# Mundra SEZ Textile and Apparel Park Private Limited

# Financial Statements for FY - 2024-25

**Independent Auditor's Report**

**To the Members of**
**MUNDRA SEZ TEXTILE AND APPAREL PARK PRIVATE LIMITED**

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

**Opinion**

We have audited the accompanying financial statements of **MUNDRA SEZ TEXTILE AND APPAREL PARK PRIVATE LIMITED ("the Company")** which comprises the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss including other comprehensive income the statement, 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 Profit, changes in equity and it's 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. 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.

The 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 31st March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2025 from being appointed as a director in terms of Section 164 (2) of the Act.

h) 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".

i) There is no qualification, reservation or adverse remark relating to the maintenance of accounts and other matters connected therewith.

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 31st March,2025

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) of rule 11(e) 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 33** 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. software where audit trail was enabled. Additionally, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

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 19th,2025
UDIN: 25106139BMIJYI1146

**CHIRAG SHAH**
*Partner*
Mem. No. 106139

**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 statementof **MUNDRA SEZ TEXTILE AND APPAREL PARK PRIVATE LIMITED ("the Company")** as on 31st 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 statementbased 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 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 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 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 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 statementand such internal financial controls with reference to financial statement were operating effectively as at 31st March, 2025, based on the internal financial control with reference to financial statementcriteria 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 statementissued by the Institute of Chartered Accountants of India.

**FOR Chirag R. Shah & Associates**
[Firm Registration No. 118791W]
*Chartered Accountants*

Place: Ahmedabad
Date: April 19th,2025
UDIN: 25106139BMIJYI1146

**CHIRAG SHAH**
*Partner*
Mem. No. 106139

**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 has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and relevant details of right-of-use assets.

(b) The Company has a program of physical verification of Property, Plant and Equipment so to cover all the assets at regular interval and in phased manner regard to the size of the Company and the nature of its assets. Pursuant to the program, certain Property, Plant and Equipment were due for verification during the year and were physically verified by the Management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

(c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of the immovable property are held in the name of the Company.

(d) According to information and explanation given to us, the Company has not revalued any of its Property, Plant and Equipment during the year. Accordingly, the provisions of clause 3(i)(d) of the order are not applicable.

(e) According to information and explanation given to us, no proceedings have been initiated during the year or are pending against the Company as at March 31, 2025 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, Accordingly, the provisions of Clause 3(vi) of the Order are not applicable to 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) According to the information and explanation provide to us and based on our examination of the records of the company, the company has not incurred cash losses during the 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 19th,2025
UDIN: 25106139BMIJYI1146

**CHIRAG SHAH**
*Partner*
Mem. No. 106139

**Mundra SEZ Textile And Apparel Park Private Limited**
**Balance Sheet as at March 31, 2025**

₹ in Lacs

| Particulars | Notes | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|---|
| **Assets** | | | |
| **Non-Current Assets** | | | |
| Property, Plant and Equipment | 3(a) | 920.96 | 1,079.44 |
| Right-of-Use Assets | 3(b) | 861.51 | 990.84 |
| **Financial assets** | | | |
| Other Financial Assets | 4 | 956.18 | 981.81 |
| Income tax asset (net) | 5 | 22.88 | 7.06 |
| | | **2,761.53** | **3,059.15** |
| **Current Assets** | | | |
| Inventories | 6 | - | 0.46 |
| **Financial Assets** | | | |
| (i) Trade Receivables | 7 | 2.66 | 3.76 |
| (ii) Cash and Cash Equivalents | 8 | 2.30 | 0.70 |
| (iii)Other Financial Assets | 4 | 195.68 | 96.28 |
| Other current Asset | 5 | 2.15 | 2.20 |
| | | **202.79** | **103.40** |
| **Total Assets** | | **2,964.32** | **3,162.55** |
| **Equity and Liabilities** | | | |
| **Equity** | | | |
| Equity Share Capital | 9 | 491.21 | 491.21 |
| Other Equity | 10 | (1,351.29) | (1,525.52) |
| **Total Equity** | | **(860.08)** | **(1,034.31)** |
| **Liabilities** | | | |
| **Non-Current Liabilities** | | | |
| **Financial Liabilities** | | | |
| (i) Borrowings | 11 | 654.17 | 757.08 |
| (ii) Lease Liabilities | 13 | 431.90 | 487.77 |
| (iii)Other financial liabilities | 12 | 106.04 | 61.79 |
| Other Non-Current Liabilities | 14 | 2,203.49 | 2,417.07 |
| | | **3,395.60** | **3,723.71** |
| **Current Liabilities** | | | |
| **Financial Liabilities** | | | |
| Lease Liabilities | 13 | 55.87 | 52.61 |
| Trade Payables | 15 | | |
| -Total outstanding dues of micro enterprises and small enterprises | | 0.82 | 2.00 |
| -Total outstanding dues of creditors other than micro enterprises and small enterprises | | 5.48 | 3.70 |
| Other Financial Liabilities | 12 | 3.45 | 52.98 |
| Other Current Liabilities | 14 | 363.18 | 361.86 |
| | | **428.80** | **473.15** |
| **Total Liabilities** | | **3,824.40** | **4,196.86** |
| **Total Equity and Liabilities** | | **2,964.32** | **3,162.55** |

**The accompanying notes form an integral part of financials statements**

As per our report of even date

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

**Chirag Shah**
Partner
Membership No. 106139

**Place: Ahmedabad**
**Date : April 19, 2025**

**For and on behalf of Board of Directors**
**Mundra SEZ Textile And Apparel Park Private Limited**

**Rakesh Shah**
Director
DIN: 10198866

**Rakshit Shah**
Director
DIN: 00103501

**Place: Mundra**
**Date : April 19, 2025**

**Mundra SEZ Textile And Apparel Park Private Limited**
**Statement of Profit and Loss for year ended March 31, 2025**

₹ in Lacs

| Particulars | Notes | For the year ended March 31, 2025 | For the year ended March 31, 2024 |
|---|---|---|---|
| **Income** | | | |
| Revenue from Operations | 16 | 764.03 | 516.36 |
| Other Income | 17 | 0.33 | 96.35 |
| **Total Income** | | **764.36** | **612.71** |
| **Expenses** | | | |
| Operating Expenses | 18 | 172.87 | 169.35 |
| Finance Costs | 19 | 86.36 | 100.26 |
| Depreciation and Amortization Expense | 3 | 287.80 | 287.80 |
| Other Expenses | 20 | 43.09 | 18.20 |
| **Total Expense** | | **590.12** | **575.61** |
| **Profit Before Tax** | | **174.24** | **37.10** |
| **Tax Expense:** | | | |
| Deferred Tax | 21 | - | - |
| Current Tax | 21 | - | - |
| **Total Tax Expense** | | **-** | **-** |
| **Profit for the year (A)** | | **174.24** | **37.10** |
| **Other Comprehensive Income** | | - | - |
| **Other Comprehensive Income for the year (B)** | | **-** | **-** |
| **Total comprehensive Income for the year (A)+(B)** | | **174.24** | **37.10** |
| **Basic and diluted earnings per equity shares (in ₹) face value of ₹ 10 each** | 22 | **3.55** | **0.76** |

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

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

**Chirag Shah**
Partner
Membership No. 106139

**Place: Ahmedabad**
**Date : April 19, 2025**

**For and on behalf of Board of Directors**
**Mundra SEZ Textile And Apparel Park Private Limited**

**Rakesh Shah**
Director
DIN: 10198866

**Rakshit Shah**
Director
DIN: 00103501

**Place: Mundra**
**Date : April 19, 2025**

**Mundra SEZ Textile And Apparel Park Private Limited**
**Statement of Changes in Equity for the year ended March 31, 2025**

₹ in Lacs

| Particulars | Equity share capital | Other Equity | | Total |
|---|---|---|---|---|
| | | Perpetual Debt | Reserves and surplus | |
| | | | Retained earning | |
| **As at April 01, 2023** | **491.21** | 2,500.00 | **(4,062.62)** | **(1,071.41)** |
| Perpetual Debt addition during year | | - | | - |
| Profit for the year | - | - | 37.10 | 37.10 |
| Other comprehensive income | - | - | - | - |
| **Total comprehensive Income for the year** | **-** | **-** | **37.10** | **37.10** |
| **As at March 31, 2024** | **491.21** | **2,500.00** | **(4,025.52)** | **(1,034.31)** |
| Perpetual Debt addition during year | - | - | | - |
| Profit for the year | - | - | 174.24 | 174.24 |
| Other comprehensive income | - | - | - | - |
| **Total comprehensive Income for the year** | **-** | **-** | **174.24** | **174.24** |
| **As at March 31, 2025** | **491.21** | **2,500.00** | **(3,851.29)** | **(860.08)** |

