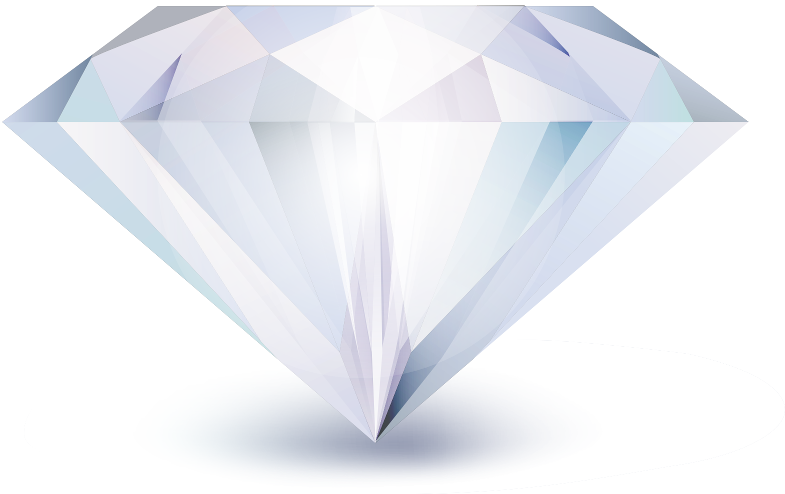
IITL GROUP

INDUSTRIAL INVESTMENT TRUST LIMITED



Reports & Accounts of Subsidiary Companies 2022-2023

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IIT INVESTRUST LIMITED
CIN : U67190MH1992PLC070247

BOARD OF DIRECTORS	:	Mr. Bipin Agarwal Mr. Venkatesan Narayanan Mr. Milind Desai Mr. G.Jeevanantham - Whole-Time Director & CFO
COMPANY SECRETARY	:	Ms. Priyal Yash Shah (w.e.f. May 02, 2022)
BANKERS	:	Axis Bank Limited Canara Bank HDFC Bank
AUDITORS	:	M/s. Desai & Kinare Chartered Accountants
REGISTERED OFFICE	:	Office No. 101A, The Capital, G-Block, Plot No.C-70, Bandra Kurla Complex, Bandra (East), Mumbai- 400051 Tel: 022 43250100, E-mail : iitinvestrust@iitlgroup.com Website : www.iitinvestrust.com

DIRECTORS' REPORT

To
The Members,

Your Directors are pleased to present the 30th Annual Report of the Company, together with the Audited Statement of Accounts for the year ended March 31, 2023.

Financial Performance

The summarized results of your Company prepared in accordance with Indian Accounting Standards (Ind AS) are given in the table below.

(₹ in '000)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Total Income	4,050.21	3,785.25
Profit/(loss) before Interest, Depreciation & Tax (EBITDA)	(48,826.97)	3,132.58
Finance Charges	-	-
Depreciation	1,509.10	1,509.10
Provision for Income Tax (including for earlier years)	(1.68)	(0.10)
Net Profit/(Loss) After Tax	(50,334.39)	1,623.58
Profit/(Loss) brought forward from previous year	7,104.37	5,433.58
Other Comprehensive income	8.16	47.21
Profit/(Loss) carried to Balance Sheet	(43,221.86)	7,104.37

Note: Previous year figures have been regrouped/ rearranged wherever necessary.

Indian Accounting Standards

The Company has adopted Indian Accounting Standards (IND AS) from the FY 2018-19 and has replaced the existing Indian GAAP as prescribed under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014.

Results of operations and state of Company's affairs

The total income of the Company for the year ended March 31, 2023 is ₹ 40.50 lakhs as compared to ₹ 37.85 lakhs in the previous year. The pre-tax loss for the year ended March 31, 2023 is ₹ 503.36 lakhs as against the pre-tax profit of ₹ 16.23 lakhs for the preceding year.

The Pre-Tax loss in the current year is mainly on account of fair value change in the investment made by the company in the preference shares of the World Resorts Limited.

The Company was into Stock Broking and Depository business. In June 2019, the Company had applied for Surrender of membership of Stock Broking business and Depository Participant business. Upon surrender, the Company ceased to be the Stock Broker as well as Depository Participant. Besides that, the Company is into the business of providing Advisory and Consultancy services to Body Corporates.

Material changes and commitments occurred after the close of the year till date of this report which affects the financial position of the Company

a. Sale of the Company's Investment in the Preference Shares of World Resorts Limited to Nimbus (India) Limited, one of the Shareholders of World Resorts Limited

The Company has an investment of ₹ 7.50 Crores in 18,75,000 Preference Shares (face value ₹ 10/- and premium paid is ₹ 30/- per share totaling to ₹ 7.50 crores) constituting 12.605% of preference share capital of World Resorts Limited (WRL), an unlisted public company. As on date, the full value of investment into Preference Shares, totaling to ₹ 7.50 crores is impaired in the books of the Company.

World Resorts Limited is in the business of hospitality and owns and operates a Deluxe Five Star Resort by the name Golden Palms Hotel and Spa at Off. Tumkur Road, Bangalore.

Over the years, WRL has accumulated losses and has not been able to pay any dividend and the investee companies had to impair their assets in compliance with the Accounting Standards. The Hotel is in need of urgent renovation / upgradation of the rooms which will need capital infusion.

Nimbus (India) Limited have offered the Company for acquiring the Company's investment in the Preference share capital of World Resorts Limited on the following terms and conditions:

1. Nimbus (India) Limited has offered to purchase 18,75,000 Preference Shares held by the Company in World Resorts Limited for a consideration of ₹ 7.50 crores.
2. Nimbus (India) Limited to remit 10% of the total consideration amount i.e. ₹ 75 lakhs within 15 days from the date of receipt of formal approval of the Board. On payment of the 10% of such consideration, proportionate preference shares will be transferred by the Company to Nimbus (India) Limited;
3. A definitive and binding agreement (Share Purchase Agreement / Binding Term-Sheet / MOU) specifying the warranties / confirmations / assurances needed from the parties for carrying out the subject transaction would be executed between the Parties immediately after the shareholders' approval; and
4. Once the shareholders' approval is received, Nimbus (India) Limited shall remit the balance 90% of the consideration amount, in one or more tranches, on or before March 31, 2024. On transfer of the said balance of 90% in one or more tranches, proportionate preference shares will be transferred by the Company to Nimbus (India) Limited.

The Management after weighing in all the options and after considering the offer has decided to accept the same, subject to the approval of Shareholders at the ensuing AGM of the Company.

The Board of Directors at its meeting held on September 13, 2023 granted its approval on the proposal of sale of the Company's Investment in the Preference Shares of World Resorts Limited to Nimbus (India) Limited.

The said proposal is being placed at the ensuing Annual General Meeting for the consideration and approval of the Shareholders.

b. One Time Settlement of the Outstanding Unsecured Loan of ₹ 50,00,000/- alongwith interest outstanding thereon with IITL Nimbus The Palm Village

The Company had granted an unsecured loan to IITL Nimbus The Palm Village of ₹ 50,00,000/- on February 28, 2017 for a period of two years at the interest of 10% per annum. The loan agreement was renewed for two times for a period of two years each time. Total amount of interest outstanding till June 30, 2023 is ₹ 28,70,949/-.

In view of the sluggish market condition, the Firm initially suspended its operations and thereafter during the last two financial years surrendered the portion of land. The Firm has revived the project and some progress is being made. However, it appears that the construction could go on for over 24 months.

Due to poor market sentiments, sluggish demand in the area and paucity of funds, they have not been able to repay the loan and interest and have proposed the following terms for one time settlement of the outstanding unsecured loan of ₹ 50,00,000/- alongwith interest outstanding thereon :

1. To waive the total outstanding interest amount of ₹ 28,70,949/- as on June 30, 2023 and all future interest amount thereafter upto December 31, 2023.
2. The Firm will repay the outstanding loan on or before December 31, 2023.
3. The Firm reiterates their commitment to remit the outstanding loan amount.

The said proposal is being placed at the ensuing Annual General Meeting for the approval of the shareholders.

Dividend

In view of losses incurred by the Company, your Directors do not recommend any dividend for the year under review.

Transfer to Reserves

The Company has not transferred any amount to reserves during the year under review.

Change in Capital Structure

During the year, the Company has not issued any shares or convertible securities. The Company does not have any Scheme for issue of shares including sweat equity to the employees or Directors of the Company.

As on March 31, 2023, the issued, subscribed and paid up share capital of your Company stood at ₹ 12,50,00,000/-, comprising 1,25,00,000 Equity Shares of ₹ 10/- each.

Subsidiary, Associate and Joint Ventures

During the year under review and as on March 31, 2023, the Company had no subsidiary / joint ventures / associate companies.

Internal Financial Controls

Your management believes that adequate financial controls exist in relation to financial statements. The Internal financial controls are commensurate with the size and nature of business of the Company. During the year, such controls were tested and no reportable material weakness in the design or operation was observed.

Annual Return

Pursuant to Section 92(3) of the Companies Act, 2013 (‘the Act’), the Annual Return of the Company has been placed on the website of the Company and can be accessed at http://www.iitinvestrust.com/Static/InvestorServices.aspx

Changes in Directorship

Retiring by Rotation

As per the provision of the Companies Act, 2013 and in accordance with the Articles of Association of the Company, Mr. G. Jeevanantham (DIN: 03375366), retires by rotation at the ensuing Annual General Meeting of the Company and being eligible, he offers himself for re-appointment.

There was no change in the composition of the Board of Directors during the year under review.

The Board of Directors of your Company, as on the date of this Directors’ Report comprises of the following Directors:

1. Mr. Bipin Agarwal
2. Mr. Venkatesan Narayanan
3. Mr. Milind Desai
4. Mr. G. Jeevanantham

Re-appointment

Pursuant to the recommendation of Nomination and Remuneration Committee and subject to the approval of Members through Special Resolution in the ensuing AGM of the Company, the Board of Directors in their meeting held on August 11, 2023 re-appointed Mr. G. Jeevanantham, as the Whole-time Director of the Company with effect from October 19, 2023 till September 30, 2024. The necessary resolution for approval of the appointment forms a part of the Notice of the ensuing AGM, along with the necessary disclosures required under the Companies Act, 2013, for approval of Members.

The Board hereby recommends the aforesaid appointment to the Members at the ensuing AGM of the Company.

Key Managerial Personnel

Based on the recommendation of the Nomination and Remuneration Committee, the Board of Directors appointed Mrs. Priyal Yash Shah as the Company Secretary of the Company as well as designated her as “Key Managerial Personnel” (KMP), pursuant to Section 203 of the Companies Act, 2013 read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, w.e.f. May 02, 2022.

Pursuant to the provisions of Section 203 of the Companies Act, 2013, the Key Managerial Personnel of the Company are – Mr. G. Jeevanantham, Whole-time Director and Chief Financial Officer and Mrs. Priyal Yash Shah, Company Secretary of the Company.

Meetings of the Board

During the financial year ended March 31, 2023, the Board met 7 (seven) times on April 13, 2022, May 27, 2022, August 11, 2022, November 04, 2022, November 13, 2022, February 08, 2023 and March 24, 2023.

The attendance of the Directors at Board meetings was as follows:

Name of the Director	No. of meetings attended
Mr. Bipin Agarwal	6
Mr. Venkatesan Narayan	7
Mr. Milind Desai	7
Mr. Jeevanantham Ganapathy	7

Audit Committee

The Audit Committee was constituted on June 18, 2002. It was last re-constituted on January 29, 2016. It comprises of Mr. Bipin Agarwal, Mr. Venkatesan Narayanan and Mr. Milind Desai as members of the Committee. During the year under review, the Audit Committee met 4 (Four) times on May 27, 2022, August 11, 2022, November 13, 2022 and February 08, 2023. The attendance of the Members at the Audit Committee meetings was as follows:

Name of the Director	No. of meetings attended
Mr. Bipin Agarwal	4
Mr. Venkatesan Narayan	4
Mr. Milind Desai	4

The Board of Directors had accepted all the recommendations of the Audit Committee during the year under review.

Directors' Responsibility Statement

Pursuant to Section 134(3) (c) of the Companies Act, 2013, your Directors, to the best of their knowledge and belief, make following statements that:

(a) In preparation of the annual accounts for the year ended March 31, 2023, the applicable accounting standards read with requirements set out under Schedule III to the Act, have been followed and there are no material departures from the same;

(b) Such accounting policies have been selected and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company as at March 31, 2023 and loss of the Company for the year ended on that date;

(c) Proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

(d) The annual accounts have been prepared on a going concern basis;

(e) The systems to ensure compliance with the provisions of all applicable laws were in place and that such systems were adequate and operating effectively.

Declaration by Independent Directors

The Company has received declarations from all the Independent Directors of the Company, confirming that, they meet criteria of independence as prescribed under Section 149(6) of the Companies Act, 2013. Further, they have registered themselves with Indian Institute of Corporate Affairs for empanelment in the data bank of Independent Directors.

Nomination and Remuneration policy

In terms of Section 178(1) of the Companies Act, 2013 the Board of Directors has framed the policy which lays down a framework in relation to Remuneration of Directors, Key Managerial Personnel and Senior Management of the Company. This policy also lays down criteria for selection and appointment of Board Members. The said policy is available on the website of the Company with weblink http://www.iitinvestrust.com/NRC-Policy.pdf

Particulars of Loans given, Investments made, Guarantees given and Securities provided

The details of loans given, investments made, guarantees given and securities provided under the provision of Section 186 of the Companies Act, 2013, are given in the Notes to the Financial Statements.

Conservation of energy, technology absorption, foreign exchange earnings and outgo:

The details of conservation of energy, technology absorption, foreign exchange earnings and outgo are as follows:

(A) Conservation of energy: Not Applicable

(B) Technology absorption: Not Applicable

(C) Foreign exchange earnings and Outgo: The Company had no foreign exchange earnings and outgo during the financial year under review.

Risk Management

The Board of Directors manages and monitors the principal risk and uncertainties from time to time that can impact the ability to achieve the Company's strategic objectives.

Vigil Mechanism

The Company has a Vigil Mechanism to report to the management instances of unethical behavior, actual or suspected, fraud or violation of the company's code of conduct.

Corporate Social Responsibility (CSR)

Currently, the Company does not fall within the ambit of Section 135 of the Companies Act, 2013. The Company has not formulated CSR Policy and has not undertaken any CSR activity. Hence, the disclosures as per Rule 9 of Companies (Corporate Social Responsibility Policy) Rules, 2014 is not required to be made.

Auditors

The Members of the Company at the Annual General Meeting held on September 28, 2021, had appointed M/s. Desai and Kinare, Chartered Accountants (Firm Registration No. 119575W) as Statutory Auditors of the Company to hold office for period of five consecutive years commencing from the conclusion of 28th Annual General Meeting till the conclusion of 33rd Annual General Meeting to be held in the year 2026.

As per the amended provision of the Companies Act, 2017 notified on May 07, 2018, the Company is not required to ratify the appointment of auditors at every Annual General Meeting, therefore, it is not proposed to ratify the appointment of auditors at the ensuing Annual General Meeting.

Auditors' Report

The observations and comments given in the report of the Auditors read together with Report on Internal Financial Controls and notes to accounts are self-explanatory and hence do not call for any further information and explanation or comments under Section 134(3)(f) of the Companies Act, 2013.

The report does not contain any qualification, reservation or adverse remark or disclaimer.

Related Party Transactions

All Related Party Transactions are placed before the Audit Committee and also the Members / Board for their approval, wherever necessary.

During the year, the Company has not entered into any new contract or arrangement with related parties which could be considered 'material' or which may have potential conflict with interest of the company at large.

None of the Directors have any pecuniary relationship or transactions vis-à-vis the Company.

Significant and material orders passed by the regulators

During the year under review, there were no significant and material orders passed by the regulators/ courts or tribunals that would impact going concern status of the Company and its future operations.

Particulars of Employees and related disclosures as required under Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

Being an unlisted company, provisions of Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are not applicable to your Company.

Public Deposits

During the year under review, the Company has not accepted any deposits from the public.

General

Your Directors state that no disclosure or reporting is required in respect of the following matters as there were no transactions on these items during the year under review:

1. Issue of equity shares with differential rights as to dividend, voting or otherwise.

2. Issue of shares (including sweat equity shares) to employees of the Company under any scheme.
3. The provisions of section 148 of the Act are not applicable to the Company. Accordingly, there is no requirement of maintenance of cost records as specified under section 148(1) of the Act.
4. No fraud has been reported by the Auditors to the Audit Committee or the Board.
5. There is no Corporate Insolvency Resolution Process initiated under the Insolvency and Bankruptcy Code, 2016.

Disclosures under Sexual Harassment of Women at the Workplace (Prevention, Prohibition and Redressal) Act, 2013

The Company has in place a requisite policy in line with the requirements of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. All employees (permanent, temporary, trainees) are covered under the policy. An Internal Complaints Committee has been constituted under the said Act for the Group Companies.

No complaints were received during the financial year 2022-2023.

Transfer of amounts to Investor Education and Protection Fund

Your Company did not have any funds lying unpaid or unclaimed for a period of seven years. Therefore there were no funds which were required to be transferred to Investor Education and Protection Fund (IEPF).

ISIN and dematerialization of Shares

Ministry of Corporate Affairs vide Companies (Prospectus and Allotment of Securities) Third Amendment Rules, 2018, has revised the provisions relating to transfer of securities and has mandated that the requests for effecting transfer of securities of unlisted public company shall not be processed unless the securities are held in dematerialized form. This measure is aimed at curbing fraud and manipulation risk in physical transfer of securities.

The Company has accordingly obtained International Securities Identification Number (INE04OZ01019) in order to facilitate dematerialization and transfer of its equity shares.

Members holding shares in physical form are requested to convert their holding(s) to dematerialized form to eliminate all risks associated with physical shares.

Acknowledgements

Your Directors wish to place on record their appreciation for the valuable co-operation, support and assistance received from the Government Departments and Local Authorities, Financial Institutions and Banks.

For and on behalf of the Board
IIT Investrust Limited

Sd/-	**Sd/-**
Mr. Bipin Agarwal	**Mr. G. Jeevanantham**
Director	Whole-Time Director
(DIN: 00001276)	(DIN:03375366)

Date: September 13, 2023
Place: Mumbai

INDEPENDENT AUDITOR'S REPORT

To the Members of IIT Investrust Limited

Opinion

We have audited the accompanying Ind AS financial statements of **IIT Investrust Limited** ("the Company"), which comprise the balance sheet as at March 31, 2023, and the statement of profit and loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the Ind AS financial statements, including a summary of significant accounting policies and other explanatory information (herein referred to as ''Ind AS financial statements").

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

Basis for Opinion

We conducted our audit 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 Responsibilities for the Audit of the Ind AS 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 together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, 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.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Ind AS financial statements of the current period. These matters were addressed in the context of our audit of the Ind AS financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

Sr. No.	Key Audit Matter	Auditor's Response
1.	***Financial exposure to Group Company*** As on 31st March, 2023, the Company has advances receivable from group company amounting of ₹ 50 lakhs. Refer Note 7 to the financial statements. Considering the financial position of the Group Company, the Company has provided for Impairment.	***Principal Audit Procedures*** Our audit procedures in relation to management's assessment of impairment risk and financial exposure included the following: • Evaluating and validating the design and operating effectiveness of the controls over determination of recoverable value of advances (including assumptions and judgements); • Assessing along with the auditors' experts the reasonableness of the Company's process regarding impairment assessment and assumptions used in the impairment model; • Evaluating the Company's impairment testing results against our expectations; • Testing the mathematical accuracy of the underlying calculations. Based on the above procedures performed, the management's assessment in respect of impairment risk of financial exposure is considered to be reasonable.
2.	***Evaluation of Uncertain Tax positions*** The Company has material uncertain tax position including matters under dispute which involves significant judgment to determine the possible outcome of these disputes. Refer Note 28 to the financial statements.	***Principal Audit Procedures*** Obtained details of completed tax assessments and demands for the year ended March 31, 2023 from management. We involved our internal experts to challenge the management's underlying assumptions in estimating the tax provision and the possible outcome of the disputes. Our internal experts also considered legal precedence and other rulings in evaluating management's position on these uncertain tax positions.

