

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF Model Economic Township Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Model Economic Township Limited** ("the Company"), which comprise the balance sheet as at 31st March 2024, 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 financial statements, including a summary of material accounting policies and other explanatory information hereinafter referred to as "financial statements".

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March 2024, its loss 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 Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the financial statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

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 financial statements and our auditor's report thereon.

Our opinion on the 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 financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the 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 communicate the matter to those charged with governance. We have nothing to report in this regard.



Responsibilities of Management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these 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 accounting Standards specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. 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 implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management 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 management 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 Financial Statements

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

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

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

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



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

Report on Other Legal and Regulatory Requirements

- 1 As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
- 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 (including other comprehensive income), the statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
 - (d) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015.
 - (e) On the basis of the written representations received from the directors as on 31st March, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2024 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 with reference to financial statements of the Company and the 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 or provided by the Company to its directors during the year is in accordance with the provisions of section 197 read with Schedule V to 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 the impact of pending litigations as at 31st March, 2024 on its financial position in its financial statements. Refer Note 31 to the financial statements.
 - (ii) The Company has made provisions, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts.
 - (iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.



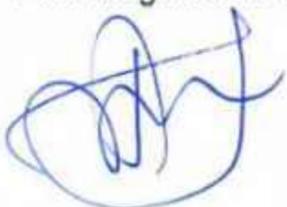
- (iv) (a) Management has represented to us that, to the best of their knowledge and belief, as disclosed in the notes to the financial statements no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or 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) Management has represented to us that, to the best of their knowledge and belief, as disclosed in the notes to the financial statements no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (c) Based on our audit procedure performed that were considered reasonable and appropriate in the circumstances, nothing has come to our attention that cause us to believe that the representation given by the management under paragraph (2) (h) (iv) (a) & (b) contain any material misstatement.
- (V) The Company has not declared or paid any dividend during the year, accordingly reporting under this clause is not applicable to the Company.
- (VI) Based on our examination which included test checks, the Company has used an accounting software for maintaining its books of account which has a feature of recording trail facility and the same has been operated throughout during the year for all relevant transactions recorded in the software. Further, during the course of the audit we did not come across any instance of audit trail feature being tampered with.

As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from 1st April, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention is not applicable for the financial year ended 31st March, 2024.

Other Matter

We draw our attention to the Note 36 to the financial statements, regarding the Scheme of Amalgamation of Reliance Innovative Building Solutions Private Limited ("**Amalgamating Company**" or "**RIBS**") with the Company and their respective shareholders and creditors ("**Scheme**") under Section 233 and other applicable provisions of the Companies Act, 2013. The Appointed Date for the Scheme is 1st January, 2024. Pending necessary confirmation of the Scheme by Regional Director, no effects have been given in the financial statements. Our opinion is not modified in respect of the above matter.

For CHATURVEDI & SHAH LLP
Chartered Accountants
Firm Reg. No. 101720W / W100355



Anuj Bhatia
Partner
Membership No. 122179
UDIN No.: 24122179BKFBFO7517



Place: Gurugram
Dated: 11th April, 2024

ANNEXURE A" TO INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 2 (f) under 'Report on Other Legal and Regulatory Requirements' of our report of even date to the members of MODEL ECONOMIC TOWNSHIP LIMITED on the financial statements for the year ended 31st March, 2024)

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

We have audited the internal financial controls with reference to financial statements of **MODEL ECONOMIC TOWNSHIP LIMITED** ("the Company") as of 31st March, 2024 in conjunction with our audit of the 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 with reference to financial statements based on the internal control 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 (the "Guidance Note") 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 Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements 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 with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls with reference to financial statements

A Company's internal financial control with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control with reference to financial statements 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 authorisations of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised 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 with reference to financial statements

Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial control with reference to financial statements 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, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at 31st March, 2024 based on the internal control criteria over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by ICAI.

For CHATURVEDI & SHAH LLP
Chartered Accountants
Firm Reg. No. 101720W / W100355

Anuj Bhatia
Partner

Membership No. 122179
UDIN No.: 24122179BKFBFO7517



Place: Gurugram
Dated: 11th April, 2024

ANNEXURE B" TO INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1 under the heading "Report on Other Legal and Regulatory Requirements" of our report of even date to the members of MODEL ECONOMIC TOWNSHIP LIMITED on the financial statements for the year ended 31st March, 2024)

- i. In respect of its Property, Plant and Equipment and Intangible Assets:
- a. (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and relevant details of right-of-use assets on the basis of available information.
- (B) The Company has maintained proper records showing full particulars of Intangible Assets on the basis of available information.
- b. As explained to us, the Company has a regular programme for physical verification in a phased periodic manner, which in our opinion is reasonable, having regard to the size of the Company and nature of its assets. No material discrepancies were noticed on such physical verification as compared with the available records.
- c. According to the information and explanations given by the management, the Company does not hold any immovable properties as Property, Plant and Equipment except Investment Properties, the title deeds of which are held in the name of the Company.
- d. According to information and explanations given to us and books of account and records examined by us, Company has not revalued its Property, Plant and Equipment or intangible assets or both during the year.
- e. According to information & explanations and representation given to us by the management, no proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- ii. a) The inventories of the Company consist of the land and projects under development/ construction. The management has conducted physical verification of inventory at reasonable intervals and in our opinion the coverage and procedure of such verification is appropriate. As explained to us and on the basis of the records examined by us, we report that no discrepancies of 10% or more is noticed on such physical verification.
- b) According to information and explanations given to us, the Company has not been sanctioned working capital limits from banks or financial institutions on the basis of security of current assets. Accordingly, the provisions of clause 3(ii)(b) of the Order are not applicable to the Company.
- iii. In our opinion and according to the information and explanations provided to us, during the year the Company has not 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, further the investment made during the year by the Company are not prejudicial to the Company's interest.
- iv. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of sections 186 of the Act, in respect of making investments during the year.
- v. According to the information and explanations given to us, the Company has not accepted any deposit or amounts which are deemed to be deposit within the meaning of provisions of sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under. Therefore, the provisions of clause 3(v) of the Order are not applicable to the Company.