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

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

**Chirag Shah**
Partner
Membership No. 106139

**Place: Ahmedabad**
**Date : April 19, 2025**

**For and on behalf of Board of Directors**
**Mundra SEZ Textile And Apparel Park Private Limited**

**Rakesh Shah**
Director
DIN: 10198866

**Rakshit Shah**
Director
DIN: 00103501

**Place: Mundra**
**Date : April 19, 2025**

**Mundra SEZ Textile And Apparel Park Private Limited**

**Statement of Cash Flows for the year ended March 31, 2025**

₹ in Lacs

| Particulars | For the year ended March 31, 2025 | For the year ended March 31, 2024 |
|---|---|---|
| **Cash flows from Operating Activities** | | |
| **PROFIT/Loss before tax as per statement of profit and loss** | 174.24 | 37.10 |
| Adjustments for: | | |
| Excess provision written back | (0.17) | (61.20) |
| Depreciation and amortization | 287.80 | 287.80 |
| Interest income | (0.16) | (30.46) |
| Government grant income | (179.37) | (179.37) |
| Interest expense | 86.36 | 100.26 |
| Provision for doubtful advances (net) | 3.75 | - |
| **Operating Profit before working capital changes** | **372.45** | **154.13** |
| | | |
| **Movements in working capital :** | | |
| (Increase)/ Decrease in trade receivable | (2.65) | 3.83 |
| Increase/(decrease) in Inventories | 0.46 | - |
| (Increase)/ Decrease in financial assets | (96.65) | 85.64 |
| Decrease in other assets | 0.05 | 0.18 |
| Increase in trade payables | 0.77 | 1.69 |
| (Decrease) in other liabilities | (32.89) | (183.62) |
| (Decrease)/Increase in financial liabilities | (49.49) | 47.10 |
| | (180.40) | (45.18) |
| **Cash generated from operations** | **192.05** | **108.95** |
| Direct taxes Refund/(paid) | 7.06 | (2.83) |
| **Net cash generated from Operating Activities (A)** | **199.11** | **106.12** |
| | | |
| **Cash flows from Investing Activities** | | |
| Purchase of property, plant & equipments | (0.00) | 0.10 |
| Interest received | 0.16 | 30.46 |
| **Net cash generated from Investing Activities (B)** | **0.16** | **30.56** |
| | | |
| **Cash flows from Financing Activities** | | |
| Proceeds from inter corporate deposit | 343.10 | 361.25 |
| Repayment of inter corporate deposit | (446.01) | (373.00) |
| Repayment of Lease Liabilities | (89.80) | (89.79) |
| Interest paid | (4.96) | (100.11) |
| **Net cash (used in)in Financing Activities (C)** | **(197.67)** | **(201.65)** |
| **Net decrease in Cash & Cash Equivalents (A + B + C)** | 1.60 | (3.76) |
| Cash and Cash Equivalents at the beginning of the year | 0.70 | 4.46 |
| **Cash and cash equivalents at the end of the year** | **2.30** | **0.70** |
| **Component of Cash and cash equivalents** | | |
| Balances with scheduled bank | | |
| -Current accounts | 2.30 | 0.70 |
| **Cash and Cash Equivalents at the end of the year** | **2.30** | **0.70** |

Summary of material accounting policies refer note 2.1

**Note**

(1) The Cash flow statement has been prepared under the indirect method as set out in the Indian Accounting Standard 7 (IND AS) on Statement of Cash Flows notified under section 133 of The Companies Act, 2013 read with paragraph 7 of the Companies (Indian Accounting Standard) Rules, 2015 (as amended).

(2) Disclosure with regards to changes in liabilities arising from financing activities as set out in Ind AS 7 on cash flow is presented under note 12

The accompanying notes form an integral part of financials statements

As per our report of even date

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

**Chirag Shah**
Partner
Membership No. 106139

**Place: Ahmedabad**
**Date : April 19, 2025**

**For and on behalf of Board of Directors**
**Mundra SEZ Textile And Apparel Park Private Limited**

**Rakesh Shah**
Director
DIN: 10198866

**Rakshit Shah**
Director
DIN: 00103501

**Place: Mundra**
**Date : April 19, 2025**

**1 Corporate information**

The Company was promoted by Adani Ports and Special Economic Zone Ltd. The Company is a co-developer and has set up an Integrated Textile Park under the scheme of "Ministry of Textiles, Govt. of India" in Special Economic Zone, Mundra, Kutch District of Gujarat.

Mundra SEZ Textile And Apparel Park Private Limited ('MITAP' or Company') was incorporated with an objective to set up an Integrated Textile and apparel Park within Mundra SEZ with main objective of providing infrastructure facilities to the units in the Zone with specific emphasis on textile & Apparel Sector. The Company has got the approval from Government of India as Co-developer of Mundra SEZ.

The Company has entered into long term land lease agreement for land measuring 116.24 acres for period of 25 years on certain terms and conditions to develop units in accordance with the scheme for integrated textile park, a scheme framed by government of India, Ministry of Textile, for development of textile industry.

The financial statements were authorised for issue in accordance with a resolution of the directors on April 19, 2025

**2.1 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 thereafter time to time.

The financial statements have been prepared on the historical cost basis, except for certain financial 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 lakh, except when otherwise indicated.

Accounting policies have been consistently applied except where a newly-issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in accounting policy hitherto in use.

**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.

**2.2 Summary of Material accounting policies Information**

**a) Current versus 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 realized or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized 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

As at March 31, 2025

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 realization in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

**b) Inventories**

Stores and Spares:

- Valued at lower of cost and net realizable value. Cost is determined on a moving weighted average basis.
- Net Realizable Value in respect of store and spares is the estimated current procurement price in the ordinary course of the business.

**c) Cash and cash equivalents**

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the company's cash management.

**d) Property, plant and equipment (PPE)**

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses, if any. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use. Borrowing cost relating to acquisition / construction of fixed assets which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use. When significant parts of property plant and equipment are required to be replaced at intervals, the company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets as prescribed under Part C of Schedule II of the Companies Act 2013. The Identified component of fixed assets are depreciated over their useful lives and the remaining components are depreciated over the life of the principal assets. The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used. The estimated useful lives of assets and residual values are reviewed regularly and, when necessary, revised. No further charge is provided in respect of assets that are fully written down but are still in use.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Leasehold land is amortized over the lease period.

**e) Revenue recognition**

IND AS 115 establishes a comprehensive framework for determining whether, how much and when revenue is recognized. It replaced IND AS 18 Revenue, IND AS 11 Construction Contracts and related interpretations. Under IND AS 115, revenue is recognized when a customer obtains control of the goods or services. Revenue is recognized to the extent that it is probable that the Company will collect the consideration to which it is entitled. Determining the timing of the transfer of control – at a point in time or over time – requires judgement.

The Company has adopted IND AS 115 using the cumulative effect method (without practical expedients), with the effect of initially applying this standard recognized at the date of initial application (i.e. April 01, 2018). The Company's current practices for recognizing revenue have shown to comply in all material aspects with the concepts and principles encompassed by the new standard. Therefore, IND AS 115 did not have a significant impact on the Company's accounting for revenue recognition.

Revenue is recognized upon transfer of control of promised services to customers in an amount that reflects the consideration we expect to receive in exchange of those products and services.

Arrangements with Customers for provision of common facilities are fixed price contract.

Revenue in excess of invoicing are classified as contract assets (which we refer as Accrued revenue) while invoicing in excess of revenues are classified as contract liabilities (which we refer to as unearned revenues).

The performance obligations are satisfied as and when the services are rendered.

**Income from sub-lease of land, lease of building and long term infrastructure development use agreement**

The company has entered in to long term sub lease of land, lease of building and infrastructure development, agreement with its member units. The upfront premium received/receivable on such sub-leases of land and building is recognized as Income-upfront at the time of sub-lease agreement/date of memorandum of understanding. The upfront premium received/receivable on such infrastructure usage development is recognized as income pro-rata over the sub-lease period. Annual land sub lease rent receivable under the above agreements and maintenance charges are accounted for as income in accordance with the terms of such agreements.