Information Other than the Financial Statements and Auditor's Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the annual report but does not include the Ind AS financial statements and our auditor's report thereon.

Our opinion on the Ind AS 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 Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Ind AS 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.

Responsibilities of Management and Those Charged with Governance for the Ind AS 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 Ind AS financial statements that give a true and fair view of the financial position, financial performance (including other comprehensive income), changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards ('Ind AS') specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the Ind AS 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 Ind AS financial statements

As part of an audit in accordance with Standards on Auditing ('SAs'), we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Ind AS 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 control 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 Ind AS 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 Ind AS financial statements, including the disclosures, and whether the Ind AS 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.

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

Report on Other Legal and Regulatory Requirements

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) The Balance Sheet, the Statement of Profit and Loss, the Cash Flow Statement and the statement of changes in equity dealt with by this Report are in agreement with the books of account.

(d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

(e) On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.

(f) With respect to the adequacy of the Internal Financial Controls over financial reporting of the Company and operating effectiveness of such controls, refer to our separate report in "Annexure B".

(g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.

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

i. The Company has disclosed impact of pending litigations on its financial position in its standalone financial statements. Refer note 28 to the financial statement.

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 it's knowledge and belief, 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 persons or entities, 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) The management has represented, that, to the best of it's knowledge and belief, no funds have been received by the division from any persons or entities, including foreign entities ("funding Parties"), with the understanding, whether recorded in writing or otherwise, that the division 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 we have considered reasonable and appropriate in the circumstances; nothing has come to the notice that has caused us to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.

v. a) The company has not declared any final dividend for the financial year 2021-2022 and interim dividend for the financial year 2022-23.

b) The Company has not proposed any final dividend up to the date of our report.

As required by the Companies (Auditors' Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

For **Desai and Kinare**
Chartered Accountants
Firm's Registration Number: 119575W

CA Shashikant Desai
Partner
M.No.034105

Mumbai
Dated: 26th May, 2023
UDIN: 23034105BGQXKI1141

Annexure - A to the Auditors' Report

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

We have audited the internal financial controls over financial reporting of **IIT Investrust Limited** ("the Company") as of 31 March, 2023 in conjunction with our statutory audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('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 over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention 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 over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

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

For **Desai and Kinare**
Chartered Accountants
Firm's Registration Number: 119575W

CA Shashikant Desai
Partner
M.No.034105

Mumbai
Dated: May 26, 2023
UDIN: 23034105BGQXKI1141

"Annexure B" to the Independent Auditors Report

(referred to in paragraph under the heading 'Report on Other Legal & Regulatory Requirements' of our report of even date to the standalone Ind AS financial statements of the Company for the year ended 31st March, 2023.)

As per the books and records produced before us and as per the information and explanations given to us and based on such audit checks that we considered necessary and appropriate, we confirm that:

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

(B) The Company has maintained proper records showing full particulars of intangible assets.

(b) The Company has a programme of physical verification of these Property, Plant and Equipment so as to cover all the assets once in every year, which in our opinion is reasonable having record to the size of the company and nature of its assets According to the information and explanations given to us no material discrepancy 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 as disclosed in note 5 on Investment property to the financial statements , are held in the name of the company.

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

(e) (I) No proceedings have been initiated during the year or are pending against the Company as of 31st March 2023 for holding any benami property under Benami Transaction (Prohibition) Act, 1988 and rules made thereunder.

(ii) The Company has not been sanctioned working capital limits in excess of Rs 5 crore, in aggregate, at any point of time during the year, from banks or financial institution on the basis of security of current assets and hence reporting under clause 3(ii) (b) of the order is not applicable.

(iii) During the year the Company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to Companies, firms, Limited liability partnerships or any other parties except a loan given to Pelican Realty Ventures Pvt. Ltd.

(a) 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 except a loan of ₹ 3 Crores to Pelican Realty Ventures Pvt. Ltd.

(b) The company has not made any investments or provided guarantee or security for the grant of loans and advances. Hence, reporting under clause 3(iii)(b) of the Order is not applicable.

(c) The Company has granted loans to a party covered in the register maintained under section 189 of the Act. The schedule of repayment of principal is as per the terms of agreement. However, the party has not paid the interest to the Company as per the terms of the agreement. As per the information and explanations given to us, total amount of interest overdue is ₹ 27,46,288/-. The Company is taking necessary steps to recover the overdue interest.

(d) The company has not granted any loan during the reporting period. Hence, reporting under clause 3(iii)(d) of the Order is not applicable.

(e) The company has not granted any loan or renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties. Hence, reporting under clause 3(iii)(e) of the Order is not applicable.

(f) The Company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying and terms or period of repayment during the year. Hence, reporting under clause 3(iii)(f) is not applicable.

(iv) The Company has complied with the provisions of Section 185 and 186 of the Companies Act, 2013 in respect of investments and Guarantee provided by the Company. The Company has not granted loans to any company covered under Section 185.

(v) The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.

(vi) The Central Government has not prescribed maintenance of Cost Records under Sub-section (1) of Section 148 of the Companies Act, 2013. Accordingly the clause 3 (vi) of the order is 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, Employee's State Insurance, Income Tax and other material statutory dues applicable to it with the appropriate authorities.

(b) There are no dues of Income Tax or Goods and Service Tax have not been deposited as on 31st March 2023 on account of any disputes.

(c) According to the records of the Company, the dues of income tax or goods and services tax and cess which have not been deposited on account of any dispute, are as follows:

Name of the Statue	Nature of disputed dues	Amount under dispute (₹)*	Amount paid*(₹)	Period to which the amount related	Forum where dispute is pending
Income Tax Act, 1961	Income Tax	76,99,060/-	20,00,000/-	FY 2011-12	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Income Tax	27,29,750/-	-	FY 2019-20	Letter send to DCIT

*includes interest

(viii) There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

(ix) (a) The Company has not taken any loans or other borrowings from any lender. Hence reporting under clause 3(ix)(a) of the Order is not applicable.

(b) The Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.

(c) The Company has not taken any term loan during the year and there are no outstanding term loans at the beginning of the year and hence, reporting under clause 3(ix)(c) of the Order is not applicable.

(d) On an overall examination of the financial statements of the Company, funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.

(e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or persons on account of or to meet the obligation of its subsidiaries and Joint ventures. Hence, reporting under clause 3(ix)(e) not applicable.

(f) The Company has not raised any loans during the year and hence reporting on clause 3(ix)(f) of the Order is not applicable.

(x) (a) The Company has not raised moneys by way of initial public offer or further public of offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.

(b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.

(xi) (a) No fraud by the Company and no fraud on the Company has been noticed or reported during the year.

(b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.

(c) The company has not received any whistle blower complaints during the year (and upto the date of this report), while determining the nature, timing and extent of our audit procedure.

(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 in compliance with Section 177 and 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 during the year the Company has not entered into any non-cash transactions with its Directors or persons connected with its directors, and hence provision of section 192 of the Companies Act, 2013 are not applicable to the Company.

(xv) (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.

xvi. The Company has not incurred cash losses during the financial year covered by our audit and in the immediately preceding financial year.

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

xviii. On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payments of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans ,we are of the opinion there exits material uncertainty as on the date of the audit report and the 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.

xix. Since the Company has not made profits reporting under Clause 3(xx) (i)(ii) of the order is not applicable.

.

For **Desai and Kinare**
Chartered Accountants
Firm's Registration Number: 119575W

CA Shashikant Desai
Partner
M.No.034105

Mumbai
Dated: 26th May, 2023
UDIN: 23034105BGQXKI1141

AUDITED BALANCE SHEET AS AT MARCH 31, 2023

(₹ in '000)

Particulars	Note No.	As at March 31, 2023	As at March 31, 2022
ASSETS			
Non-current assets			
Property, plant and equipment	3	29.94	29.94
Other Intangible assets	4	10.06	10.06
Investment property	5	40,110.36	41,619.46
Financial Assets			
Investments	6	760.20	50,806.75
Loans	7	30,000.00	-
Other financial assets	9	601.94	826.94
Non current tax assets (net)	10	3,004.12	2,634.62
Other non-current assets	11	1,114.76	473.34
Total non-current assets		**75,631.38**	**96,401.11**
Current assets			
Financial Assets			
Cash and cash equivalents	12 (a)	598.02	1,616.46
Bank balances other than above	12 (b)	5,500.00	33,275.00
Other receivables	8	1,034.74	827.34
Current tax assets (net)	10	408.49	369.50
Other current assets	11	95.47	1,111.43
Total current assets		**7,636.72**	**37,199.73**
Total Assets		**83,268.10**	**1,33,600.84**
EQUITY AND LIABILITIES			
EQUITY			
Equity Share Capital	13	1,25,000.00	1,25,000.00
Other equity	14	(42,051.86)	8,274.37
Total equity		**82,948.14**	**1,33,274.37**
LIABILITIES			
Non-current liabilites			
Financial liabilities			
Trade payable	15		
Total outstanding dues of small enterprises and micro enterprises		-	-
Total outstanding dues of creditor other than small enterprises and micro enterprises		55.24	44.41
Deferred tax liabilities (net)	17	26.07	24.89
Total non-current liabilities		**81.31**	**69.30**
Current liabilites			
Financial liabilities			
Trade payable	15		
Total outstanding dues of small enterprises and micro enterprises		-	-
Total outstanding dues of creditor other than small enterprises and micro enterprises		105.75	112.08
Provisions	16	74.25	43.33
Other current liabilities	18	58.65	101.76
Total current liabilities		**238.65**	**257.17**
Total liabilities		**319.96**	**326.47**
Total Equity and Liabilities		**83,268.10**	**1,33,600.84**
Significant accounting policies	2		

The accompanying notes (1-40) form integal part of the financial statements.

Vide our report of even date attached

For Desai and Kinare
Chartered Accountants
Firm Registration :119575W

Shashikant Desai
Partner
Membership No : 034105

Mumbai: May 26, 2023

For and on behalf of the Board of Directors

G Jeevanantham
Executive Director & CFO
DIN : 03375366
Place : Mumbai

Bipin Agarwal
Director
DIN : 00001276
Place : Delhi

Priyal Shah
Company Secretary

Mumbai: May 26, 2023

AUDITED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2023

(₹ in ‘000)

Particulars	Note No.	Year ended March 31, 2023	Year ended March 31, 2022
Revenue			
Revenue from Operations	19	2,501.35	3,185.82
Others Income	20	1,548.86	599.43
Toal Revenue		**4,050.21**	**3,785.25**
Expenses			
Employee benefits expenses	21	1,382.19	1,500.03
Depreciation, amortization and impairment	22	1,509.10	1,509.10
Net gain/loss on fair value changes	23	50,011.88	(2,098.53)
Impairment on financial instruments	24	450.00	450.00
Other expenses	25	1,033.11	801.17
Total Expenses		**54,386.28**	**2,161.77**
Profit/(Loss) before tax		**(50,336.07)**	**1,623.48**
Tax expenses	26		
Current tax		-	-
Deferred tax		(1.68)	(0.10)
		(1.68)	(0.10)
Profit/(Loss) after tax		**(50,334.39)**	**1,623.58**
Other comprehensive income			
Items that will not be reclassified to profit or loss			
Remeasurement of defined benefit liability/asset		11.03	63.80
Tax on remeasurement of defined benefit -Actuarial gain or loss		(2.87)	(16.59)
Other comprehensive income		**8.16**	**47.21**
Total comprehensive income/(loss) for the year		**(50,326.23)**	**1,670.79**
Earning per Equity Shares of ₹ 10 each	29		
- Basic and Diluted (₹)		(4.03)	0.13
Significant accounting policies	2		

The accompanying notes (1-40) form integal part of the financial statements.

Vide our report of even date attached

For Desai and Kinare
Chartered Accountants
Firm Registration :119575W

Shashikant Desai
Partner
Membership No : 034105

Mumbai: May 26, 2023

For and on behalf of the Board of Directors

G Jeevanantham
Executive Director & CFO
DIN : 03375366
Place : Mumbai

Bipin Agarwal
Director
DIN : 00001276
Place : Delhi

Priyal Shah
Company Secretary

Mumbai: May 26, 2023

STATEMENT OF CHANGES IN EQUITY

(A) Share capital (₹ in ‘000)

Particulars	Equity Share Capital
As at March 31, 2021	1,25,000.00
Changes in equity share capital	-
As at March 31, 2022	1,25,000.00
Changes in equity share capital	-
As at March 31, 2023	1,25,000.00

(B) Other equity

Reserve and Surplus (₹ in ‘000)

Particulars	General Reserve	Retained earnings	Total
Balance as at April 1, 2021	1,170.00	5,433.58	**6,603.58**
Changes in equity during the year			
Remeasurement of the net defined benefit liability/ asset (net of tax)	-	47.21	**47.21**
Profit/(Loss) for the year	-	1,623.58	**1,623.58**
Balance as at March 31, 2022	**1,170.00**	**7,104.37**	**8,274.37**
Balance as at April 1, 2022	1,170.00	7,104.37	**8,274.37**
Changes in equity during the year			
Remeasurement of the net defined benefit liability/ asset (net of tax)	-	8.16	**8.16**
Profit/(Loss) for the year	-	(50,334.39)	**(50,334.39)**
Balance As at March 31, 2023	**1,170.00**	**(43,221.86)**	**(42,051.86)**
Significant accounting policies	2		

The accompanying notes (1-40) form integal part of the financial statements.

Vide our report of even date attached

For Desai and Kinare
Chartered Accountants
Firm Registration :119575W

Shashikant Desai
Partner
Membership No : 034105

Mumbai: May 26, 2023

For and on behalf of the Board of Directors

G Jeevanantham
Executive Director & CFO
DIN : 03375366
Place : Mumbai

Bipin Agarwal
Director
DIN : 00001276
Place : Delhi

Priyal Shah
Company Secretary

Mumbai: May 26, 2023

CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2023

(₹ in ‘000)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
A. Cash Flow from operating activities		
Profit before income tax from Continuing operations	(50,336.07)	1,623.48
Profit before tax	(50,336.07)	1,623.48
Adjustment for:		
Loss on sale of Property, plant and equipment	-	2.75
Depreciation on investment properties	1,509.10	1,509.10
Net loss on fair value changes	50,011.88	(2,098.53)
Interest income	(2,578.06)	(2,185.82)
Impairment of financial instruments	450.00	450.00
Operating profit/(loss) before working capital changes	**(943.15)**	**(699.02)**
Changes in working capital		
Equity shares held for trading	(90.25)	0.01
Trade and other receivables	-	(448.22)
Other financial assets	28,000.00	20.76
Other non-financial assets	374.54	7.51
Trade payable	4.50	9.92
Provisions	41.95	22.95
Other non-financial liabilities	(43.12)	(40.36)
Cash generated/(used in) from operations	**27,344.47**	**(1,126.45)**
Direct Tax (paid)/refund	(408.49)	(369.51)
Net Cash inflow/(outflow) from operating activities	**26,935.98**	**(1,495.96)**
B. Cash flow from investing activities		
Investments	124.92	(90.25)
Sale proceeds of Property, plant and equipment	-	0.17
Interest received	1,920.66	1,579.53
Net Cash inflow/(outflow) from investment activities	**2,045.58**	**1,489.45**
C. Cash flow from financing activities		
Loan Given	(30,000.00)	-
Net Cash inflow/(outflow) from financing activities	**(30,000.00)**	**-**
Net increase/(decrease) in cash and cash equivalents	**(1,018.44)**	**(6.51)**
Cash and cash equivalents at the beginning of the year	1,616.46	1,622.97
Cash and cash equivalents at the end of the year	**598.02**	**1,616.46**
Components of cash and cash equivalents		
i) Cash on hand	2.53	0.94
ii) Balances with banks		
- In current accounts	595.49	422.08
- in deposit accounts with original maturity of less than 3 months	-	1,193.44
Total cash and cash equivalents	**598.02**	**1,616.46**

Note:
1. The above statement of cash flows should be read in conjunction with the accompanying notes.
2. The Cash Flow statement has been prepared following the Indirect Method as per Ind AS 7 Statement of Cash Flow.

Significant accounting policies 2

The accompanying notes (1-40) form integal part of the financial statements.

Vide our report of even date attached

For Desai and Kinare
Chartered Accountants
Firm Registration :119575W

Shashikant Desai
Partner
Membership No : 034105
Mumbai: May 26, 2023

For and on behalf of the Board of Directors

G Jeevanantham
Executive Director & CFO
DIN : 03375366
Place : Mumbai

Bipin Agarwal
Director
DIN : 00001276
Place : Delhi

Priyal Shah
Company Secretary

Mumbai: May 26, 2023

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

1 Corporate information

IIT Investrust Limited is a company incorporated under the provision of the Companies Act, 1956 with its registered office situated at Office No. 101A, 'The Capital', G Block, Plot No.C-70, Bandra Kurla Complex, Bandra East, Mumbai - 400051. The company is a subsidiary of the Industrial Investment Trust Limited.

The Company in its board meeting held on May 22, 2019 has decided for voluntary closure of stock broking business in all segment with National Stock Exchange of India and Bombay Stock Exchange limited. Subsequently, the company has made application to stock exchanges for surrender of membership. The National Stock Exchange has approved for cancellation of membership on June 23, 2021 and Bombay Stock Exchange on March 25, 2021.

2 Significant Accounting Policies

2.1 Basis of preparation

These financial statements are Separate Financial Statements as per Ind AS 27 - Separate Financial Statements and are prepared in accordance with Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Companies Act 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 as amended till date.

The financial statements have been prepared on a historical cost basis, except for the following:

a) certain financial assets and liabilities are measured at fair value; and

b) defined benefit plans - plan assets measured at fair value

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 the accounting policy hitherto in use.

2.2 Use of Judgements, Estimates and Assumption

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions. These estimates, judgements and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of financial statements and reported amounts of revenues and expenses during the period.

Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of circumstances surrounding the estimates. Changes in estimates are reflected in the financial statement in the period in which changes are made and if material, their effects are disclosed in the notes to the financial statements.

The financial statements require management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosures 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 .

2.3 Functional and presentation currency

The financial statements are prepared in Indian Rupees, which is the Company's functional currency.

2.4 New and amended standards adopted by the Company

Recent accounting pronouncements Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2023, and the major amendments are as below:

a) Ind AS 1 - Presentation of Financial Statements - This amendment requires the entities to disclose their material accounting policies rather than their significant accounting policies and also identify and eliminate immaterial accounting policies from the financial statements. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and the impact of the amendment is insignificant in the financial statements.

b) Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors - This amendment has introduced a definition of 'accounting estimates' which was absent hitherto, and included amendments to Ind AS 8 to help entities distinguish changes in accounting policies from changes in accounting estimates. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and there is no impact on its financial statements.

c) Ind AS 12 - Income Taxes - This amendment has narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and there is no impact on its financial statement.