- vi. The maintenance of cost records has been specified by the Central Government under section 148(1) of the Companies Act, 2013. We have broadly reviewed the cost records maintained by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014, as amended and the Cost Records and Audit (Telecommunication Industry) Rules prescribed by the Central Government under sub-section (1) of Section 148 of the Companies Act, 2013, and are of the opinion that, prima facie, the prescribed cost records have been made and maintained. We have, however, not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.
- vii. According to the information and explanations given to us, in respect of statutory dues:
- a) The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Income Tax, Customs Duty, Cess, Goods and Service Tax and any other statutory dues with the appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of such statutory dues were outstanding as at 31st March, 2024 for a period of more than six months from the date they became payable.
- b) There are no statutory dues referred in sub-clause (a) above which have not been deposited on account of disputes as on 31st March, 2024.
- viii. According to the information and explanations given to us and representation given to us by the management, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961 (43 of 1961) during the year.
- ix. a) In our opinion and according to the information and explanations given and books of account and records examined by us, the Company has not defaulted in repayment of dues or in the payment of interest thereon to any lender. The Company does not have any borrowings from financial institutions and Government.
- b) In our opinion, and according to the information and explanations given to us, the Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- c) In our opinion, and according to the information and explanations given and other records produced before us, the money raised by way of term loans have been applied, *prima facie*, for the purpose for which they were obtained
- d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the Company, we report that, *prima facie*, no funds raised on short-term basis have been used during the year for long-term purposes by the Company.
- e) According to the information and explanations given to us and based on an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiary and associate. Company does not have any joint ventures.
- f) According to information and explanation given to us, the Company has not raised any loans during the year on the pledge of securities held in subsidiary and associate. Company does not have any joint ventures.
- x. a) The Company has not raised money by way of initial public offer or further public offer (including debt instruments) and hence clause 3 (x)(a) of the Order is not applicable to the Company.
- (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 clause 3 (x) (b) of the Order is not applicable to the Company.



- xi. a) Based on the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the year.
- b) According to the information and explanations given to us, no report under sub-section (12) of section 143 of the Act has been filed by auditors in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- xii. In our opinion, Company is not a nidhi company. Therefore, the provisions of clause 3 (xii) of the Order are not applicable to the Company.
- xiii. In our opinion and according to the information and explanations given to us, all transactions with related parties are in compliance with sections 177 and 188 of the Act and their details have been disclosed in the financial statements etc., as required by the applicable accounting standards.
- xiv. a) In our opinion, and according to the information and explanations given to us, the Company has an internal audit system commensurate with the size and nature of its business.
- b) We have considered the internal audit reports of the Company issued till date, for the year under audit.
- xv. According to the information and explanations provided by the management, the Company has not entered into any non-cash transaction with directors or persons connected with him as referred to in Section 192 of the Act.
- xvi. a) To the best of our knowledge and as explained, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.
- b) In our opinion, and according to the information and explanations provided to us and on the basis of our audit procedures, the Company has not conducted any Non-Banking Financial or Housing Finance activities during the year as per the Reserve bank of India Act, 1934.
- c) In our opinion, and according to the information and explanations provided to us, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.
- d) In our opinion, and according to the information and explanations provided to us, the Group does not have any Core Investment Company (CIC).
- xvii. In our opinion, and according to the information and explanations provided to us, Company has incurred cash losses of Rs. 5678 Lakh in the current financial year and has not incurred any cash losses in the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors during the year. Therefore, provisions of clause 3 (xviii) of the Order are not applicable to the Company.
- xix. According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.



- xx. With respect to CSR contribution under section 135 of the Act:
- According to the information and explanations given to us and on the basis of our audit procedures, the Company has fully spent the required amount towards CSR and there is no unspent amount for the year that were required to be transferred to a Fund specified in Schedule VII in compliance with second proviso to sub-section (5) of section 135 of the Act.
 - According to the information and explanations given to us, the Company does not have any ongoing projects and hence clause 3 (xx) (b) of the Order is not applicable to the Company.