**Interest income**

For all debt instruments measured either at amortized cost or at fair value through other comprehensive income, interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset or to the amortized cost of a financial liability. When calculating the effective interest rate, the company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses. Interest income is included in finance income in the statement of profit and loss.

**f) Employees retirement benefits**

All employee benefits payable wholly within 12 months rendering services are classified as short term employee benefits. Benefits such as salaries, wages, short term compensated absences, performance incentives etc. and the expected cost of bonus, ex-gratia are recognized during the period in which the employee renders related service.

**Provident fund**

Retirement benefits in the form of Provident fund are defined contribution schemes and the contributions are charged to the statement of profit and loss account for the year when the contributions to the respective funds are due. There are no other obligations other than the contribution payable to the respective funds.

**Gratuity**

Gratuity liability is defined benefit obligation and is provided based on actuarial valuation on projected unit credit method made at the end of each financial year.

**Compensated leave benefits**

Accumulated leave, which is expected to be utilized within the next 12 months, is treated as short-term employee benefit. The company measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date. The Company treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method at the year-end. Actuarial gains/losses are immediately taken to the statement of profit and loss and are not deferred. The company presents entire leave as current liability in the balance sheet, since it does not have an unconditional right to defer its settlement for 12 months after the reporting date.

**g) 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 as defined under Ind-As 24 have been identified on the basis of representations made by key managerial personnel and information available with the Company.

**h) Leases**

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

**The Company as a lessee**

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognizes lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

**1. Right-of-use assets.**

The Company recognizes right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Unless the Company is reasonably certain to obtain ownership of the leased asset at the end of the lease term, the recognized right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term. Right-of-use assets are subject to impairment.

**2. Lease liabilities**

At the commencement date of the lease, the Company recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating a lease, if the lease term reflects the Company exercising the option to terminate. The variable lease payments that do not depend on an index or a rate are recognized as expense in the period on which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses the incremental borrowing rate at the lease commencement date in case the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the in-substance fixed lease payments or a change in the assessment to purchase the underlying asset.

**3. Short-term leases and leases of low-value assets**

The Company applies the short-term lease recognition exemption to its short-term leases of property, plant and equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered of low value. Lease payments on short-term leases and leases of low-value assets are recognized as expense on a straight-line basis over the lease term.

**The 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. Rental income from operating lease is recognized on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.

Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Company to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Company's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

**4. Significant judgement in determining the lease term of contracts with renewal options**

The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

**i) Earnings per share**

The Basic EPS has been computed by dividing the income available to equity shareholders by the weighted average number of equity shares outstanding during the accounting year.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

**j) Government grants**

Government grants are recognized where there is reasonable assurance that the grant will be received and all attached conditions will be complied with. When the grant relates to an expense item, it is recognized as income on a systematic basis over the periods that the related costs, for which it is intended to compensate, are expensed. When the grant relates to an asset, it is recognized as income in equal amounts over the expected useful life of the related asset.

**k) Taxes**

**i) Current income tax**

Tax expense comprises of current and deferred tax. Tax is recognized in the statement of Profit and Loss, except to the extent that it relates to items recognized in other comprehensive income or directly in equity. In this case, the tax is also recognized in other comprehensive income or directly in equity, respectively. 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 amount are those that are enacted or substantially enacted, at the reporting date.

Current 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 tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

**ii) Deferred tax**

Deferred tax is provided using the balance sheet approach on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognized for all taxable temporary differences, except

> When the deferred tax liability arises from the initial recognition of an asset or liability in a transaction that affects neither the accounting profit nor taxable profit or loss.

Deferred tax assets are recognized for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized, except:

> When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that affects neither the accounting profit nor taxable profit or loss

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient future taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are re-assessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

**l) Impairment of non-financial assets**

The company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, The Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

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. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

The company bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of The company's CGUs to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year.

Impairment losses of continuing operations, including impairment on inventories, are recognized in the statement of profit and loss, except for properties previously revalued with the revaluation surplus taken to OCI. For such properties, the impairment is recognized in OCI up to the amount of any previous revaluation surplus.

Intangible assets with indefinite useful lives are tested for impairment annually as at year end at the CGU level, as appropriate, and when circumstances indicate that the carrying value may be impaired.

**m) Fair value measurement**

The Company measures financial instruments, such as, derivatives 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.

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.

**n) 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

**Financial assets**

**Initial recognition and measurement**

All financial assets, except trade receivable amd investment in subsidiaries, associates and joint ventures are recognized initially at fair value.

**Subsequent measurement**

For purposes of subsequent measurement, financial assets are classified in four categories:

> Debt instruments at amortized cost

> Debt instruments at fair value through other comprehensive income (FVTOCI)

> Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)

> Equity instruments measured at fair value through other comprehensive income (FVTOCI)

**Debt instruments at amortized cost**

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

(a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

(b)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.

This category is the most relevant to the Company. After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

**Debt instrument at FVTOCI**

A debt instrument is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. The Company has not classified any financial asset into this category.

**Debt instrument at FVTPL**

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the Company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). The Company has not designated any debt instrument as at FVTPL.

Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

**Equity investments**

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognized by an acquirer in a business combination to which Ind AS103 applies are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, The Company may transfer the cumulative gain or loss within equity

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

**Derecognition**

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized (i.e. removed from the Company's balance sheet) when:

> The rights to receive cash flows from the asset have expired, or
> The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognize the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

**Impairment of financial assets**

The Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposure ;

a) Financial assets that are debt instruments, and are measured at amortized cost e.g. loans, debt securities, deposits, trade receivables and bank balances

b) Financial assets that are debt instruments and are measured as at other comprehensive income (FVTOCI)
c) Lease receivables under Ind AS 116
d) Trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 115

The Company follows 'simplified approach' for recognition of impairment loss allowance on:
> Trade receivables or contract revenue receivables; and
> All lease receivables resulting from transactions within the scope of Ind AS 116
Under the simplified approach the Company does not track changes in credit risk. Rather, it recognizes impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

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

ECL is the difference between all contracted cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive, discounted at the original EIR. ECL impairment loss allowance ( or reversal) recognized during the period is recognized as income / (expense) in the statement of profit and loss (P&L). This amount is reflected under the head " Other Expense" in the P&L.

**Financial liabilities**

**Initial recognition and measurement**

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives, as appropriate.

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables, loans and borrowing.

**Subsequent measurement**

The measurement of financial liabilities depends on their classification, as described below:

**Financial liabilities at fair value through profit or loss**

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

Gains or losses on liabilities held for trading are recognized in the profit or loss.
Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognized in OCI. These gains/ loss are not subsequently transferred to P&L. However, The Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognized in the statement of profit or loss. The Company has not designated any financial liability as at FVTPL.

**Loans and borrowings**

This is the category most relevant to the Company. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

This category generally applies to borrowings.

**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 or loss.

**Reclassification of financial instruments**

After initial recognition, no reclassification is made for financial assets which are equity instruments. For financial assets, which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. If the Company reclassifies the financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in the business model.

**Offsetting financial assets and financial liabilities**

Financial assets and liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

**o) Provisions**

**General**

Provisions are recognized 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. The expense relating to a provision is presented in the statement of profit and loss.

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 recognized 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.

**p) Borrowing costs**

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 asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

**q) Segment reporting**

In accordance with the Ind-AS 108 -" Operating Segments" , the Company has determined its business segment of developing Electronic Manufacturing Cluster. Since there are no other business segments in which the Company operates, there are no other primary reportable segments.

**2.3 Significant accounting estimates and assumptions**

The preparation of the Company's Ind AS Financial Statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

**Estimates and assumptions**

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

**Fair value measurement**

In measuring the fair value of certain assets and liabilities for financial reporting purpose, the Company uses market observable data to the extent available. Where such Level 1 inputs are not available, the Company engages third party qualified valuers to establish appropriate valuation techniques and inputs to the model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair values. Judgments include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

**Depreciation / amortization and useful lives of property plant and equipment / intangible assets**

Property, plant and equipment / intangible assets are depreciated / amortized over their estimated useful lives, after taking into account estimated residual value. Management reviews the estimated useful lives and residual values of the assets annually in order to determine the amount of depreciation / amortization to be recorded during any reporting period. The useful lives and residual values are based on the Company's historical experience with similar assets and take into account anticipated technological changes. The depreciation / amortization for future periods is revised if there are significant changes from previous estimates.