2.5 Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. Amounts disclosed as revenue are net of returns, trade allowances, rebates, value added taxes and amounts collected on behalf of third parties.

The Company recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and specific criteria have been met for each of the Company's activities as described below. Company bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

a) Net income from trading of securities is accounted for on the basis of Stock Brokers Contract Notes.

b) Revenue in case of corporate finance income is recognised on the proportionate completion method based on management estimates of the stages of completion of the contracts.

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

c) Brokerage income from Primary market has been recognised on the basis of advice from the Registrar regarding allotment.

d) Profit/Losses from share trading/investment activities is determined on the basis of weighted average carrying amount of investments and is recognised on the basis of contract notes.

e) Interest income from debt instruments is recognised using the effective interest rate method. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of a financial asset. 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.

f) Income from rent is accounted on accrual basis.

g) Dividend income is recognised when the right to receive payment is established.

2.6 Property, plant and equipment (PPE)

Property, plant and equipment are stated at historical cost less depreciation. Cost of acquisition comprises its purchase price including import duties and other nonrefundable taxes or levies and any directly attributable cost of bringing the asset to its working condition for its intended use; any trade discount and rebates are deducted in arriving at the purchase price.

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

The residual useful life of Property, Plant and Equipment is reviewed at each balance sheet date and adjusted if required in the depreciation rates.

Depreciation methods, estimated useful lives and residual value

Depreciation on all assets of the Company is charged on straight line method to its cost, net of residual value, over the useful life of assets mentioned in Schedule II to the Companies Act ,2013 or the useful life previously assessed by the management based on technical review whichever is lower for the proportionate period of use during the year.
The management's estimated useful life/ useful life as per schedule II whichever is lower for the various tangible are as follows.

Assets	Estimated useful life (years)
Furniture and fixtures	10 Years
Computers	3 Years
Office equipment	5 Years

De-recognition

PPE are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in the statement of profit and loss in the period of de-recognition.

2.7 Intangible assets

Intangible assets are stated at cost less accumulated amortization and impairment. Intangible assets are amortized over their respective individual estimated useful lives on a straight line method, from the date that they are available for use. The estimated useful life of an identifiable intangible asset is based on a number of factors including the effects of obsolescence, demand, competition, and other economic factors (such as the stability of the industry, and known technological advances), and the level of maintenance expenditures required to obtain the expected future cash flows from the asset. Amortization methods and useful lives are reviewed periodically including at each financial year end.

The management has estimated the economic useful life for the Computer Software (intangible assets) as follows.

Assets	Estimated useful life (years)
Computer software	3 Years

2.8 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial assets and liabilities are recognized when the Company becomes a party to the contractual provisions of the instrument.

Financial assets

a) Classification

The Company classifies its financial assets in the following measurement categories:

i) those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss), and

ii) those measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows. For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income.

b) Measurement

Initial recognition

At initial recognition, the Company measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Subsequent measurement

After initial recognition, financial assets are measured at:

i) fair value (either through other comprehensive income or through profit or loss), or

ii) amortized cost

Debt instruments :

Debt instruments are subsequently measured at amortized cost, fair value through other comprehensive income ('FVOCI') or fair value through profit or loss ('FVTPL') till de-recognition on the basis of (i) the entity's business model for managing the financial assets and (ii) the contractual cash flow characteristics of the financial asset.

The company classifies its debt instruments into three measurement categories:

i) Amortized Cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortized cost. A gain or loss on a debt investment that is subsequently measured at amortized cost is recognized in the Statement of Profit and Loss when the asset is derecognized or impaired. Interest income from these financial assets is included in other income using the effective interest rate method.

ii) Fair Value through Other Comprehensive Income (FVOCI): Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses, which are recognized in the Statement of Profit and Loss. When the financial asset is derecognized, the cumulative gain or loss previously recognized in OCI is reclassified from equity to profit or loss and recognized in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.

iii) Fair Value through Profit or Loss (FVTPL): Assets that do not meet the criteria for amortized cost or FVOCI are measured at FVTPL. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss is recognized in profit or loss in the period in which it arises. Interest income from these financial assets are recognized in the Statement of profit and loss.

c) Impairment

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk.
For trade receivables only, the Company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

d) De-recognition

A financial asset is derecognised only when:

i) the rights to receive cash flows from the asset have expired, or

ii) the Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows to one or more recipient. or

iii) retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the entity has transferred an asset, the Company evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset is derecognised. Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognised.

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

Financial liabilities

a) Measurement

Initial recognition

Financial liabilities are initially measured at its fair value plus or minus, in the case of a financial liability not at fair value through profit or loss, transaction costs that are directly attributable to the issue/origination of the financial liability.

Subsequent Measurement

Financial liabilities are classified as measured at amortized cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held- for- trading, or it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognized in statement of profit and loss. Other financial liabilities are subsequently measured at amortized cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognized in statement of profit and loss. Any gain or loss on derecognition is also recognized in statement of profit and loss.

b) De-recognition

A financial liability is derecognized when the obligation specified in the contract is discharged, cancelled or expires.

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

2.9 Fair value measurement

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 transition to sell the asset or transfer or transfer liability takes place either:

a) In the principal market for the asset or liability ,or

b) 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 to 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 more appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable input and minimizing the use of unobservable inputs.

Level 1 - Quoted (unadjusted) market prices in active markets for identical assets of 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 recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

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

2.10 Provisions and Contingencies:

A provision is recognised when an enterprise has a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present values and are determined based on management estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current management estimates.

Contingent Liabilities are disclosed if a present obligation arising from a past event when it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation. Contingent liabilities are not recognized but are disclosed in the notes. If the possibility of an outflow of resources is remote, disclosure is not required.

A contingent asset is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the entity. Contingent Assets are neither recognized nor disclosed in the Financial Statements. However, when the realization of income is virtually certain, then the related asset is recognized. A contingent asset is disclosed, when an inflow of economic benefits is probable.

2.11 Impairment of non-financial assets:

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment. If any indication of impairment exists, the recoverable amount of such assets is estimated and impairment is recognised, if the carrying amount of these assets exceeds their recoverable amount. The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate pre-tax discount factor. When there is indication that an impairment loss recognised for an asset in earlier accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of Profit and Loss, except in case of revalued assets.

2.12 Earning per share:

Basic earnings per share have been calculated by dividing profit/(loss) after tax attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The Company has not issued any potential equity shares and accordingly, the basic earnings per share and diluted earnings per share are the same.

2.13 Cash and cash equivalents

Cash and cash equivalent comprise cash on hand and at bank, demand deposit and shot term deposits, which are subject to an insignificant risk of changes in value.

2.14 Segment reporting

Based on the “management approach” as defined in Ind AS 108 - Operating Segments, the Board of Directors evaluates the company’s performance based on an analysis of various performance indicators by business segment. Segment revenue and expense include amounts which can be directly attributable to the segment and allocable on reasonable basis. Segment assets and liabilities are assets / liabilities which are directly attributable to the segment or can be allocated on a reasonable basis. Income / expenses / assets / liabilities relating to the enterprise as a whole and not allocable on a reasonable basis to business segments are reflected as unallocated income / expenses / assets / liabilities.

2.15 leases:

a) Where the Company is the lessee

The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether: (i) the contract

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

involves the use of an identified asset (ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Company has the right to direct the use of the asset. At the date of commencement of the lease, the Company recognizes a right-of-use asset (“ROU”) and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease. Certain lease arrangements includes the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised. The right-of-use assets are initially recognized at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses. Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. Right of use assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs. The lease liability is initially measured at amortized cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rates in the country. Lease liabilities are re-measured with a corresponding adjustment to the related right of use asset if the Company changes its assessment if whether it will exercise an extension or a termination option. Lease liability and ROU asset have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

b) Where the Company is the lessor

Leases for which the Company is a lessor is classified as a finance or operating lease. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases. When the Company is an intermediate lessor, it accounts for its interests in the head lease and the sublease separately. The sublease is classified as a finance or operating lease by reference to the rightof-use asset arising from the head lease. For operating leases, rental income is recognized on a straight line basis over the term of the relevant lease.

2.16 Taxation

a) Current income tax

The Company’s tax jurisdiction is in India and files Income tax returns only in India. Significant judgements are involved in determining the provision for income taxes, including amount expected to be paid/recovered for uncertain tax positions. The tax currently payable is based on taxable profit for the year. Taxable profit differs from ‘profit before tax’ as reported in the Statement of Profit and Loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company’s current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period in the countries where the Company, its branches and jointly controlled operations operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulations is subject to interpretations. It establishes provisions, where appropriate, on the basis of amounts expected to be paid to the tax authorities.

b) Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit. In addition, deferred tax liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill.

Deferred tax liabilities are recognised for taxable temporary differences associated with interests in joint operations except where the Company is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax liabilities are not recognised for temporary differences between the carrying amount and tax bases of investments in subsidiaries, associates and interest in joint arrangements where the Company is able to control the timing of the reversal of the temporary differences and it is probable that the differences will not reverse in the foreseeable future.

Deferred tax assets are not recognised for temporary differences between the carrying amount and tax bases of investments in subsidiaries, branches and associates and interest in joint arrangements where it is not probable that the differences will reverse

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

in the foreseeable future and taxable profit will not be available against which the temporary differences can be utilised.

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

Minimum Alternate Tax (MAT) paid in a year is charged to the statement of profit and loss as current tax. The Company recognises MAT credit available as an asset only to the extent that there is reasonable certainty that the Company will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. The MAT credit to the extent there is reasonable certainty that the Company will utilise the credit is recognised in the statement of profit and loss and corresponding debit is done to the deferred tax asset as unused tax credit.

2.17 Investment Properties

a) Recognition and initial measurement

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Company, is classified as investment property. Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs.

b) subsequent measurement

Subsequent expenditure is capitalized to the asset’s carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Company and the cost of the item can be measured reliably.

When significant components of investment properties are required to be replaced at intervals, recognition is made for such replacement of components as individual assets with specific useful life and depreciation, if these components are initially recognised as separate asset. All other repairs and maintenance costs are recognised in the Profit and Loss Statement as incurred.

Investment properties to be depreciated in accordance to the class of asset that it belongs and the life of the asset shall be as conceived for the same class of asset at the Company.

The carrying amount of investment property is reviewed periodically for impairment based on internal / external factors. An impairment loss is recognised wherever the carrying amount of assets exceeds its recoverable amount. The recoverable amount is the greater of the asset’s net selling price and value in use.

c) De-recognition

Investment properties are derecognised when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in the Statement of Profit & Loss in the period of de-recognition.

2.18 Employees benefits expenses

a) Short term employee benefits

Short term employee benefits are recognised as an expense at the undiscounted amount in the Statement of Profit and Loss of the year in which the related service is rendered.

b) Long term employee benefits

1) Defined contribution plan

The eligible employees of the Company are entitled to receive post employment benefits in respect of provident and family pension fund, in which both employees and the Company makes monthly contributions at a specified percentage of the employees’ eligible salary (currently 12% of employees’ eligible salary). The contributions are made to Employees Provident Fund Organisation. Provident Fund and Family Pension Fund are classified as Defined Contribution Plans as the Company has no further obligation beyond making the contribution. The Company’s contributions to Defined Contribution Plan are charged to Statement of Profit and Loss as incurred.

2) Defined benefit plans

i) Gratuity

The Company has an obligation towards gratuity, a defined benefit retirement plan covering eligible employees. The plan provides a lump sum payment to vested employees at retirement, death while in employment or on termination of employment of an amount equivalent to 15 days salary payable for each completed year of service. Vesting occurs upon completion of five years of service. The Company makes contribution to a fund managed by LIC of India based on management estimate made at the end of the year. Gains and losses are recognised in the Statement of Profit and Loss.

ii) Compensated absences

The Company provides for the encashment of leave or leave with pay subject to certain rules. The Employees are entitled to accumulate leave subject to certain limits for future encashment/availment. The Company makes provision for compensated absences based on management estimate made at the end of the year. Gains and losses are recognised in the Statement of Profit and Loss.

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 3 : Property, plant and equipment

(₹ in '000)

Particulars	Furniture and fixtures	Computers	Office Equipment	Total
Gross carrying amount				
As at April 1, 2021	-	610.23	-	610.23
Deductions and adjustments	-	11.33	-	11.33
As at March 31, 2022	**-**	**598.90**	**-**	**598.90**
Accumulated depreciation and impairment				
As at April 1, 2021	-	577.37	-	577.37
Depreciation charged during the year	-	-	-	-
Disposals	-	8.41	-	8.41
As at March 31, 2022	**-**	**568.96**	**-**	**568.96**
Net carrying amount As at March 31, 2022	**-**	**29.94**	**-**	**29.94**
Gross carrying amount				
As at April 1, 2022	-	598.90	-	598.90
Additions/reclassification	-	-	-	-
Deductions and adjustments	-	-	-	-
As at March 31, 2023	**-**	**598.90**	**-**	**598.90**
Accumulated depreciation and impairment				
As at April 1, 2022	-	568.96	-	568.96
Depreciation charged during the period	-	-	-	-
Impairment loss	-	-	-	-
Disposals	-	-	-	-
As at March 31, 2023	**-**	**568.96**	**-**	**568.96**
Net carrying amount As at March 31, 2023	**-**	**29.94**	**-**	**29.94**

Note 4 : Other Intangible assets

(₹ in '000)

Particulars	Computer Software	Total
Gross carrying amount		
As at April 1, 2021	218.48	218.48
Deductions and adjustments	-	-
As at March 31, 2022	**218.48**	**218.48**
Accumulated depreciation and impairment		
As at April 1, 2021	208.42	208.42
Depreciation charged during the year	-	-
Disposals	-	-
As at March 31, 2022	**208.42**	**208.42**
Net carrying amount As at March 31, 2022	**10.06**	**10.06**
Gross carrying amount		
As at April 1, 2022	218.48	218.48
Additions/reclassification	-	-
Deductions and adjustments	-	-
As at March 31, 2023	**218.48**	**218.48**
Accumulated depreciation and impairment		
As at April 1, 2022	208.42	208.42
Depreciation charged during the period	-	-
Impairment loss		-
Disposals	-	-
As at March 31, 2023	**208.42**	**208.42**
Net carrying amount As at March 31, 2023	**10.06**	**10.06**

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 5 : Investment property (₹ in ‘000)

Particulars	Amount
Gross carrying amount	
As at April 1, 2021	47,655.87
As at March 31, 2022	**47,655.87**
Accumulated depreciation and impairment	
As at April 1, 2021	4,527.31
Depreciation charged during the period	1,509.10
As at March 31, 2022	**6,036.41**
Net carrying amount As at March 31, 2022	**41,619.46**
Gross carrying amount	
As at April 1, 2022	47,655.87
As at March 31, 2023	**47,655.87**
Accumulated depreciation and impairment	
As at April 1, 2022	6,036.41
Depreciation charged during the period	1,509.10
As at March 31, 2023	**7,545.51**
Net carrying amount As at March 31, 2023	**40,110.36**

(₹ in ‘000)

Particulars	As at March 31, 2023	As at March 31, 2022
Fair value as per circle rate	**45,532.96**	**45,532.96**

Notes:
(a) Depreciation is provided based on useful life on straight line basis as per Schedule II of Companies Act, 2013 i.e 30 years.
(b) Disclosure pursuant to Ind AS 40 “Investment Property”

(i) Amount recognised in the Statement of Profit and Loss for investment property:

(₹ in ‘000)

Particulars	As at March 31, 2023	As at March 31, 2022
Rental income derived from investment property	1,500.00	1,500.00
Direct operating expenses arising from investment property that generated rental income	-	-

Note 6 : Investments (₹ in ‘000)

Particulars	Face value	No. of shares	As at March 31, 2023		As at March 31, 2022	
			Non-Current	Current	Non-Current	Current
Investment in preference share (unquoted) - (FVTPL)						
World Resort Limited	10	1875000	50,011.88	-	47,913.35	-
Less: change in fair value			(50,011.88)	-	2,098.53	-
			-	-	50,011.88	-
Investment in Equity share (quoted)- (FVTPL)			794.87	-	704.62	-
add/(less): change in fair value			(34.67)	-	90.25	-
			760.20		794.87	
Total			**760.20**	**-**	**50,806.75**	**-**

Quoted Investments : Investments at Fair Value through P&L
Investments in Equity Shares

Name of Equity	As at March 31, 2023		As at March 31, 2022	
	No. of Shares	Amount (₹'000)	No. of Shares	Amount (₹'000)
Apollo Tyre Ltd.	300	95.96	300	57.33
Hindustan Petroleum Corporation Ltd.	300	71.04	300	80.81
Kotak Bank Ltd.	78	135.21	78	136.87
The New India Assurance Company Ltd.	500	48.50	500	55.80
Reliance Industries Ltd.	175	407.93	175	460.94
Dolat Investment Ltd.	37	1.56	37	3.12
Total	**1390**	**760.20**	**1390**	**794.87**

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 7 : Loans (₹ in '000)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
(A)At amortised cost				
Term loans:				
to entity under significant influence	5,000.00	-	5,000.00	-
to associates	-	-	-	-
to others	30,000.00	-	-	-
Less: expected credit loss	(5,000.00)	-	(5,000.00)	-
	30,000.00	**-**	**-**	**-**
(B)At fair value				
(i) Through Other Comprehensive Income	-	-	-	-
(ii) Through Profit or loss	-	-	-	-
(iii) Designated at fair value through profit or loss	-	-	-	-
	-	-	-	-
Total	**30,000.00**	**-**	**-**	**-**

Disclosures:

i) Details of loans and advances in the nature of loans firms/companies in which directors are interested: (₹ in '000)

Name of the Company and relationship	As at March 31, 2023		As at March 31, 2022	
Entities under significant influence				
IITL Nimbus The Palm Village	5,000.00	-	5,000.00	-
Total	**5,000.00**	**-**	**5,000.00**	**-**

Note 8 : Other receivables

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Receivable considered good - secured	-	-	-	-
Receivable considered good - unsecured	-	-	-	-
from related parties				
Interest accrued and due on loans	-	-	-	-
Interest accrued but not due on loans	-	-	-	-
Other receivables	-	-	-	-
from others				
Interest accrued but not due on bank deposit	-	65.70	-	827.34
Receivable which have significant increase in credit risk	2,746.29	969.04	2,296.29	-
Less: Impairment allowance (expected credit loss)	(2,746.29)	-	(2,296.29)	-
Total	**-**	**1,034.74**	**-**	**827.34**

Note 9 : Other financial assets (₹ in '000)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Security deposits	593.60	-	818.60	-
Other receivables	8.34	-	8.34	-
Total	**601.94**	**-**	**826.94**	**-**

Note 10 : Current tax assets (net) (₹ in '000)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Advance payment of income tax (net of provisions)	3,004.12	408.49	2,634.62	369.50
Total	**3,004.12**	**408.49**	**2,634.62**	**369.50**

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 11 : Other non-financial assets (₹ in '000)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Prepaid/Advance for expenses	-	95.47	-	129.27
Gratuity fund balance	100.28	-	95.71	-
Balance with Government Authorities	977.21	-	-	982.16
Others	37.27	-	377.63	-
Total	**1,114.76**	**95.47**	**473.34**	**1,111.43**

Note 12 (a): Cash and cash equivalents (₹ in '000)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Cash and cash equivalents				
Balances with banks				
- In current accounts	-	595.49	-	422.08
- Deposit with original maturity 3 months or less	-	-	-	1,193.44
Cash on hand	-	2.53	-	0.94
Total	**-**	**598.02**	**-**	**1,616.46**

Note 12 (b): Bank Balance other than Cash and Bank (₹ in '000)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Deposits with original maturity less than 12 months or more than 3 months*	-	5,500.00	-	33,275.00
Total	**-**	**5,500.00**	**-**	**33,275.00**
* Includes fixed deposits under lien with stock exchanges			-	17,275.00

Note 13 : Equity Share Capital (₹ in '000)

Particulars	As at March 31, 2023	As at March 31, 2022
(i) Authorized Share Capital		
25,000,000 Equity shares of ₹10/- each	250,000.00	250,000.00
(ii) Issued, Subscribed & Fully Paid Up Share Capital		
12,500,000 Equity shares of ₹10/- each	125,000.00	125,000.00

Disclosures:

a) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting period:

Equity Shares	As at March 31, 2023		As at March 31, 2022	
	No. of Shares	Amount (₹ in '000)	No. of Shares	Amount (₹ in '000)
Opening Balance	12,500,000	125,000.00	12,500,000	125,000.00
Fresh Issue	-	-	-	-
Buy Back	-	-	-	-
Closing Balance	**12,500,000**	**125,000.00**	**12,500,000**	**125,000.00**

b) Rights, preferences and restrictions attached to equity shares

The Company has only one class of equity shares having par value of ₹ 10 per share. Each holder of other equity shares is entitled to one vote per share. The Company declares and pays dividend in Indian rupees. The dividend, if any, proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after payment of external liabilities. The distribution will be in proportion to the number of equity shares held by the shareholders.

c) Shares held by holding company

As at March 31, 2023 12,375,000 (Previous year 12,375,000) Equity shares of ₹10/- each were held by Holding Company Industrial Investment Trust Limited

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

d) Equity Shares held by each shareholder holding more than 5% equity shares in the Company are as follows:

Particulars	As at March 31, 2023		As at March 31, 2022	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Industrial Investment Trust Limited	12,375,000	99%	12,375,000	99%

(e) Promoters' shareholding

Shares held by promoters at the end of the Year			% Change during the Year
Promoter's Name	No of Shares	% of Total shares	
Industrial Investment Trust Limited	12,375,000	99%	-

f) The Company has not allotted any equity shares for consideration other than cash, bonus shares, nor have any shares been bought back during the period of five years immediately preceding the Balance Sheet date.

