

**Adani Warehousing Limited**

**Financial Statements for**  
**FY - 2024-25**

## **Independent Auditor's Report**

**To the Members of**

**Adani Warehousing Limited**

**Report on the Audit of the Financial Statements**

### **Opinion**

We have audited the accompanying financial statements of **Adani Warehousing Limited** (“the Company”) which comprises the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss, the statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date, and notes to the financial statements, including a summary of the material accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 (“the Act”) in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended (“Ind AS”) and accounting principles generally accepted in India, of the state of affairs of the company as at 31st March, 2025 and its Loss changes in equity & its cash flows for the year ended on that date.

### **Basis for Opinion**

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the *Auditor's Responsibility for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant for audit of financial statement under the provisions of the Act and Rules made there under, we have fulfilled our ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules there under, and

we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

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

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

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

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

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

### **Management's Responsibility for the Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Standalone Financial Statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with Ind AS and other accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the

preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

Those Board of Directors are also responsible for overseeing the company's financial reporting process.

### **Auditor's Responsibility for the Audit of the Financial Statements**

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

### **Report on Other Legal and Regulatory Requirements**

1. As required by Section 143(3) of the Act, we report that:
  - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
  - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

- c) There is no branch office of the Company, thus consideration of audit report by auditor of such office is not applicable.
- d) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of cash flows dealt with by this Report are in agreement with the books of account.
- e) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- f) There are no the observations or comments of the auditors on financial transactions or matters which have any adverse effect on the functioning of the company.
- g) On the basis of the written representations received from the directors as on 31<sup>st</sup> March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March, 2025 from being appointed as a director in terms of Section 164 (2) of the Act.
- h) There is no qualification, reservation or adverse remark relating to the maintenance of accounts and other matters connected therewith.
- i) With respect to the adequacy of the internal financial controls with reference to financial statement of the Company and the operating effectiveness of such controls, refer to our separate Report in “Annexure A”.
- j) With respect to the other matters to be included in the Auditor’s Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the company has not paid/provided the remuneration to its directors during the year.

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

- i. The Company does not have any pending litigations as on Balance Sheet date.
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- iv. (a) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("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) Whether the management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("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; and



- (c) Based on such audit procedures that we have 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) contain any material misstatement.
- v. The compliance with section 123 of the Companies Act, 2013 is not applicable to the company as no dividend is declared or paid by the Company during the year.
- vi. Based on our examination which included test checks and also as described in note 28 to standalone financial statements, the Company has used certain accounting software's for maintaining its books of account which has a feature of recording audit trail (edit log) facility for all relevant transactions recorded in the software at application level and the same has operated throughout the year. During the year, the audit trail feature is enabled for certain direct changes to database from March 17, 2025. Also, during the course of our audit, we did not come across any instance of audit trail feature being tampered in respect of such accounting software's. Additionally, the audit trail has been preserved by the Company as per the statutory requirements for record retention to the extent it was enabled and recorded in the previous year.
2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "Annexure-B" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

**FOR Chirag R. Shah & Associates**

[Firm Registration No. 118791W]

*Chartered Accountants*

Place: Ahmedabad

Date: April 07<sup>th</sup>, 2025

UDIN: 25161759BMJDRU9477

**VIRANG MEHTA**

*Partner*

Mem. No. 161759



## **Annexure -A TO THE INDEPENDENT AUDITORS' REPORT**

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

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

We have audited the internal financial controls with reference to financial statement of **Adani Warehousing Limited ("the Company")** as on 31<sup>st</sup> March, 2025 in conjunction with our audit of financial statements of the Company for the year ended on that date.

#### **Management's Responsibility for Internal Financial Controls**

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

#### **Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statement based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls with reference to financial statement (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the Standards on Auditing, prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with

ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statement 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 with reference to financial statement and their operating effectiveness. Our audit of internal financial controls with reference to financial statement included obtaining an understanding of internal financial controls with reference to financial statement, 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 with reference to financial statement of the company.

### **Meaning of Internal Financial Controls over Financial Reporting**

A company's internal financial control with reference to financial statement 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 with reference to financial statement includes those policies and procedures that

- (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and

- (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

### **Inherent Limitations of Internal Financial Controls Over Financial Reporting**

Because of the inherent limitations of internal financial controls with reference to financial statement, 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 with reference to financial statement to future periods are subject to the risk that the internal financial control with reference to financial statement may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

### **Opinion**

In our opinion and to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system with reference to financial statement and such internal financial controls with reference to financial statement were operating effectively as at 31<sup>st</sup> March, 2025, based on the internal financial control with reference to financial statement criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls With reference to financial statement issued by the Institute of Chartered Accountants of India.

**FOR Chirag R. Shah & Associates**

[Firm Registration No. 118791W]

*Chartered Accountants*

Place: Ahmedabad

Date: April 07<sup>th</sup>, 2025

UDIN:25161759BMJDRU9477

**VIRANG MEHTA**

*Partner*

Mem. No. 161759

## **ANNEXURE - B TO THE INDEPENDENT AUDITORS' REPORT**

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

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

- (i) In respect of the Company's Property, Plant and Equipment:  
According to information and explanation given to us:
  - (a) The Company does not have any Property, Plant & Equipment and intangible assets. Accordingly, reporting under clause 3(i)(a), (b), (c), (d) of order is not applicable to the company.
  - (b) According to information and explanation given to us, no proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder. Accordingly, clause 3(i)(e) of the Order is not applicable to the Company
- (ii)
  - a. The company does not have any inventories. Therefore, reporting under clause 3(ii)(a) is not applicable to the company.
  - b. The Company has not been sanctioned working capital limits in excess of ₹5 Crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable to the Company.

- (iii) According to the information and explanations given to us, during the year the Company has not provided any loans or advances in the nature of loans or stood guarantee, or provided security to any other entity during the year, and hence reporting under clause 3(iii) (a), (b), (c), (d), (e) and (f) of the Order is not applicable.
- (iv) In our opinion and according to the information and explanation given to us, there are no loans, investments, guarantees and security given in respect of which provision of section 185 and 186 of the Act are applicable and hence not commented upon.
- (v) According to information and explanations given to us, the Company has not accepted any deposits or amounts which are deemed to be deposits within the meaning of section 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules 2014 (as amended). Accordingly, the provisions of Clause 3(v) of the Order are not applicable to the Company.
- (vi) According to information and explanation given to us, the Central Government has not prescribed maintenance of cost records under section 148(1) of the Act in respect of activities carried out by the Company.
- (vii) In respect of statutory dues:
  - a. In our opinion, the Company has generally been regular in depositing undisputed statutory dues, including Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other statutory dues applicable to it with the appropriate authorities. There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other statutory dues in arrears as at March 31, 2025 for a period of more than six months from the date they became payable.