For CHATURVEDI & SHAH LLP
Chartered Accountants
Firm Reg. No. 101720W / W100355



Anuj Bhatia
Partner
Membership No. 122179
UDIN No.: 24122179BKFBFO7517



Place: Gurugram
Dated: 11th April, 2024

MODEL ECONOMIC TOWNSHIP LIMITED
BALANCE SHEET AS AT 31ST MARCH 2024

| | Notes | As at 31st March 2024 (Rs in Lakh) | As at 31st March 2023 (Rs in Lakh) |
|--|-------|--|--|
| ASSETS | | | |
| Non-Current Assets | | | |
| Property, Plant and Equipment | 1 | 1 874 | 1 969 |
| Capital Work in Progress | 1 | 858 | 6 906 |
| Intangible assets (Rs. 9 298) | 1 | 0 | 1 |
| Investment Property | 2 | 11 651 | 647 |
| Financial Assets | | | |
| Investments | 3 | 4 497 | 2 928 |
| Other Financial Assets | 4 | 2 479 | 2 607 |
| Other Non Current Assets | 5 | 209 | 563 |
| Total Non -Current assets | | 21 568 | 15 621 |
| Current assets | | | |
| Inventories | 6 | 7 32 993 | 7 30 186 |
| Financial Assets | | | |
| Investments | 7 | - | 78 |
| Trade Receivables | 8 | 867 | 259 |
| Cash and cash equivalents | 9 | 64 184 | 14 616 |
| Other Financial Assets | 10 | 1 550 | 122 |
| Current Tax Assets (Net) | 11 | 1 785 | 1 325 |
| Other Current Assets | 12 | 2 470 | 1 123 |
| Total Current assets | | 8 03 849 | 7 47 709 |
| TOTAL ASSETS | | 8 25 417 | 7 63 330 |
| EQUITY AND LIABILITIES | | | |
| Equity | | | |
| Equity Share Capital | 13 | 9 700 | 9 700 |
| Other Equity | 14 | 8 355 | 14 368 |
| Total Equity | | 18 055 | 24 068 |
| Liabilities | | | |
| Non-Current Liabilities | | | |
| Financial Liabilities | | | |
| Borrowings | 15 | 6 27 200 | 6 31 200 |
| Lease Liabilities | | 826 | 918 |
| Other Financial Liabilities | 16 | 915 | 735 |
| Provisions | 17 | 7 561 | 6 104 |
| Deferred Tax Liabilities (Net) | 18 | 1 481 | 1 626 |
| Total Non-Current Liabilities | | 6 37 983 | 6 40 583 |
| Current Liabilities | | | |
| Financial Liabilities | | | |
| Lease Liabilities | | 92 | 71 |
| Trade payables | 19 | 1 062 | 387 |
| Micro and Small enterprises | | 4 714 | 2 503 |
| Other than Micro and Small enterprises | | 1 822 | 1 133 |
| Other Financial Liabilities | 20 | 1 60 681 | 93 713 |
| Other Current Liabilities | 21 | 1 008 | 872 |
| Provisions | 22 | 1 69 379 | 98 679 |
| Total Current Liabilities | | 8 07 362 | 7 39 262 |
| Total Liabilities | | 8 25 417 | 7 63 330 |

Material Accounting Policies
See accompanying Notes to the Financial Statements

A-C
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As per our Report on even date
For Chaturvedi & Shah LLP
Chartered Accountants
Regn No. 101720W / W 100355

Anuj Bhatta
Partner
Membership No. - 122179

Place: Gurugram
Date: 11-April-2024



For and on behalf of the Board

Shrivallabh Goyal
(Whole Time Director)
DIN- 00021471

Sudhir Kumar Jain
(Whole Time Director & CFO)
DIN- 05205213

Place : Gurugram
Date: 11-April-2024

Shanker Adawal
(Director)
DIN- 01039400

Ankita Bajaj
(Company Secretary)
Membership No : 72925



MODEL ECONOMIC TOWNSHIP LIMITED
STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH 2024

| | Notes | 2023-24 (Rs in Lakh) | 2022-23 (Rs in Lakh) |
|--|-------|-------------------------|-------------------------|
| Income | | | |
| Revenue from Operations | 23 | 1 05 940 | 60 680 |
| Other Income | 24 | 2 984 | 940 |
| Total Income | | 1 08 924 | 61 620 |
| Expenses | | | |
| Changes in Inventories | 25 | (7 613) | 5 270 |
| Employee Benefits Expense | 26 | 1 976 | 1 721 |
| Finance Cost | 27 | 74 227 | 18 675 |
| Depreciation and Amortization Expense | 1 | 469 | 274 |
| Other Expenses | 28 | 46 012 | 30 004 |
| Total Expenses | | 1 15 071 | 55 944 |
| Profit/(Loss) before tax | | (6 147) | 5 676 |
| Tax expense | | | |
| (1) Current Tax | | - | - |
| (2) Deferred Tax Expense/(Credit) | | (142) | (28) |
| | | (142) | (28) |
| Profit/(Loss) for the year | | (6 005) | 5 704 |
| Other Comprehensive Income | | | |
| (a) Items that will not be reclassified to profit or loss | | | |
| Remeasurement of the defined benefit plan (Loss)/Gain | | (10) | (8) |
| Income tax relating to items that will not be reclassified to profit or loss | | 3 | 2 |
| (b) Items that will be reclassified to profit or loss | | | |
| Income tax relating to items that will be reclassified to profit or loss | | - | - |
| Total Comprehensive Income/(Expense) for the year | | (6 012) | 5 698 |
| Earning per equity share of face value of Rs 10 each | | | |
| (1) Basic | 29 | (Rs.) | (Rs.) |
| (2) Diluted | | (6.19) | 5.88 |
| | | (6.19) | 0.12 |

Material Accounting Policies
See accompanying Notes to the Financial Statements 1 to 46

As per our Report on even date
For Chaturvedi & Shah LLP
Chartered Accountants
Regn No. 101720W / W100355