## 3 Property, Plant and Equipment and Right-of-use assets

### Note 3(a) - Property, plant and equipment

₹ in Lacs

| Particulars | Building | Plant & Equipment | Furniture & fixtures | Office equipment | Total |
|---|---|---|---|---|---|
| **Cost** | | | | | |
| **As at April 1, 2023** | **2,443.90** | **1,679.61** | **1.62** | **0.09** | **4,125.22** |
| Additions | - | - | - | - | - |
| Deductions/adjustment | - | - | - | - | - |
| **As at March 31, 2024** | **2,443.90** | **1,679.61** | **1.62** | **0.09** | **4,125.22** |
| Additions | - | - | - | - | - |
| Deductions/adjustment | - | - | - | - | - |
| **As at March 31, 2025** | **2,443.90** | **1,679.61** | **1.62** | **0.09** | **4,125.22** |
| **Depreciation/amortization** | | | | | |
| **As at April 1, 2023** | **1,551.27** | **1,334.54** | 1.51 | - | **2,887.32** |
| Depreciation for the year | 97.05 | 61.42 | - | - | 158.47 |
| Deductions/(adjustment) | - | - | - | - | - |
| **As at March 31, 2024** | **1,648.32** | **1,395.96** | **1.51** | - | **3,045.79** |
| Depreciation for the year | 97.05 | 61.43 | - | (0.00) | 158.47 |
| Deductions/(adjustment) | - | - | - | - | - |
| **As at March 31, 2025** | **1,745.37** | **1,457.39** | **1.51** | **(0.00)** | **3,204.26** |
| **Net Block** | | | | | |
| As at March 31, 2024 | 795.58 | 283.65 | 0.11 | 0.09 | 1,079.44 |
| **As at March 31, 2025** | **698.53** | **222.22** | **0.11** | **0.09** | **920.96** |

### Note 3(b) Right-of-use assets

₹ in Lacs

| Particulars | Land | Total |
|---|---|---|
| As at April 1, 2023 | 1,595.30 | 1,595.30 |
| (Deductions)/adjustment | - | - |
| **As at March 31, 2024** | **1,595.30** | **1,595.30** |
| Additions | - | - |
| Deductions/Adjustment | - | - |
| **As at March 31, 2025** | **1,595.30** | **1,595.30** |
| **Accumulated Depreciation** | | |
| As at April 1, 2023 | 475.13 | 475.13 |
| Depreciation for the year | 129.33 | 129.33 |
| **As at March 31, 2024** | **604.46** | **604.46** |
| Depreciation for the year | 129.33 | 129.33 |
| Deductions/Adjustment | - | - |
| **As at March 31, 2025** | **733.79** | **733.79** |
| **Net Block** | | |
| As at March 31, 2024 | 990.84 | 990.84 |
| **As at March 31, 2025** | **861.51** | **861.51** |

**Notes -**

(1) Right of Use asset is recognized in accordance with Ind AS 116, which represents Land taken on lease from Adani Ports and Special Economic Zone Limited.

(2) Land measuring 1,80,514 $m^2$ (previous year 1,80,514 $m^2$) is taken on lease from Adani Ports and Special Economic Zone Limited, to set up Integrated Textile and Apparel Park within Mundra SEZ with main objective of providing infrastructure facilities to the units in the Zone with specific emphasis on textile & Apparel Sector.

## 4 Other financial assets

| | Non-current | | Current | |
|---|---|---|---|---|
| | March 31, 2025 ₹ in Lacs | March 31, 2024 ₹ in Lacs | March 31, 2025 ₹ in Lacs | March 31, 2024 ₹ in Lacs |
| Security and other deposits (considered good) | 0.85 | 1.10 | 0.88 | 0.53 |
| Land lease receivable (refer below note) | 955.33 | 980.72 | 194.80 | 95.75 |
| | **956.18** | **981.82** | **195.68** | **96.28** |

**Note**

(a) The company has given land on finance lease to various parties. Future minimum lease receivables under finance leases together with the present value of the net minimum lease payments receivable ("MLPR") are as follows:

₹ in Lacs

| Particulars | As at March 31, 2025 | | As at March 31, 2024 | |
|---|---|---|---|---|
| | Gross investment in the lease | Present value of MLPR | Gross investment in the lease | Present value of MLPR |
| Within one year | 206.54 | 194.80 | 182.23 | 170.49 |
| After one year but not later than five years | 892.16 | 693.71 | 753.43 | 580.25 |
| More than five years | 424.74 | 261.62 | 553.16 | 325.72 |
| **Total minimum lease receivables** | **1,523.44** | **1,150.13** | **1,488.82** | **1,076.46** |
| Less: Amounts representing finance charges | (373.31) | - | (412.36) | - |
| **Present value of minimum lease receivables** | **1,150.13** | **1,150.13** | **1,076.46** | **1,076.46** |

## 5 Other Assets

| | Non-current | | Current | |
|---|---|---|---|---|
| | March 31, 2025 ₹ in Lacs | March 31, 2024 ₹ in Lacs | March 31, 2025 ₹ in Lacs | March 31, 2024 ₹ in Lacs |
| Income tax Asset(Tax recoverable) | 22.88 | 7.06 | - | - |
| Advances recoverable other than in cash | - | - | 0.13 | - |
| Prepaid expenses | - | - | 0.02 | 0.09 |
| Accrued revenue | - | - | 1.95 | 1.90 |
| Balances with government authorities | - | - | 0.05 | 0.21 |
| | **22.88** | **7.06** | **2.15** | **2.20** |

## 6 Inventories
**(At lower of cost and Net realizable value)**

| | March 31, 2025 ₹ in Lacs | March 31, 2024 ₹ in Lacs |
|---|---|---|
| Stores and spares | - | 0.46 |
| | **-** | **0.46** |

## 7 Trade receivables

| | March 31, 2025 ₹ in Lacs | March 31, 2024 ₹ in Lacs |
|---|---|---|
| **Unsecured, unless stated otherwise** | | |
| Trade receivables | 2.66 | 3.76 |
| Considered good | | |
| Less :-Allowance for doubtful debts | - | - |
| | **2.66** | **3.76** |

**Notes:**

a) No trade or other receivable are due from directors or other officers of the Company either severally or jointly with any other person; nor any trade or other receivable are due from firms or private companies in which any director is a partner, a director or a member.

b) Trade receivables ageing schedule as below
**As at March 31, 2025**

₹ in Lacs

| Sr No | Particulars | 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 | |
| 1 | Undisputed Trade receivables - Considered good | 1.20 | 1.11 | - | 0.35 | | | 2.66 |
| 2 | Allowances for Doubtful Debt | - | - | - | - | - | - | **-** |
| | Total | | | | | | | **2.66** |

**As at March 31, 2024**

₹ in Lacs

| Sr No | Particulars | 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 | |
| 1 | Undisputed Trade receivables - Considered good | 2.92 | 0.44 | - | 0.40 | - | - | **3.76** |
| 2 | Allowances for Doubtful Debt | | | | | | | - |
| | Total | | | | | | | **3.76** |

**8 Cash and cash equivalents**

| | March 31, 2025 ₹ in Lacs | March 31, 2024 ₹ in Lacs |
|---|---|---|
| **Balances with banks:** | | |
| Balance in current account | 2.30 | 0.70 |
| | **2.30** | **0.70** |

**9 Share capital**

| | March 31, 2025 ₹ in Lacs | March 31, 2024 ₹ in Lacs |
|---|---|---|
| **Authorized** | | |
| 50,00,000 equity shares of ₹ 10 each ( previous year 50,00,000 equity shares of ₹ 10 each) | 500.00 | 500.00 |
| | **500.00** | **500.00** |
| **Issued, subscribed and fully paid up shares** | | |
| 49,12,100 equity shares of ₹ 10 each ( previous year 49,12,100 equity shares of ₹ 10 each) | 491.21 | 491.21 |
| | **491.21** | **491.21** |

**Notes:**

**(a) Reconciliation of the number of the shares outstanding as the beginning and end of the year:**

| | As at March 31, 2025 | | As at March 31, 2024 | |
|---|---|---|---|---|
| | No | ₹ in Lacs | No | ₹ in Lacs |
| As the beginning of the year | 4,912,100 | 491.21 | 4,912,100 | 491.21 |
| Equity Share Capital issued during year | - | - | - | - |
| As the end of the year | **4,912,100** | **491.21** | **4,912,100** | **491.21** |