- b. In our opinion and information and explanation given to us, the Company doesn't have any statutory dues not deposited in account of any dispute.
- (viii) According to information and explanations given to us, the Company has not surrendered or disclosed any unrecorded transaction as income during the year in the tax assessments under the Income Tax Act, 1961. Accordingly, the provisions of Clause 3(viii) of the Order are not applicable to the Company.
- (ix)
- a. According to the information and explanations given to us, the Company has not raised any loans or borrowings from financial institutions, banks or government. Accordingly, the provisions of Clause 3(ix)(a) of the Order are not applicable to the Company.
  - b. According to the information and explanations given to us, the Company has not been declared as willful defaulter by any bank or financial institution or other lender.
  - c. According to the information and explanations given to us, inter corporate term loans raised during the year were applied for the purpose for which the loans were obtained.
  - d. In our opinion and according to the information and explanation given to us, the Company has not raised any funds on short term basis which have been utilized for long term purposes. Accordingly, the provisions of Clause 3(ix)(d) of the Order are not applicable to the Company.
  - e. According to the information and explanations given to us, the Company does not have any subsidiaries, associates or joint ventures. Accordingly, the provisions of Clause 3(ix)(e) & (f) of the Order are not applicable to the Company.



(x)

- a. According to information and explanation provided to us, the Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the provisions of Clause 3(x)(a) of the Order are not applicable to the Company.
- b. The Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year. Accordingly, the provisions of Clause 3(x)(b) of the Order are not applicable to the Company.

(xi)

- a. According to information and explanation provided to us, no fraud by the Company or any fraud on the Company has been noticed or reported during the year. Accordingly, the provisions of Clause 3(xi)(a) of the Order are not applicable to the Company.
- b. No report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government. Accordingly, the provisions of Clause 3(xi)(b) of the Order are not applicable to the Company.
- c. According to the information and explanations given to us; the company has not received any whistle blower complain during the year, accordingly reporting under clause 3 (xi)(b) of the order is not applicable to the company.

(xii) The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.

(xiii) In our opinion, the Company is not required to comply with Section 177. Further, Section 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.



- (xiv) In our opinion and according to the information and explanation provided to us, the Company is not required to have internal audit system as per Section 138 of the Companies Act, 2013. Accordingly, paragraph 3(xiv) of the Order 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. Accordingly, paragraph 3(xv) of the Order is not applicable.
- (xvi)
- 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 amounting to 0.47 lakh during the financial year covered by our audit and 0.25 lakh the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors of the Company during the year. Accordingly, paragraph 3(xviii) of the Order is not applicable.
- (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) According to the information and explanations given to us, the Company is not required to comply with the provisions of section 135 of Companies Act, 2013. Accordingly, the provisions of Clause 3(xx) of the Order are not applicable to the Company.
- (xxi) The Company does not have any subsidiary, associate and joint venture. Accordingly, the provisions of Clause 3(xxi) of the Order are not applicable to the Company.

**FOR Chirag R. Shah & Associates**

[Firm Registration No. 118791W]

*Chartered Accountants*

Place: Ahmedabad

Date: April 07<sup>th</sup>, 2025

UDIN:25161759BMJDRU9477

**VIRANG MEHTA**

*Partner*

Mem. No. 161759

(₹ in Lacs)

Particulars	Notes	As at March 31, 2025	As at March 31, 2024
<b>ASSETS</b>			
<b>Non-current assets</b>			
Capital work-in-progress	4	-	-
Income tax assets (net)		-	16.23
<b>Total non-current assets</b>		-	<b>16.23</b>
<b>Current assets</b>			
<b>Financial assets</b>			
Cash and cash equivalents	6	17.49	0.32
Other financial assets	7	0.18	0.18
Other Current Assets	5	0.10	0.10
<b>Total current assets</b>		<b>17.77</b>	<b>0.60</b>
<b>Total assets</b>		<b>17.77</b>	<b>16.83</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity share capital	8	5.00	5.00
Other Equity	9	10.97	(16.91)
<b>Total Equity</b>		<b>15.97</b>	<b>(11.91)</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
<b>Financial liabilities</b>			
Trade payables	11	-	-
- Total outstanding dues of micro enterprises and small enterprises		-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises		0.39	0.24
Other financial liabilities	12	1.30	28.50
Other current liabilities	10	0.03	-
Liabilities for current tax (net)		0.08	-
<b>Total current Liabilities</b>		<b>1.80</b>	<b>28.74</b>
<b>Total equity and liabilities</b>		<b>17.77</b>	<b>16.83</b>

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

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

**For and on behalf of the Board of Directors of**

**Virang Mehta**  
Partner  
Membership No. 161759

Place : Ahmedabad  
Date : April 07, 2025

**Rahul Bawa**  
Director  
DIN 09386574

Place : Ahmedabad  
Date : April 07, 2025

**Rahul Bhagwat**  
Director  
DIN 09383580

Place : Ahmedabad  
Date : April 07, 2025

(₹ in Lacs)			
Particulars	Notes	For the year ended March 31, 2025	For the year ended March 31, 2024
<b>Income</b>			
Other income	13	0.32	0.31
<b>Total income</b>		<b>0.32</b>	<b>0.31</b>
<b>Expenses</b>			
Finance costs	14	-	0.02
Other expenses	15	0.71	0.54
<b>Total expenses</b>		<b>0.71</b>	<b>0.56</b>
<b>Loss before exceptional items and tax</b>		<b>(0.39)</b>	<b>(0.25)</b>
Exceptional items		-	-
<b>Loss before tax</b>		<b>(0.39)</b>	<b>(0.25)</b>
<b>Tax expense:</b>			
Current tax	20	0.08	-
Deferred tax		-	-
<b>Total tax expense</b>		<b>0.08</b>	<b>-</b>
<b>Loss for the year</b>	<b>A</b>	<b>(0.47)</b>	<b>(0.25)</b>
<b>Other comprehensive income</b>	<b>B</b>	<b>-</b>	<b>-</b>
<b>Total comprehensive Loss for the year (net of tax)</b>	<b>(A+B)</b>	<b>(0.47)</b>	<b>(0.25)</b>
<b>Earnings per share</b>			
Basic and Diluted (Face value of ₹ 10 each)	23	<b>(0.94)</b>	<b>(0.50)</b>