Note 14 : Other equity

(₹ in '000)

Particulars	As at March 31, 2023	As at March 31, 2022
(i) Reserve & Surplus		
General Reserve	1,170.00	1,170.00
Retained earnings		
Opening balance	7,104.37	5,433.58
Add: profit/(loss) for the year	(50,334.39)	1,623.58
Items of other comprehensive income recognized directly in retained earnings:		
- Remeasurements of post-employment benefit obligation, net of tax	8.16	47.21
	(43,221.86)	7,104.37
Total	**(42,051.86)**	**8,274.37**

Nature and purpose of each reserves

General Reserve

The general reserve is used from time to time to transfer profits from retained earnings for appropriation purposes. As the general reserve is created by a transfer from one component of equity to another and is not an item of other comprehensive income, items included in the general reserve will not be reclassified subsequently to the statement of profit and loss.

Retained Earnings

Retained earnings are the profits that the Company has earned till date and is net of amount transferred to other reserves such as general reserves, debenture redemption reserve etc., amount distributed as dividend.

Note 15 : Trade Payable

(₹ in '000)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Trade payable				
total outstanding dues of small enterprises and micro enterprises	-	-	-	-
total outstanding dues of creditor other than small enterprises and micro enterprises	55.24	105.75	44.41	112.08
	55.24	105.75	44.41	112.08
Total	**55.24**	**105.75**	**44.41**	**112.08**

Trade Payable ageing schedule

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 Years	1-2 Years	2-3 years	More than 3 years	
As at March 31, 2023					
(a) Micro Enterprises and Small Enterprises*	-	-	-	-	-
(b) Other than Micro Enterprises and Small Enterprises	105.75	-	-	55.24	160.99
Total	**105.75**	**-**	**-**	**55.24**	**160.99**

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Trade Payable ageing schedule (Contd.)

As at March 31, 2022					
(a) Micro Enterprises and Small Enterprises*	-	-	-	-	-
(b) Other than Micro Enterprises and Small Enterprises	112.08	-	-	44.41	156.49
Total	**112.08**	**-**	**-**	**44.41**	**156.49**

Disclosure required under Micro, Small and Medium Enterprises Development Act, 2006 (the Act) are given as follow : (₹ in '000)

Particulars	As at March 31, 2023	As at March 31, 2022
i) Principal amount and interest due thereon remaining unpaid to each supplier at the end of each accounting year	-	-
ii) Interest paid by the Company in terms of section 16 of Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year	-	-
iii) Interest due and payable for the year 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 Enterprises Development Act, 2006	-	-
iv) Interest accrued and remaining unpaid at the end of each accounting year	-	-
v) 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	-	-

Note 16 : Provisions (₹ in '000)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Provision for employee benefits:- Compensated absences	-	74.25	-	43.33
Total	**-**	**74.25**	**-**	**43.33**

Note 17 : Deferred tax liabilities (net)

a) Deferred tax (₹ in '000)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Deferred tax liabilities				
Employee benefits	26.07	-	24.89	-
Total	**26.07**	**-**	**24.89**	**-**

b) Movement in deferred tax liabilities/assets (₹ in '000)

Particulars	Employee benefit	Total
As at April 1, 2021	**8.39**	**8.39**
(Charged)/credited :		
- to profit or loss statement	(0.10)	(0.10)
- to other comprehensive income	16.60	16.60
	16.50	16.50
As at March 31, 2022	**24.89**	**24.89**
(Charged)/credited :		
- to profit or loss statement	(1.68)	(1.68)
- to other comprehensive income	2.87	2.87
	1.18	1.18
As at March 31, 2023	**26.07**	**26.07**

Note 18 : Other liabilities (₹ in '000)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Other payables:				
- Statutory remittances (Contributions to PF, GST etc.)	-	58.65	-	46.73
- Others	-	-	-	55.03
Total	**-**	**58.65**	**-**	**101.76**

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 19 : Revenue from Operations (₹ in '000)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Rent on residential premises	1,500.00	1,500.00
Interest on deposits with banks	1,001.35	1,685.82
Total	**2,501.35**	**3,185.82**

Note 20 : Others Income (₹ in '000)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Dividend	6.82	9.18
Revenue from stock market operations (net)	(34.67)	90.25
Interest on loans	1,576.71	500.00
Total	**1,548.86**	**599.43**

Note 21 : Employee Benefit Expenses (₹ in '000)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Salaries and bonus	1,260.39	1,393.15
Contribution to provident and other funds	77.90	86.05
Staff welfare expenses	43.90	20.83
Total	**1,382.19**	**1,500.03**

Note 22 : Depreciation, amortisation and impairment (₹ in '000)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Depreciation		
on investment properties	1,509.10	1,509.10
Total	**1,509.10**	**1,509.10**

Note 23 : Net gain/loss on fair value changes (₹ in '000)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
On financial assets	50,011.88	(2,098.53)
Total	**50,011.88**	**(2,098.53)**

Fair value changes:		
- Realised	-	-
- Unrealised	50,011.88	(2,098.53)

Note 24 : Impairment on financial instruments (₹ in '000)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
On financial instruments measured at amortised cost		
Others - Loan and interest accrued and due thereon	450.00	450.00
Total	**450.00**	**450.00**

Note 25 : Other expenses (₹ in '000)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Rent, taxes and energy costs	62.17	49.04
Repair and maintenance	77.44	42.74
Communication costs	0.07	10.47
Director's fee, allowances and expenses	177.00	138.65
Auditor's fees and expenses	123.90	95.26
Legal and professional charges	484.21	299.67
Insurance	15.82	29.91

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 25 : Other expenses (Contd.)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Other expenditure		
Membership fees	53.10	53.10
Loss on Sale of Fixed Assets	-	2.75
Miscellaneous expenditure	39.40	79.58
Total	**1,033.11**	**801.17**
Details of Auditor's fees and expenses		
- Auditor	75.00	88.50
- for other services	30.00	-
- for reimbursement of expenses	-	6.76
- for GST	18.90	-
Total	**123.90**	**95.26**
Details of Repairs and Maintenance		
- for building	28.32	28.32
- for machinery	49.12	14.42
- for other	-	1.97
Total	**77.44**	**44.71**

Note 26 : Tax expenses (₹ in ‘000)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
i) Current tax		
Current years' tax	-	-
Earlier year	-	-
	-	**-**
ii) Deferred tax		
through Profit and Loss Statement	(1.68)	(0.10)
through Other Comprehensive Income	2.87	16.59
Total	**1.19**	**16.49**
Total	**1.19**	**16.49**

A new Section 115BAA was inserted in the Income Tax Act, 1961, by the Government of India which provides an option to companies for paying income tax at reduced rates in accordance with the provision/conditions defined in the said section. The Company has decided to continue with the existing tax structure for the year ended March 31, 2023.

Reconciliation of tax expense and the accounting profit multiplied by India’s domestic tax rate (₹ in ‘000)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Accounting profit/(loss)	(50,336.07)	1,623.48
Tax on accounting profit at statutory income tax rate of 26%	(13,087.38)	422.10
Adjustments :		
for exempted income	-	(2,011.88)
for allowable under Income Tax Act	(114.47)	(119.18)
for disallowance under Income Tax Act	13,527.27	(31.83)
taxation loss for current / earlier year	(325.42)	1,740.79
Net tax expenses	**-**	**-**
Tax as per Minimum Alternate Tax	-	-
Tax expenses reported in the Statement of Profit and Loss	**-**	**-**

Tax losses (₹ in ‘000)

Particulars	As at March 31, 2023	As at March 31, 2022
Unused tax losses and unabsorbed depreciation for which no deferred tax asset has been created	2,114.03	3,365.68
Potential tax benefit @26%	549.65	875.08

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 27 : Stock-broking operation

The Company in its board meeting held on May 22, 2019 has decided for voluntary closure of stock broking business in all segment with National Stock Exchange of India and Bombay Stock Exchange limited. Subsequently, the company has made application to stock exchanges for surrender of membership. The National Stock Exchange has approved for cancellation of membership on June 23, 2021 and Bombay Stock Exchange on March 25, 2021.

Note 28 : Contingent liabilities

The Company had received Income Tax demand pertaining to Assessment Year 2012-13 amounting to ₹ 76,99,060/-. The Company has filed application of rectification and deposited sum of ₹ 20,00,000/- and the same is shown under Note 10 toward said demand. Further the Company has filed an appeal against said demand.

The Company had received income tax demand pertaining to Assessment Year 2020-21 amounting to ₹ 27,29,750/-. The Company has filed application of rectification on dated January 29, 2022.

Note 29 : Earnings per share (₹ in '000)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
(a) Basic earnings per share		
Profit attributable to the equity holders of the Company (₹ '000)	(50,334.39)	1,623.58
Total basic earnings per share attributable to the equity holders of the Company (₹)	(4.03)	0.13
(b) Weighted average number of shares used as the denominator		
Weighted average number of equity shares used as the denominator in calculating basic and diluted earnings per share	12,500,000	12,500,000

Note 30 :

Disclosure of fair value changes in preference shares :
During the current quarter the company has rectified the presentation and disclosure relating to the notional interest and impairment in fair value of investments in preference shares in World Resorts Limited, in accordance with Ind AS 8. However this does not have any impact on the profits / losses determined in the previous periods, networth and the carrying amount of the investments.

Note 31 : Related Party Transactions

31(a) Details of related parties

Description of relationship	Names of related party
Holding Company :	Industrial Investment Trust Limited
Entities over which the Holding Company can exercise significant influence:	IITL Nimbus The Express Park View - a partnership firm
	IITL Nimbus The Palm Village - a partnership firm
	IITL Nimbus The Hyde Park -a partnership firm
	Capital Infraprojects Private Limited
	Golden Palms Facility Management Private Limited
Associate of Holding Company	World Resorts Limited
Subsidiaries of Holding Company	IITL Projects Limited
	IITL Management and Consultancy Pvt. Ltd.
Key Management personnel	G. Jeevanantham, Executive Director & CFO
	Mehul Chauhan, Executive Director (from 23.02.2019 to 15.12.2021)
	Ashish Sharma, Company Secretary (from 24.04.2019 to 03.11.2021)
	Priyal Shah, Company Secretary (w.e.f. 02.05.2022)

31(b) Transactions with related parties

Name of related party	Nature of Transaction	Year ended March 31, 2023	Year ended March 31, 2022
Industrial Investment Trust Limited	Rent Received	1,500.00	1,500.00
IITL Nimbus The Palm Village	Interest income on loan	500.00	500.00
World Resorts Limited	Preference share amortization income	-	7,738.01
World Resorts Limited	Net loss on fair value changes	50,011.88	5,639.48
IITL Nimbus The Palm Village	Expected credit loss on loan and interest	450.00	450.00
G. Jeevanantham	Remuneration	1,011.26	992.31
Mehul Chauhan	Remuneration	8.95	253.15
Ashish Sharma	Remuneration	7.83	158.45
Priyal Shah	Remuneration	175.90	-

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 31 : Related Party Transactions (Contd.)

31(c) Outstanding balances at the end of the year (₹ in '000)

	Nature of Transaction	As at March 31, 2023	As at March 31, 2022
I)	Loan given		
	IITL Nimbus The Palm Village	5,000.00	5,000.00
ii)	Accrued Interest on loan given		
	IITL Nimbus The Palm Village	2,746.29	2,296.29
iii)	Expected credit loss on loans		
	IITL Nimbus The Palm Village	5,000.00	5,000.00
iv)	Expected credit loss on interest on loans		
	IITL Nimbus The Palm Village	2,746.29	2,296.29
v)	Investment in Preference share		
	World Resorts Limited	-	50,011.88

31(d) Terms and conditions :

The transactions with related parties were at normal commercial terms.

Note 32 : Fair value measurements

32(a) : Financial instruments by category (₹ in '000)

Particulars		As at March 31, 2023	As at March 31, 2022
Financial assets			
Cash and bank balance	Amortised cost	598.02	423.02
Fixed deposit at bank	Amortised cost	5,500.00	34,468.44
Trade and other receivables	Amortised cost	601.94	826.94
Interest accrued but not due on bank deposit	Amortised cost	1,034.74	827.34
Loans	Amortised cost	30,000.00	-
Investment in equity shares (quoted)	FVTPL	794.87	704.62
Investment in preference shares (unquoted)*	FVTPL	-	50,011.88
Total financial assets		**38,529.57**	**87,262.24**
Financial liabilities			
Trade Payables	Amortised cost	55.24	44.41
Total financial liabilities		**55.24**	**44.41**

The management assessed that fair value of cash and short-term deposits, trade receivables, trade payables, and other current financial assets and liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments. The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

* The fair value of preference share investment in World Resort Limited has been considered based on the latest valuation report.

32(b) : Fair value hierarchy

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are measured at amortised cost and for which fair values are disclosed in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the company has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level is given below:

For all the financial assets and liabilities referred above that are measured at amortised cost, their carrying amounts are reasonable approximations of their fair values. Fair values were measured by using level 3 inputs.

The fair value of financial instruments are classified into three categories i.e. Level 1, 2 or 3 depending on the inputs used in the valuation technique. The hierarchy gives the highest priority to quoted prices in active market for identical assets or liabilities (level 1 measurements) and lowest priority to unobservable inputs (level 3 measurements).

There were no transfers between any levels during the year

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted equity securities, preference shares and debentures which are included in level 3.

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

32(b) : Fair value hierarchy (Contd.)

(₹ in '000)

Particulars	Quoted Price in Market (Level 1)	Significant Observable Input (Level 2)	Significant Unobservable Input (Level 3)
Financial Assets Measured at fair Value			
Listed Equity Investments	704.62	-	-
Security deposits	-	-	818.60
Preference Shares	-	-	50,011.88
Total Financial Assets As at March 31, 2022	**704.62**	**-**	**50,830.48**
Financial Assets Measured at fair Value			
Listed Equity Investments	794.87	-	-
Security deposits	-	-	818.60
Preference Shares	-	-	-
Total Financial Assets As at March 31, 2023	**794.87**	-	**818.60**

Note 33 : Financial risk management

TThe Company's business activities expose it to a variety of financial risks, namely credit risk and liquidity risk.

a) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers and investment securities. Credit risk arises from cash held with banks and financial institutions, as well as credit exposure to clients, including outstanding accounts receivable. The maximum exposure to credit risk is equal to the carrying value of the financial assets. The objective of managing counterparty credit risk is to prevent losses in financial assets.

The Company has exposure to credit risk from a limited customer group on account of specialised nature of business. The Company ensures concentration of credit does not significantly impair the financial assets. The Company, based on the credit information available with its, has provided expected credit loss. Rest of the exposure is to the Customers which are well established and from reputed industries.

Expected credit loss for loans under simplified approach

Particulars	(₹ in '000)
As at March 31, 2023	7,746.29
As at March 31, 2022	7,296.29

b) Management of liquidity risk:

Liquidity risk is the risk that the Company will fail in meeting its obligations associated with its financial liabilities. The Company's approach to managing liquidity is to ensure that it will have sufficient funds to meet its liabilities when due without incurring unacceptable losses. In doing this, management considers both normal and stressed conditions. A material and sustained shortfall in our cash flow could undermine the Company's credit rating and impair investor confidence.

The following table shows the maturity analysis of the Company's financial liabilities based on contractually agreed undiscounted cash flows as at the balance sheet date:

(₹ in '000)

Particulars	Carrying amount	Less than 12 months	1-5 years	More than 5 years	Total
As at March 31, 2023					
Trade Payables	160.99	105.75	55.24	-	160.99
Total	**160.99**	**105.75**	**55.24**	**-**	**160.99**
As at March 31, 2022					
Trade Payables	156.49	112.08	44.41	-	156.49
Total	**156.49**	**112.08**	**44.41**	**-**	**156.49**

c) Management of Market risks

Market risks comprises of:

- price risk; and

- interest rate risk

The company does not designate any fixed rate financial assets as fair value through profit and loss nor at fair value through OCI. Therefore company is not exposed to any interest rate risks. Similarly company does not have any financial instrument which is exposed to change in price.

d) Capital Management

Equity share capital, other equity and secured borrowings from the banks are considered for the purpose of Company's capital management. The Company aims to manage its capital efficiently so as to safeguard its ability to continue as a going concern and to optimise returns to its shareholders. The capital structure of the Company is based on management's judgement of the appropriate balance of key elements in

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 33 : Financial risk management (Contd.)

order to meet its strategic and day-to-day needs. The Company considers the amount of capital in proportion to risk and manages the capital structure in light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may borrow from external parties such as banks or financial institutions. The Company's policy is to maintain a stable and strong capital structure with a focus on total equity so as to maintain shareholder, creditor and stakeholder confidence to sustain future development and growth of its business. The Company will take appropriate steps in order to maintain, or if necessary adjust, its capital structure.

