMITED

Opinion

We have audited the accompanying Standalone Financial Statements of SIEL INDUSTRIAL ESTATE LIMITED ("the Company"), which comprise the Balance Sheet as at March 31, 2023, the Statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the standalone Financial Statements").

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

Basis for Opinion

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

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

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

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

In connection with our audit of the Standalone Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Standalone Financial Statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

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



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Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the preparation of these Ind AS Financial Statements in terms of the requirements of the Companies Act, 2013 (hereinafter referred to as "the Act") that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and statement of changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act. The Board of Directors of the Company are responsible for maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Ind AS financial statements by the Directors of the Company.

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

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

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

- Identify and assess the risks of material misstatement of the Standalone Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Standalone Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Standalone Financial Statements, including the disclosures, and whether the Standalone Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.



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

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

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

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

Report on Other Legal and Regulatory Requirements

- (1) As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure-A" a statement on the matter specified in the paragraph 3 & 4 of the order, to the extent applicable.
- (2) As required by section 143(3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - b) In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
 - c) The Balance Sheet, Statement of Profit and Loss and Cash flow statement dealt with by this Report are in agreement with the books of account;
 - d) In our opinion, the aforesaid Standalone Ind AS financial statements comply with the Indian Accounting Standards specified under section 133 of the Act;
 - e) On the basis of written representations received from the directors as on 31st March 2023, and taken on record by the Board of Directors, none of the directors is disqualified as on 31st March 2023, from being appointed as a director in terms of section 164(2) of the Act.
 - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls refers to separate report in "Annexure-B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal control over financial reporting.
 - g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:
In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.



- h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule-11 of the Companies (Audit and Auditors) Rules, 2014 as amended, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations on its financial position in its financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
 - v. The Company has not paid/ declared dividend during the current year.
 - vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company with effect from April 1, 2023 as per notification no. G.S.R. 235(E) Dated 31/03/2022, and accordingly reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

For & on behalf of

V Sahai Tripathi & Co.
Chartered Accountants
Firm's Registration Number: 000262N


Garima Tripathi
(Partner)
Membership No.544530



Place: New Delhi

Dated: 09th MAY 2023

UDIN: 23544530BQWHIV8718

ANNEXURE-A TO INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph (1) of our report on other legal and regulatory requirements of Independent Auditor's Report to the members of SIEL Industrial Estate Limited on the financial statements for the year ended March 31, 2023.)

i. In respect of the Company's Property, Plant and Equipment and Intangible Assets: -

(a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

(B) The Company does not have any intangible assets as at 31st March 2023.

(b) The company has a phased program of physical verification of its fixed assets which, in our opinion, is reasonable having regard to the size of the company and the nature of its assets. In accordance with such program, the management has physically verified its fixed assets during the year and according to the information and explanations given to us, no material discrepancies were noticed on such verification.

(c) The title deeds of all immovable properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee), disclosed in the financial statements included under Property, Plant and Equipment are held in the name of the Company as at the balance sheet date.

(d) The Company has not revalued any of its Property, Plant and Equipment during the year.

(e) There are no proceedings initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder

ii. In respect of Inventories: -

(a) According to the information and explanations given to us, physical verification of inventories is conducted by the management at periodic intervals. The procedures followed by the company for physical verification of inventories are reasonable and adequate in relation to the size of the company and the nature of its business and according to the information and explanations given to us no discrepancies of 10% or more in the aggregate for each class of inventory were noticed on such verification.

(b) The Company has not been sanctioned any working capital limit during the financial year ended 31st March 2023.

iii. The Company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties, during the year. Hence, the clause 3(iii) (a) to (f) are not applicable to the Company.

iv. In respect of Loan to director and investment by the company: -

The company has not granted any loans, investments, guarantees and securities during the year in terms of provision of Section 185 and 186 of Companies Act, 2013.

v. In respect of Deposits: -

The company has not accepted any deposits from the public and hence the directives issued by Reserve Bank of India and the provisions of Section 73 to 76 or any other relevant provisions of the Act, and the Companies (Acceptance of Deposit) Rules, 2015 with regard to the deposits accepted from the public are not applicable.

vi. In respect of Cost Records: -

According to information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under sub-section (1) of Section 148 of the Companies Act, 2013 in respect of business carried out by the Company. Accordingly, this clause is not applicable on the company during the year ended 31st March, 2023.



vii. In respect of statutory dues: -

(a) According to the information and explanations given to us and the records of the company examined by us, in our opinion, the company is regular on depositing the undisputed statutory dues including Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, GST, Duty of Customs, Duty of Excise, Cess and any other statutory dues with the appropriate authorities. According to the information and explanations given to us, no undisputed amount payable in respect of the aforesaid dues were outstanding as at 31st March, 2023, for a period of more than six months from the date of becoming payable.

(b) According to the information and explanations given to us and the records of the company produced before us, there were no disputed statutory dues pending before appropriate authorities.

viii. There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

ix. In respect of loans and borrowings:

- a) The Company has not defaulted in repayment of loans or other borrowings or in the payment thereof to any lender.
- b) The company has not been declared willful defaulter by any bank or financial institution or other lender.
- c) The Company does not have any term loan and hence the clause is not applicable to the Company.
- d) The Company does not have any short term loan and hence the clause is not applicable to the Company.
- e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its associates.
- f) The company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

x. In respect of utilization of IPO and further public offer: -

The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) and the Term Loans. Accordingly, this clause is not applicable on the Company during the year ending 31st March, 2023.

xi. In respect of fraud and whistle blower complaints:

- (a) No fraud by the Company and no fraud on the Company has been noticed or reported during the year.
- (b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

xii. In respect of Nidhi Company: -

The company is not a Nidhi Company and since this clause does not apply to the Company it is not required to maintain ten percent unencumbered term deposits as specified in the Nidhi Rules, 2014 to meet out the liability.

xiii. In respect of Related Party Transactions: -

According to the information and explanations given to us and the records of the company examined by us, all transactions with the related parties are in compliance with Section 177 and 188 of Companies Act, 2013 and details have been disclosed in the Financial Statements, etc. as required by the applicable accounting standards.

xiv. Internal Audit System

- (a) The Company has all policies and procedures maintained by the management for the efficient working, safeguarding of assets, prevention and detection of fraud and errors etc
- (b) The Company is not required to appoint internal auditor, hence this clause is not applicable.



xv. In our opinion during the year the Company has not entered into any non-cash transactions with its Directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.

xvi. In respect of registration with RBI and reporting for Core Investment Company:

(a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.