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

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

**For and on behalf of the Board of Directors of**

**Virang Mehta**  
Partner  
Membership No. 161759

Place : Ahmedabad  
Date : April 07, 2025

**Rahul Bawa**  
Director  
DIN 09386574

Place : Ahmedabad  
Date : April 07, 2025

**Rahul Bhagwat**  
Director  
DIN 09383580

Place : Ahmedabad  
Date : April 07, 2025

(₹ in Lacs)

Particulars	Equity share capital	Other equity		Total Equity
		Perpetual debt	Reserves and surplus Retained earnings	
<b>As on April 01, 2023</b>	<b>5.00</b>	<b>667.87</b>	<b>(19.68)</b>	<b>653.19</b>
Loss for the year	-	-	(0.25)	(0.25)
Other comprehensive income	-	-	-	-
<b>Total comprehensive loss for the year</b>	-	-	<b>(0.25)</b>	<b>(0.25)</b>
Addition / reduction during the year (Net)		(664.85)		<b>(664.85)</b>
<b>As on March 31, 2024</b>	<b>5.00</b>	<b>3.02</b>	<b>(19.93)</b>	<b>(11.91)</b>
<b>As on April 01, 2024</b>	<b>5.00</b>	<b>3.02</b>	<b>(19.93)</b>	<b>(11.91)</b>
Loss for the year	-	-	(0.47)	(0.47)
Other comprehensive income	-	-	-	-
<b>Total comprehensive loss for the year</b>	-	-	<b>(0.47)</b>	<b>(0.47)</b>
Addition / reduction during the year (Net)	-	28.35	-	<b>28.35</b>
<b>As on March 31, 2025</b>	<b>5.00</b>	<b>31.37</b>	<b>(20.40)</b>	<b>15.97</b>

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

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

**For and on behalf of the Board of Directors of**

**Virang Mehta**  
Partner  
Membership No. 161759

Place : Ahmedabad  
Date : April 07, 2025

**Rahul Bawa**  
Director  
DIN 09386574

Place : Ahmedabad  
Date : April 07, 2025

**Rahul Bhagwat**  
Director  
DIN 09383580

Place : Ahmedabad  
Date : April 07, 2025

	(₹ in Lacs)	
Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
<b>Cash flow from operating activities</b>		
Loss before Tax	(0.39)	(0.25)
<b>Adjustments:</b>		
Finance Cost	-	0.02
<b>(loss) before working capital changes</b>	<b>(0.39)</b>	<b>(0.23)</b>
<b>Movements in working capital :</b>		
Decrease in other assets	-	4.12
Increase / (Decrease) in Trade payables	0.15	(0.13)
Increase / (Decrease) in other current liabilities	0.03	(0.52)
<b>Cash flow (used in) operating activities</b>	<b>(0.21)</b>	<b>3.24</b>
Direct taxes (paid)/net of refunds	16.23	(16.23)
<b>Net cash flow generated from / (used in) operating activities (A)</b>	<b>16.02</b>	<b>(12.99)</b>
<b>Cash flows from investing activities</b>		
Purchase of property, plant and equipment (Including capital work In progress, capital creditors and capital advances)	(27.20)	(134.54)
Proceeds from sale of Capital Work In Progress	-	811.62
<b>Net cash (used in) / generated from investing activities (B)</b>	<b>(27.20)</b>	<b>677.08</b>
<b>Cash flows from financing activities</b>		
Proceeds from perpetual debt taken	58.72	529.65
Repayment of perpetual debt taken	(30.37)	(1,194.50)
Finance Cost paid	-	(0.02)
<b>Net cash generated from / (used in) financing activities (C)</b>	<b>28.35</b>	<b>(664.87)</b>
Net increase/(decrease) in cash and cash equivalents (A + B + C)	17.17	(0.78)
Cash and cash equivalents at the beginning of the period	0.32	1.10
<b>Cash and cash equivalents at the end of the period</b>	<b>17.49</b>	<b>0.32</b>
<b>Components of cash and cash equivalents</b>		
Balance with banks in current account	17.49	0.32
<b>Total cash and cash equivalents (Note 6)</b>	<b>17.49</b>	<b>0.32</b>

(1) The Cash Flow Statement has been prepared under the Indirect method as set out in Ind AS 7 on Cash Flow Statements notified under Section 133 of The Companies Act 2013, read together with Paragraph 7 of the Companies (Indian Accounting Standard) Rules 2015 (as amended) including the Companies (Indian Accounting Standards) Amendment Rules, 2020.

(2) Disclosure under Para 44A as set out in Ind AS 7 on cash flow statements under Companies (Indian Accounting Standards) rules, 2017 (as amended) requires entities to provide disclosure of changes in their liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes (such as foreign exchange gains or losses), which are as below;

	(₹ in Lacs)					
Particulars	April 1, 2024	Cash Flow	Foreign Exchange Management	Changes in Fair Value	Finance Cost for the year	March 31, 2025
Interest accrued including bank charges	-	-	-	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

	(₹ in Lacs)					
Particulars	April 1, 2023	Cash Flow	Foreign Exchange Management	Changes in Fair Value	Finance Cost for the year	March 31, 2024
Interest accrued including bank charges	-	(0.02)	-	-	0.02	-
<b>Total</b>	<b>-</b>	<b>(0.02)</b>	<b>-</b>	<b>-</b>	<b>0.02</b>	<b>-</b>

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

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

**For and on behalf of the Board of Directors of**

**Virang Mehta**  
Partner  
Membership No. 161759

**Rahul Bawa**  
Director  
DIN 09386574

**Rahul Bhagwat**  
Director  
DIN 09383580

Place : Ahmedabad  
Date : April 07, 2025

Place : Ahmedabad  
Date : April 07, 2025

Place : Ahmedabad  
Date : April 07, 2025

## **1 Corporate information**

Adani Warehousing Limited (CIN:U45100GJ2018PLC103573) ('the Company') is a wholly owned subsidiary of Adani Agri Logistics Limited incorporated under the provisions of the Companies Act, 2013 dated 8th August, 2018 to Upto December 03, 2023 & wholly owned subsidiary of Blue Star Realtors Limited (w.e.f. December 04, 2023 upto September 26, 2024) & wholly owned subsidiary of Mandhata Build Estate Limited (w.e.f. September 27, 2024). The registered office of the company is situated at Adani Corporate House, Shantigram, Near Vaishnav Devi Circle, S.G. Highway, Khodiyar, Ahmedabad-382421. The company is incorporated with the main object to provide warehousing and logistics facilities in Mundra.