Note 34 : Employee Benefit

Defined contribution plans

The company makes Provident Fund Contributions to defined contribution plans for qualifying employees. Contributions are made to provident fund in India for employees at the rate of 12% of basic salary as per regulations. The contributions are made to registered provident fund administered by the government. The obligation of the group is limited to the amount contributed and it has no further contractual nor any constructive obligation.

The Company recognised ₹ 70,564/- (Previous Year ₹ 78,271/-) for Provident Fund contributions in the Statement of Profit and Loss.

Gratuity

The company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. Every employee is entitled to a benefit equivalent to fifteen days salary last drawn for each completed year of service in line with the Payment of Gratuity Act, 1972 or Company scheme whichever is beneficial. The same is payable at the time of separation from the Company or retirement, whichever is earlier. The benefits vest after five years of continuous service. The Company's gratuity liability is funded.

The company has carried out the actuarial valuation of Gratuity liability under actuarial principle, in accordance with Ind AS 19 - Employee Benefits.

34(a) : Amount recognized in the Statement of Profit and Loss under employee benefit expenses (Gratuity) (₹)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Current service cost	30,421	32,069
Past service cost and loss/(gain) on curtailments and settlement	-	-
Net Interest cost	(4,900)	(1,983)
Total included in Employee Benefit Expenses	**25,521**	**30,086**

34(b) : Amount recognized in the Statement of Other Comprehensive Income (Gratuity) (₹)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Components of actuarial gain/losses on obligations:		
Due to change in financial assumptions	(1,678)	-
Due to changes in demographic assumption	-	-
Due to experience adjustment	5,915	(46,821)
Return on plan assets excluding amounts included in interest income	(15,271)	(16,983)
Total included in Employee Benefit Expenses	**(11,034)**	**(63,804)**

34(c) : The following tables set out the funded status of the gratuity plans and the amounts recognized in the financial statements (Gratuity) (₹)

Particulars	As at March 31, 2023	As at March 31, 2022
i) Change in benefit obligations		
Opening Defined Benefit Obligation	273,481	282,187
Transfer in/(out) obligation	-	-
Current service cost	30,421	32,069
Interest cost	5,935	6,046
Actuarial loss/(gain) due to change in financial assumptions	(1,678)	-
Actuarial loss/(gain) due to change in demographic assumption	-	-
Actuarial loss/ (gain) due to experience adjustments	5,915	(46,821)
Benefits paid	-	-
Closing defined benefit obligation	**314,074**	**273,481**
ii) Change in plan assets		
Opening value of plan assets	369,195	314,473
Transfer in/(out) plan assets	-	-
Interest Income	10,835	8,029
Return on plan assets excluding amounts included in interest income	15,271	16,983
Contributions by employer	19,053	29,710
Benefit Paid	-	-
Closing Value of plan assets	**414,354**	**369,195**

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 34 : Employee Benefit (Contd.)

Particulars	As at March 31, 2023	As at March 31, 2022
iii) Funded Status of the Plan		
Present value of unfunded obligations	-	-
Present value of funded obligations	314,074	273,481
Fair value of plan assets	414,354	369,195
Net Liability (Assets)	**(100,280)**	**(95,714)**

34(d) : Principle actuarial assumptions used to determine benefit obligations are set out below:

(i) Gratuity

Particulars	As at March 31, 2023	As at March 31, 2022
Discount Rate	7.30%	4.55%
Salary Growth Rate		
At younger ages	0.00%	0.00%
Increasing to % thereafter	7.00%	7.00%
Withdrawal Rates		
At younger ages	10.00%	10.00%
Reducing to % at older ages	2.00%	2.00%
Rate of return on plan assets	3.60%	3.60%

(ii) Privilege Leave Benefit

Particulars	As at March 31, 2023	As at March 31, 2022
Discount Rate	7.30%	4.55%
Salary Growth Rate		
At younger ages	0.00%	0.00%
Increasing to % thereafter	7.00%	7.00%
Withdrawal Rates		
At younger ages	10.00%	10.00%
Reducing to % at older ages	2.00%	2.00%
Leave Availment Rate	5.00%	5.00%
Leave Encashment Rate	0.00%	0.00%

(iii) Sick Leave Benefit

Particulars	As at March 31, 2023	As at March 31, 2022
Discount Rate	7.30%	4.55%
Salary Growth Rate		
At younger ages	0.00%	0.00%
Increasing to % thereafter	7.00%	7.00%
Withdrawal Rates		
At younger ages	10.00%	10.00%
Reducing to % at older ages	2.00%	2.00%
Leave Availment Rate	10.00%	10.00%
Leave Encashment Rate	0.00%	0.00%

34(e) : Expected cash flows based on past service liability dated as at March 31, 2023:

(i) Gratuity

Particulars	As at March 31, 2023		As at March 31, 2022	
	Cash flows (₹)	Distribution (%)	Cash flows (₹)	Distribution (%)
Year 1	321,462	96.5%	286,082	100.00%
Year 2	4	0.0%	-	0.00%
Year 3	4	0.0%	-	0.00%
Year 4	4	0.0%	-	0.00%
Year 5	330	0.1%	-	0.00%
Year 6 to Year 10	1,428	0.4%	-	0.00%

The Future accrual is not considered in arriving at the above cash-flows.

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 34 : Employee Benefit (Contd.)
(ii) Privilege Leave Benefit

Particulars	As at March 31, 2023		As at March 31, 2022	
	Cash flows (₹)	Distribution (%)	Cash flows (₹)	Distribution (%)
Year 1	65,445	86.9%	43,761	100.00%
Year 2	641	0.9%	-	0.00%
Year 3	599	0.8%	-	0.00%
Year 4	560	0.7%	-	0.00%
Year 5	523	0.7%	-	0.00%
Year 6 to Year 10	2,073	2.8%	-	0.00%

The Future accrual is not considered in arriving at the above cash-flows.

34(f) : Reconciliation of net defined benefit liability (Gratuity): (₹)

Particulars	As at March 31, 2023	As at March 31, 2022
Net opening provision/(assets) in books of accounts	**(95,714)**	**(32,286)**
Employee Benefit Expense as per Annexure 2	25,521	30,086
Amounts recognized in Other Comprehensive Income	(11,034)	(63,804)
	(81,227)	(66,004)
Contributions to plan assets	(19,053)	(29,710)
Closing provision in books of accounts	**(100,280)**	**(95,714)**

34(g) : Composition of the plan assets (Gratuity):

Particulars	As at March 31, 2023	As at March 31, 2022
Government of India Securities	0%	0%
State Government Securities	0%	0%
High quality corporate bonds	0%	0%
Equity shares of listed companies	0%	0%
Property	0%	0%
Special Deposit Scheme	0%	0%
Policy of insurance	98%	98%
Bank Balance	2%	2%
Other Investments	0%	0%
Total	**100%**	**100%**

34(h) : Sensitivity to key assumptions

(i) Gratuity

Particular	As at March 31, 2023		As at March 31, 2022	
	DBO (₹)	Changes in DBO %	DBO (₹)	Changes in DBO %
Discount rate varied by 0.5%				
Increase by 0.5%	313,867	-0.07%	273,481	0.00%
Decrease by 0.5%	314,305	0.07%	273,481	0.00%
Salary growth rate varied by 0.5%				
Increase by 0.5%	314,305	0.07%	273,481	0.00%
Decrease by 0.5%	313,865	-0.07%	273,481	0.00%
Withdrawal rate (WR) varied by 20%				
WR* 120%	313,891	-0.06%	273,481	0.00%
WR* 80%	314,263	0.06%	273,481	0.00%

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 34 : Employee Benefit (Contd.)

34(h) : Sensitivity to key assumptions (Contd.)

(ii) Privilege Leave Benefit

Particular	As at March 31, 2023		As at March 31, 2022	
	DBO (₹)	Changes in DBO %	DBO (₹)	Changes in DBO %
Discount rate varied by 0.5%				
Increase by 0.5%	67,533	-0.3%	39,693	0.00%
Decrease by 0.5%	67,900	0.3%	39,693	0.00%
Salary growth rate varied by 0.5%				
Increase by 0.5%	67,899	0.3%	39,693	0.00%
Decrease by 0.5%	67,531	-0.3%	39,693	0.00%
Withdrawal rate (WR) varied by 20%				
WR* 120%	67,546	-0.24%	39,693	0.00%
WR* 80%	67,904	0.29%	39,693	0.00%

(iii) Sick Leave Benefit

Particular	As at March 31, 2023		As at March 31, 2022	
	DBO (₹)	Changes in DBO %	DBO (₹)	Changes in DBO %
Discount rate varied by 0.5%				
Increase by 0.5%	6,478	-0.90%	3,622	-0.22%
Decrease by 0.5%	6,598	0.93%	3,639	0.25%
Salary growth rate varied by 0.5%				
Increase by 0.5%	6,598	0.93%	3,639	0.25%
Decrease by 0.5%	6,478	-0.90%	3,622	-0.22%
Withdrawal rate (WR) varied by 20%				
WR* 120%	6,370	-2.55%	3,623	-0.19%
WR* 80%	6,727	2.91%	3,638	0.22%

A description of methods used for sensitivity analysis and its Limitations:

Sensitivity analysis is performed by varying a single parameter while keeping all the other parameters unchanged.

Sensitivity analysis fails to focus on the interrelationship between underlying parameters.

Hence, the results may vary if two or more variables are changed simultaneously.

The method used does not indicate anything about the likelihood of change in any parameter and the extent of the change if any.

The Company best estimate of the Contribution expected to be paid to the plan during next year is ₹ 1,00,280/- (Previous year ₹ 95,714/-)

Note 35 : Lease

Effective 1st April 2019, Ind AS 116 'Leases' became applicable wherein all leases on balance sheet date are required to be recognized by a lessee as 'Right of Use' (ROU) assets and corresponding amount as 'Lease liability', and provide Depreciation for the ROU assets and Finance cost for interest on accrued liability. However, the Company does not have any long term lease for own use or a lease to which erstwhile Ind AS 17 on 'Leases' used to apply and hence, the Company does not have impact of Ind AS 116.

Note 36 :

CSR expenditure as per Section 135 of the Companies Act, 2013

Particulars	As at March 31, 2023	As at March 31, 2022
Amount required to be spent on CSR (₹)	Nil	Nil
CSR expenditure during the year*		
- Pertaining to current year	Nil	Nil
- Pertaining to previous years (₹)	Nil	Nil
* Includes expenditure for acquisition/ construction of assets - ₹ Nil (Previous year ₹ Nil)	Nil	Nil

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 37 :

Additional disclosures as required under schedule III of the Companies Act 2013.

1. Title deeds of immovable properties are held in name of the Company as at 31st March, 2023
2. The company holds an Investment Property in its books of accounts.
3. The Company has not revalued any of its Property, Plant & Equipment in the current year & previous year.
4. The Company has not revalued any of its Intangible assets in the current year & previous year.
5. The company has not granted any loans or advances to promoters, directors, KMP's and related parties that are repayable on demand or without specifying any terms or period of repayment.
6. The company does not have any assets as capital working progress as at 31st March, 2023
7. The company does not have any intangible assets under development as at 31st March, 2023
8. No proceedings have been initiated or pending against the company under the Benami Transactions (Prohibition) Act,1988.
9. During the year ended 31st March, 2023 the company has not borrowed from banks or financial institution on the basis of security of current assets.
10. The company has not been declared as a willful defaulter by any bank or financial institution or any other lender.
11. Company is not having any transaction with any of the Companies struck off under Section 248 of the Companies Act 2013 or Section 560 of the Companies Act 1956 and therefore, there are no outstanding balances.
12. There are no charges or satisfaction which are to be registered with ROC beyond statutory period.
13. The provisions of clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017 are not applicable to the company as per Section 2(45) of the Companies Act,2013.
14. 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 on behalf of ultimate beneficiaries.
15. The company does not have any transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessment under the Income Tax Act, 1961
16. The company has not traded or invested in Crypto Currency or Virtual Currency during the financial year.
17. There were no scheme of Arrangements approved by the competent authority during the financial year in terms of section 230 to 237 of the Companies Act, 2013.

Note 38 :

Disclosure of ratios

Particular	Methodology	As at March 31, 2023	As at March 31, 2022	Variance %	Reason
Current Ratio;	Current assets over current liabilities	32.00	144.65	-77.88%	The variance is because of decrease in current assets
Debt- equity Ratio;	Debt over shareholder's equity	0.00	0.00	-	
Debt Service Coverage Ratio;	EBITDA over debt including interest payable	NA	NA	-	
Return on Equity Ratio;	PAT over shareholder's equity	(0.61)	0.01	-5081%	The change is due to decrease in PAT
Inventory turnover ratio;	Cost of goods sold over inventory	NA	NA	-	
Trade Receivables turnover ratio;	Turnover over trade receivables	NA	NA	-	
Trade payables turnover ratio;	Turnover over trade payable	73.32	85.23	-13.98%	
Net capital turnover ratio;	Turnover over (total assets - current liabilities)	0.05	0.03	71.84%	This has occurred due to increase in turnover
Net profit ratio;	PAT over turnover	(12.43)	0.43	-2997.40%	This is due to decrease in PAT
Return on Capital employed; and	EBITDA over (total assets - current liabilities)	(0.61)	0.01	-5081.17%	The variance is due to decrease in EBIT
Return on investment.	PAT over (equity, debt & preference share capital)	(0.61)	0.01	-5081.17%	The change is due to decrease in PAT and investment

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 39 :

Previous Year's figures have been regrouped/reclassified wherever necessary to correspond with the current year classification/disclosure.

Note 40 :

The Financial Statement is approved by the Board of Directors of the Company in the meeting held on May 26, 2023.

Vide our report of even date attached

For Desai and Kinare
Chartered Accountants
Firm Registration :119575W

Shashikant Desai
Partner
Membership No : 034105

Mumbai: May 26, 2023

For and on behalf of the Board of Directors

G Jeevanantham
Executive Director & CFO
DIN : 03375366
Place : Mumbai

Bipin Agarwal
Director
DIN : 00001276
Place : Delhi

Priyal Shah
Company Secretary

Mumbai: May 26, 2023

IITL MANAGEMENT AND CONSULTANCY PRIVATE LIMITED
(FORMERLY KNOWN AS IIT INSURANCE BROKING AND RISK MANAGEMENT PRIVATE LIMITED)

CIN: U93000MH2008PTC187076

BOARD OF DIRECTORS	:	Mr. Bipin Agarwal - *Chairman* Mr. Venkatesan Narayanan
BANKERS	:	Axis Bank Limited
AUDITORS	:	M/s Desai & Kinare Chartered Accountants (Firm Registration No. 119575W)
REGISTERED OFFICE	:	Office No.101A, 'The Capital', G Block, Plot No.C-70, Bandra Kurla Complex, Bandra East, Mumbai - 400051 Tel: 022- 43250100 Email address: infomumbai@iitinsurance.com Website: www.iitinsurance.com

DIRECTORS' REPORT

To
The Members,

Your Directors are pleased to present the Fifteenth Annual Report of the Company, together with the Audited Statement of Accounts for the year ended March 31, 2023.

Financial Performance

The summarized standalone results of your Company are given in the table below. ₹ in Lakhs

Particulars	Financial Year ended	
	31/03/2023	31/03/2022
Total Income	8.28	8.48
Profit/(loss) before Interest, Depreciation & Tax (EBITDA)	(3.89)	4.65
Finance Charges	--	--
Depreciation	0.02	0.04
Provision for Income Tax (including for earlier years)	--	--
Deferred Tax	(0.18)	(17.36)
Net Profit/(Loss) After Tax	(4.09)	(12.75)
Other comprehensive income, net of tax	--	--
Total comprehensive income for the year	--	--
Profit/(Loss) brought forward from previous year	(177.76)	(165.01)
Profit/(Loss) carried to Balance Sheet	(181.85)	(177.76)

Note: Previous year figures have been regrouped / rearranged wherever necessary.

Indian Accounting Standards

The Company has adopted Indian Accounting Standards (IND AS) from the FY 2018-19 and has replaced the existing Indian GAAP prescribed under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014.

Results of operations and state of Company's affairs

The Company was in the business of Direct Insurance Broking (Life and Non-Life). During the year 2019-20, the Company had applied to Insurance Regulatory and Development Authority of India (IRDAI) for voluntary surrender of the Broking License (Life and Non-Life). IRDAI vide its letter dated June 17, 2021 granted approval for voluntary surrender of Certificate of Registration. Subsequently, the Company changed its name to IITL Management and Consultancy Private Limited and also changed its Object Clause. The same were approved by Ministry of Corporate Affairs. Consequent to this, the Company ceased to be an Insurance Broker.

The Company's revenue of operations for the financial year ended March 31, 2023 is ₹ 8.28 lakhs comprising Interest on Bank Deposits of ₹ 8.14 lakhs and other Income of ₹ 0.14 lakhs as compared to the revenue of ₹ 8.48 lakhs during the previous year. The pre-tax loss for the year ended March 31, 2023 is ₹ 3.91 lakhs as against the pre-tax profit of ₹ 4.61 lakhs for the preceding year.

Material changes and commitments occurred after the close of the year till date of this report which affects the financial position of the Company

There were no material changes and commitments occurred after the close of the year till date of this report which affects the financial position of the Company.

Dividend

In view of accumulated losses of the Company, your Directors do not recommend any dividend for the year under review.

Change in Capital Structure

During the year, the Company has not issued any shares or convertible securities. The Company does not have any Scheme for issue of shares including sweat equity to the employees or Directors of the Company.

As on March 31, 2023, the issued, subscribed and paid up share capital of your Company stood at ₹ 2,50,00,000/-, comprising 25,00,000 Equity Shares of ₹ 10/- each.

Subsidiary, Associate and Joint Ventures

As on March 31, 2023, the Company had no subsidiary / joint ventures / associate companies.

Internal financial controls

The Company has in place adequate financial controls with reference to financial statements. The Internal financial controls commensurate with the size and nature of business of the Company. During the year, such controls were tested and no reportable material weakness in the design or operations were observed.

Extract of Annual Return

Pursuant to Section 92(3) read with Section 134(3)(a) of the Act, the Annual Return as on March 31, 2023 is available on the Company's website on https://www.iitinsurance.com//Insurance/AboutUs.aspx

Directors

There was no change in Directorship during the year under review.

In accordance with the provisions of the Companies Act, 2013, Mr. Bipin Agarwal, retires by rotation and being eligible, offers himself for re-appointment, which your Directors consider to be in the interest of the Company.

Meetings of the Board

During the financial year ended March 31, 2023, the Board met 4 (Four) times on May 27, 2022, August 11, 2022, November 13, 2022 and February 08, 2023. The attendance of the Directors at the Board meetings is as follows:

Name of the Director	No. of meetings attended
Mr. Bipin Agarwal	4
Mr. Venkatesan Narayanan	4

Audit Committee

The Board constituted the Audit Committee on July 21, 2009. It was last reconstituted on May 30, 2015 comprising of Mr. Bipin Agarwal and Mr. Venkatesan Narayanan as members. During the year under review, four meetings of the Audit Committee were held on May 27, 2022, August 11, 2022, November 13, 2022 and February 08, 2023. The attendance of the members at the Audit Committee meetings is as follows:

Name of the Member	No. of meetings attended
Mr. Bipin Agarwal	4
Mr. Venkatesan Narayanan	4

Directors' Responsibility Statement

Pursuant to Section 134(3)(c) of the Companies Act, 2013, your Directors, to the best of their knowledge and belief, make following statements that:

(a) In preparation of the annual accounts for the year ended March 31, 2023, the applicable accounting standards read with requirements set out under Schedule III to the Act, have been followed and there are no material departures from the same;

(b) Such accounting policies have been selected and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company as at March 31, 2023 and loss of the Company for the year ended on that date;

(c) Proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

(d) The annual accounts have been prepared on a going concern basis;

(e) The systems to ensure compliance with the provisions of all applicable laws were in place and that such systems were adequate and operating effectively.