(b) In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.

xvii.

The Company has incurred cash losses in the financial year amounting to Rs 25,487.29 thousand and Rs 22,052.56 thousand in the immediately preceding financial year.

xviii. There has been no resignation of the statutory auditors of the Company during the year.

xix. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

xx. In respect of unspent amount towards CSR :

(a) There are no unspent amounts towards Corporate Social Responsibility (CSR) on "other than ongoing projects" requiring a transfer to a Fund specified in Schedule VII to the Companies Act, 2013 in compliance with second proviso to sub-section (5) of Section 135 of the said Act. Accordingly, reporting under clause 3(xx)(a) of the Order is not applicable for the year.

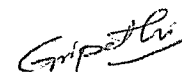
(b) There are no unspent amounts towards Corporate Social Responsibility (CSR) on "ongoing projects" requiring a transfer to a special account in compliance with provision of 135(6) of the Companies Act 2013. Accordingly, reporting under clause 3(xx)(b) of the Order is not applicable for the year

For & on behalf of

V Sahai Tripathi & Co.

Chartered Accountants

Firm's Registration Number: 000262N



Garima Tripathi

(Partner)

Membership No. 544530



Place: New Delhi

Dated: 09th May 2023

ANNEXURE-B TO THE INDEPENDENT AUDITOR'S REPORT

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

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

In conjunction with our audit of Ind AS financial statements of the company as of and for the Year ended 31st March, 2023 we have audited the internal financial controls over financial reporting of SIEL INDUSTRIAL ESTATE LIMITED ("the Company") as of that date.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the company are responsible for establishing and maintaining internal financial controls based on "the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India". These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls over Financial Reporting

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

- (1) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;



- (2) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and
- (3) Provide reasonable assurance regarding prevention and timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

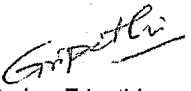
Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2023, based on the internal control over financial reporting criteria established by the company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

For & on behalf of

V Sahai Tripathi & Co.
Chartered Accountants
Firm's Registration Number: 000262N


Garima Tripathi
(Partner)
Membership No. 544530



Place: New Delhi

Date: 09th MAY 2023

SIEL INDUSTRIAL ESTATE LIMITED
Audited Balance Sheet as at March 31, 2023

		Rs. Thousand	
Particulars	Note No.	Ind AS	Ind AS
		As at 31st March, 2023	As at 31st March, 2022
I ASSETS			
1 Non-current assets			
(a) Property, Plant and Equipment	1	2,395.84	3,049.19
(b) Financial Assets			
(i) Other Financial Assets	2	-	-
(c) Income Tax Assets (Net)		97.88	4.16
(d) Other Non-Current Assets	3	360.57	360.57
2 Current assets			
(a) Inventories	4	643,741.49	641,091.84
(b) Financial Assets			
(i) Trade receivables	5	-	-
(ii) Cash and cash equivalents	6	154.83	1,729.13
(iii) Other bank balance	7	4,230.62	6,056.03
(iv) Loans and advances	8	4.42	4.42
(v) Other financial assets	9	18.32	14.73
(c) Other Current Assets	9a	58.23	48.06
TOTAL ASSETS		651,062.20	652,358.13
II EQUITY AND LIABILITIES			
1 Equity			
(a) Equity Share Capital	10	539,246.91	539,246.91
(b) Other Equity	11	(203,332.23)	(167,029.77)
2 Liabilities			
Non-current liabilities			
(a) Financial Liabilities			
(i) Borrowings	12	169,889.86	153,057.61
(b) Deferred tax liabilities (Net)	13	33,692.83	40,375.16
Current liabilities			
(a) Financial Liabilities			
(i) Borrowing	12	10,000.00	10,000.00
(ii) Trade Payables	14	61,945.94	38,067.65
(iii) Other Financial Liability	15	39,169.07	38,194.95
(b) Other Current Liabilities	16	449.82	445.62
(c) Provisions	17	-	-
TOTAL EQUITY AND LIABILITIES		651,062.20	652,358.13

Summary of significant accounting policies

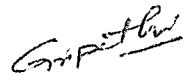
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The accompanying notes are integral part of the Financial Statements

For V. Sahai Tripathi & Co.

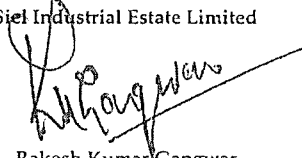
Chartered Accountants

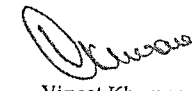
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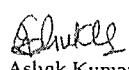

(Garima Tripathi)
Partner
Membership no.: 544530
Place: New Delhi
Date: 09th MAY 2023



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


Rakesh Kumar Gangwar
Director
(DIN: 09485856)


Vineet Khurana
Director
(DIN: 09485798)


Ashok Kumar Shukla
Company Secretary

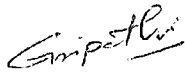
SIEL INDUSTRIAL ESTATE LIMITED
Audited Statement of Profit and Loss for the Year Ended March 31st, 2023