**(b) 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.

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

Out of equity shares issued by the company, shares held by its holding company and its nominee are as below:

| | As at March 31, 2025 ₹ in Lacs | As at March 31, 2024 ₹ in Lacs |
|---|---|---|
| 24,50,000 equity shares (previous year 24,50,000) of ₹ 10 each | 245.00 | 245.00 |

**(d) Details of shareholder holding more than 5% shares in the Company**

| Equity shares | As at March 31, 2025 | | As at March 31, 2024 | |
|---|---|---|---|---|
| | Nos | % | Nos | % |
| **Equity shares of ₹ 10 each fully paid** | | | | |
| Adani Ports and Special Economic Zone Limited, the holding | 2,449,995 | 49.88% | 2,449,995 | 49.88% |
| Skaps Industries India Pvt. Ltd. | 517,300 | 10.53% | 517,300 | 10.53% |
| Ahlstrom Fibercomposites India Pvt. Ltd. | 388,200 | 7.90% | 388,200 | 7.90% |
| Anjani Udyog Pvt. Ltd. | 470,700 | 9.58% | 470,700 | 9.58% |
| Terram Geosynthetics Pvt. Ltd. | 286,400 | 5.83% | 286,400 | 5.83% |
| Adani Logistics Ltd. | 265,400 | 5.40% | 265,400 | 5.40% |
| Anya Composites Private Limited | 259,600 | 5.28% | 259,600 | 5.28% |

As at March 31, 2025 Adani Ports and Special Economic Zone Limited (APSEZ) & together with Adani Logistics Ltd (wholly owned subsidiary of APSEZ) control the Company and hence APSEZ is considered as holding company.

**(e) Details of shares held by the promoters**
**As at March 31, 2025**

| Shares held by promoters at the end of the year | | | | % change during the year |
|---|---|---|---|---|
| **Sr. No.** | **Promoter Name** | **No. of Shares** | **% of total shares** | |
| 1 | Adani Ports and Special Economic Zone Limited & Its Nominee | 2,449,995 | 49.88% | - |
| 2 | Adani Enterprise Ltd. | 92,400 | 1.88% | - |
| 3 | Adani Logistics Ltd. | 265,400 | 5.40% | - |

**As at March 31, 2024**

| Shares held by promoters at the end of the year | | | | % change during the year |
|---|---|---|---|---|
| **Sr. No.** | **Promoter Name** | **No. of Shares** | **% of total shares** | |
| 1 | Adani Ports and Special Economic Zone Limited & Its Nominee | 2,449,995 | 49.88% | - |
| 2 | Adani Enterprise Ltd. | 92,400 | 1.88% | - |
| 3 | Adani Logistics Ltd. | 265,400 | 5.40% | - |

| 10 **Other equity** | March 31, 2025<br>₹ in Lacs | March 31, 2024<br>₹ in Lacs |
|---|---|---|
| **Retained earnings** | | |
| Opening balance | (4,025.52) | (4,062.62) |
| Add : Profit/(Loss) for the year | 174.24 | 37.10 |
| Closing balance | **(3,851.29)** | **(4,025.52)** |

**Note:**
The portion of profits not distributed among the shareholders are termed as retained earnings. The Company may utilize the retained earnings for making investments for future growth and expansion plans, for the purpose of generating higher returns for the shareholders or for any other specific purpose, as approved by the Board of Directors of the Company.

| **Perpetual Debt** | March 31, 2025<br>₹ in Lacs | March 31, 2024<br>₹ in Lacs |
|---|---|---|
| At the beginning of the year | **2,500.00** | **2,500.00** |
| Add: received during the year | - | - |
| At the end of the year | **2,500.00** | **2,500.00** |
| | **(1,351.29)** | **(1,525.52)** |

**Note:**
This loan is perpetual in nature with no fixed maturity or redemption period and is payable only at the option of the company. This loan from Adani Ports and Special Economic Zone Limited, the parent company carries coupon of upto 7.50 % but payable only at the option of the Company. As this loan is perpetual in nature and the Company does not have any redemption obligation, it has been classified as equity.

| 11 **Borrowings** | Non-current | | Current | |
|---|---|---|---|---|
| | March 31, 2025<br>₹ in Lacs | March 31, 2024<br>₹ in Lacs | March 31, 2025<br>₹ in Lacs | March 31, 2024<br>₹ in Lacs |
| Inter corporate deposit (unsecured) | 654.17 | 757.08 | - | - |
| | **654.17** | **757.08** | **-** | **-** |

**Notes:**
(a) Inter Corporate Deposit of ₹ **654.17** lacs (previous ₹ 757.08 lacs) outstanding from Adani Ports and Special Economic Zone Limited, the holding Company, The outstanding loan balance ₹ **654.17** lacs will be repayable by March 31, 2028 and it carries interest rate @ 7.50 % (March 31, 2021 @ 7.50%) respectively. However the Borrower may make prepayment of loan on any date in full or part of the loan amount as per mutual understanding between parties.

| 12 **Other financial liabilities** | Non-current | | Current | |
|---|---|---|---|---|
| | March 31, 2025<br>₹ in Lacs | March 31, 2024<br>₹ in Lacs | March 31, 2025<br>₹ in Lacs | March 31, 2024<br>₹ in Lacs |
| Interest accrued but not due on borrowings | 106.04 | 61.79 | - | - |
| Deposits from customers | - | - | 3.23 | 52.72 |
| Capital creditors, retention money and other payable | - | - | 0.22 | 0.26 |
| | **106.04** | **61.79** | **3.45** | **52.98** |

**Note**
**a) Disclosure with regards to changes in liabilities arising from financing activities as per Ind AS 7 Statement of Cash Flows:**
Disclosure of changes in liabilities arising from financing activities, including changes arising from cash flows and non-cash changes (such as foreign exchange gains or losses) is as under:

**Changes in liabilities arising from financing activities**
**As at March 31, 2025** ₹ in Lacs

| Particulars | Notes | April 1, 2024 | Cash flows | Foreign exchange management | Charges to PL | March 31, 2025 |
|---|---|---|---|---|---|---|
| Long-term borrowings | 11 | 757.08 | (102.91) | - | - | 654.17 |
| Interest accrued but not due on borrowings | 12 | 61.79 | (4.92) | - | 49.17 | 106.04 |
| Lease Liabilities | 13 | 540.38 | (89.80) | | 37.19 | 487.77 |
| **TOTAL** | | **1,359.25** | **(197.63)** | **-** | **86.36** | **1,247.98** |

**As at March 31, 2024** ₹ in Lacs

| Particulars | Notes | April 1, 2023 | Cash flows | Foreign exchange management | Charges to PL | March 31, 2024 |
|---|---|---|---|---|---|---|
| Long-term borrowings | 11 | 768.83 | (11.75) | - | - | 757.08 |
| Interest accrued but not due on borrowings | 12 | 102.82 | (100.11) | - | 59.08 | 61.79 |
| Lease Liabilities | 13 | 588.98 | (89.78) | - | 41.18 | 540.38 |
| **TOTAL** | | **1,460.63** | **(201.64)** | **-** | **100.26** | **1,359.25** |

**13 Lease Liabilities**

| | Non-current | | Current | |
|---|---|---|---|---|
| | March 31, 2025 ₹ in Lacs | March 31, 2024 ₹ in Lacs | March 31, 2025 ₹ in Lacs | March 31, 2024 ₹ in Lacs |
| Lease Liabilities (refer note (a)) | 431.90 | 487.77 | 55.87 | 52.61 |
| | **431.90** | **487.77** | **55.87** | **52.61** |

**Note (a):**
The company has taken land on lease from Adani Ports And Special Economic Zone Limited, the holding company. Future minimum lease payable under leases together with the present value of the minimum lease payments payable are as follows:

₹ in Lacs

| Particulars | As at March 31, 2025 | | As at March 31, 2024 | |
|---|---|---|---|---|
| | Minimum lease payments | Present value of MLP | Minimum lease payments | Present value of MLP |
| Within one year | 89.78 | 89.78 | 89.78 | 89.78 |
| After one year but not later than five years | 359.14 | 295.73 | 359.14 | 295.73 |
| More than five years | 157.12 | 102.25 | 246.91 | 154.87 |
| **Total minimum lease receivables** | **606.05** | **487.77** | **695.83** | **540.38** |
| Less: Amounts representing finance charges | (118.28) | - | (155.45) | - |
| **Present value of minimum lease receivables** | **487.77** | **487.77** | **540.38** | **540.38** |