Anuj Bhatia
Partner
Membership No. - 122179

Place: Gurugram
Date: 11-April-2024

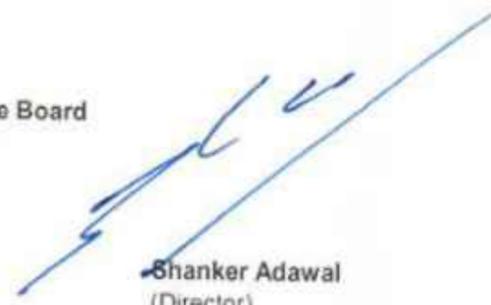


For and on behalf of the Board


Shrivallabh Goyal
(Whole Time Director)
DIN- 00021471


Sudhir Kumar Jain
(Whole Time Director & CFO)
DIN- 05205213

Place : Gurugram
Date: 11-April-2024


Shanker Adawal
(Director)
DIN- 01039400


Ankita Bajaj
(Company Secretary)
Membership No : 72925



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED AS ON 31ST MARCH 2024

A. Equity Share Capital

| | As at 31st March 2024 | | As at 31st March 2023 | |
|--|--------------------------|--------------|--------------------------|--------------|
| | Numbers | (Rs in Lakh) | Numbers | (Rs in Lakh) |
| Equity Shares at the Beginning of the year | 9 70 00 000 | 9 700 | 9 70 00 000 | 9 700 |
| Add: Shares Issued during the year | - | - | - | - |
| Equity Shares at the end of the year | 9 70 00 000 | 9 700 | 9 70 00 000 | 9 700 |

B. Other Equity

| | Instruments classified as equity | Reserve and Surplus | | | Total |
|---|-------------------------------------|---------------------|---------------------|----------------------------------|-------------|
| | | Capital Reserve | Retained Earning | Other Comprehensive Income | |
| (Rs in Lakh) | | | | | |
| Year ended 31st March, 2023 | | | | | |
| Balance at the beginning of the year | 6 27 592 | 5 818 | 2 907 | (56) | 6 36 261 |
| Less: Redemption during the year | (6 27 592) | - | - | - | (6 27 592) |
| Total Comprehensive Income for the year | - | - | 5 704 | (6) | 5 698 |
| Balance as at 31st March, 2023 | - | 5 818 | 8 611 | (62) | 14 368 |
| Year ended 31st March, 2024 | | | | | |
| Balance at the beginning of the year | - | 5 818 | 8 611 | (62) | 14 367 |
| Total Comprehensive Income for the year | - | - | (6 005) | (7) | (6 012) |
| Balance as at 31st March, 2024 | - | 5 818 | 2 606 | (69) | 8 355 |

As per our Report on even date
For Chaturvedi & Shah LLP
Chartered Accountants
Regn No. 101720W / W100355

Anuj Bhatia
Partner
Membership No. - 122179

Place: Gurugram
Date: 11-April-2024

For and on behalf of the Board


Shrivallabh Goyal
(Whole Time Director)
DIN- 00021471


Sudhir Kumar Jain
(Whole Time Director & CFO)
DIN- 05205213

Place : Gurugram
Date: 11-April-2024


Shanker Adawal
(Director)
DIN- 01039400


Ankita Bajaj
(Company Secretary)
Membership No : 72925



MODEL ECONOMIC TOWNSHIP LIMITED
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2024

| | 2023-24 (Rs in Lakh) | 2022-23 (Rs in Lakh) |
|---|-------------------------|-------------------------|
| A: CASH FLOW FROM OPERATING ACTIVITIES: | | |
| Net (Loss)/Profit before Tax as per Statement of Profit and Loss | (6 147) | 5 676 |
| Adjusted for: | | |
| Net Realized Gain on Financial Assets | (19) | (63) |
| (Profit)/Loss on Sale/ Discard of Property, Plant and Equipment | 1 | (2) |
| Depreciation and Amortisation | 469 | 274 |
| Unrealized Loss on Financial assets (Rs. 25 549) | 0 | 21 |
| Interest Income - Non Convertible Bonds | (83) | (82) |
| Interest Income | (2 327) | (161) |
| Finance Costs | 74 227 | 18 675 |
| Operating Profit before Working Capital Changes | 66 121 | 24 338 |
| Adjusted for: | | |
| Trade and Other Receivables | (1 742) | 1 840 |
| Inventories | (6 541) | 5 270 |
| Trade and Other Payables | 71 510 | 42 472 |
| Cash Generated From Operations | 1 29 348 | 73 920 |
| Tax Paid (Net) | 460 | 518 |
| Net Cash Flow From Operating Activities (A) | 1 28 888 | 73 402 |
| B: CASH FLOW FROM INVESTING ACTIVITIES: | | |
| Purchase of Property, Plant & Equipment and Intangible assets and CWIP | (1 559) | (6 542) |
| Proceeds from disposal of Property, Plant & Equipment and Intangible Assets | 1 | 4 |
| Proceeds from Fixed Deposits | 262 | - |
| Investment in Mutual Funds | (16 949) | (38 273) |
| Disposal of Investment in Mutual Funds | 17 046 | 42 251 |
| Investments in Bonds of Associates | (468) | - |
| Investments in Equity Shares of Subsidiary | (1 101) | - |
| Interest Income | 904 | 40 |
| Net Cash Flow Generating from/(Used in) Investing Activities (B) | (1 864) | (2 520) |
| C: CASH FLOW FROM FINANCING ACTIVITIES: | | |
| Proceeds from Borrowings- Non Current | 1 15 000 | 6 74 030 |
| Payment of Lease Liabilities | (143) | (138) |
| Repayment of Borrowings-Non Current | (1 19 000) | (85 274) |
| Redemption of Zero Coupon Optionally Fully Convertible Debentures | - | (6 27 592) |
| Interest paid | (73 313) | (17 906) |
| Net Cash Flow (Used in) Financing Activities (C) | (77 456) | (56 880) |
| Net (Decrease) / Increase in Cash and Cash Equivalents(A+B+C) | 49 568 | 14 002 |
| Opening Balance of Cash and Cash Equivalents | 14 616 | 614 |
| Closing Balance of Cash and Cash Equivalents | 64 184 | 14 616 |