		Rs. Thous and	
Particulars	Note No.	Ind AS	Ind AS
		For the Year Ended 31.03.2023	For the year ended 31.03.2022
I. Revenue from Operations	17	2,027.25	2,075.39
II. Other income	17a	5,569.54	921.50
III. Total Income (I + II)		7,596.79	2,996.89
IV. Expenses:			
Purchase of Stock-in trade		2,649.65	44,866.04
Changes in inventory	18	(2,649.65)	(44,866.04)
Finance costs	19	17,997.64	15,212.62
Depreciation and amortization expense	1	665.25	868.03
Other expenses	20	31,918.68	24,666.28
Total expenses		50,581.58	40,746.93
V. Profit before exceptional items and tax (III-IV)		(42,984.79)	(37,750.04)
VI. Exceptional Item		-	-
VII. Profit before tax (V - VI)		(42,984.79)	(37,750.04)
VIII. Tax expense:			
(1) Current tax		-	-
(2) Deferred tax charge/(credit)		(6,682.33)	(4,125.56)
(3) MAT Credit Entitlement		-	-
IX Profit (Loss) for the year from continuing operations (VII-VIII)		(36,302.46)	(33,624.48)
X Profit (Loss) for the year		(36,302.46)	(33,624.48)
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)		(36,302.46)	(33,624.48)
XIII Earnings per equity share (for continuing operation):			
- Basic		(0.67)	(0.62)
- Diluted		(0.67)	(0.62)

Summary of significant accounting policies


27

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


(Garima Tripathi)
Partner
Membership no.: 544530
Place: New Delhi
Date: 09th MAY 2023



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


Rakesh Kumar Gangwar
Director
(DIN: 09485856)


Vineel Khurana
Director
(DIN: 09485798)


Ashok Kumar Shukla
Company Secretary



SIEL INDUSTRIAL ESTATE LIMITED		
Cash Flow Statement for the Year Ended 31st March, 2023		
	Rs. Thousand	
	Period ended 31st March 2023	Period ended 31st March 2022
A. Cash flow from operating activities :		
Profit/ (Loss) after tax	(42,984.79)	(37,750.04)
Add: Finance Cost	16,835.93	14,829.46
Add: Depreciation	665.25	868.03
Less: Liabilities / provision no longer required written back	3.68	-
Less: Interest income	261.25	15.72
Operating profit/(loss) before working capital changes	(25,748.54)	(22,068.27)
Adjustments for (increase) / decrease in non current assets:		
Changes in Inventory	(2,649.65)	(44,866.04)
Other non current assets	-	33,498.44
Adjustments for (increase) / decrease in current assets:		
Loan & Advance	-	(4.42)
Trade Recievable	-	-
Other Financial assets	(3.59)	(12.95)
Other Current assets	(10.17)	2,574.24
Adjustments for increase / (decrease) in current liabilities:		
Trade payables	23,878.28	24,546.15
Other financial liability	974.12	972.42
Other Payables	4.20	(177.99)
Adjustments for increase / (decrease) in Non- current liabilities:		
Cash generated from operations	(3,555.34)	(5,538.43)
Direct taxes (paid)/refund received	(93.47)	-
Net cash flow from/(used in) operating activities (A)	(3,648.81)	(5,538.43)
B. Cash flow from investing activities :		
Interest received	261.00	15.72
Purchase of Plant Property and Equipment	(11.90)	(318.47)
Movement in Bank Deposits	1,825.41	(6,002.77)
Net cash flow from / (used in) investing activities (B)	2,074.51	(6,305.52)
C. Cash flow from financing activities :		
Borrowing - from Related Party	-	10,000.00
Issue of Equity Share Capital	-	-
Issue of Preference Share Capital	-	2,000.00
Share Application money received pending allotment	-	-
Net cash flow from / (used in) financing activities (C)	-	12,000.00
D. Net increase / (decrease) in Cash and cash equivalents (A+B+C)	(1,574.30)	156.05
E. Cash and cash equivalents at the beginning of the year	1,729.13	1,573.08
F. Cash and cash equivalents at the end of the year* (D+E)	154.83	1,729.13
* Excludes balances with bank as margin money account Rs. 4,230.63 Thousand (Previous year Rs. 6,056.03 Thousand)		
The accompanying notes form an integral part of these financial statements		
<p>For V. Sahai Tripathi & Co. Chartered Accountants Firm Registration number: 000262N</p> <p>(Garima Tripathi) Partner Membership no.: 544530 Place: New Delhi Date: 09th MAY 2023</p>		
<p>For and on behalf of the Board of Directors of Siel Industrial Estate Limited</p> <p>Rakesh Kumar Gangwar Director (DIN: 09485856)</p> <p>Vineet Khurana Director (DIN: 09485798)</p> <p>Ashok Kumar Shukla Company Secretary</p>		

SIEL INDUSTRIAL ESTATE LIMITED

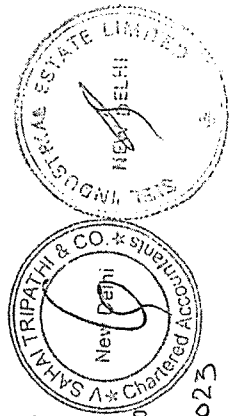
Statement of Changes in Equity as at March 31, 2023

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	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)
a. Balance at the beginning of the reporting period	-	37,031.74	13,953.13	-	(218,014.64)	-	-	-	(167,029.77)
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	-	-	-	-	(36,302.46)	-	-	-	(36,302.46)
e. Total comprehensive income for the year	-	-	-	-	-	-	-	-	-
f. Dividend on Equity Shares for FY	-	-	-	-	-	-	-	-	-
g. Dividend distribution tax on dividend for FY	-	-	-	-	-	-	-	-	-
h. Transfer to retained earnings	-	-	-	-	-	-	-	-	-
i. Total other comprehensive income for the year	-	-	-	-	-	-	-	-	-
j. Share Application money received	-	-	-	-	-	-	-	-	-
Balance at the end of the 31.03.2023	-	37,031.74	13,953.13	-	(254,317.10)	-	-	-	(203,332.23)

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

Garima Tripathi
 (Garima Tripathi)
 Partner
 Membership no.: 544530
 Place: New Delhi
 Date: 09 MAY 2023



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

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

Vineet Khurana
 Vineet Khurana
 Director
 (DIN: 09485798)