Particulars of Loans given, Investments made, Guarantees given and Securities provided

There were no loans given, investments made, guarantees given or securities provided by the Company which fall within the ambit of Section 186 of the Companies Act, 2013.

Conservation of energy, technology absorption, foreign exchange earnings and outgo

The details of conservation of energy, technology absorption, foreign exchange earnings and outgo are as follows:

(A) Conservation of energy: Not Applicable

(B) Technology absorption: Not Applicable

(C) Foreign exchange earnings and Outgo: The Company had no foreign exchange earnings and outgo during the financial year.

Risk Management

The Board of Directors manages and monitors the principal risks and uncertainties from time to time that can impact the ability to achieve the Company's strategic objectives.

Corporate Social Responsibility (CSR)

The Corporate Social Responsibility Committee has formulated and recommended to the Board, a Corporate Social Responsibility Policy (CSR Policy) indicating the activities to be undertaken by the Company, which was approved by the Board.

The provisions relating to CSR enumerated under Section 135 of the Companies Act, 2013 are not applicable to the Company during the year under review. Hence, the Annual Report on CSR is not attached to this Report.

Auditors and Auditors' Report

M/s Desai & Kinare, Chartered Accountants (ICAI Firm Registration No: 119575W) were re-appointed as Statutory Auditors of your Company at the Annual General Meeting held on September 21, 2019, for the second term of five consecutive years.

M/s. Desai & Kinare, Chartered Accountants, have carried out Statutory Audit and the observations and comments given in the report of the Auditors read together with notes to accounts are self-explanatory and hence do not call for any further information and explanation or comments under Section 134(3)(f) of the Companies Act, 2013. The report does not contain any qualification, reservation or adverse remark or disclaimer.

Related Party Transactions (RPTs)

All RPTs entered during the financial year by the Company are in ordinary course of business and on an arms' length basis. Particulars of material contracts or arrangements made with related parties referred to in Section 188(1) of the Companies Act, 2013, in the prescribed Form AOC-2, is appended as Annexure 1 to the Directors' Report.

Significant and material orders passed by the regulators

During the year under review, there were no significant and material orders passed by the regulators/ courts or tribunals that would impact going concern status of the Company and its future operations.

Particulars of Employees as required under Rule 5 (2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

Being an unlisted company, provisions of Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are not applicable to your Company.

General

Your Directors state that no disclosure or reporting is required in respect of the following matters as there were no transactions on these items during the year under review:

1. Issue of equity shares with differential rights as to dividend, voting or otherwise.
2. Issue of shares (including sweat equity shares) to employees of the Company under any scheme
3. Details relating to deposits covered under Chapter V of the Act.
4. The provisions of Section 148 of the Act are not applicable to the Company. Accordingly, there is no requirement of maintenance of cost records as specified under Section 148(1) of the Act.
5. No fraud has been reported by the Auditors to the Audit Committee or the Board.

Public Deposits

During the year under review, the Company has not accepted any deposits from the public.

Disclosures under Sexual Harassment of Women at the Workplace (Prevention, Prohibition and Redressal) Act, 2013

In accordance with the provisions of the Sexual Harassment of Women at the Workplace (Prevention, Prohibition and Redressal) Act, 2013, Internal Complaints Committee (ICC) has been set up to redress complaints. ICC has not received any complaints during the financial year 2022-2023.

Acknowledgements

Your Directors wish to place on record their immense appreciation for the assistance and co-operation received from the Banks, Financial Institutions and other Statutory / Regulatory authorities.

On behalf of the Board of Directors

Bipin Agarwal
Chairman
(DIN: 00001276)

Delhi
Date: August 11, 2023

Annexure 1

AOC -2

Disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto

1. Details of contracts or arrangements or transactions not at arm's length basis for the year ended March 31, 2023 ------- **Nil**
   - (a) Name(s) of the related party and nature of relationship
   - (b) Nature of contracts/arrangements/transactions
   - (c) Duration of the contracts / arrangements/transactions
   - (d) Salient terms of the contracts or arrangements or transactions including the value, if any
   - (e) Justification for entering into such contracts or arrangements or transactions
   - (f) Date(s) of approval by the Board
   - (g) Amount paid as advances, if any:
   - (h) Date on which the special resolution was passed in general meeting as required under first proviso to section 188
2. Details of material contracts or arrangement or transactions at arm's length basis for the year ended March 31, 2023 are as follows: ------- **Nil**

For and on behalf of the Board
IITL Management and Consultancy Private Limited

Bipin Agarwal
Chairman
(DIN: 00001276)

Date: August 11, 2023
Place: Delhi

INDEPENDENT AUDITORS REPORT

To The Members of IITL Management and Consultancy Private Limited (Formerly IIT Insurance Broking and Risk Management Private Limited)

Opinion

We have audited the accompanying Ind AS financial statements of **IITL Management and Consultancy Private Limited (Formerly IIT Insurance Broking and Risk Management Private Limited)** ("the Company"), which comprise the Balance sheet as at March 31, 2023, and the Statement of profit and loss (including other comprehensive income), Statement of Changes in equity and Statement of Cash flows for the year then ended, and notes to the Ind AS financial statements, including a summary of significant accounting policies and other explanatory information (herein referred to as ''Ind AS financial statements").

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

Basis for Opinion

We conducted our audit 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 Responsibilities for the Audit of the Ind AS 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 together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, 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.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Ind AS financial statements of the current period. These matters were addressed in the context of our audit of the Ind AS financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined that there are no other Key Audit Matters to communicate in our report beyond matters addressed in other paragraphs,

Information Other than the Financial Statements and Auditor's Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the annual report but does not include the Ind AS financial statements and our auditor's report thereon.

Our opinion on the Ind AS 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 Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Ind AS 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.

Responsibilities of Management and Those Charged with Governance for the Ind AS 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 Ind AS financial statements that give a true and fair view of the financial position, financial performance (including other comprehensive income), changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards ('Ind AS') specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the Ind AS 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 Ind AS financial statements

As part of an audit in accordance with Standards on Auditing ('SAs'), we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Ind AS 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 control 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 Ind AS 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 Ind AS financial statements, including the disclosures, and whether the Ind AS 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.

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure B a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. As required by Section 143 (3) of the Act, we report that:

   (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

   (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

   (c) The Balance Sheet, the Statement of Profit and Loss, the Cash Flow Statement and the statement of changes in equity dealt with by this Report are in agreement with the books of account.

   (d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

   (e) On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.

   (f) With respect to the adequacy of the Internal Financial Controls over financial reporting of the Company and operating effectiveness of such controls, refer to our separate report in "Annexure A".

   (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

   In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.

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

   i. The Company has disclosed impact of pending litigations on its financial position in its standalone financial statements. Refer note 28 to the financial statement.

   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 it's knowledge and belief, 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 persons or entities, 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) The management has represented, that, to the best of it's knowledge and belief, no funds have been received by the division from any persons or entities, including foreign entities ("funding Parties"), with the understanding, whether recorded in writing or otherwise, that the division 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 we have considered reasonable and appropriate in the circumstances; nothing has come to the notice that has caused us to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.

   v. a) The company has not declared any final dividend for the financial year 2021-2022 and interim dividend for the financial year 2022-23.

   b) The Company has not proposed any final dividend up to the date of our report.

As required by the Companies (Auditors' Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

For Desai & Kinare
Chartered Accountants
Firm Registration No. 119575W

CA. Shashikant Desai
Partner
M.No 034105

Place: Mumbai
Date : 26th May, 2023
UDIN: 23034105BGQXKH3363

Annexure - A to the Auditors' Report

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

We have audited the internal financial controls over financial reporting of **IITL Management and Consultancy Private Limited (Formerly IIT Insurance Broking and Risk Management Private Limited)** ("the Company") as of 31 March, 2023 in conjunction with our statutory audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('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 over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention 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 over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

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

For Desai & Kinare
Chartered Accountants
Firm Registration No. 119575W

CA. Shashikant Desai
Partner
M.No 034105

Place: Mumbai
Date : 26th May, 2023
UDIN: 23034105BGQXKH3363

" Annexure - B " to the Independent Auditors' Report

(referred to in paragraph under the heading 'Report on Other Legal & Regulatory Requirements' of our report of even date to the standalone Ind AS financial statements of the Company for the year ended 31st March, 2023.)

As per the books and records produced before us and as per the information and explanations given to us and based on such audit checks that we considered necessary and appropriate, we confirm that:

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

(B) The Company has maintained proper records showing full particulars of intangible assets.

(b) The Company has a programme of physical verification of these Property, Plant and Equipment so as to cover all the assets once in every year, which in our opinion is reasonable having record to the size of the company and nature of its assets According to the information and explanations given to us no material discrepancy 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 as disclosed in note 5 on Investment property to the financial statements, are held in the name of the company.

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

(e) (I) No proceedings have been initiated during the year or are pending against the Company as of 31st March 2023 for holding any benami property under Benami Transaction (Prohibition) Act, 1988 and rules made thereunder.

(ii) The Company has not been sanctioned working capital limits in excess of Rs 5 crore, in aggregate, at any point of time during the year, from banks or financial institution on the basis of security of current assets and hence reporting under clause 3(ii) (b) of the order is not applicable.

(iii) During the year the Company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to Companies, firms, Limited liability partnerships or any other parties.

(a) 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) of the Order is not applicable.

(b) The company has not made any investments or provided guarantee or security for the grant of loans and advances. Hence, reporting under clause 3(iii) (b) of the Order is not applicable.

(c) The Company has not granted any loans. Therefore, reporting under clause 3(iii)(c) of the order is not applicable.

(d) The company has not granted any loan during the reporting period. Hence, reporting under clause 3(iii) (d) of the Order is not applicable.

(e) The company has not granted any loan or renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties. Hence, reporting under clause 3(iii)(e) of the Order is not applicable.

(f) The Company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying and terms or period of repayment during the year. Hence, reporting under clause 3(iii) (f) is not applicable.

(iv) The Company has complied with the provisions of Section 185 and 186 of the Companies Act, 2013 in respect of investments and Guarantee provided by the Company. The Company has not granted loans to any company covered under Section 185.

(v) The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.

(vi) The Central Government has not prescribed maintenance of Cost Records under Sub-section (1) of Section 148 of the Companies Act, 2013. Accordingly the clause 3 (vi) of the order is 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, Employee's State Insurance, Income Tax and other material statutory dues applicable to it with the appropriate authorities.

(b) There are no dues of Income Tax or Goods and Service Tax have not been deposited as on 31st March 2023 on account of any disputes.

(c) According to the records of the Company, the dues of income tax or goods and services tax and cess which have not been deposited on account of any dispute, are as follows:

Name of the Statue	Nature of disputed dues	Amount involved (Rs.)*	Period to which the amount related	Forum where dispute is pending
Income Tax Act, 1961	Income Tax	1,62,01,310/-	AY 2012-13 (FY 2011-12)	Commissioner of Income Tax (Appeals)

* includes interest

(viii) There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

(ix) (a) The Company has not taken any loans or other borrowings from any lender. Hence reporting under clause 3(ix)(a) of the Order is not applicable.

(b) The Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.

(c) The Company has not taken any term loan during the year and there are no outstanding term loans at the beginning of the year and hence, reporting under clause 3(ix)(c) of the Order is not applicable.

(d) On an overall examination of the financial statements of the Company, funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.

(e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from nay entity or persons on account of or to meet the obligation of its subsidiaries and Joint ventures. Hence, reporting under clause 3(ix)(e) not applicable.

(f) The Company has not raised any loans during the year and hence reporting on clause 3(ix)(f) of the Order is not applicable.

(x) (a) The Company has not raised moneys by way of initial public offer or further public of offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.

(b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.

(xi) (a) No fraud by the Company and no fraud on the Company has been noticed or reported during the year.

(b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.

(c) The company has not received any whistle blower complaints during the year (and upto the date of this report), while determining the nature, timing and extent of our audit procedure.

(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 in compliance with Section 177 and 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 during the year the Company has not entered into any non-cash transactions with its Directors or persons connected with its directors, and hence provision of section 192 of the Companies Act, 2013 are not applicable to the Company.

(xv) (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.

(xvi) The Company has not incurred cash losses during the financial year covered by our audit and in the immediately preceding financial year.

(xvii) There has been no resignation of the statutory auditors of the Company during the year.

(xviii) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payments 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 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 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.

xix. Since the Company has not made profits reporting under Clause 3(xx) (i)(ii) of the order is not applicable.

For Desai & Kinare
Chartered Accountants
Firm Registration No. 119575W

CA. Shashikant Desai
Partner
M.No 034105

Place: Mumbai
Date : 26th May, 2023
UDIN: 23034105BGQXKH3363

BALANCE SHEET AS AT MARCH 31, 2023

(₹' in 000)

Particulars	Note No.	As at March 31, 2023	As at March 31, 2022
ASSETS			
Non-current assets			
Property, plant and equipment	3	0.82	1.84
Intangible assets	4	0.30	0.82
Financial assets			
Other financial assets	5(d)	316.89	2,244.30
Non Current Tax Assets	6	10,410.36	10,475.24
Deferred tax assets (net)	7	313.11	331.37
Other non-current assets	8	-	-
Total non-current assets		**11,041.48**	**13,053.57**
Current assets			
Financial assets			
i) Trade receivables	5(a)	-	794.07
ii) Cash and cash equivalents	5(b)	461.36	342.00
iii) Bank balance other than (ii) above	5(c)	15,470.13	13,252.59
Current tax assets (net)	6	81.09	93.72
Other current assets	8	179.88	107.24
Total current assets		**16,192.46**	**14,589.62**
Total assets		**27,233.94**	**27,643.20**
EQUITY AND LIABILITIES			
EQUITY			
Equity share capital	9(a)	25,000.00	25,000.00
Other equity	9(b)	(12,630.56)	(12,221.40)
Total equity		**12,369.44**	**12,778.60**
LIABILITIES			
Current liabilities			
Financial liabilities			
i) Trade Payables	10(a)		
Dues of micro enterprises and small enterprises		4.42	**4.42**
Dues other than micro enterprises and small enterprises		117.01	117.11
ii) Other financial liabilities	10(b)	14,730.07	14,730.07
Other current liabilities	11	13.00	13.00
Total current liabilities		**14,864.50**	**14,864.60**
Total liabilities		**14,864.50**	**14,864.60**
Total equity and liabilities		**27,233.94**	**27,643.20**

Significant accounting policies

The accompanying notes (1-32) form integal part of the financial statements.

Vide our report of even date attached

For Desai & Kinare
Chartered Accountants
Firm Registration No.: 119575W

For and on behalf of the Board of Directors

Shashikant Desai
Partner
Membership No. : 34105

Mumbai: May 26, 2023

Bipin Agarwal
Director
DIN 00001276

Mumbai: May 26, 2023

Venkatesan Narayanan
Director
DIN 00765294

STATEMENT OF PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED MARCH 31, 2023

(₹' in 000)

Particulars	Note No.	Year ended March 31, 2023	Year ended March 31, 2022
Revenue			
Revenue from operations	12	813.73	847.63
Other income	13	14.22	0.25
Total revenue		**827.95**	**847.89**
Expenses			
Employee benefit expense	14	-	3.18
Depreciation and amortization expense	15	1.54	4.01
Other expenses	16	1,217.29	379.41
Total expenses		**1,218.83**	**386.60**
Profit/(Loss) before tax		**(390.88)**	**461.29**
Income tax expense	17		
Current tax		-	-
Deferred tax		18.27	1,736.06
Total tax expense		**18.27**	**1,736.06**
Net Profit/(Loss) before discontinued operations		**(409.15)**	**(1,274.78)**
Profit/(loss) from discontinued operations		-	-
Tax expenses of discontinued operations		-	-
Net Profit/(Loss) from discontinued operations		-	-
Profit/(Loss) after tax		**(409.15)**	**(1,274.78)**
Other comprehensive income (OCI)			
Items that will not be reclassified to profit or loss			
Remeasurement of defined benefit liability/asset		-	-
Tax on remeasurement of defined benefit		-	-
Other comprehensive income, net of tax		**-**	**-**
Total comprehensive income for the year		**(409.15)**	**(1,274.78)**
Earnings per equity share (EPS) of ₹ 10 each			
Basic and Diluted		(0.16)	(0.51)

Significant accounting policies

The accompanying notes (1-32) form integal part of the financial statements.

Vide our report of even date attached

For Desai & Kinare
Chartered Accountants
Firm Registration No.: 119575W

For and on behalf of the Board of Directors

Shashikant Desai
Partner
Membership No. : 34105

Bipin Agarwal
Director
DIN 00001276

Venkatesan Narayanan
Director
DIN 00765294

Mumbai: May 26, 2023

Mumbai: May 26, 2023

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED MARCH 31, 2023

(A) Share capital

(₹' in 000)

Particulars	Equity Share Capital
As at March 31, 2021	25,000.00
Changes in equity share capital	-
As at March 31, 2022	25,000.00
Changes in equity share capital	-
As at March 31, 2023	25,000.00

(B) Other equity

1. Reserve and Surplus

(₹' in 000)

Particulars	General Reserve	Retained earnings	Total
As at April 1, 2021	5,554.92	(16,501.54)	**(10,946.62)**
<u>Changes in equity during the year</u>			**-**
Loss for the year		(1,274.78)	**(1,274.78)**
Remeasurement of the net defined benefit liability/assets (net of tax)	-	-	**-**
As at March 31, 2022	**5,554.92**	**(17,776.32)**	**(12,221.40)**
As at April 1, 2022	5,554.92	(17,776.32)	**(12,221.41)**
<u>Changes in equity during the year</u>			
Loss for the year	-	(409.15)	**(409.15)**
Remeasurement of the net defined benefit liability/assets (net of tax)	-	-	**-**
As at March 31, 2023	**5,554.92**	**(18,185.47)**	**(12,630.56)**

Significant accounting policies

The accompanying notes (1-32) form integal part of the financial statements.

Vide our report of even date attached

For Desai & Kinare
Chartered Accountants
Firm Registration No.: 119575W

Shashikant Desai
Partner
Membership No. : 34105

Mumbai: May 26, 2023

For and on behalf of the Board of Directors

Bipin Agarwal
Director
DIN 00001276

Mumbai: May 26, 2023

Venkatesan Narayanan
Director
DIN 00765294

STATEMENT OF CASH FLOW FOR THE YEAR ENDED MARCH 31, 2023

(₹' in 000)

	Particulars	Year ended March 31, 2023	Year ended March 31, 2022
A.	**Cash Flow From Operating Activities**		
	Brokerage Income	-	150.00
	Other income	-	0.25
	Employee benefit expense	-	10.75
	Operating expenses	(1,289.71)	(480.00)
	Increase/change in bank fixed deposit	(218.00)	(1,052.48)
	Direct Tax paid/(refund)	92.00	(85.00)
	Operating profit/(loss) before working capital changes	**(1,415.71)**	**(1,456.49)**
	Other financial assets	(794.07)	-
	Net Cash inflow/(outflow) from operating activities	**(621.64)**	**(1,456.49)**
B.	**Cash flow from Investing activities**		
	Interest received	741.00	1,010.22
	Net Cash inflow/(outflow) from investment activities	**741.00**	**1,010.22**
	Net increase/(decrease) in cash and cash equivalents	**119.36**	**(446.27)**
	Cash and cash equivalents at the beginning of the year	342.00	788.26
	Cash and cash equivalents at the end of the year	**461.36**	**342.00**

Significant accounting policies

The accompanying notes (1-32) form integal part of the financial statements.