Changes in Liability arising from financing activities

Borrowing- Non Current (Refer note 15)
Borrowing- Current

| (Rs in Lakh) | | | |
|-----------------------|-----------|------------------------|--|
| As on 1st April, 2023 | Cash Flow | As on 31st March, 2024 | |
| 6 31 200 | (4 000) | 6 27 200 | |
| 6 31 200 | (4 000) | 6 27 200 | |
| As on 1st April, 2022 | Cash Flow | As on 31st March, 2023 | |
| 42 444 | 5 88 756 | 6 31 200 | |
| 42 444 | 5 88 756 | 6 31 200 | |

- Notes :
- The above cash flow statement has been prepared under the "indirect method" as set out in Ind AS-7-Cash Flow Statement
 - Figures in the brackets indicate outflow

As per our Report on even date
For Chaturvedi & Shah LLP
Chartered Accountants
Regn No. 101720W / W10035

Anuj Bhatia
Partner
Membership No. - 122179

Place: Gurugram
Date: 11-April-2024



For and on behalf of the Board

Shrivalabh Goyal
Shrivalabh Goyal
(Whole Time Director)
DIN- 00021471

Sudhir Jain
Sudhir Jain
(Whole Time Director & CFO)
DIN- 05205213

Place : Gurugram
Date: 11-April-2024

Shanker Adawal
Shanker Adawal
(Director)
DIN- 01039400

Ankita Bajaj
Ankita Bajaj
(Company Secretary)
Membership No : 72925



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

A. CORPORATE INFORMATION

Model Economic Township Limited is public limited company having its registered office at Third Floor, 77 B, IFFCO Road, Sector 18, Gurugram-122015, Haryana.

Presently, the Company is carrying out development activities in its licensed industrial colonies with sale of industrial, residential, Labour housing and Shop-cum-office plots, for which licenses are obtained and has also continued to consolidate the purchased land as well as to coordinate and obtain various government approvals etc.

B. MATERIAL ACCOUNTING POLICIES

B.1 BASIS OF PREPARATION AND PRESENTATION

The Financial Statements have been prepared on the historical cost basis except for following assets and liabilities which have been measured at fair value amount:

- i) Certain Financial Assets and Liabilities,
- ii) Defined Benefit Plans - Plan Assets,
- iii) Annuity Payment for Future Period to Land Sellers, and
- iv) Lease Rentals Receivable from Customers for future period

The Financial Statements of the Company have been prepared to comply with the Indian Accounting Standards ('Ind AS'), including the rules notified under the relevant provisions of the Companies Act, 2013, (as amended from time to time) and Presentation requirements of Division II of Schedule III to the Companies Act, 2013, (Ind AS Compliant Schedule III) as amended from time to time.

The Company's Financial Statements are presented in Indian Rupees, which is also its functional currency and all values are rounded to the nearest Lakh (00,000) except when otherwise indicated.

B.2 SUMMARY OF MATERIAL ACCOUNTING POLICIES

(a) Current and Non-Current Classification

The Company presents assets and liabilities in the Balance Sheet based on Current/Non-Current classification.

An asset is treated as Current when it is:

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

All other assets are classified as non-current

A liability is current when:

- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period; or
- There is no un-conditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Company classifies all other liabilities as non-current.

Deferred tax assets/liabilities (net) are classified as non-current assets/liabilities.

(b) Property, Plant and Equipment

Property, Plant and Equipment are stated at cost, net of recoverable taxes, trade discount and rebates less accumulated depreciation and impairment losses, if any. Such cost includes purchase price, borrowing cost and any



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

cost directly attributable to bringing the asset to its working condition for its intended use, net charges on foreign exchange contracts and adjustments arising from exchange rate variations attributable to the assets.

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 entity and the cost can be measured reliably.

Property, Plant and Equipment which are significant to the total cost of that item of Property, Plant and Equipment and having different useful life are accounted separately.

Other Indirect Expenses incurred relating to project, net of income earned during the project development stage prior to its intended use, are considered as pre - operative expenses and disclosed under Capital Work – in - Progress.

Depreciation on Property, Plant and Equipment is provided using straight line method on depreciable amount. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013 except in case of Property, Plant and Equipment's as described below:

| Particulars | Useful life considered for depreciation |
|---------------------------------|---|
| Certain Plant and Equipment | 5 Years |
| Certain Electrical Installation | 10 years |
| Certain Office Equipment | 10 Years |

The residual values, useful lives and methods of depreciation of Property, Plant and Equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Gains or losses arising from derecognition of Property, Plant and Equipment are measured as the difference between the net disposable proceeds and the carrying amount of the asset and are recognised in the Statement of Profit and Loss when the asset is derecognised.

Leasehold land is amortised over the period of lease. Buildings constructed on leasehold land are depreciated based on the useful life specified in schedule II to the Companies Act, 2013, where the lease period of land is beyond the life of the building. In other cases, buildings constructed on leasehold land is amortised over the primary lease period of the land.