Ashok Kumar Shukla
 Ashok Kumar Shukla
 Company Secretary

Note1- Property, Plant and Equipment

Property, plant and equipment consist of the following :

Particulars	Gross Block			Accumulated Depreciation			Net Block		Rs. Thousand
	Balance as at 1st April, 2022	Additions	Deletion/ Adjustments	Balance as at 31st March 2023	Balance as at 1st April, 2022	Depreciation charge for the year	On disposals/ transfer	Balance as at 31st March 2023	
Plant & Machinery	3,210.79	-	-	3,210.79	813.06	633.85	-	1,446.91	2,397.73
Furniture & fixture	35.00	-	-	35.00	12.92	8.15	-	21.07	22.08
Office Equipment	37.59	11.90	-	49.49	24.61	14.13	-	38.74	12.98
Data Processing Equipment	29.61	-	-	29.61	23.52	4.78	-	28.30	6.09
Vehicle	315.66	-	-	315.66	302.72	4.34	-	307.06	12.94
Land	597.37	-	-	597.37	-	-	-	-	597.37
Total	4,226.02	11.90	-	4,237.92	1,176.83	665.25	-	1,842.08	3,049.19
Previous year	3,907.55	318.47	-	4,226.02	308.80	868.03	-	1,176.83	3,598.75

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, 2023	As at 31st March 2022
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, 2023	As at 31st March 2022
Security Deposits -- Unsecured, considered good	360.57	360.57
Total	360.57	360.57



Note 4- INVENTORIES

Inventories consist of the following:

Particulars	Rs. Thousand	
	Ind AS	Ind AS
	As at 31st March, 2023	As at 31st March 2022
Stock in Trade		
Industrial Land	643,741.49	641,091.84
Total	643,741.49	641,091.84

Reason for increase in cost of Inventories:

Financial Year 2022-23:

- 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 31.03.2023, Out of which Rs. 667.46 Thousand & Rs. 96.41 Thousand respectively allocated to land inventory held by the company and Rs. 183.72 Thousand & Rs. 26.54 Thousand charged to P&L account towards pro-rata land sold in earlier years.
- 2 Rs. 1,885.77 Thousand transferred from Land development expenses.

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.

Note 5- Trade receivables

5.1 Trade Receivables consist of the following:

Particulars	Rs. Thousand	
	Ind AS	Ind AS
	As at 31st March, 2023	As at 31st March 2022
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 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	-	-	-	-	-	-	-

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	-	-	-	-	-	-	-



Note 6- CASH AND CASH EQUIVALENTS

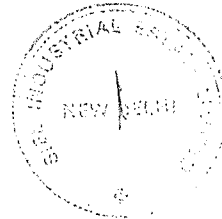
Cash and cash equivalents consist of the following:

Particulars	Rs. Thousand	
	Ind AS As at 31st March, 2023	Ind AS As at 31st March 2022
(a) Balance with Banks - In Current Accounts	154.83	729.13
(a) Bank Deposit - Having original maturity 3 months or less	-	1,000.00
Total	154.83	1,729.13

Note 7- OTHER BANK BALANCE

Other bank balance consist of the following:

Particulars	Rs. Thousand	
	Ind AS As at 31st March, 2023	Ind AS As at 31st March 2022
(a) Margin money with Punjab Urban Development Authority against Bank Guarantee	58.88	56.03
(b) Bank Deposits (Having original maturity more than 3 months but within 12 months from reporting date)	4,171.74	6,000.00
Total	4,230.62	6,056.03



Note 8- SHORT TERM LOANS AND ADVANCES

Short term loans and advances consist of the following:

Rs. Thousand

Particulars	Ind AS	Ind AS
	As at 31st March, 2023	As at 31st March 2022
Advance recoverable from party (Considered good)	4.42	4.42
Total	4.42	4.42

Note 9- OTHER FINANCIAL ASSETS (CURRENT)

Other financial assets consist of the following :

Rs. Thousand

Particulars	Ind AS	Ind AS
	As at 31st March, 2023	As at 31st March 2022
Interest Receivable on Fixed Deposit	18.32	14.73
Total	18.32	14.73

Note 9a- OTHER CURRENT ASSETS

Other current assets consist of the following :

Rs. Thousand

Particulars	Ind AS	Ind AS
	As at 31st March, 2023	As at 31st March 2022
Prepaid Exp. (Refer note)	58.23	48.06
Total	58.23	48.06

Note: Prepaid expenses include Rs. 48.06 Thousand (Rs. 48.06 Thousand) paid to Sarpanch Gram Panchayat and Rs. 10.17 thousands (Rs. Nil) belongs to insurance.



Note 10- SHARE CAPITAL

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

Particulars	As at 31st March, 2023		As at 31st March 2022	
	Number	Amount in Rs.	Number	Amount in Rs.
Authorised				
Equity Shares of Rs. 10/- each	58,000,000	580,000.00	58,000,000	580,000.00
	58,000,000	580,000.00	58,000,000	580,000.00
Issued				
Equity Shares of Rs. 10/- each fully paid up (Refer Note - 10A)	53,924,691	539,246.91	53,924,691	539,246.91
Total	53,924,691	539,246.91	53,924,691	539,246.91

Notes:

- The Company has one class of equity shares having a par value of Rs 10/- each. Each holder of equity shares is entitled to one vote per share.
- In the event of liquidation of the company, holders of equity shares will be entitled to receive remaining assets of the company after distributing of all preferential amounts.
- The distributions will be made in the proportion of the number of equity shares held by the shareholders.