Vide our report of even date attached

For Desai & Kinare	**For and on behalf of the Board of Directors**	
Chartered Accountants		
Firm Registration No.: 119575W		
Shashikant Desai	**Bipin Agarwal**	**Venkatesan Narayanan**
Partner	Director	Director
Membership No. : 34105	DIN 00001276	DIN 00765294
Mumbai: May 26, 2023	Mumbai: May 26, 2023	

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

1 Corporate Information

IITL Management and Consultancy Private Limited (formerly known as IIT Insurance Broking and Risk Management Private Limited) is a company incorporated under the provision of the Companies Act, 1956 with its registered office situated at Office No.101A, 'The Capital', G Block, Plot No.C-70, Bandra Kurla Complex, Bandra East, Mumbai - 400051. The company is a wholly owned subsidiary of the Industrial Investment Trust Limited.

IITL Management and Consultancy Private Limited (formerly known as IIT Insurance Broking and Risk Management Private Limited) was in the business of Direct Insurance Broking. (Life and Non-Life). During the year 2019-20, IIT Insurance Broking and Risk Management Private Limited had made application to Insurance Regulatory and Development Authority of India (IRDAI) for voluntary surrender of Insurance Broking license. IRDAI vide its letter dated June 17, 2021 granted approval for voluntary surrender of Certificate of Registration and advised the Company to submit copy of certificate issued by Registrar of Companies (ROC) after making required changes for deletion of Main Object of Memorandum of Association and change of name of the Company. Subsequently, IIT Insurance changed its name to IITL Management and Consultancy Private Limited and also changed its Object Clause. The same were approved by Ministry of Corporate Affairs. The said Certificates received from Ministry of Corporate Affairs were sent to IRDAI. IRDAI granted approval to the application of Surrender of Certificate of Registration (COR) of Broking License of the company. Consequent to this, IIT Insurance ceased to be Insurance Broker.

2 Significant Accounting Policies

a) Basis of preparation

These financial statements are Separate Financial Statements as per Ind AS 27 - Separate Financial Statements and are prepared in accordance with Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Companies Act 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 as amended till date.

The financial statements have been prepared on a historical cost basis, except for the following:

a) certain financial assets and liabilities are measured at fair value; and

b) defined benefit plans - plan assets measured at fair value

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 the accounting policy hitherto in use.

New and amended standards adopted by the Company

Recent accounting pronouncements Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2023, and the major amendments are as below:

a) Ind AS 1 - Presentation of Financial Statements - This amendment requires the entities to disclose their material accounting policies rather than their significant accounting policies and also identify and eliminate immaterial accounting policies from the financial statements. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and the impact of the amendment is insignificant in the standalone financial statements.

b) Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors - This amendment has introduced a definition of 'accounting estimates' which was absent hitherto, and included amendments to Ind AS 8 to help entities distinguish changes in accounting policies from changes in accounting estimates. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and there is no impact on its financial statements.

c) Ind AS 12 - Income Taxes - This amendment has narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and there is no impact on its financial statement.

b) Use of Judgements, Estimates and Assumption

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

The financial statements require management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosures 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.

c) Property, Plant and Equipment

Property, plant and equipment are stated at historical cost less depreciation. Cost of acquisition comprises its purchase price including import duties and other nonrefundable taxes or levies and any directly attributable cost of bringing the asset to its working condition for its intended use; any trade discount and rebates are deducted in arriving at the purchase price.

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

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

The residual useful life of Property, Plant and Equipment is reviewed at each balance sheet date and adjusted if required in the depreciation rates. Depreciation methods, estimated useful lives and residual value Depreciation on all assets of the Company is charged on straight line method over the useful life of assets mentioned in Schedule II to the Companies Act ,2013 or the useful life previously assessed by the management based on technical review whichever is lower for the proportionate period of use during the year.

The management's estimated useful life/useful life as per schedule II whichever is lower for the various tangible assets are as follows.

Assets	Estimated Useful Life (Years)
Furniture and fixtures	10 Years
Computers	2-5 Years
Office Equipment	5 Years

d) Trade receivable

Trade receivables are recognised initially at fair value and subsequently measured at amortized cost using effective interest rate method less provision for impairment by applying expected credit loss.

e) Cash & Cash Equivalents

Cash and cash equivalents include cash in hand, Cheques, drafts on hand, demand deposits in banks and other short-term highly liquid investments with original maturities of three months or less.

f) Non-Current Assets held for Sale

A Non Current Asset is classified as held for sale if its carrying amount will be recovered principally through sale rather than through its continuing use, is available for immediate sale in its present condition, subject only to terms that are usual and customary for sale, it is highly probable that sale will take place within next 1 year and sale will not be abandoned.

g) Investment Property

The Company Investment Property is initially recognised at cost comprising the purchase price and directly attributable transaction costs. Subsequently it is measured at cost model which is cost less accumulated depreciation and any accumulated impairment losses, other than those which that meet the criteria and classified as held for sale.

h) Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets and liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument.

Financial Assets

i) Classification

The Company classifies its financial assets in the following measurement categories:

i) those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss), and

ii) those measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income.

ii) Measurement

Initial recognition :

At initial recognition, the Company measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Subsequent measurement :

After initial recognition, financial assets are measured at:

i) fair value (either through other comprehensive income or through profit or loss), or

ii) amortized cost"

Debt instruments :

Debt instruments are subsequently measured at amortized cost, fair value through other comprehensive income ('FVOCI') or fair value through profit or loss ('FVTPL') till de-recognition on the basis of (i) the entity's business model for managing the financial assets and (ii) the contractual cash flow characteristics of the financial asset.

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

The company classifies its debt instruments into three measurement categories:

i) Amortized Cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortized cost. A gain or loss on a debt investment that is subsequently measured at amortized cost is recognized in the Statement of Profit and Loss when the asset is derecognized or impaired. Interest income from these financial assets is included in other income using the effective interest rate method.

ii) Fair Value through Other Comprehensive Income (FVOCI): Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses, which are recognized in the Statement of Profit and Loss. When the financial asset is derecognized, the cumulative gain or loss previously recognized in OCI is reclassified from equity to profit or loss and recognized in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.

iii) Fair Value through Profit or Loss (FVTPL): Assets that do not meet the criteria for amortized cost or FVOCI are measured at FVTPL. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss is recognized in profit or loss in the period in which it arises. Interest income from these financial assets are recognized in the Statement of profit and loss.

Equity instruments:

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments, which are held for trading, are classified as at FVTPL. For all other equity instruments, the Company decides to classify the same as at either fair value through other comprehensive income (FVOCI) or FVTPL.

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 FVOCI, then all fair value changes on the instrument, excluding dividends, are recognised in other comprehensive income (OCI). There is no recycling of the amounts from OCI to Statement of Profit and Loss, even on sale of such investments.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognised in the Statement of Profit and Loss.

iii) Impairment

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables only, the Company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

iv) Income Recognition

<u>Interest income</u>

Interest income from debt instruments is recognised using the effective interest rate method. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of a financial asset.

v) De-recognition

A financial asset is derecognised only when:

i) the rights to receive cash flows from the asset have expired, or

ii) the Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows to one or more recipient. or

iii) retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the entity has transferred an asset, the Company evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset is derecognised. Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognised.

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

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Financial liabilities

i) Measurement

Initial recognition :

Financial liabilities are initially measured at its fair value plus or minus, in the case of a financial liability not at fair value through profit or loss, transaction costs that are directly attributable to the issue/origination of the financial liability.

Subsequent Measurement :

Financial liabilities are classified as measured at amortized cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for- trading, or it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognized in statement of profit and loss. Other financial liabilities are subsequently measured at amortized cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognized in statement of profit and loss. Any gain or loss on derecognition is also recognized in statement of profit and loss.

ii) De-recognition

A financial liability is derecognized when the obligation specified in the contract is discharged, cancelled or expires.

i) Provisions, contingent liabilities and contingent assets

Provisions

Provisions are recognised when there is a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and there is a reliable estimate of the amount of the obligation.

If the effect of the time value of money is material, provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value is a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

Contingent liabilities

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company, or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made.

Contingent assets

Contingent asset is disclosed when there would be a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the entity.

Provisions, contingent liabilities and contingent assets are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

j) Employee Benefit Expense

i) Short-term employee benefits

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under:

In case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and

In case of non-accumulating compensated absences, when the absences occur.

ii) Long-term employee benefits

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of the defined benefit obligation as at the balance sheet date less the fair value of the plan assets out of which the obligations are expected to be settled.

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

k) Leases

Where the Company is the lessee

The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether: (i) the contract involves the use of an identified asset (ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Company has the right to direct the use of the asset. At the date of commencement of the lease, the Company recognizes a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease. Certain lease arrangements includes the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised. The right-of-use assets are initially recognized at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses. Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. Right of use assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs. The lease liability is initially measured at amortized cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rates in the country. Lease liabilities are re-measured with a corresponding adjustment to the related right of use asset if the Company changes its assessment if whether it will exercise an extension or a termination option. Lease liability and ROU asset have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

Where the Company is the lessor

Leases for which the Company is a lessor is classified as a finance or operating lease. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases. When the Company is an intermediate lessor, it accounts for its interests in the head lease and the sublease separately. The sublease is classified as a finance or operating lease by reference to the rightof-use asset arising from the head lease. For operating leases, rental income is recognized on a straight line basis over the term of the relevant lease.

l) Trade and other payables

These amounts represent liabilities for goods and services provided to the company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortized cost using the effective interest method.

m) Earnings per share

Earnings per share is calculated by dividing the net profit or loss before OCI for the year by the weighted average number of equity shares outstanding during the period. For the purpose of calculating diluted earnings per share, the net profit or loss before OCI 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.

n) Taxes

Current taxes

The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate for each jurisdiction adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses. The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the company and its subsidiaries and associates operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred taxation

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the standalone financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill. Deferred income tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss). Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled. Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses. Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively. For items recognised in OCI or equity, deferred / current tax is also recognised in OCI or equity.

MAT Credit

Minimum Alternate Tax (MAT) paid in a year is charged to the statement of profit and loss as current tax. The Company recognises MAT credit available as an asset only to the extent that there is reasonable certainty that the Company will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. The MAT credit to the extent there is reasonable certainty that the Company will utilise the credit is recognised in the statement of profit and loss and corresponding debit is done to the deferred tax asset as unused tax credit.

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 3 : Property, plant and equipment (₹' in 000)

Particulars	Furniture and fixtures	Computers	Office Equipment	Total
Gross carrying amount				
As at April 1, 2022	33.02	224.02	-	257.04
Additions	0.00	(0.00)	-	0.00
Deductions and adjustments	0.00	(0.00)	-	0.00
As at March 31, 2023	**33.02**	**224.02**	**-**	**257.04**
Accumulated depreciation and impairment				
As at April 1, 2022	32.59	222.61	-	255.20
Depreciation charged during the year	0.12	0.90	-	1.02
Disposals	-	-	-	-
As at March 31, 2023	**32.71**	**223.51**	**-**	**256.22**
Net carrying amount as at March 31, 2023	**0.31**	**0.51**	**-**	**0.82**
Gross carrying amount				
As at April 1, 2021	33.02	224.02	-	257.04
Additions	-	-	-	-
Deductions and adjustments	-	-	-	-
As at March 31, 2022	**33.02**	**224.02**	**-**	**257.04**
Accumulated depreciation and impairment				
As at April 1, 2021	32.43	220.17	-	252.60
Depreciation charged during the year	0.17	2.43	-	2.60
Disposals	-	-	-	-
As at March 31, 2022	**32.59**	**222.61**	**-**	**255.20**
Net carrying amount as at March 31, 2022	**0.43**	**1.42**	**-**	**1.84**

Note 4 : Intangible assets (₹' in 000)

Particulars	Computer Software	Total
Gross carrying amount		
As at April 1, 2022	219.48	219.48
Additions	0.00	0.00
Deductions and adjustments	0.00	0.00
As at March 31, 2023	**219.48**	**219.48**
Accumulated depreciation and impairment		
As at April 1, 2022	218.66	218.66
Depreciation charged during the year	0.52	0.52
Disposals	-	-
As at March 31, 2023	**219.18**	**219.18**
Net carrying amount as at March 31, 2023	**0.30**	**0.30**
Gross carrying amount		
As at April 1, 2021	219.48	219.48
Additions	-	-
Deductions and adjustments	-	-
As at March 31, 2022	**219.48**	**219.48**
Accumulated depreciation and impairment		
As at April 1, 2021	217.25	217.25
Depreciation charged during the year	1.41	1.41
Disposals	-	-
As at March 31, 2022	**218.66**	**218.66**
Net carrying amount as at March 31, 2022	**0.82**	**0.82**

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 5(a) : Trade Receivable (₹' in 000)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Considered good - secured	-	-	-	-
Considered good - unsecured	-	-	-	794.07
Significant increase in Credit Risk	-	-	-	-
Less: provision Significant increase in Credit Risk	-	-	-	-
Total	**-**	**-**	**-**	**794.07**

Trade receivables ageing schedule (₹' in 000)

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months- 1 year	1 to 2 years	2 to 3 years	3 years and more	
As at March 31, 2023						
(i) Undisputed Trade Receivables- considered good	-	-	-	-	-	-
(ii) Undisputed Trade Receivables -which have significant increase in credit risk	-	-	-	-	-	-
(iii) Undisputed Trade Receivables -credit impaired	-	-	-	-	-	-
(iv) Disputed Trade Receivables - considered good	-	-	-	-	-	-
(v) Disputed Trade Receivables - which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed Trade Receivables - credit impaired	-	-	-	-	-	-
As at March 31, 2022						
(i) Undisputed Trade Receivables- considered good	-	-	200.70	**593.37**	-	**794.07**
(ii) Undisputed Trade Receivables -which have significant increase in credit risk	-	-	-	-	-	-
(iii) Undisputed Trade Receivables -credit impaired	-	-	-	-	-	-
(iv) Disputed Trade Receivables - considered good	-	-	-	-	-	-
(v) Disputed Trade Receivables - which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed Trade Receivables - credit impaired	-	-	-	-	-	-

Note 5(b) : Cash and cash equivalents (₹' in 000)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Cash on hand	-	2.38	-	2.73
Balances with banks:				
- In current accounts	-	458.98	-	339.27
Total	**-**	**461.36**	**-**	**342.00**

Note 5(c) : Bank balance other than cash and cash equivalents

Particulars	As at March 31, 2023	As at March 31, 2022
Deposits with original maturity of more than 3 months but less than 12 months	15,470.13	13,252.59
Total	**15,470.13**	**13,252.59**

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 5(d) : Other Financial Assets (₹' in 000)

Particulars	As at March 31, 2023 Non-Current	As at March 31, 2023 Current	As at March 31, 2022 Non-Current	As at March 31, 2022 Current
Fixed Deposit at Banks*	-	-	2,000.00	-
Interest accrued	316.89	-	244.30	-
Total	**316.89**	**-**	**2,244.30**	**-**

* Fixed deposit of ₹2,000,000/- was under lien in favor of Insurance Regulatory and Development Authority of India up to November 26, 2021.

Note 6 : Tax Assets (₹' in 000)

Particulars	As at March 31, 2023 Non-Current	As at March 31, 2023 Current	As at March 31, 2022 Non-Current	As at March 31, 2022 Current
Advance payment of income tax (net)	10,410.36	81.09	10,475.24	93.72
Total	**10,410.36**	**81.09**	**10,475.24**	**93.72**

Note 7 : Deferred Tax (₹' in 000)

Particulars	As at March 31, 2023	As at March 31, 2022
Assets		
Depreciation and amortization due to timing difference	313.11	331.37
Total	**313.11**	**331.37**

(₹' in 000)

Particulars	As at March 31, 2022	Charged/ (credited) to profit and loss	Charged/ (credited) to OCI	As at March 31, 2023
Assets				
Depreciation and amortization due to timing difference	331.37	18.27	-	313.11
Total	**331.37**	**18.27**	**-**	**313.11**

Note 8: Other Assets (₹' in 000)

Particulars	As at March 31, 2023 Non-Current	As at March 31, 2023 Current	As at March 31, 2022 Non-Current	As at March 31, 2022 Current
Prepaid expenses	-	9.22	-	10.38
Balance with government authorities	-	170.66	-	96.86
Total	**-**	**179.88**	**-**	**107.24**

Note 9: Equity share capital and other equity

9(a): Equity share capital

Particulars	As at March 31, 2023 Number of shares	As at March 31, 2023 (Amount in '000)	As at March 31, 2022 Number of shares	As at March 31, 2022 (Amount in '000)
(i) Authorized Share Capital				
Equity shares of ₹ 10/- each	5,000,000	50,000.00	5,000,000	50,000.00
(ii) Issued, Subscribed & Fully Paid Up Share Capital				
Equity shares of ₹ 10/- each	2,500,000	25,000.00	2,500,000	25,000.00

(i) Authorised share capital

Particulars	Number of shares	Amount (₹in 000)
As at April 1, 2021	**5,000,000**	**50,000.00**
Increase during the year	-	-
As at March 31, 2022	**5,000,000**	**50,000.00**
Increase during the year	-	-
As at March 31, 2023	**5,000,000**	**50,000.00**

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

(ii) Movements in issued, Subscribed & Fully paid up equity share capital

Particulars	Number of shares	Amount (₹in 000)
As at April 1, 2021	**2,500,000**	**25,000.00**
Shares issued during the year	-	-
As at March 31, 2022	**2,500,000**	**25,000.00**
Shares issued during the year	-	-
As at March 31, 2023	**2,500,000**	**25,000.00**

(iii) Terms and rights attached to equity shares

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

(iv) Shares of the company held by holding/ultimate holding company

Particulars	As at March 31, 2023	As at March 31, 2022
Equity shares: Industrial Investment Trust Limited	2,500,000	2,500,000

(v) Details of shareholders holding more than 5% shares in the Company

Particulars	As at March 31, 2023		As at March 31, 2022	
	Number of shares	% Holding	Number of shares	% Holding
Equity shares: Industrial Investment Trust Limited	2,500,000	100%	2,500,000	100%

(vI) Promoters' shareholding: The note on Share Capital in the Financial Statements shall mention details of the Shareholding of the Promotes along with changes, if any, during the Financial Year under review w.e.f. 1st April, 2021.

Shares held by promotes at the end of the Year			% Change during the Year
Promoter's Name	No. of Shares	% of total shares	
Equity shares: Industrial Investment Trust Limited	2,500,000	100%	-

9(b) : Other Equities (₹' in 000)

Particulars	As at March 31, 2023	As at March 31, 2022
General reserve	5,554.92	5,554.92
Retained earnings		
Opening balance	(17,776.32)	(16,501.54)
Add: profit /(loss) for the year	(409.15)	(1,274.78)
Closing balance	(18,185.47)	(17,776.32)
Total	**(12,630.56)**	**(12,221.40)**

Nature and purpose of other reserves

General reserves

General reserve has been created out of the profit of the Company. It is a free reserve and same has been created with an intention to park a profit and strengthening the liquid resource of the Company.