The financial statements were authorised for issue in accordance with a resolution of the directors on April 07, 2025.

## **2 Basis of preparation**

The financial statements of the company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) (Amendment) Rules, 2016.

The financial statements have been prepared on the historical cost basis except for certain financial instruments (including derivative instruments) which are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

The financial statements are presented in Indian rupees (INR) and all values are rounded to the lacs, except otherwise indicated.

### **New and amended standards adopted by the Company**

The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the preparation of the Company's annual financial statements for the year ended March 31, 2024, except for amendments to the existing Indian Accounting Standards (Ind AS). The Company has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective.

The Ministry of Corporate Affairs notified new standards or amendment to existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time.

The Company applied following amendments for the first-time during the current year which are effective from 1 April 2024:

### **Introduction of Ind AS 117**

MCA notified Ind AS 117, a comprehensive standard that prescribe, recognition, measurement and disclosure requirements, to avoid diversities in practice for accounting insurance contracts and it applies to all companies i.e., to all "insurance contracts" regardless of the issuer. However, Ind AS 117 is not applicable to the entities which are insurance companies registered with IRDAI.

Additionally, amendments have been made to Ind AS 101, First-time Adoption of Indian Accounting Standards, Ind AS 103, Business Combinations, Ind AS 105, Non-current Assets Held for Sale and Discontinued Operations, Ind AS 107, Financial Instruments: Disclosures, Ind AS 109, Financial Instruments and Ind AS 115, Revenue from Contracts with Customers to align them with Ind AS 117. The amendments also introduce enhanced disclosure requirements, particularly in Ind AS 107, to provide clarity regarding financial instruments associated with insurance contracts.

### **Amendments to Ind AS 116 -Lease liability in a sale and leaseback**

The amendments require an entity to recognise lease liability including variable lease payments which are not linked to index or a rate in a way it does not result into gain on Right of use asset it retains.

The Company has reviewed the new pronouncements and based on its evaluation has determined that these amendments do not have a significant impact on the Company's Financial Statements.

## **3 Summary of material accounting policies information**

### **(a) Current and non-current classification**

The Company presents assets and liabilities in the balance sheet based on current / non-current classification. An asset is treated as current when it is:

- expected to be realised or intended to be sold or consumed in normal operating cycle.
- held primarily for the purpose of trading.
- expected to be realised within twelve months after the reporting period, or
- cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

- All other assets are classified as non-current.

A liability is current when:

- it is expected to be settled in normal operating cycle
- it is held primarily for the purpose of trading
- it is due to be settled within twelve months after the reporting period, or
- there is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

- The company classifies all other liabilities as non-current. Deferred tax assets and liabilities are classified as non-current assets and liabilities. The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The company has identified twelve months as its operating cycle.



**(b) Fair value measurement**

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

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

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

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

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

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participants that would use the asset in its highest and best use.

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

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- > Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- > Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- > Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

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

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

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

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

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

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

**(c) Financial Instruments**

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. It is broadly classified in Financial Assets, Financial Liabilities, Derivatives & Equity.

***Financial Asset:***

Loans & advances given, investments in fixed deposits & other contractual receivables are covered under Financial Assets.

***Initial Recognition:***

Above financial assets are initially recognised at 'Fair Value' (i.e. Fair Value of consideration to be received).

***Subsequent Measurement:***

Above Financial Assets are subsequently measured at 'amortised cost' using Effective Interest Rate (EIR) Method because these assets are held with a business model whose objective is to hold assets for collecting contractual cash flows and Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

***Derecognition***

A Financial asset is derecognized only when

- The company has transferred the rights to receive cash flows from the financial asset or
- The company retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the company has transferred substantially all risks and reward of ownership the financial asset, the financial asset is derecognized. Where the company has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognized.

Where the company has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognized if the company has not retained control of the financial asset. Where the company retains control of the financial asset, the asset is continued to be recognized to the extent of continuing involvement in the financial asset.

#### **Impairment of Financial Asset**

The company assesses impairment based on expected credit losses(ECL) model to the following:

- Financial assets measured at amortised cost;
- Financial assets measured at fair value through other comprehensive income (FVTOCI);

Expected credit losses are measured through a loss allowance at an amount equal to:

- The 12-months expected credit losses (expected credit losses that result from those default events on the financial instrument that are possible within 12 months after the reporting date); or
- Full lifetime expected credit losses (expected credit losses that result from all possible default events over the life of the financial instrument).

For recognition of impairment loss on financial assets and risk exposure, the company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-months ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the Company reverts to recognizing impairment loss allowance based on 12-months ECL.

For assessing increase in credit risk and impairment loss, the Company combines financial instruments on the basis of shared credit risk characteristics with the objective of facilitating an analysis that is designed to enabled significant increases in credit risk to be identified on a timely basis.

#### **Financial Liability**

Short term borrowings, loans / advances taken, security deposits taken & any other contractual liability are covered under Financial Liability.

##### *Initial Recognition:*

Above financial Liabilities are initially recognised at 'Fair Value' ( i.e. fair value of consideration to be paid).

##### *Subsequent Measurement:*

Above Financial Liabilities are subsequently measured at 'amortised cost' using Effective Interest Rate (EIR) Method at each reporting date. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition of debt instrument and fees or incidental charges that are an integral part of borrowing transaction. The EIR amortisation is included as 'finance costs' in the statement of profit and loss.