Note 10A- Reconciliation of number of shares

Particulars	Equity Shares			
	As at 31st March, 2023		As at 31st March 2022	
	Number	Rs. Thousand	Number	Rs. Thousand
Shares outstanding at the beginning of the year	53,924,691	539,246.91	53,924,691	539,246.91
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	53,924,691	539,246.91	53,924,691	539,246.91

Terms/ Rights attached to equity shares

- Equity Shares

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

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

Note 10B- Details of shares held by shareholders holding more than 5% of aggregate shares in the company

Name of Shareholder	Equity Shares			
	As at 31st March, 2023		As at 31st March 2022	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Mawana Sugars Limited (formerly SIEL Limited)	40,295,000	74.72%	40,295,000	74.72%
SIEL Infrastructure & Estate Developers Pvt. Ltd.	13,629,691	25.28%	13,629,691	25.28%
Total	53,924,691	100.00%	53,924,691	100.00%

Note 10C - Details of shares held by Promoters

As at 31 March' 2023

Promoter Name	No. of shares at the beginning of the year	Change During the year	No. of shares at the end of the year	% of Total Shares	% change during the year
A. Bodies Corporates*:					
1. Mawana Sugars Limited (formerly SIEL Limited)	40,295,000	-	40,295,000	74.72%	0.00%
2. SIEL Infrastructure & Estate Developers Pvt. Ltd.	13,629,691	-	13,629,691	25.28%	0.00%

*(Equity share of Rs. 10 each fully paid)

As at 31 March' 2022

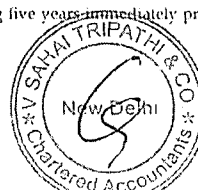
Promoter Name	No. of shares at the beginning of the year	Change During the year	No. of shares at the end of the year	% of Total Shares	% change during the year
A. Bodies Corporates*:					
1. Mawana Sugars Limited (formerly SIEL Limited)	40,295,000	-	40,295,000	74.72%	0.00%
2. SIEL Infrastructure & Estate Developers Pvt. Ltd.	13,629,691	-	13,629,691	25.28%	0.00%

*(Equity share of Rs. 10 each fully paid)

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

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

The Company has neither issued any bonus shares nor there has been any buy back of shares during five years immediately preceding 31st March 2023.



Note 11- Other Equity

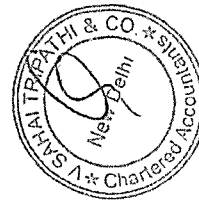
Equity Share Capital - Authorised		Rs. Thousand			
Particulars	Balance at the beginning of the reporting year	Changes in equity share capital during the year	Balance at the end of the reporting year		
For the year ended 31st March, 2022	580,000.00	-	580,000.00		
For the year ended 31st March, 2023	580,000.00	-	580,000.00		

Other equity - (Retained Earnings / Preference Shares)										Rs. Thousand
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	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)	
a. Balance at the beginning of the reporting period	-	37,031.74	13,953.13	-	(218,014.64)	-	-	-	(167,029.77)	
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	-	-	-	-	(36,302.46)	-	-	-	(36,302.46)	
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	-	37,031.74	13,953.13	-	(254,317.10)	-	-	-	(203,332.23)	
Balance at the end of the 31.03.2023	-	37,031.74	13,953.13	-	(254,317.10)	-	-	-	(203,332.23)	

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.

Share Application money pending allotment: During the Previous financial year, the Company had allotted 74,00,000 - 5% Optionally Convertible Cumulative Preference Shares (OCCPS) of Rs.10 each aggregating of Rs. 74,000 Thousand.



Note 12- BORROWINGS (Financial-Non current)

Borrowings consist of following :

Particulars	Rs. Thousand	
	Ind AS As at 31st March, 2023	Ind AS As at 31st March, 2022
Non current Borrowing		
(A) Redeemable Preference Shares Liability		
Opening balance	153,053.93	99,131.99
Add: Unwinding interest	16,835.93	14,829.46
Add: Redeemable Pref. Share issued during the year	-	39,092.48
Less : Deferred Tax Adjustment		
Closing balance	169,889.86	153,053.93
(B) Security Deposits from Customers		
Total	169,889.86	153,057.61
Current Borrowing		
(A) Unsecured Borrowing - from Related Party*	10,000.00	10,000.00
Total	10,000.00	10,000.00

* During the previous year, the company had 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, which has been extended for the further period of one year on the existing terms and conditions.

Note 12A- Reconciliation of number of shares

Particulars	Preference Shares			
	As at 31st March, 2023		As at 31st March 2022	
	Number	Rs. Thousand	Number	Rs. Thousand
Shares outstanding at the beginning of the year	19,400,000	194,000.00	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	19,400,000	194,000.00

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

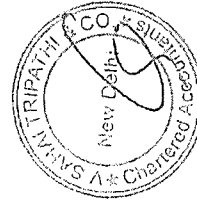
S. No.	Particulars	No.	Issue date	Date of redemption	Face value	Principal value	Dividend	Maturity value
1	5% Redeemable Cuml. Pref. Shares to Mawana Sugars Ltd.	4,000,000	30-Nov-2015	29-Nov-2025	10	40,000.00	20,000.00	60,000.00
2	5% Redeemable Cuml. Pref. Shares to Mawana Sugars Ltd.	1,000,000	03-May-2017	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

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 13: Deferred Tax Liabilities (Net)

Major Components of the deferred tax balances

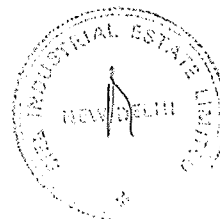
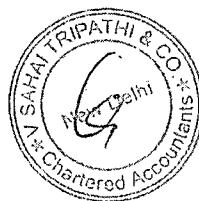
Rs. Thousand

Particulars	As at 31st March, 2023	As at 31st March, 2022
Deferred Tax Assets:		
Preference Share Liability	33,692.84	40,375.16
Total	33,692.84	40,375.16

Movement in Deferred Tax (Assets)/Liabilities

Rs. Thousand

Particulars	Preference Shares Liability	Corporate Guarantee Liability	Total
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
Charged / (credited)			
- to Statement of Profit and Loss	(6,682.33)	-	(6,682.33)
- to Statement of Equity Directly	-	-	-
- to other comprehensive income	-	-	-
At 31st March, 2023	33,692.83	-	33,692.83



Note 14- TRADE PAYABLE

Trade Payable consist of the following :