Note 10(a) : Trade Payable (₹' in 000)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Dues of micro enterprises and small enterprises	-	4.42	-	4.42
Dues other than micro enterprises and small enterprises	-	117.01	-	117.11
Total	**-**	**121.43**	**-**	**121.53**

Trade Payable ageing schedule

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 Years	1-2 Years	2-3 years	3 years and more	
As at March 31, 2023					
(i) MSME	4.42	-	-	-	4.42
(ii) Others	117.01	-	-	-	117.01
(iii) Disputed dues- MSME	-	-	-	-	-
(iv) Disputed dues- Others	-	-	-	-	-
Total	**121.43**	**-**	**-**	**-**	**121.43**

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

As at March 31, 2022					
(i) MSME	4.42	-	-	-	4.42
(ii) Others	117.11	-	-	-	117.11
(iii) Disputed dues- MSME	-	-	-	-	-
(iv) Disputed dues- Others	-	-	-	-	-
Total	**121.53**	**-**	**-**	**-**	**121.53**

Note 10(b) : Other Financial Liabilities (₹' in 000)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Interest accrued and due on borrowings	-	14,730.07	-	14,730.07
Total	**-**	**14,730.07**	**-**	**14,730.07**
Default in payment of interest on loan from holding Company	-	14,730.07	-	14,730.07

Note 11 : Other Liabilities (₹' in 000)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Statutory remittances (Contributions to PF, Service Tax, GST etc.)	-	13.00	-	13.00
Total	**-**	**13.00**	**-**	**13.00**

Note 12 : Revenue from Operations (₹' in 000)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Brokerage income	-	35.93
Interest:		
- On deposits with banks	813.73	811.71
Total	**813.73**	**847.63**
Break-up of brokerage income		
- at a point in time	-	35.93
- over a period of time	-	-

Note 13 : Other Income (₹' in 000)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Interest income from Income tax refund	14.22	-
Miscellaneous income	-	0.25
Total	**14.22**	**0.25**

Note 14 : Employee Benefit Expenses (₹' in 000)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Salaries and bonus	-	3.18
Total	**-**	**3.18**

Note 15 : Depreciation and Amortisation (₹' in 000)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
on property, plant and equipment	1.02	2.60
on intangible assets	0.52	1.41
Total	**1.54**	**4.01**

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 16 : Other Expenses

(₹' in 000)

Particulars		Year ended March 31, 2023	Year ended March 31, 2022
Repairs and Maintenance		-	3.36
Insurance		-	0.10
Rates and taxes		-	19.04
Communication expenses		20.27	11.74
Travelling and conveyance		-	7.56
Legal and professional Fees		267.07	174.00
Payment to Auditors		130.00	141.22
Sundry written off (net)		794.07	14.30
Sundry debtors written off		-	6,540.31
Less: Provision held		-	(6,540.31)
Miscellaneous expenditure		5.89	8.10
	Total	**1,217.29**	**379.41**
Payment to the statutory auditor			
For audit fee		130.00	140.00
For reimbursement of out of pocket expenses		-	1.22
	Total	**130.00**	**141.22**

Note 17 : Income Tax Expenses

(₹' in 000)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
a) Current tax		
Current years' tax	-	-
Earlier year	-	-
	-	**-**
b) Deferred tax		
through Profit and Loss Statement	18.27	1,736.06
through Other Comprehensive Income	-	-
	18.27	**1,736.06**

The reconciliation of estimated income tax to income tax expense is as follow:

(₹' in 000)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Accounting Profit/(loss) before Income Tax	**(390.88)**	**461.29**
Tax on accounting profit at income tax rate of 26%	**(101.63)**	**119.94**
Adjustment for exempted income	-	-
Adjustment for disallowed under Income Tax Act	0.40	1.04
Adjustment for allowable under Income Tax Act	(44.67)	(44.67)
Others including earlier years	-	-
taxation loss for current / earlier year	145.89	(76.31)
Tax expenses reported in the Statement of Profit & Loss (Current tax)	**(0.00)**	**(0.00)**

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 18 : Related Party Transactions

a) Details of related parties

Description of relationship	Names of related party
Holding Company :	Industrial Investment Trust Limited
Fellow Subsidiary companies:	IIT Investrust Limited IITL Projects Limited
Associate of Holding company	World Resorts Limited
Joint venture of Holding company:	Future Generali India Life Insurance Company Limited (up to March 28, 2022)
Entities over which the holding Company can exercise significant influence:	IITL Nimbus The Express Park View - a partnership firm IITL Nimbus The Palm Village - a partnership firm IITL Nimbus The Hyde Park -a partnership firm Capital Infraprojects Private Limited Golden Palms Facility Management Private Limited

b) Outstanding balances at the end of the year (₹' in 000)

Nature of Transaction	As at March 31, 2023	As at March 31, 2022
Payable		
i) Interest on loan		
Industrial Investment Trust Limited	14,730.07	14,730.07

c) Terms and conditions :

The transactions with related parties were at normal commercial terms.

Note 19 : Fair value measurements

a) Financial instruments by category (₹' in 000)

Particulars		As at March 31, 2023	As at March 31, 2022
Financial assets			
Trade receivables	Amortised cost	-	794.07
Fixed deposit at bank	Amortised cost	-	2,000.00
Interest accrued but not due on bank deposit	Amortised cost	316.89	244.30
Cash and bank balance	Amortised cost	461.36	342.00
Bank balance other than cash and bank balance	Amortised cost	15,470.13	13,252.59
Security Deposits	Amortised cost	-	-
Total financial assets		**16,248.38**	**16,632.97**
Financial liabilities			
Trade Payables	Amortised cost	121.43	121.53
Interest accrued and due on borrowing	Amortised cost	14,730.07	14,730.07
Total financial liabilities		**14,851.50**	**14,851.60**

For all the financial assets and liabilities referred above that are measured at amortised cost, their carrying amounts are reasonable approximations of their fair values. Fair values were measured by using level 3 inputs.

b) Fair value hierarchy

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are measured at amortised cost and for which fair values are disclosed in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the company has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level is given below:

The fair value of financial instruments are classified into three categories i.e. Level 1, 2 or 3 depending on the inputs used in the valuation technique. The hierarchy gives the highest priority to quoted prices in active market for identical assets or liabilities (level 1 measurements) and lowest priority to unobservable inputs (level 3 measurements).

There were no transfers between any levels during the year

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted equity securities, preference shares and debentures which are included in level 3.

Note 20 : Earnings per share

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
(a) Basic earnings per share		
Profit attributable to the equity holders of the Company (₹ in 000)	(409.15)	(1,274.78)
Total basic earnings per share attributable to the equity holders of the Company (₹)	(0.16)	(0.51)
(b) Weighted average number of shares used as the denominator		
Weighted average number of equity shares used as the denominator in calculating basic and diluted earnings per share (nos.)	2,500,000	2,500,000

Note 21 : Net debt reconciliation

This section sets out an analysis of net debt and the movements in net debt for the Year ended March 31, 2023

(₹' in 000)

Particulars	As at March 31, 2023	As at March 31, 2022
Non-current borrowings		
Secured loan	-	-
Unsecured loan	-	-
Current maturities of long term borrowings	-	-
Interest accrued on above borrowings	14,730.07	14,730.07
Total net debt	**14,730.07**	**14,730.07**

(₹' in 000)

Particulars	Secured Loan	Unsecured Loan	Total
Net debt As at March 31, 2022	**-**	**14,730.07**	**14,730.07**
Cashflows			
Additional debt raised	-	-	-
Interest expense recorded in profit and loss	-	-	-
Interest expense recorded in capital work in progress			-
Interest paid in cash	-	-	-
Repayment of debt	-	-	-
TDS deducted	-	-	-
Amortization of upfront fees			-
Net debt As at March 31, 2023	**-**	**14,730.07**	**14,730.07**

Note 22 : Contingent Liabilities

(₹' in 000)

Particular	As at March 31, 2023	As at March 31, 2022
Claims against the Company not acknowledge as debt		
- Claims filed with District Consumer Dispute Redressal forum (refer footnote 'a')	594.51	594.51
- Disputed income tax matter in appeal (refer footnote 'b')	16,201.31	16,201.31

Notes:

a) Claims made by Insurance policy holders against the Insurance company. The Company was made a party as the policies were procured through the Company. The Company has no financial liability.

b) The Company had received demand pertaining to AY 2012-13 amounting to ₹ 16,201.31 ('000) against which the Company has filed an appeal.

Commitments:

There are no outstanding commitments which need to be fulfilled by the Company at each respect period end.

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 23 :

IITL Management and Consultancy Private Limited (formerly known as IIT Insurance Broking and Risk Management Private Limited) was in the business of Direct Insurance Broking. (Life and Non-Life). During the year 2019-20, IIT Insurance Broking and Risk Management Private Limited had made application to Insurance Regulatory and Development Authority of India (IRDAI) for voluntary surrender of Insurance Broking license. IRDAI vide its letter dated June 17, 2021 granted approval for voluntary surrender of Certificate of Registration and advised the Company to submit copy of certificate issued by Registrar of Companies (ROC) after making required changes for deletion of Main Object of Memorandum of Association and change of name of the Company. Subsequently, IIT Insurance changed its name to IITL Management and Consultancy Private Limited and also changed its Object Clause. The same were approved by Ministry of Corporate Affairs. The said Certificates received from Ministry of Corporate Affairs were sent to IRDAI. IRDAI granted approval to the application of Surrender of Certificate of Registration (COR) of Broking License of the company. Consequent to this, IIT Insurance ceased to be Insurance Broker, however it is having other operations.

Note 24 : Financial risk management

The Company's business activities expose it to a variety of financial risks, namely credit risk and liquidity risk.

a) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers and investment securities. Credit risk arises from cash held with banks and financial institutions, as well as credit exposure to clients, including outstanding accounts receivable. The maximum exposure to credit risk is equal to the carrying value of the financial assets. The objective of managing counterparty credit risk is to prevent losses in financial assets.

The Company has exposure to credit risk from a limited customer group on account of specialised nature of business, i.e., insurance broking provided by the Company. The Company ensures concentration of credit does not significantly impair the financial assets. The Company, based on the credit information available with its, has provided expected credit loss. Rest of the exposure is to the Customers which are well established and from reputed industries.

Expected credit loss for trade receivables under simplified approach

Particulars	Amount (₹ '000)
As at March 31, 2023	-
As at March 31, 2022	-

b) Management of liquidity risk:

Liquidity risk is the risk that the Company will fail in meeting its obligations associated with its financial liabilities. The Company's approach to managing liquidity is to ensure that it will have sufficient funds to meet its liabilities when due without incurring unacceptable losses. In doing this, management considers both normal and stressed conditions. A material and sustained shortfall in our cash flow could undermine the Company's credit rating and impair investor confidence.

The following table shows the maturity analysis of the Company's financial liabilities based on contractually agreed undiscounted cash flows as at the balance sheet date: (₹' in 000)

Particulars	Carrying amount	Less than 12 months	1-5 years	More than 5 years	Total
As at March 31, 2023					
Trade Payables	121.43	121.43	-	-	121.43
Interest accrued and due on borrowing	14,730.07	-	14,730.07	-	14,730.07
Total	**14,851.50**	**121.43**	**14,730.07**	**-**	**14,851.50**
As at March 31, 2022					
Trade Payables	121.53	121.53	-	-	121.53
Interest accrued and due on borrowing	14,730.07	-	14,730.07	-	14,730.07
Total	**14,851.60**	**121.53**	**14,730.07**	**-**	**14,851.60**

c) Management of Market risks

Market risks comprises of:
- price risk; and
- interest rate risk

The company does not designate any fixed rate financial assets as fair value through profit and loss nor at fair value through OCI. Therefore company is not exposed to any interest rate risks. Similarly company does not have any financial instrument which is exposed to change in price.

d) Capital Management

Equity share capital, other equity and secured borrowings from the banks are considered for the purpose of Company's capital management. The Company aims to manage its capital efficiently so as to safeguard its ability to continue as a going concern and to optimise returns to its

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

shareholders. The capital structure of the Company is based on management's judgement of the appropriate balance of key elements in order to meet its strategic and day-to-day needs. The Company considers the amount of capital in proportion to risk and manages the capital structure in light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may borrow from external parties such as banks or financial institutions. The Company's policy is to maintain a stable and strong capital structure with a focus on total equity so as to maintain shareholder, creditor and stakeholder confidence to sustain future development and growth of its business. The Company will take appropriate steps in order to maintain, or if necessary adjust, its capital structure.

Note 25 : Segment revenue

Description

The company's operating decision are taken by the Board of Directors, which examines performance of the Company and access the performance of the Operating Segment. The segment revenue is measured in the same way as in the statement of profit or loss.

There are no reportable segments as defined in Indian Accounting Standard (Ind AS 108) on "Segment Reporting".

Note 26 : Employee Benefit

Defined contribution plans

There is no employees in the company for the year ended March 31, 2023 and in the preceeding financial year. Therefore, no Gratuity and leave encashment provision was made during the financial year.

Note 26 : Employee Benefit (Contd.) (₹' in 000)

Particulars	Present value of obligation		Fair value of plan assets	
	Year ended March 31, 2023	Year ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
Opening balance	**-**	**37.72**	**-**	**66.00**
Current service cost	-	-	-	-
Experience (gains)/losses	-	-	-	-
Transfer in/(out)	-	(37.72)	-	(66.00)
Benefit payments	-	-	-	-
Closing balance	**-**	**-**	**-**	**-**

(₹' in 000)

Particulars	As at March 31, 2023	As at March 31, 2022
Present value of funded obligations	-	-
Fair value of plan assets	-	-
Transfer to Bank	-	-
Net liability /(assets)	**-**	**-**

Significant estimates: Actuarial assumptions and sensitivity

The significant actuarial assumptions were as follows:

Gratuity

Particulars	As at March 31, 2023	As at March 31, 2022
Discount rate		
Salary escalation rate		
Withdrawal rates	10% at younger ages reducing to 2% at older ages	

The sensitivity of the defined benefit obligation to changes in the weighted principal assumptions is:

Particulars	Change in assumption (%)		Impact on defined benefit obligation (₹ in '000)			
			Increase in assumption		Decrease in assumption	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Discount rate		-	-	-	-	-
Salary escalation rate		-	-	-	-	-
Withdrawal rates		-	-	-	-	-

NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Contd.)

Note 26 : Employee Benefit (Contd.)

Risk Exposure

These plans typically expose the Company to actuarial risks such as:Longevity risk and salary risk.

Maturity Analysis (₹' in 000)

Particulars	Less than a year	Between 2-5 yrs	Between 6-10 yrs	Over 10 yrs	Total
Defined Benefit Obligation					
As at March 31, 2023	-	-	-	-	-
As at March 31, 2022	-	-	-	-	-

Actuarial valuation report in accordance with INDAS-19 is not required. As there is no employee in the Company as on March 31, 2023.

Note 27 : Lease

Effective 1st April 2019, Ind AS 116 'Leases' became applicable wherein all leases on balance sheet date are required to be recognized by a lessee as 'Right of Use' (ROU) assets and corresponding amount as 'Lease libility', and provide Depreciation for the ROU assets and Finance cost for interest on accrued liability. However, the Company does not have any long term lease for own use or a lease to which erstwhile Ind AS 17 on 'Leases' used to apply and hence, the impact of Ind AS 116 is Nil.

Note 28 : Additional disclosures as required under schedule III of the Companies Act 2013.

1. The company does not hold any immovable properties as at 31st March 2023.
2. The company does not hold any Investment Property in its books of accounts.
3. The Company has not revalued any of its Property, Plant & Equipment in the current year & previous year.
4. The Company has not revalued any of its Intangible assets in the current year & previous year.
5. The company has not granted any loans or advances to promoters, directors, KMP's and the related parties that are repayable on demand or without specifying any terms or period of repayment.
6. No proceedings have been initiated or pending against the company under the Benami Transactions (Prohibition) Act,1988.
7. Company is not having any transaction with any of the Companies struck off under Section 248 of the Companies Act 2013 or Section 560 of the Companies Act 1956 and therefore, there are no outstanding balances.
8. There are no charges or satisfaction which are to be registered with ROC beyond statutory period.
9. The company has not been declared as a wilful defaulter by any bank or financial institution or any other lender.
10. The provisions of clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017 are not applicable to the company as per Section 2(45) of the Companies Act,2013.
11. The company has not provided nor taken any loan or advance to/from any other person or entity with the understanding that benefit of the transaction will go to a third party, the ultimate beneficiary.
12. The company does not have any transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessment under the Income Tax Act, 1961
13. The company has not traded or invested in Cyrpto Currency or Virtual Currency during the financial year.
14. There were no scheme of Arrangements approved by the competent authority during the year in terms of section 230 to 237 of the Companies Act, 2013.

Disclosure of ratios: A company is required to disclose the following ratios:

Particulars	Methodology	Year ended March 31, 2023	Year ended March 31, 2022	Variance (%)	Remarks
Current Ratio;	Current assets over current liabilities	1.09	0.94	15.85%	NA
Debt- equity Ratio;	Debt over shareholder's equity	1.20	1.16	3.31%	NA
Debt Service Coverage Ratio;	EBITDA over debt including interest payable	NA	NA		NA
Return on Equity Ratio;	PAT over shareholder's equity	(3.31)	(9.98)	-66.84%	The variance is because of change in PAT position.
Inventory turnover ratio;	Cost of goods sold over inventory	NA	NA		NA
Trade Receivables turnover ratio;	Turnover over trade receivables	-	1.07	-100.00%	This is because there is no trade receivable as on 31/03/2023
Trade payables turnover ratio;	Turnover over trade payable	6.82	6.98	-2.27%	NA
Net capital turnover ratio;	Turnover over (total assets - current liabilities)	0.07	0.07	0.88%	NA
Net profit ratio;	PAT over turnover	(0.49)	(1.50)	-67.13%	The variance is because of change in PAT position.
Return on Capital employed; and	EBITDA over (total assets - current liabilities)	(0.03)	0.04	-186.44%	The change is due to decrease EBITDA.
Return on investment.	PAT over (equity, debt & preference share capital)	(0.03)	(0.10)	-66.84%	The variance is because of change in PAT position.

Note 29 : The details of Corporate Social Responsibility (CSR) expenditure are as below:

The CSR obligation for the year as computed by the Company and relied upon by the auditors is ₹ NIL (previous year ₹ Nil)

Note 30 :

Previous Year's figures have been regrouped/reclassified wherever necessary to correspond with the current year classification/disclosure.

Note 31 :

The Financial Statement is approved by the Board of Directors of the Company in the meeting held on May 26, 2023.

Note 32 :

MCA Vide its letter dated 15th November, 2021 the name of company has been changed from IIT Insurance Broking and Risk Management Private Limited to IITL Management and Consultancy Private Limited.

Vide our report of even date attached

For Desai & Kinare
Chartered Accountants
Firm Registration No.: 119575W

Shashikant Desai
Partner
Membership No. : 34105

Mumbai: May 26, 2023

For and on behalf of the Board of Directors

Bipin Agarwal
Director
DIN 00001276

Venkatesan Narayanan
Director
DIN 00765294

Mumbai: May 26, 2023

IITL GROUP

INDUSTRIAL INVESTMENT TRUST LIMITED

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