##### *Derecognition*

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

#### **(d) Borrowing costs**

Borrowing cost includes interest and amortization of ancillary costs incurred in connection with the arrangement of borrowings.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset. All other borrowing costs are expensed in the period they occur.

In case of concession arrangement, out of total borrowing cost attributable to construction of the infrastructure, borrowing cost attributable to financial asset (i.e. proportion of total value of financial asset to total fair value of construction services) are charged to statement of profit and loss in the period in which such costs are incurred and borrowing cost attributable to intangible asset (i.e. proportion of total value of intangible asset to total fair value of construction services) are capitalized in intangible asset in the period in which such costs are incurred.

#### **(e) Segment reporting**

The chief operational decision maker monitors the operating results of its business segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the financial statements.

In accordance with the Ind-As 108 -" Operating Segments" , the company has determined its business segment as Storage services. Since there are no other business segments in which the company operates, there are no reportable segments. Therefore, the segment revenue, results, segment assets, segment liabilities, total cost incurred to acquire segment assets, depreciation charge are all as is reflected in the financial statement.

**(f) Taxes**

Tax expense comprises of current and deferred tax. Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income-tax Act, 1961 enacted in India. The tax rates and tax laws used to compute the tax are those that are enacted or substantially enacted, at the reporting date. Deferred income tax assets and liabilities are recognized for all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

Current and deferred income tax relating to items recognized outside the statement of profit and loss is recognized outside the statement of profit and loss (either in other comprehensive income or in equity). Current and deferred tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.

Deferred income tax assets and liabilities are measured using tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date and are expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect of changes in tax rates on deferred income tax assets and liabilities is recognized as income or expense in the period that includes the enactment or the substantive enactment date. A deferred income tax asset is recognized to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilized. The company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.

**(g) Earnings per share**

Basic earnings per equity share is computed by dividing the net profit attributable to the equity holders of the company by the weighted average number of equity shares outstanding during the period. Diluted earnings per equity share is computed by dividing the net profit attributable to the equity holders of the company by the weighted average number of equity shares considered for deriving basic earnings per equity share and also the weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares. The dilutive potential equity shares are adjusted for the proceeds receivable had the equity shares been actually issued at fair value (i.e. the average market value of the outstanding equity shares). Dilutive potential equity shares are deemed converted as of the beginning of the period, unless issued at a later date. Dilutive potential equity shares are determined independently for each period presented.

**(h) Cash and Cash equivalent**

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand, demand deposit and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value.

**(i) Provision (other than employee benefits), contingent liabilities and contingent assets**

**General**

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the company expects some or all of the provisions to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

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

**Contingent liabilities**

Contingent liabilities is disclosed in the case of :

- > A present obligation arising from past events, when it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation.
- > A present obligation arising from past events, when no reliable estimate can be made.
- > A possible obligation arising from past events, unless the probability of outflow of resources is remote.

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

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

**(j) Impairment of non-financial assets**

As at each balance sheet date, the company assesses whether there is an indication that an asset may be impaired and also whether there is an indication of reversal of impairment loss recognised in the previous periods. If any indication exists, or when annual impairment testing for an asset is required, if any, the company determines the recoverable amount and impairment loss is recognised when the carrying amount of an asset exceeds its recoverable amount.

Recoverable amount is determined :

- > In the case of an individual asset, at the higher of the fair value less cost to sell and the value in use; and
- > In the case of cash generating unit(a group of assets that generates identified, independent cash flows), at the higher of the cash generating units' fair value less cost to sell and the value in use.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used.

**(k) Cash flow statement**

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the Company are segregated.

**(l) Applicability of other Accounting Standards**

Though other Accounting Standards also apply to the company by virtue of the Company's Act 2013, no disclosure for the same is being made as the company has not done any transaction to which the said Accounting Standard apply.

**(m) Related Party Transactions**

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

**3.1 Summary of significant accounting estimates and assumptions**

The preparation of financial statements in conformity with Ind AS requires management to make estimates, judgements and assumptions. These estimates, judgements and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to financial statements.

**The significant estimates and judgements are listed below:**

- (i) The impairment provision for financial assets are based on the assumptions about risk of default and expected loss rates. The company uses judgements in making the assumptions and selecting the inputs to the impairment calculations, based on the company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.
- (ii) Significant judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of future taxable profits together with future tax planning strategies.
- (iii) Significant judgement is required to classify the balance with government authorities including tax assets into current and non-current assets.

**4 Capital work-in-progress ( CWIP )**

(₹ in Lacs)

	As at March 31, 2025	As at March 31, 2024
Opening balance	-	377.30
Add:- Additions during the year	-	<b>434.32</b>
Less:- Deductions (Refer note below)	-	(811.62)
	-	-

**Note:-** During the previous year, the management decided to abandon the project and sold project material to Adani Logistics Limited, the intermediate parent company.

**CWIP ageing schedule as on March 31, 2025**

(₹ in Lacs)

CWIP	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	-	-	-	-	-
Projects temporarily suspended	-	-	-	-	-

**CWIP ageing schedule as on March 31, 2024**

(₹ in Lacs)

CWIP	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	-	-	-	-	-
Projects temporarily suspended	-	-	-	-	-

**5 Other assets**

	(₹ in Lacs)	
	As at March 31, 2025	As at March 31, 2024
<b>Current</b>		
Balances with Government authorities	0.10	0.10
	<b>0.10</b>	<b>0.10</b>

**6 Cash and cash equivalents**

	(₹ in Lacs)	
	As at March 31, 2025	As at March 31, 2024
Balance in current account	17.49	0.32
	<b>17.49</b>	<b>0.32</b>

**7 Other financial assets**

	(₹ in Lacs)	
	As at March 31, 2025	As at March 31, 2024
<b>Unsecured considered good unless stated otherwise</b>		
<b>Current</b>		
Security and other deposits	0.18	0.18
	<b>0.18</b>	<b>0.18</b>

**8 Share capital**

(₹ in Lacs)

**Authorised share capital**

50,000 equity shares of ₹ 10/- each

**Issued, subscribed and fully paid-up share capital**

50,000 equity shares of ₹ 10/- each fully paid up

	As at March 31, 2025	As at March 31, 2024
	5.00	5.00
	5.00	5.00
	<b>5.00</b>	<b>5.00</b>