Rs. Thousand

14.1

Particulars	Ind AS As at 31st March, 2023	Ind AS As at 31st March, 2022
Enhancement Compensation Payable	13,094.33	13,094.33
Payable to Related Parties - Mawana Sugars Limited	47,945.45	24,251.71
Other Liabilities	906.16	721.61
Total	61,945.94	38,067.65

14.2 Trade Payable Ageing Schedule

As at 31 March 2023

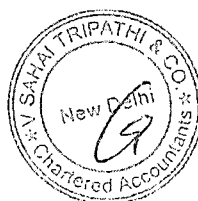
Rs. Thousand

	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	-	-	25,636.36	23,215.25	-	-	48,851.61
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
Total	13,094.33	-	25,636.36	23,215.25	-	-	61,945.94

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
Total	13,094.33	-	24,973.32	-	-	-	38,067.65



Note 15- OTHER FINANCIAL LIABILITY

Other Financial liability consist of the following :

Rs. Thousand

Particulars	Ind AS	Ind AS
	As at 31st March, 2023	As at 31st March, 2022
Audit Fee payable	73.44	73.44
Interest on Enhancement Compansation	39,095.63	38,121.51
Total	39,169.07	38,194.95

Note 16- OTHER CURRENT LIABILITIES

Other current libilities consist of the following :

Rs. Thousand

Particulars	Ind AS	Ind AS
	As at 31st March, 2023	As at 31st March, 2022
Advance from customers	420.13	378.38
Statutory Liablities		
(i) TDS Payable	22.07	60.88
(ii) TCS Payable	0.24	-
(iii) GST Payable	7.38	6.36
Total	449.82	445.62



Note 17- REVENUE FROM OPERATIONS

Rs. Thousand

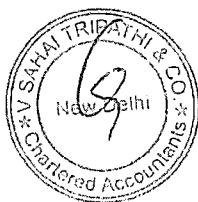
Particulars	Ind AS	Ind AS
	For the Year Ended 31.03.2023	For the year ended 31.03.2022
Water Supply and Land Usage Charges	2,027.25	2,075.39
Total	2,027.25	2,075.39

Note 17a- OTHER INCOME

Other income (net) consist of the following:

Rs. Thousand

Particulars	Ind AS	Ind AS
	For the Year Ended 31.03.2023	For the year ended 31.03.2022
Interest on fixed deposits	261.00	15.72
Interest on Income Tax Refund	0.25	-
Credit balance no longer required written back	3.68	-
Sale of Trees	5,304.61	905.78
Total	5,569.54	921.50



Note 18- CHANGE IN INVENTORIES

Change in Inventories consist of the following:

Particulars	Rs. Thousand	
	Ind AS	Ind AS
	For the Year Ended 31.03.2023	For the year ended 31.03.2022
Opening Stock		
Stock- in- trade (Industrial land)	641,091.84	596,225.80
Closing Stock		
Stock- in- trade (Industrial land)	643,741.49	641,091.84
Increase/(decrease) in land stock during the year #	2,649.65	44,866.04

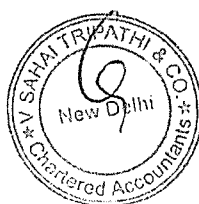
Increase/(decrease) in land:

Financial Year 2022-23:

- 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 31.03.2023, Out of which Rs. 667.46 Thousand & Rs. 96.41 Thousand respectively allocated to land inventory held by the company and Rs. 183.72 Thousand & Rs. 26.54 Thousand charged to P&L account towards pro-rata land sold in earlier years.
- 2 Rs. 1,885.77 Thousand transferred from Land development expenses.

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.



Note 19- FINANCE COST

Finance costs consist of the following:

Particulars	Rs. Thousand	
	Ind AS For the Year Ended 31.03.2023	Ind AS For the year ended 31.03.2022
Interest expense (interest unwinding)	16,835.93	14,829.46
Bank Charges	1.45	1.12
Interest on Loan - Related Party	950.00	330.55
Interest on enhancement compensation (Refer note below)	210.26	51.49
Total	17,997.64	15,212.62

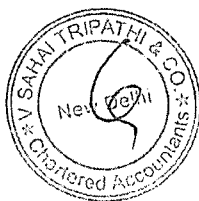
Financial Year 2022-23:

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 31.03.2023, Out of which Rs. 667.46 Thousand & Rs. 96.41 Thousand respectively allocated to land inventory held by the company and Rs. 183.72 Thousand & Rs. 26.54 Thousand charged to P&L account towards pro-rata land sold in earlier years.

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. 183.89 Thousand & Rs. 26.56 Thousand charged to P&L account towards pro-rata land sold in earlier years.

Particulars	Rs. Thousand	
	Ind AS For the Year Ended 31.03.2023	Ind AS For the year ended 31.03.2022
Provision of Interest on Enhancement compensation order:		
- by Hon'ble Supreme Court	851.18	851.18
- by Hon'ble High Court	122.95	122.95
Less: transfer to closing stock		
- by Hon'ble Supreme Court	(667.46)	(667.29)
- by Hon'ble High Court	(96.41)	(96.39)
- incurred in earlier years in respect of 7.12 acres Land purchased in the current year.	-	(158.96)
Total	210.26	51.49



Note 20- OTHER EXPENSE

Other expenses consist of the following

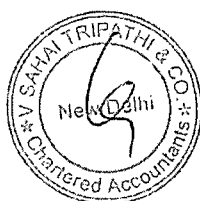
Rs. Thousand

Particulars	Ind AS		Ind AS	
	For the Year Ended 31.03.2023		For the year ended 31.03.2022	
Auditor payments		140.42		140.42
Advertisement Exp.		-		-
Canal Water Charges		24,723.84		24,723.84
Filing fee & taxes*		135.90		89.67
Land Development Expenses	4,832.18		763.10	
Less: Transfer to Closing stock	(1,885.77)	2,946.41	(5,900.87)	-5,137.77
Legal and professional charges		503.76		338.75
Consultancy Fee	12.50		2,483.85	
Less: Transfer to Closing stock	-	12.50	(1,648.30)	835.55
Security expense		1,661.79		2,009.08
Travelling Expenses		124.67		93.07
Electricity Charges		8.10		81.45
Water Pumping Charges		996.54		978.46
Guest House Rent		-		245.00
Repair & Maintenance exps.		17.87		29.24
Miscellaneous Expenses		646.88		239.52
Total		31,918.68		24,666.28