**14 Other liabilities**

| | Non-current | | Current | |
|---|---|---|---|---|
| | March 31, 2025 ₹ in Lacs | March 31, 2024 ₹ in Lacs | March 31, 2025 ₹ in Lacs | March 31, 2024 ₹ in Lacs |
| Unearned income under land lease/ infrastructure usage agreements | 1,171.50 | 1,205.71 | - | - |
| Deferred income - government grant (refer note below) | 1,031.99 | 1,211.36 | 179.37 | 179.37 |
| Unearned revenue | - | - | - | - |
| Statutory liability | - | - | 1.39 | 0.14 |
| Current maturities of unearned income under land lease/ infrastructure usage agreements | - | - | 182.42 | 182.42 |
| Advance from customers | - | - | - | (0.07) |
| | **2,203.49** | **2,417.07** | **363.18** | **361.86** |

**Note**
**(a) Government grant income**
The Company has received Government Grant amounting to ₹ 4,000.00 lacs from Government of India , Ministry of Textiles. Following is the movement of government grant during the year :

| | March 31, 2025 ₹ in Lacs | March 31, 2024 ₹ in Lacs |
|---|---|---|
| **At 1st April** | 1,390.74 | 1,570.11 |
| Received during the year | - | - |
| Credited to the statement of profit and loss | (179.37) | (179.37) |
| **At 31 March** | **1,211.37** | **1,390.74** |
| Current | 179.37 | 179.37 |
| Non-current | 1,031.99 | 1,211.37 |
| | **1,211.36** | **1,390.74** |

**15 Trade payables**

| | March 31, 2025 ₹ in Lacs | March 31, 2024 ₹ in Lacs |
|---|---|---|
| Total outstanding dues of micro enterprises and small enterprises (refer note 28) | 0.82 | 2.00 |
| Total outstanding dues of creditors other than micro enterprises and small enterprises | 5.48 | 3.70 |
| | **6.30** | **5.70** |
| Note: For dues to Related parties (refer Note 30) | **2.99** | **1.73** |

Trade payable ageing schedule as below
**As at March 31, 2025** ₹ in Lacs

| Sr No | Particulars | Outstanding for following periods from due date of Payment | | | | | Total |
|---|---|---|---|---|---|---|---|
| | | Not Due | Less than 1 year | 1-2 years | 2-3 Years | More than 3 years | |
| 1 | MSME | 0.82 | - | - | - | - | 0.82 |
| 2 | Others | 4.83 | 0.65 | - | - | - | 5.48 |
| | **Total** | **5.65** | **0.65** | **-** | **-** | **-** | **6.30** |

As at March 31, 2024 ₹ in Lacs

| Sr No | Particulars | Outstanding for following periods from due date of Payment | | | | | Total |
|---|---|---|---|---|---|---|---|
| | | Not Due | Less than 1 year | 1-2 years | 2-3 Years | More than 3 years | |
| 1 | MSME | 2.00 | - | - | - | - | 2.00 |
| 2 | Others | 3.36 | 0.34 | - | - | - | 3.70 |
| | **Total** | **5.36** | **0.34** | **-** | **-** | **-** | **5.70** |

| 16 **Revenue from operations** | For the year ended March 31, 2025 ₹ in Lacs | For the year ended March 31, 2024 ₹ in Lacs |
|---|---|---|
| Interest on land lease, upfront premium and deferred infrastructure income (refer note 4 (a)) | 533.67 | 277.29 |
| Rent income | - | 12.88 |
| Government grant income (refer note 14 (a)) | 179.37 | 179.37 |
| Operating and maintenance income | 50.99 | 46.82 |
| | **764.03** | **516.36** |

| 17 **Other income** | For the year ended March 31, 2025 ₹ in Lacs | For the year ended March 31, 2024 ₹ in Lacs |
|---|---|---|
| **Interest income on** | | |
| Bank deposits | - | 30.46 |
| IT refund | 0.16 | - |
| Unclaimed liabilities / excess provision written back | 0.17 | 61.20 |
| Miscellaneous Income | - | 4.69 |
| | **0.33** | **96.35** |

| 18 **Operating expenses** | For the year ended March 31, 2025 ₹ in Lacs | For the year ended March 31, 2024 ₹ in Lacs |
|---|---|---|
| Annual lease rent and infrastructure usages charges | 172.87 | 169.35 |
| | **172.87** | **169.35** |

| 19 **Finance costs** | For the year ended March 31, 2025 ₹ in Lacs | For the year ended March 31, 2024 ₹ in Lacs |
|---|---|---|
| Interest on Inter corporate deposited loan | 49.17 | 59.08 |
| Finance charges on leases liability | 37.19 | 41.18 |
| | **86.36** | **100.26** |

| 20 **Other expenses** | For the year ended March 31, 2025 ₹ in Lacs | For the year ended March 31, 2024 ₹ in Lacs |
|---|---|---|
| Insurance | 0.17 | 0.47 |
| Legal and professional expenses | 0.99 | 0.62 |
| Payment to auditors ( refer note (a) below) | 1.20 | 1.00 |
| Horticulture expenses | - | 6.05 |
| Electric power expenses | 12.08 | 7.51 |
| Office Expenses | 16.83 | - |
| Loss on sale of fixed assets (net) | - | - |
| Provision for Doubtful debts | 3.75 | - |
| Miscellaneous expenses | 8.07 | 2.55 |
| | **43.09** | **18.20** |

**Note: (a)**

| **Payment to auditor** | For the year ended March 31, 2025 ₹ in Lacs | For the year ended March 31, 2024 ₹ in Lacs |
|---|---|---|
| **As auditor:** | | |
| Audit fee | 1.20 | 1.00 |
| | 1.20 | 1.00 |

**21 Income tax**

Income tax expenses for the year ended March 31, 2022 and March 31, 2021 are as under

| a) Tax expenses reported in Statement of Profit and Loss | For the year ended March 31, 2025 ₹ in Lacs | For the year ended March 31, 2024 ₹ in Lacs |
|---|---|---|
| **Current Income tax:** | | |
| Current tax charges: | - | - |
| **Deferred tax:** | | |
| Relating to origination and reversal of temporary differences | - | - |
| **Tax expense reported in the statement of profit and loss** | **-** | **-** |

| b) Balance sheet section | For the year ended March 31, 2025 ₹ in Lacs | For the year ended March 31, 2024 ₹ in Lacs |
|---|---|---|
| Taxes Recoverable | 22.88 | 7.06 |
| | **22.88** | **7.06** |

**c) Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2025 and March 31, 2024**

| | For the year ended March 31, 2025 ₹ in Lacs | For the year ended March 31, 2024 ₹ in Lacs |
|---|---|---|
| **Profit/(Loss) before taxation** | **174.24** | **37.10** |
| | 26.00% | 26.00% |
| **Tax using the company's domestic rate** | 45.30 | 9.65 |
| **Tax effect of :** | | |
| Expenses Not allowed under Tax Law | 18.35 | 18.35 |
| Temperary difference on which DTA not created earlier | (63.65) | (28.00) |
| | | - |
| **Income tax expenses charged to profit and loss** | **-** | **-** |

| d) Deferred tax liability (net) | Balance Sheet as at | |
|---|---|---|
| | For the year ended March 31, 2025 ₹ in Lacs | For the year ended March 31, 2024 ₹ in Lacs |
| **Deferred tax liabilities** | | |
| Liability on Property, plant and equipment | | |
| Land lease receivable | 302.48 | 279.88 |
| **Gross deferred tax liabilities** | **302.48** | **279.88** |
| **Deferred tax asset** | | |
| Asset on Property, plant and equipment | (81.72) | (80.28) |
| Land lease obligation | (22.11) | (22.11) |
| Unabsorbed loss & carry forward Depreciation | 406.32 | (177.49) |
| others | - | - |
| **Deferred tax asset limited to the value of Gross Deferred Tax Liability** | **302.48** | **(279.88)** |

Deferred tax asset has been recognized to the extent Deferred Tax Liability in respect of remaining unabsorbed depreciation or carried forward losses as they may not be used to offset taxable profits of the company in future years and there are no other tax planning opportunities or other evidences of recoverability in the near future.