**(i) Reconciliation of the shares outstanding at the beginning and at the end of the reporting period**

**Equity shares**

Particulars	As at March 31, 2025		As at March 31, 2024	
	Nos	(₹ in Lacs)	Nos	(₹ in Lacs)
At the beginning of the year	50,000	5.00	50,000	5.00
Add : Issued during the year	-	-	-	-
Outstanding at the end of the year	50,000	5.00	50,000	5.00

**(ii) Terms / Rights attached to equity shares**

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

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

**(iii) Shares held by holding company**

Particulars	As at March 31, 2025		As at March 31, 2024	
	Nos	(₹ in Lacs)	Nos	(₹ in Lacs)
Mandhata Build Estate Limited (Along with its nominees)	50,000	5.00	-	-
Blue Star Realtors Limited (Along with its nominees)	-	-	50,000	5.00
	50,000	5.00	50,000	5.00

**(iv) Details of shareholders holding more than 5% shares in company.**

Particulars	As at March 31, 2025		As at March 31, 2024	
	Nos	% holding	Nos	% holding
Equity shares of Rs. 10 each fully paid up				
Mandhata Build Estate Limited (along with its nominees)	50,000	100%	-	-
Blue Star Realtors Limited (Along with its nominees)	-	-	50,000	100%
	<b>50,000</b>	<b>100%</b>	<b>50,000</b>	<b>100%</b>

**(v) Details of shares held by the promoters**

Shares held by promoters at the March 31, 2025			% change during the year
Promoter Name	No. of Shares	% of total shares	
Mandhata Build Estate Limited (along with its nominees)	50,000	100.00%	100%
Blue Star Realtors Limited (along with its nominees)	-	-	-100%

Shares held by promoters at the March 31, 2024			% change during the year
Promoter Name	No. of Shares	% of total shares	
Blue Star Realtors Limited (along with its nominees)	50,000	100.00%	-



**9 Other equity**

	(₹ in Lacs)	
	As at March 31, 2025	As at March 31, 2024
<b>Retained earnings (refer note below)</b>		
Opening balance	(19.93)	(19.68)
Add : (Loss) for the year	(0.47)	(0.25)
<b>Total retained earnings</b>	<b>(20.40)</b>	<b>(19.93)</b>

Note : Retained earnings represents the amount that can be distributed by the Company as dividends considering the requirements of the Companies Act, 2013. No dividends are distributed given the accumulated losses incurred by the Company.

**Perpetual debt (refer note below)**

Opening balance	3.02	667.87
Add : Addition during the year	58.72	529.65
Add : Repayment during the year	(30.37)	(1,194.50)
Closing balance	<b>31.37</b>	<b>3.02</b>

Note : The company has outstanding perpetual debt from Mandhata Build Estate Limited of ₹ 31.37 Lacs repayable on discretion of company. As this loan is perpetual in nature and the company does not have any repayment obligation, these have been classified as other equity.

**Total other equity**

<b>10.97</b>	<b>(16.91)</b>
--------------	----------------

**10 Other liabilities**

	(₹ in Lacs)	
	As at March 31, 2025	As at March 31, 2024
<b>Current</b>		
Statutory liability	0.03	-
	<b>0.03</b>	-

**11 Trade payables**

	(₹ in Lacs)	
	As at March 31, 2025	As at March 31, 2024
Trade Payables		
- Dues of micro enterprises & small enterprises	-	-
- Dues of creditors other than micro enterprises & small enterprises	0.39	0.24
	<b>0.39</b>	<b>0.24</b>

Trade Payable ageing schedule as on March 31, 2025

(₹ in Lacs)

Sr No	Particulars	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	
1	MSME	-	-	-	-	-	-
2	Others	0.32	0.07	-	-	-	0.39
3	Disputed dues - MSME	-	-	-	-	-	-
4	Disputed dues - Others	-	-	-	-	-	-
	<b>Total</b>	<b>0.32</b>	<b>0.07</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.39</b>

Trade Payable ageing schedule as on March 31, 2024

(₹ in Lacs)

Sr No	Particulars	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	
1	MSME	-	-	-	-	-	-
2	Others	0.23	0.01	-	-	-	0.24
3	Disputed dues - MSME	-	-	-	-	-	-
4	Disputed dues - Others	-	-	-	-	-	-
	<b>Total</b>	<b>0.23</b>	<b>0.01</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.24</b>

12 Other financial liabilities

(₹ in Lacs)

Current

Capital creditors, retention money and other payable

As at March 31, 2025	As at March 31, 2024
1.30	28.50
<b>1.30</b>	<b>28.50</b>

**13 Other income**

(₹ in Lacs)	
March 31, 2025	March 31, 2024
Liabilities no longer required written back	0.31
Interest Income	-
<b>0.32</b>	<b>0.31</b>

**14 Finance costs**

(₹ in Lacs)	
March 31, 2025	March 31, 2024
Other bank charges	0.02
<b>-</b>	<b>0.02</b>

**15 Administrative and other expenses**

(₹ in Lacs)	
March 31, 2025	March 31, 2024
Legal & professional fee	0.29
<b>Payment to auditors</b>	
For statutory audit	0.25
<b>0.71</b>	<b>0.54</b>

**16 The carrying value of financial instruments by categories as on March 31, 2025 (₹ in Lacs)**

Particulars	Fair value through other comprehensive income	Fair value through profit or loss	Amortised cost	Total
<b>Financial assets</b>				
Cash and cash equivalents	-	-	17.49	17.49
Other financial assets	-	-	0.18	0.18
<b>Total</b>	-	-	<b>17.67</b>	<b>17.67</b>
<b>Financial liabilities</b>				
Trade payables	-	-	0.39	0.39
Other financial liabilities	-	-	1.30	1.30
<b>Total</b>	-	-	<b>1.69</b>	<b>1.69</b>

**The carrying value of financial instruments by categories as on March 31, 2024 (₹ in Lacs)**

Particulars	Fair value through other comprehensive income	Fair value through profit or loss	Amortised cost	Total
<b>Financial assets</b>				
Cash and cash equivalents	-	-	0.32	0.32
Other financial assets	-	-	0.18	0.18
<b>Total</b>	-	-	<b>0.50</b>	<b>0.50</b>
<b>Financial liabilities</b>				
Trade payables	-	-	0.24	0.24
Other financial liabilities	-	-	28.50	28.50
<b>Total</b>	-	-	<b>28.74</b>	<b>28.74</b>

**16.1 Financial Instrument measured at Amortised Cost**

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

**17 Financial risk objective and policies**

The company's principal financial liabilities comprise trade and other payables. The main purpose of these financial liabilities is to finance the company's operations/projects. The Company's principal financial assets includes cash and cash equivalents.