Note 20A- Payment to Auditors

Rs. Thousand

Particulars	Ind AS		Ind AS	
	For the Year Ended 31.03.2023		For the year ended 31.03.2022	
Statutory Audit Fees		80.24		80.24
Verification of statements and other reports		60.18		60.18
Total		140.42		140.42



SIEL INDUSTRIAL ESTATE LIMITED

Notes to financial statements for the year ended March 31, 2023

- 21 There are no employees in the company at the year ending 31st March 2023. 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 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 2023 are as follow:-

Particulars	Rs. Thousand	
	31st March 23	31st March 22
Deferred Tax Liability balances-	NIL	NIL
Total (A)	NIL	NIL
Deferred Tax Assets balances-		
Brought forward losses (in Rs. thousand)	45,427	38,152
Total (B) (in Rs. thousand)	45,427	38,152
Net Deferred Tax Assets balances (B-A) (in Rs. thousand)	45,427	38,152

*As at 31st March 2023 the Company has tax losses/ unabsorbed depreciation as per tax laws. Since there is no reasonable probability realization of tax losses / unabsorbed depreciation, no deferred tax assets have been recognized on such unabsorbed losses by the company as at 31st March 2023.

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, 2023	Year Ended March 31, 2022
Profit after tax and exceptional item as per the statement of Profit and Loss (Rs. Thousand)	(36,302.46)	(33,624.48)
Weighted average number of equity shares for basic and diluted EPS	53,924,691	53,924,691
Basic and diluted earnings per share (in Rs.)	(0.67)	(0.62)

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. 1) 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 (resigned w.e.f. 09th May, 2023)

Mr. Ashok Kumar Shukla- Company Secretary

II) Transactions with related parties during the year

Rs. Thousand

	Year ended March 31, 2023	Year ended March 31, 2022
Transactions with parties where control exist:		
Mawana Sugars Limited -		
- Interest on unwinding of Preference Shares Liability	16,835.93	14,829.46
- Unsecured Loan	-	10,000.00
- Purchase of Land	-	33,820.00
- Finance Cost	950.00	330.55
- Other expenses (Net)	23,728.48	23,626.91

III) Balance as at

Rs. Thousand

	March 31, 2023	March 31, 2022
Mawana Sugars Limited		
- Unsecured Loan	10,000.00	10,000.00
- Preference Shares Liability	169,889.86	153,053.93
- Trade Payable	47,945.45	24,251.71



SIEL INDUSTRIAL ESTATE LIMITED
Notes to financial statements for the year ended March 31, 2023

25 Ratio Analysis and its elements

Ratio	Numerators	Denominator	31 March 2023	31 March 2022	% change	Reason for variance
Current Ratio	Current Assets	Current Liabilities	5.81	7.48	-22%	NA
Debt Equity Ratio	Total Debt	Shareholder's Equity	0.51	0.41	-24%	NA
Debt Service Coverage Ratio	Earning before interest, Depreciation and taxes	Interest Expense	(1.35)	(1.42)	-5%	NA
Return on Equity Ratio	Net Profit after Tax	Average Shareholder's Equity	(0.10)	(0.08)	25%	Due to higher losses in the current year as compared to previous year
Inventory Turnover Ratio	Cost of good sold	Average Inventory	-	-	0%	NA
Trade receivable Turnover Ratio	Net credit sales + Gross credit sales - sales return	Average Trade Receivable	-	-	0%	NA
Trade Payable Turnover Ratio	Net Credit purchases + Gross credit purchases - purchase return	Average Trade Payable	-	1.41	-100%	No purchases during the year
Net Capital Turnover Ratio	Net Sales+ Total sales - sales return	Working capital+Current Asset- Current Liability	-	-	0%	NA
Net Profit Ratio	Net Profit	Net Sales + Total sales - sales return	(17.91)	(16.20)	-11%	NA
Return on Capital Employed	Earning before interest and taxes	Capital Employed	(0.05)	(0.04)	-25%	Due to higher losses in the current year as compared to previous year
Return on Investment	Interest Income	Investment	0.06	-	0%	NA

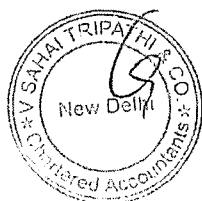


SIEL INDUSTRIAL ESTATE LIMITED

Notes to financial statements for the year ended March 31, 2023

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

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 1st April, 2017.

Up to the year ended 31st 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.

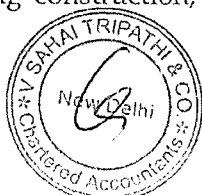
Under Indian Accounting Standards notified under Section 133 of the Companies Act, 2013, the aforesaid fair value methodology is not applicable for share-based payment transactions that are within the scope of Ind AS 102 - Share-based Payment, Leasing transactions that are within the scope of Ind AS 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.

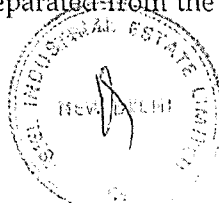
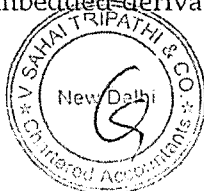
De-recognition: Financial assets are derecognised when the right to receive cash flows from the assets has expired, or has been transferred, and the Company has transferred substantially all of the risks and rewards of ownership.