| 22 Earnings per share | For the year ended March 31, 2025 ₹ in Lacs | For the year ended March 31, 2024 ₹ in Lacs |
|---|---|---|
| Profit for the year | 174.24 | 37.10 |
| Weighted average number of equity shares | 49.12 | 49.12 |
| Basic and diluted earning per share (in ₹) | 3.55 | 0.76 |

**23 Below are the ratio as on March 31, 2025 and March 31, 2024**

| Sr No | Ratio Name | Formula | March 31, 2025 | March 31, 2024 | % Variance | Reason for variance |
|---|---|---|---|---|---|---|
| 1 | Current | Current Assets / Current Liabilities | 0.47 | 0.22 | 116% | Due to Increase in interest accured on ICD |
| 2 | Debt-Equity | Total Debt / Shareholder's Equity | -0.76 | -0.73 | -4% | Better Debt-equity ratio due to repayment of borrowings and increase on equity on account of profit earned during the year. |
| 3 | Debt Service Coverage | Earnings available for debt service (PAT + Interest cost + Foreign Exchange Loss or (Gain) (net) + Depreciation) / Debt Service ( Interest cost & lease payments + repayment of non current debt made during the period excluding refinanced loans) | 3.11 | -2.11 | 248% | - |
| 4 | Return on Equity | Net Profit after Taxes / Avg Equity Shareholder's Fund | -0.18 | -0.04 | -422% | Due to increase in average shareholder fund |
| 5 | Inventory Turnover | NA | | | | - |
| 6 | Trade Receivables Turnover | Revenue from operations / Average Accounts Receivable | 238.02 | 90.99 | 162% | Due to reduction average trade receivable |
| 7 | Trade Payable Turnover | Operating exp & Other expense/ Average Trade Payable | 35.99 | 38.63 | 7% | NA |
| 8 | Net Capital Turnover | Revenue from Operation / Avg working capital | -2.56 | -1.51 | -70% | Mainly due to better operational performance during the current year as One lease receivable changed . |
| 9 | Net Profit | Profit After Tax / Revenue from Operations | 0.23 | 0.06 | -276% | Mainly due to better operational performance during the current year as One lease receivable changed . |
| 10 | Return on Capital Employed | Earnings before Interest and Taxes / Capital Employed (Tangible Networth+Total Debt) | 2.01 | 1.55 | -30% | Mainly due to better operational performance during the current year as One lease receivable changed . |
| 11 | Return on Investment | NA | | | | - |

**24 Financial Instruments, Financial Risk and Capital Management**

**24.1 Category-wise classification of financial instruments:**

₹ in Lacs

| Particulars | Refer Notes | As at March 31, 2025 | | | |
|---|---|---|---|---|---|
| | | Fair value through other comprehensive income | Fair value through other profit & loss | Amortized cost | Carrying value |
| **Financial asset** | | | | | |
| Investments | | - | - | - | - |
| Trade receivables | 7 | - | - | 2.66 | 2.66 |
| Cash and cash equivalents | 8 | - | - | 2.30 | 2.30 |
| Others financial assets | 4 | - | - | 1,151.86 | 1,151.86 |
| **Total** | | **-** | **-** | **1,156.82** | **1,156.82** |
| **Financial liabilities** | | | | | |
| Borrowings | 11 | - | - | 654.17 | 654.17 |
| Trade payables | 15 | - | - | 6.30 | 6.30 |
| Lease liabilities | | | | 487.77 | 487.77 |
| Other financial liabilities | 12 | | - | 109.49 | 109.49 |
| **Total** | | **-** | **-** | **1,257.73** | **1,257.73** |

₹ in Lacs

| Particulars | Refer Notes | As at March 31, 2024 | | | |
|---|---|---|---|---|---|
| | | Fair value through other comprehensive income | Fair value through other profit & loss | Amortized Cost | Carrying value |
| **Financial asset** | | | | | |
| Trade receivables | 7 | - | - | 3.76 | 3.76 |
| Cash and cash equivalents | 8 | - | - | 0.70 | 0.70 |
| Others financial assets | 4 | - | - | 1,078.09 | 1,078.09 |
| **Total** | | **-** | **-** | **1,082.55** | **1,082.55** |
| **Financial liabilities** | | | | | |
| Borrowings | 11 | - | - | 757.08 | 757.08 |
| Trade payables | 15 | - | - | 5.70 | 5.70 |
| Lease liabilities | | | | 540.38 | 540.38 |
| Other financial liabilities | 12 | - | - | 114.77 | 114.77 |
| **Total** | | **-** | **-** | **1,417.93** | **1,417.93** |

**24.2 Financial instrument measured at amortized cost**

The carrying amount of financial assets and financial liabilities measured at amortized 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.

**24.3 Financial risk management objective and policies**

The Company's principal financial liabilities comprise loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations/projects and to provide guarantees to support its operations. The Company's principal financial assets include loans, trade and other receivables, and cash and cash equivalents that derive directly from its operations.

In the ordinary course of business, the Company is mainly exposed to risks resulting from interest rate movements (interest rate risk, credit risk and liquidity risk).
The Company's risk management activities are subject to the management, direction and control of Central Treasury Team of the Adani Group under the framework of Risk Management Policy for Interest rate risk as approved by the Board of Directors of the Company. The Company's central treasury team ensures appropriate financial risk governance framework for the Company through appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. It is the Company's policy that no trading in derivatives for speculative purposes may be undertaken.

**(i) Interest rate risk**

The company does not have any long term debt obliation having floating interest rate as at March.2025.

**(ii) Credit risk**

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables and other financial assets), including deposits with banks and other financial instruments.

Customer credit risk is managed by the Company's established policy, procedures and control relating to customer credit risk management. Credit quality of a customer is assessed based on an extensive evaluation and individual credit limits are defined in accordance with this assessment.

Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Company's Board of Directors on an annual basis, and may be updated throughout the year subject to approval of the Company's Finance Committee. The limits are set to minimize the concentration of risks and therefore mitigate financial loss through counterparty's potential failure to make payments. An impairment analysis is performed at each reporting date on an individual basis for major clients. In addition, a large number of minor receivables are grouped into homogenous groups and assessed for impairment collectively. The calculation is based on exchange losses historical data.

Credit risk from balances with banks is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made only with banks .

**Concentrations of Credit risk form part of credit risk**

Considering that the Company has provided land on lease and related infrastructure facilities to few companies to develop at Mundra, the Company is significantly dependent on them. A loss of any of these customers could adversely affect the operating result or cash flow of the Company.

**(iii) Liquidity risk**

Liquidity risk is the risk that the Company will encounter difficulty in raising funds to meet commitments associated with financial instruments that are settled by delivering cash or another financial asset. Liquidity risk may result from an inability to sell a financial asset quickly at close to its fair value.

The Company has an established liquidity risk management framework for managing its short term, medium term and long term funding and liquidity management requirements. The Company's exposure to liquidity risk arises primarily from mismatches of the maturities of financial assets and liabilities. The Company manages the liquidity risk by maintaining adequate funds in cash and cash equivalents.

The table below analysis derivative and non-derivative financial liabilities of the Company into relevant maturity groupings based on the remaining period from the reporting date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

**As at March 31, 2025** ₹ in Lacs

| Contractual maturities of financial liabilities | Refer Note | within 1 year | 1 to 5 years | Over 5 years | Total | Carrying Value |
|---|---|---|---|---|---|---|
| Borrowings | 11 | - | 654.17 | - | 654.17 | 654.17 |
| Other financial liabilities | 12 | 3.45 | (147.19) | - | (143.74) | 3.45 |
| Interest accrued | 12 | | 253.23 | - | 253.23 | 106.04 |
| Lease Liabilities | 13 | 89.78 | 359.14 | 157.12 | 606.05 | 487.77 |
| Trade and other payables | 15 | 5.48 | - | - | 5.48 | 5.48 |
| **Total** | | **98.71** | **1,119.35** | **157.12** | **1,375.19** | **1,256.91** |

**As at March 31, 2024** ₹ in Lacs

| Contractual maturities of financial liabilities | Refer Note | within 1 year | 1 to 5 years | Over 5 years | Total | Carrying Value |
|---|---|---|---|---|---|---|
| Borrowings | 11 | - | 757.08 | - | 757.08 | 757.08 |
| Other financial liabilities | 12 | 52.99 | - | - | 52.99 | 52.99 |
| Interest accrued | 12 | - | 61.79 | - | 61.79 | 61.79 |
| Lease Liabilities | 13 | 89.78 | 359.14 | 246.91 | 695.83 | 540.38 |
| Trade and other payables | 15 | 3.70 | - | - | 3.70 | 3.70 |
| **Total** | | **146.47** | **1,178.01** | **246.91** | **1,571.39** | **1,415.94** |

The table has been drawn up based on the undiscounted contractual maturities of the financial liabilities including interest that will be paid on those liabilities upto the maturity of the instruments.