In the ordinary course of business, the company is mainly exposed to risks resulting from interest rate movements (interest rate risk) and other price risks such as business risk.

**Interest rate risk**

The Company does not have any long-term debt obligations having floating interest rates as at year ended March 31, 2025 and March 31, 2024.

**Credit risk**

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument, leading to a financial loss. The Company currently has limited credit risk.

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

Based on internal evaluation, the credit risk of all financial assets has not increased significantly after initial recognition. Therefore, allowance is measured using 12 months expected credit loss (ECL) and full life time expected credit loss model is not used to measure the allowance for any financial asset.

Financial assets for which loss allowance is measured using 12 months expected credit loss (ECL) is as follows:

Particulars	(₹ in Lacs)	
	As at March 31, 2025	As at March 31, 2024
Cash and cash equivalents	17.49	0.32
Other current financial assets	0.18	0.18
	<b>17.67</b>	<b>0.50</b>

The company has not recognised any loss allowance under 12 months expected credit loss (ECL) model.

#### Liquidity risk

Liquidity risk is defined as the risk that the company will not be able to settle or meet its obligations on time or at a reasonable price. The company's treasury department is responsible for liquidity, funding as well as settlement management. In addition, processes and policies related to such risks are overseen by senior management. Management monitors the company's net liquidity position through rolling forecasts on the basis of expected cash flows.

#### Maturity profile of financial liabilities:

The table below provides details regarding the remaining contractual maturities of financial liabilities at the reporting date.

As at March 31, 2025		(₹ in Lacs)			
Particulars	Total Carrying Value	Total Contractual Cashflow	Less than 1 year	1 to 5 years	More than 5 years
Other current financial liabilities	1.30	1.30	1.30	-	-
Trade payables	0.39	0.39	0.39	-	-

As at March 31, 2024		(₹ in Lacs)			
Particulars	Total Carrying Value	Total Contractual Cashflow	Less than 1 year	1 to 5 years	More than 5 years
Other current financial liabilities	28.50	28.50	28.50	-	-
Trade payables	0.24	0.24	0.24	-	-

#### Capital management

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

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

Particulars	(₹ in Lacs)	
	As at March 31, 2025	As at March 31, 2024
Total borrowings	-	-
Less: Cash and bank balance	(17.49)	(0.32)
<b>Net debt (A)</b>	<b>(17.49)</b>	<b>(0.32)</b>
Total equity (B)	15.97	(11.91)
Total equity and net debt (A) + (B)	(1.52)	(12.23)
<b>Gearing ratio</b>	<b>-</b>	<b>-</b>

## 18 Related party disclosures

<b>Ultimate Parent Company</b>	Adani Ports and Special Economic Zone Limited
<b>Intermediate Parent Company</b>	Adani Logistics Limited
<b>Fellow subsidiary</b>	Adani Agri Logistics Limited (w.e.f. December 04, 2023) Blue Star Realtors Limited (w.e.f. September 27, 2024)
<b>Parent Company</b>	Mandhata Build Estate Limited (w.e.f. September 27, 2024) Blue Star Realtors Limited (w.e.f. December 04, 2023 upto September 26, 2024) Adani Agri Logistics Limited (Upto December 03, 2023)
<b>Key Managerial Persons</b>	Mr. Jagdishkumar Patel (w.e.f. April 23, 2024) Mr. Rahul Bawa (w.e.f. November 03, 2021) Mr. Rahul Bhagwat (w.e.f. November 03, 2021) Mr. Amit Malik (upto April 23, 2024)

### (A) Transactions with Related Parties

(₹ in Lacs)				
Transaction/Category	Relationship	Related Party	For the year ended March 31, 2025	For the year ended March 31, 2024
Perpetual debt taken	Fellow subsidiary	Adani Agri Logistics Limited	27.35	529.65
	Parent Company*	Mandhata Build Estate Limited	31.37	-
Perpetual debt repaid	Fellow subsidiary	Adani Agri Logistics Limited	30.37	1,194.50
Sale of Asset	Intermediate Parent Company	Adani Logistics Limited	-	811.62

### (B) Balances with Related Parties

(₹ in Lacs)				
Closing Balance	Relationship	Related Party	As on March 31, 2025	As on March 31, 2024
Perpetual debt	Fellow subsidiary	Adani Agri Logistics Limited	-	3.02
	Parent Company*	Mandhata Build Estate Limited	31.37	-

Parent Company\* - Parent company w.e.f. September 27, 2024

**19 Contingent liabilities and commitments on capital account**

Based on the information available with the company, there is no contingent liability at year ended March 31, 2025 (₹ Nil as at March 31, 2024).

	(₹ in Lacs)	
	As on March 31, 2025	As on March 31, 2024
Estimated amount of unexecuted capital contracts	-	-

**20 Taxes on income**

Income tax related items charged or credited directly to profit and loss :

**Current income tax**

Current Tax  
Deferred Tax

	(₹ in Lacs)	
	March 31, 2025	March 31, 2024
	0.08	-
	-	-
	<b>0.08</b>	<b>-</b>

**Reconciliation :**

**Loss before Tax**

Applicable tax rate

Tax on book profit as per applicable Tax Rate

**Tax Adjustment due to**

**Add :**

Disallowance of interest expense

Disallowance of preliminary expenses & statutory audit fees (net of other income)

**Total tax expense (Current tax)**

**Effective tax rate**

	(₹ in Lacs)	
	March 31, 2025	March 31, 2024
	(0.39)	(0.25)
	26.00%	26.00%
	(0.10)	(0.07)
	-	0.01
	0.10	0.06
	-	-
	-	-

**21** During the Financial Year 2023-24 the management of the Company has decided to enter into the warehousing business to carry on business to setup, develop, acquire, deal-in, manage warehousing, logistics, industrial infrastructures including industrial warehouse(s), industrial park(s), logistic park(s) and such other warehousing, logistic facilities and for that purpose, to enter into transactions to buy, acquire, own, purchase, lease, source, develop, construct, build, alter, convert, improve, design, erect, establish, equip, cut to size, dismantle, pull down, turn to account, furnish, level, decorate, fabricate, install, finish, repair, maintain, search, survey, examine, inspect, locate, modify, operate, protect, promote, provide, participate, file bids, and participate in auctions, reconstruct, grout, dig, excavate, pour, renovate, remodel, rebuild, undertake, contribute, assist, handover or deal in any other form and types of lands, buildings, properties accordingly the financial statements have been prepared on going concern assumptions.