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 derivatives 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

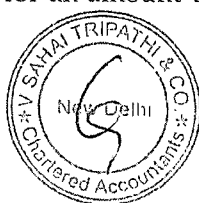
There were no employees in the company at the year ending 31st March 2022. Accordingly, no Employee Benefits Schemes such as Gratuity, Provident Fund & other staff welfare schemes are applicable on the Company during the reporting period. Accordingly, no provision has been made during the reporting period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

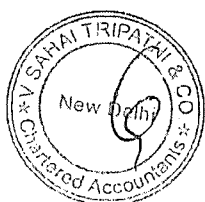
The Company's Accounting System is designed to unify the Financial Records and also to comply with the relevant provisions of the Companies Act, 2013, to provide financial and cost information appropriate to the businesses and facilitate Internal Control.

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**

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 recognized 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.



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 469.37 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.



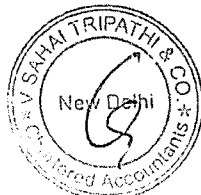
The Hon'ble High Court while upholding the order of ADJ, Patiala has made modification the order to the extent that the market value of acquired land was revised and fixed at Rs. 2,10,000/- per acre as against Rs. 1,75,000/- per acre assessed by reference court earlier. Pursuant to the above order the 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 31.03.2023 is to the tune of Rs. 11.49 Crores. The Company has deposited a sum of Rs. 9.97 Crores up to 31.03.2023. The remaining liability as on date including interest up to 31.03.2023 is Rs. 1.52 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 31.03.2023 is to the tune of Rs. 24.85 Crores. The Company has made payment of a sum of Rs. 21.16 Crores till date and balance outstanding as on date is Rs. 3.69 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 12.05.2023.

- b) The State Government has exempted the Company from all the provisions of Punjab Apartment and regulation Act, 1995 'PAPRA' subject to the terms and conditions as stated in Notification No.2/14/2000-2HG(2)/895 dated 12.2.2004 and 2/14/2000-2HG(2)/3395-98 dated 25.5.2004.
- c) During the earlier year 2011-12, the Holding Company i.e., M/s Mawana Sugars Ltd, sold 49% stake as of that year (1,34,75,000 equity shares of Rs. 10/- each) in the Company to another wholly owned subsidiary i.e. M/s Siel Infrastructure and Estate Developers Private Limited for Rs. 1,35,01,95,000/-. This consideration has been discharged by issuing of 1,35,01,950 equity shares of Rs. 100/- each of M/s Siel Infrastructure and Estate developers Private Limited to M/s Mawana Sugars Limited. At present, Siel Infrastructure and Estate Developers Private Limited has stake of 25.28% in the company.
- d) During the previous year, the Company had issued 74,00,000 - 5% Optionally Convertible Cumulative Preference Shares of Rs. 10/- each at par, redeemable within 10 years from its date of allotment.

During the earlier years, Company had issued 1,20,00,000 - 5% Redeemable Cumulative Preference Shares of Rs. 10/- each at par, redeemable within 10 years from its date of allotment on right basis to its holding company Mawana Sugars Ltd, after the renouncement by Siel IED.



- e) The legal challenges on 58.01 acres of land deterred potential customers and therefore the development of the land. These legal challenges were finally overcome and the unencumbered possession of the land has been achieved on October, 2011 upon final conclusion of all pending legal cases in the Punjab and Haryana Court in relation to the said land.

Accordingly, the Company is now in a position to undertake the development of the land in synchronization with the evolving needs of the State and customer interest, as earlier envisaged. The MOU mandates the Development of the estate within ten years of receiving the unencumbered possession of the land. A letter has been received from the Government of Punjab, Department of Industries & Commerce (Land Acquisition Branch) confirming the period of ten years for development of industrial Estates begins from 05th Oct. 2011 i.e. the date on which the company received clear & unencumbered possession of land.

The Company has obtained extension in implementation of Mega Industrial Estate Project from the Competent Authority vide letter no. PUDA-Mega/2020/146 dated 20.05.2020 for further period of 3 years i.e. upto 4th Oct. 2024.

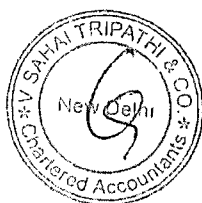
29. Status on Development of SIEL Industrial Estate (IE)

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 the same was re- submitted to PUDA for approval for 423.29 Acres on 5.5.2021. It is pending for 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 423.29 Acres was registered with RERA on 16.12.2021.

Zoning Plan: Zoning plan for 462.1552 Acres was approved on 01.06.2020. A new Zoning 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.

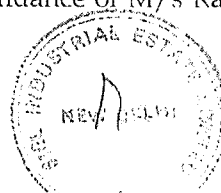
The SIEL IE got ToRs (Term of Reference for EIA studies) issued by SEIAA (State Environment Impact Assessment Authority) Punjab vide their letter dated 22.02.2019. The EIA study was submitted to SEIAA Punjab on 29.8.2019 for grant of Environment Clearance under EIA notification, 2006 for establishment 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. Amendment in the Environment Clearance letter for 423.29 Acres was received on 10.08.2021 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.

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.

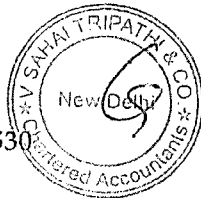
Marketing and sale of Industrial plots: M/s JLL has also prepared the SIEL iHUB brochure, advertisements and emailer for marketing. M/s JLL will help us in exploring the prospective Buyers/ Developers. On receipt of approval of revised Master Plan from PUDA, the plan for marketing activities will commence.

30. Ministry of Corporate affairs (MCA) has issued the Companies (Indian Accounting Standards) (Amendments) Rules, 2017 on 17th 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 1st 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 has no outstanding dues to suppliers under The Micro, Small and Medium Enterprises Development Act, 2006, (MSMED Act) as at March 31, 2023.
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


Garima Tripathi
Partner
Membership No. 544530



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


Rakesh Kumar Gangwar
Director
DIN-09485856


Vineet Khurana
Director
DIN-09485798

Place: New Delhi
Dated: 09 MAY 2023




Ashok Kumar Shukla
Company Secretary