(c) Investment Property

Properties held for rental or capital appreciation purposes are classified as Investment Properties. Investment Properties are measured initially at cost, including transaction cost. Subsequent to initial recognition, Investment Properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

Properties are transferred from Investment Properties to development properties (Inventories) when and only when there is a change in use, evidenced by commencement of development with a view to sell, if they are sold without any further development, or inventorized. Such transfers are made at the carrying value of the properties at date of transfer.

(d) Leases

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

For the assets given under finance lease, the lease premium received initially is recognised as income of the Company at the inception of the lease. Annual lease rentals receivable in future are recognised at their present value in the balance sheet as lease rents receivable.

Lease rents received by the Company are apportioned between finance income and reduction of the lease rent receivables so as to achieve a constant rate of interest on the remaining balance of the lease. Finance income is recognised immediately in Statement of Profit and Loss. Contingent rentals are recognised as income in the periods in which they are received.

For the assets given under operating lease, the lease rentals received by the Company, as per the terms of the lease, are recognised by the Company as income in Statement of Profit and Loss.



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

The Company, as a lessee, recognises a right-of-use asset and a lease liability for its leasing arrangements, if the contract conveys the right to control the use of an identified asset.

The contract conveys the right to control the use of an identified asset, if it involves the use of an identified asset and the Company has substantially all of the economic benefits from use of the asset and has right to direct the use of the identified asset. The cost of the right-of-use asset shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date plus any initial direct costs incurred. The right-of-use assets is subsequently measured at cost less any accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset.

The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of the lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined, the Company uses incremental borrowing rate.

For short-term and low value leases, the Company recognises the lease payments as an operating expense on a straight-line basis over the lease term.

(e) Intangible Assets

Intangible Assets are stated at cost of acquisition net of recoverable taxes, trade discount and rebates less accumulated amortisation and impairment losses, if any. Such cost includes purchase price, borrowing costs and any cost directly attributable to bringing the asset to its working condition for the intended use, net charges on foreign exchange contracts and adjustments arising from exchange rate variations attributable to the Intangible Assets.

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 entity and the cost can be measured reliably.

Other Indirect Expenses incurred relating to project, net of income earned during the project development stage prior to its intended use, are considered as pre-operative expenses and disclosed under Intangible Assets Under Development.

Gains or losses arising from derecognition of an Intangible Asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the Statement of Profit and Loss when the asset is derecognised. The Company's Intangible Assets comprises assets with finite useful lives which are amortized on a straight-line basis over the period of their expected useful lives.

A summary of the amortization policies applied to the Company's Intangible Assets to the extent of depreciable amount is, as follows:

| Particular | Amortization |
|-------------------|-------------------------------|
| Computer Software | Over a period of 3 to 5 years |

The amortization period and the amortization method for intangible assets with a finite useful life are reviewed at each reporting date.

(f) Cash and Cash Equivalent

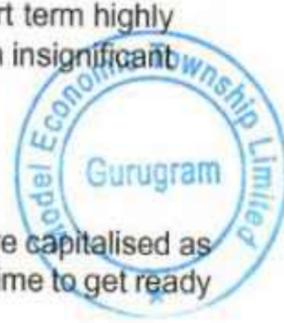
Cash and cash equivalents comprise of cash on hand, cash at bank, short-term deposits and short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Finance Cost

Borrowing costs that are directly attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are charged to the Statement of Profit and Loss for the period for which they are incurred.



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

(h) Inventories

Items of Inventories are measured at lower of cost and net realisable value.

Inventory comprises of cost of Industrial Township and other Projects under development (Work-in-progress). Cost of Inventory comprises of cost of land, annuity cost, land development expenses, material, services, construction cost, interest and finance charges and other expenses related to development of projects.

(i) Impairment of Non-Financial Assets, Property, Plant and Equipment and Intangible Assets

The Company assesses at each reporting date as to whether there is any indication that any Property, Plant and Equipment and Intangible Assets or group of Assets, called Cash Generating Units (CGU) may be impaired. If any such indication exists, the recoverable amount of an asset or CGU is estimated to determine the extent of impairment, if any. When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the CGU to which the asset belongs.

An impairment loss is recognised in the Statement of Profit and Loss to the extent, asset's carrying amount exceeds its recoverable amount. The recoverable amount is higher of an asset's fair value less cost of disposal and value in use. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the assets.

The impairment loss recognised in prior accounting period is reversed if there has been a change in the estimate of recoverable amount.

(j) Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

(k) Contingent Liabilities

Disclosure of contingent liability is made 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 embodying economic benefits will be required to settle or a reliable estimate of amount cannot be made.

(l) Employee Benefits Expense

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 as an expense during the period when the employees render the services.

Post-Employment Benefits

Defined Contribution Plans

The Company recognises contribution payable to the provident fund scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to- a reduction in future payment or a cash refund.

Defined Benefit Plans

The Company pays gratuity to the employees whoever has completed five years of service with the Company at the time of resignation/superannuation. The gratuity is paid @15 days basic salary for every completed year of service as per the payment of Gratuity Act 1972. The gratuity liability amount is contributed to the approved gratuity fund formed exclusively for gratuity payment to the employees. The gratuity fund has been approved by the respective Income Tax authorities. The liability in respect of gratuity and other post-employment benefits is calculated using



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

the Projected Unit Credit Method and spread over the period during which the benefit is expected to be derived from employees' services.

Remeasurement gains and losses arising from adjustments and changes in actuarial assumptions are recognized in the period in which they occur in Other Comprehensive Income.