**24.4 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.

₹ in Lacs

| Particulars | Refer note | March 31, 2025 | March 31, 2024 |
|---|---|---|---|
| Total borrowings | 11 | 654.17 | 757.08 |
| Less: cash and cash equivalents | 8 | 2.30 | 0.70 |
| Net debt (A) | | **651.87** | **756.38** |
| | | | |
| Total equity (B) | 9 & 10 | **(860.08)** | **(1,034.31)** |
| Total equity and net debt (C = A + B) | | **(208.21)** | **(277.93)** |
| Gearing ratio (A/C) | | -313.08% | -272.15% |

**Note:**

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current period.

No changes were made in the objectives, policies or processes for managing capital during the years ended March 31, 2025 and March 31, 2024

**25 Contingent liabilities**

Based on the information available with the Company, there is no contingent liability as at March 31, 2025 (previous year : Nil)

26

The Company has recognized a net profit of ₹ 174.24 lacs during the year ended March 31, 2025 and, as of that date, the Company's current liabilities exceeded its current assets by ₹ 226.01 lacs, and the accumulated losses of ₹ 3851.29 lacs in Other Equity exceeded the Equity Share Capital of ₹ 100 lacs and perpetual debt ₹ 2,500 lakh resulting in the net worth being negative at ₹ 920.30 lacs as represented by Total Equity.

Further, Adani Ports and Special Economic Zone Limited, the Parent Company has undertaken to provide financial support as necessary, to enable the Company to meet the operational requirements. Accordingly, these financial statements have been prepared on a 'going concern' basis.

**27 Segment information**

The Company is primarily engaged in one business segment, namely set up an Integrated Textile and apparel Park within Mundra SEZ with main objective of providing infrastructure facilities to the units in the Special Economic Zone with specific emphasis on textile & Apparel Sector as determined by chief operational decision maker, in accordance with Ind AS - 108 "Segment Reporting".

Considering the inter relationship of various activities of the business, the chief operational decision maker monitors the operating results of its business segment on overall basis.

**28** Information required to be furnished as per Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act) and Schedule III the Companies Act, 2013, as at March 31, 2025 . This information has been determined to the extent such parties have been identified on the basis of information available with the Company and relied upon by auditors.

₹ in Lacs

| Sr No | Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|---|
| 1 | Principal amount and interest due thereon remaining unpaid to any supplier as at the end of each accounting year. | | |
| | Principal | 0.82 | 2.00 |
| | Interest | - | - |
| 2 | The amount of interest paid by the buyer in terms of section 16, of the Micro Small and Medium Enterprise Development Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year | - | - |
| 3 | The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under Micro Small and Medium Enterprise Development Act, 2006. | - | - |
| 4 | The amount of interest accrued and remaining unpaid at the end of each accounting year; and | - | - |
| 5 | The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act 2006. | - | - |

**29 Standard 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.

**30 Related Party Disclosures as at For the year ended March 31, 2025**

The Management has identified the following related party transactions of the Company for the year ended March 31, 2025 for the purpose of reporting as per IND AS 24 – Related Party Transactions, which are as under:

| | |
|---|---|
| **Parent Company** | Adani Ports And Special Economic Zone Limited |
| **Fellow Subsidiary** | MPSEZ Utilities Limited ( till December 15, 2021) |
| **Other Entity** | MPSEZ Utilities Limited (w.e.f. December 16, 2021) |
| **Key Management personnel** | Douglas Charles Smith, Director |
| | Capt. Sandeep Mehta, Director (upto 29.4.2024) |
| | Rakshit Shah, Director |
| | Rakesh Shah (w.e.f. 13.6.2023) |
| | Sujalkumar Shah, Director (Appointed w.e.f. 29.4.2024) |
| | Saurabh Kumar Sinha, Nominee Director – MoT |

**Notes:**

(i)The names of the related parties and nature of the relationships where control exists are disclosed irrespective of whether or not there have been transactions between the related parties. For others, the names and the nature of relationships is disclosed only when the transactions are entered into by the Company with the related parties during the existence of the related party relationship.

(ii) Aggregate of transactions for the period with these parties have been given below.

**(A) Transactions with Related Parties** **(₹ in Lacs)**

| Sr | Category | Relationship | Name of Related Party | For the year ended March 31, 2025 | For the year ended March 31, 2024 |
|---|---|---|---|---|---|
| 1 | Loan taken | Parent Company | Adani Ports and Special Economic Zone Limited | 343.10 | 361.25 |
| 2 | Loan repaid | Parent Company | Adani Ports and Special Economic Zone Limited | 446.01 | 373.00 |
| 3 | Service availed(Rent expense and infrastructure usages charges) | Parent Company | Adani Ports and Special Economic Zone Limited | 274.32 | 259.14 |
| 4 | Interest expense | Parent Company | Adani Ports and Special Economic Zone Limited | 49.17 | 59.08 |
| 5 | Services Availed (including reimbursement of expenses) | Other entity | MPSEZ Utilities Limited | 18.92 | 18.35 |
| 6 | Rent income | Other entity | MPSEZ Utilities Limited | 5.16 | 4.69 |
| 7 | Deposit received back | Other entity | MPSEZ Utilities Limited | - | - |

**(B) Closing Balances**

**(₹ in Lacs)**

| Sr | Category | Relationship | Name of Related Party | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|---|---|---|
| 1 | Borrowing | Parent Company | Adani Ports and Special Economic Zone Limited | 654.17 | 757.08 |
| 2 | Perpetual Securities | Parent Company | Adani Ports and Special Economic Zone Limited | 2,500.00 | 2,500.00 |
| 3 | Interest accrued but not due | Parent Company | Adani Ports and Special Economic Zone Limited | 106.04 | 61.78 |
| 4 | Trade payables (including provisions) | Parent Company | Adani Ports and Special Economic Zone Limited | 1.68 | 1.22 |
| | | Other entity | MPSEZ Utilities Limited | 1.31 | 1.57 |
| 5 | Trade receivable | Other entity | MPSEZ Utilities Limited | 1.20 | 1.18 |
| 6 | Other Financial & Non-Financial Liab. | Parent Company | Adani Ports and Special Economic Zone Limited | 537.95 | 540.38 |

**Terms and conditions of transactions with related parties**

Outstanding balances of related parties at the year-end are unsecured and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables. For the year ended March 31, 2022, the Company has not recorded any impairment of receivables relating to amounts owed by related parties. This assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates.

**31 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) 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.

(vi) The Company has not traded or invested in crypto currency or virtual currency during the financial year.

(vii) The company has not entered into any transaction with struck off companies (as per section 248 of the Companies Act, 2013) or does not have any outstanding balances with such companies.

**32 Capital commitments**

| **Particulars** | **March 31, 2025<br>₹ in Lacs** | **March 31, 2024<br>₹ in Lacs** |
|---|---|---|
| remaining to be executed on capital account and not provided for | NIL | NIL |

**33 Audit trail:**

The Company uses certain accounting softwares 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 at application level. During the year, 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 stabilized from March 17, 2025 except billing interface Further, there is no instance of audit trail feature being tampered in respect of the accounting softwares where such feature is enabled. Additionally, the audit trail has been preserved by the Company as per the statutory requirements for record retention except billing interface.

**34 Events occurred after the Balance Sheet date**

The Company evaluates events and transactions that occur subsequent to the balance sheet date but prior to approval of the financial statements to determine the necessity for recognition and/or reporting of any of these events and transactions in the financial statements. There are no subsequent events to be recognized or reported that are not already disclosed.

As per our report of even date

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

| | | |
|---|---|---|
| **Chirag Shah** | **Rakesh Shah** | **Rakshit Shah** |
| **Partner** | Director | Director |
| **Membership No. 106139** | DIN: 10198866 | DIN: 00290537 |

| | |
|---|---|
| **Place: Ahmedabad** | **Place: Mundra** |
| **Date : April 19, 2025** | **Date : April 19, 2025** |