**22** Management represents that, based on the information available, the company has not been informed by any supplier of being covered under the Micro, Small and Medium Enterprises Development Act, 2006. As a result, no interest provision or payments have been made by the company to such suppliers, if any and no related disclosures are made in these accounts.

**23 Earnings per share (EPS)**

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

	(₹ in Lacs)	
	As on March 31, 2025	As on March 31, 2024
<b>Basic &amp; Diluted</b>		
Loss as per statement of profit and loss (A)	<b>(0.47)</b>	<b>(0.25)</b>
Weighted average number of equity shares (B)	50,000	50,000
<b>Basic and Diluted Earnings per Share (in ₹) (A/B)</b>	<b>(0.94)</b>	<b>(0.50)</b>

24 **Ratio Analysis :**

Particulars	Items included in numerator and denominator	As at March 31, 2025	As at March 31, 2024	% Variance	Reason for Variance
(a) Current Ratio	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$	9.87	0.02	47187.94%	Due to the increase in cash and cash equivalents because of the availment of perpetual debt.
(b) Debt-Equity Ratio	$\frac{\text{Total Debt}}{\text{Shareholder's Equity}}$	NA	NA	NA	NA
(c) Debt Service Coverage Ratio	$\frac{\text{Earnings available for debt service (PAT + Interest cost + Foreign Exchange Loss or (Gain) (net) + Depreciation)}}{\text{Debt Service (Interest cost \& lease payments + repayment of non current debt made during the period excluding refinanced loans)}}$	NA	NA	NA	NA
(d) Return on Equity Ratio	$\frac{\text{Net Profit after Taxes}}{\text{Average Equity Shareholder's Fund}}$	-23.15%	-0.08%	-29594.74%	Due to availment of perpetual debt during the year.
(e) Inventory turnover ratio	$\frac{\text{Cost of goods sold}}{\text{Average Inventory}}$	NA	NA	NA	NA
(f) Trade Receivables turnover ratio	$\frac{\text{Revenue from operation}}{\text{Average Accounts Receivable}}$	NA	NA	NA	NA
(g) Trade payables turnover ratio	$\frac{\text{Operating exp \& Other expense}}{\text{Average Trade Payable}}$	2.25	1.80	25.22%	Due to increase in other expenses compared to previous year
(h) Net capital turnover ratio	$\frac{\text{Revenue from Operation}}{\text{Average Working Capital}}$	NA	NA	NA	NA
(i) Net profit ratio	$\frac{\text{Profit After Tax}}{\text{Revenue from operations}}$	NA	NA	NA	NA
(j) Return on Capital employed	$\frac{\text{Earnings before Interest and Taxes}}{\text{Capital Employed (Tangible Networth+Total Debt)}}$	-23.15%	-0.07%	32176.89%	Due to availment of perpetual debt during the year.
(k) Return on investment.	Not Applicable	NA	NA	NA	NA



- 25** The Company does not have any employee. The operational management and administrative functions of the Company are being managed by Blue Star Realtors Limited (Upto September 26, 2024) and Mandhata Build Estate Limited (w.e.f. September 27, 2024), the parent company.
- 26 Standards issued but not effective**  
As at the date of issue of financial statements, there are no new standards or amendments which have been notified by the MCA but not yet adopted by the Company. Hence, the disclosure is not applicable.
- 27 Statutory Information**  
(i) The Company does not have any benami property, where any proceeding has been initiated or pending against the Company for holding any benami property.  
  
(ii) The Company was not required to file quarterly statement/returns of current assets with the banks or financial institutions w.r.t. secured working capital.  
  
(iii) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities Intermediaries) with the understanding that the Intermediary shall:  
(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or  
(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.  
  
(iv) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:  
(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or  
(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.  
  
(v) Based on the information available with the Company, there are no transactions with struck off companies.  
(vi) The Company does not have Immovable Property during reporting financial year.  
(vii) The Company has not revalued its Property, Plant and Equipment and Intangible assets.  
(viii) The Company has no Intangible assets under development.  
(ix) The Company has not been declared Wilful Defaulter by any bank or financial institution or any other lender.  
(x) The Company does not have any charges or satisfaction, which is yet to be registered with ROC beyond the statutory period.  
(xi) The Company has not entered into any scheme of arrangement approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.  
(xii) The Company has not traded or invested in crypto currency or virtual currency during the financial year.  
(xiii) The Company does not cover under section 135 of the companies act hence, no amount required to be spent by the Company during the year under CSR.
- 28 Audit Trail:**  
The Company uses an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software except the audit trail feature is enabled, for certain direct changes to SAP application and its underlying HANA database when using certain privileged / administrative access rights by authorised users where the process is started during the year and stabilised from March 17, 2025. Further, there is no instance of audit trail feature being tampered with in respect of the accounting software where such feature is enabled.  
Additionally, the audit trail has been preserved by the Company as per the statutory requirements for record retention.
- 29 Events occurring after the Balance sheet Date**  
The Company evaluates events and transactions that occur subsequent to the balance sheet date but prior to the approval of financial statements to determine the necessity for recognition and/or reporting of any of subsequent events and transactions in the financial statements. As of board meeting date, there were no subsequent events to be recognized or reported that are not already disclosed.

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

**For and on behalf of the Board of Directors of**

**Virang Mehta**  
Partner  
Membership No. 161759

Place : Ahmedabad  
Date : April 07, 2025

**Rahul Bawa**  
Director  
DIN 09386574

Place : Ahmedabad  
Date : April 07, 2025

**Rahul Bhagwat**  
Director  
DIN 09383580

Place : Ahmedabad  
Date : April 07, 2025