(m) Tax Expenses

The tax expenses for the period comprises of current tax and deferred income tax. Tax is recognised in Statement of Profit and Loss, except to the extent that it relates to items recognised in the Other Comprehensive Income. In which case, the tax is also recognised in Other Comprehensive Income.

- Current tax

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the Income Tax authorities, based on tax rates and laws that are enacted at the Balance sheet date.

- 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 assets are recognised to the extent it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax losses, can be utilized. 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 carrying amount of deferred tax liabilities and assets are reviewed at the end of each reporting period.

(n) Revenue Recognition

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration entitled in exchange for those goods or services. The Company is generally the principal as it typically controls the goods or services before transferring them to the customer.

Revenue from rendering of services is recognised over time by measuring the progress towards complete satisfaction of performance obligations at the reporting period.

Revenue is measured at the amount of consideration which the Company expects to be entitled to in exchange for transferring distinct goods or services to a customer as specified in the contract, excluding amounts collected on behalf of third parties (for example taxes and duties collected on behalf of the government). Consideration is generally due upon satisfaction of performance obligations and a receivable is recognized when it becomes unconditional.

The agreement for sale or long term lease of land, including development and provision of infrastructure facilities/services, where substantial risk & rewards are conveyed to buyer/lessee, is considered as sale of land. Revenue from such sale of land is recognized on execution of sale/lease deeds, by which substantial risks and rewards are conveyed to buyers/lessee. Consideration is generally due upon satisfaction of performance obligations and a receivable is recognized when it becomes unconditional. Barter transactions are recognised at fair value. Revenue in respect of projects under development/construction is recognized on the "Percentage of Completion method" of accounting, which is the percentage of the actual cost incurred, including the cost of land and its development, to the total estimated cost of the project subject to such actual cost incurred being 25% or more of the total estimated cost. The estimated cost of the project is based on company's estimate of the cost expected to be incurred till the final completion of the project and includes cost of land, annuity costs, construction and development expenses, materials, services, interest and finance charges and other expenses related to development of projects. The estimates of the costs are revised periodically by the Company and effect of such changes in estimates is recognized in the period in which such changes are determined. Any projected losses on agreements executed are recognized in full when identified. Recognition of revenue relating to agreements entered into with the buyers, which are subject to fulfilment of obligations/conditions imposed by the statutory authorities, is postponed till such obligations are discharged. When sale price is realized on deferred payment basis, the difference between fair value of sale price receivable as per normal credit terms and sale price receivable over deferred payment terms will be accounted as interest income over the credit period.



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

Contract Balances

Trade Receivables

A receivable represents the Company's right to an amount of consideration that is unconditional.

Contract Liabilities

A contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier).

Contract liabilities are recognised as revenue when the Company performs under the contract.

Interest Income

Interest Income from a Financial Assets is recognised using effective interest rate method.

Dividend Income

Dividend Income is recognised when the Company's right to receive the amount has been established.

(o) Financial Instruments

i. Financial Assets

A. Initial Recognition and Measurement

All Financial Assets are initially recognised at fair value. Transaction costs that are directly attributable to the acquisition or issue of Financial Assets, which are not at Fair Value Through Profit or Loss, are adjusted to the fair value on initial recognition. Purchase and sale of Financial Assets are recognised using trade date accounting. However, Trade Receivable that do not contain a significant financing component are measured at transaction price.

B. Subsequent Measurement

a) Financial Assets measured at Amortised Cost (AC)

A Financial Asset is measured at Amortised Cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the Financial Asset give rise to cash flows on specified dates that represent solely payments of principal and interest on the principal amount outstanding.

b) Financial Assets measured at Fair Value Through Other Comprehensive Income (FVTOCI)

A Financial Asset is measured at FVTOCI if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling Financial Assets and the contractual terms of the Financial Asset give rise on specified dates to cash flows that represents solely payments of principal and interest on the principal amount outstanding.

c) Financial Assets measured at Fair Value Through Profit or Loss (FVTPL)

A Financial Asset which is not classified in any of the above categories are measured at FVTPL. Financial assets are reclassified subsequent to their recognition, if the Company changes its business model for managing those financial assets. Changes in business model are made and applied prospectively from the reclassification date which is the first day of immediately next reporting period following the changes in business model in accordance with principles laid down under Ind AS 109 – Financial Instruments.

C. Investment in Subsidiaries, Associates and Joint Ventures

The Company has accounted for its investments in Subsidiaries, associates and joint venture at cost less impairment loss (if any).

D. Impairment of Financial Assets

In accordance with Ind AS 109, the Company uses 'Expected Credit Loss' (ECL) model, for evaluating impairment of Financial Assets other than those measured at Fair Value Through Profit and Loss (FVTPL).

Expected Credit Losses are measured through a loss allowance at an amount equal to:

- The 12-months expected credit losses (expected credit losses that result from those default events on the financial instrument that are possible within 12 months after the reporting date); or



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

• Full lifetime expected credit losses (expected credit losses that result from all possible default events over the life of the financial instrument).

For Trade Receivables, the Company applies 'simplified approach' which requires expected lifetime losses to be recognised from initial recognition of the receivables.

The Company uses historical default rates to determine impairment loss on the portfolio of trade receivables. At every reporting date, these historical default rates are reviewed and changes in the forward-looking estimates are analysed.

For other assets, the Company uses 12 month ECL to provide for impairment loss where there is no significant increase in credit risk. If there is significant increase in credit risk full lifetime ECL is used.

ii. Financial Liabilities

A. Initial Recognition and Measurement

All Financial Liabilities are recognised at fair value and in case of borrowings, net of directly attributable cost. Fees of recurring nature are directly recognised in the Statement of Profit and Loss as finance cost.

B. Subsequent Measurement

Financial Liabilities are carried at amortised cost using the effective interest method. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

iii. De-recognition of Financial Instruments

The Company derecognises a Financial Asset when the contractual rights to the cash flows from the Financial Asset expire or it transfers the Financial Asset and the transfer qualifies for de-recognition under Ind AS 109. A Financial liability (or a part of a Financial liability) is derecognised from the Company's Balance Sheet when the obligation specified in the contract is discharged or cancelled or expires.

iv. Offsetting

Financial Assets and Financial Liabilities are offset and the net amount is presented in the balance sheet when, and only when, the Company has a legally enforceable right to set off the amount and it intends, either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

(p) Earnings per Share

Basic earnings per share is calculated by dividing the net profit/(loss) after tax by the weighted average number of equity shares outstanding during the year adjusted for bonus element in equity share, if any. Diluted earnings per share adjusts the figures used in determination of basic earnings per share to take into account the conversion of all dilutive potential equity shares. Dilutive potential equity shares are deemed converted as at the beginning of the period unless issued at a later date.

C. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY:

The preparation of the Company's Financial Statements requires management to make judgement, estimates and assumptions that affect the reported amount of revenue, expenses, assets and liabilities and the accompanying disclosures. 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 next financial years.

a) Property Plant and Equipment/ Intangible Assets

Estimates are involved in determining the cost attributable to bringing the assets to the location and condition necessary for it to be capable of operating in the manner intended by the management. Property, Plant and Equipment / Intangible assets are depreciated/amortized over their estimated useful lives, after taking into account their estimated residual value. Management reviews the estimated useful lives and residual values of the assets annually in order to determine the amount of depreciation/amortization to be recorded during any reporting period. The useful lives and residual values are based on the Company's historical experience with similar assets and take into account anticipated technological changes. The depreciation/amortization for future periods is revised, if there are significant changes from previous estimates.



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

b) Recoverability of Trade Receivable

Judgements are required in assessing the recoverability of overdue trade receivables and determining whether a provision against those receivables is required. Factors considered include the credit rating of the counterparty, the amount and timing of anticipated future payments and any possible actions that can be taken to mitigate the risk of non-payment.

c) Provisions

The timing of recognition and quantification of the liability (including litigations) requires the application of judgement to existing facts and circumstances, which can be subject to change. The carrying amounts of provisions and liabilities are reviewed regularly and revised to take account of changing facts and circumstances.

d) Impairment of Financial and Non-Financial Assets

The impairment provisions for financial assets are based on assumptions about risk of default and expected cash loss rates. The Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

In case of non-financial assets, assessment of impairment indicators involves consideration of future risks/ changes relating to such assets. Further, the company estimates asset's recoverable amount, which is higher of an asset's or Cash Generating Units (CGU's) fair value less costs of disposal and its value in use.

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

e) Recognition of Deferred Tax Assets and Liabilities

Deferred Tax Assets and Liabilities are recognised for deductible temporary differences and unused tax losses for which there is probability of utilisation against the future taxable profit. The Company uses judgement to determine the amount of deferred tax that can be recognised, based upon the likely timing and the level of future taxable profits and business developments.



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

1. Property, Plant and Equipment and Intangible Assets

| Description | Gross Block | | | | Depreciation / Amortization | | | Net Block | |
|---|----------------|------------|--------------------------|-----------------|-----------------------------|--------------------------|-----------------|-----------------|-----------------|
| | As at | Additions | Deductions / Adjustments | As at | For the year | Deductions / Adjustments | Upto | As at | As at |
| | 1st April 2023 | 2023-24 | 2023-24 | 31st March 2024 | 2023-24 | 2023-24 | 31st March 2024 | 31st March 2024 | 31st March 2023 |
| Own Assets | | | | | | | | | |
| Leasehold improvements | 218 | - | - | 218 | 16 | - | 26 | 192 | 202 |
| Building | 218 | - | - | 218 | 168 | - | 194 | 24 | 50 |
| Plant and Equipment | 683 | 46 | 1 | 728 | 78 | 1 | 146 | 582 | 605 |
| Office Equipments | 234 | 124 | 24 | 334 | 169 | 22 | 208 | 126 | 66 |
| Furniture & Fixture (Deductions Rs.13064 & Depreciation Rs.12411) | 96 | 26 | 0 | 122 | 33 | 0 | 41 | 81 | 63 |
| Vehicles | - | 7 | - | 7 | - | - | 1 | 6 | - |
| Others (Electrical Installation) | 146 | - | 2 | 144 | 41 | 1 | 48 | 96 | 104 |
| Subtotal | 1 595 | 203 | 27 | 1 771 | 505 | 24 | 664 | 1 107 | 1 090 |
| Right-of-Use Assets | | | | | | | | | |
| Land and Building | 1 107 | - | - | 1 107 | 227 | - | 340 | 767 | 879 |
| Subtotal | 1 107 | - | - | 1 107 | 227 | - | 340 | 767 | 879 |
| Total (A) | 2 702 | 203 | 27 | 2 878 | 732 | 24 | 1 004 | 1 874 | 1 969 |
| Intangible Assets | | | | | | | | | |
| Computer Software* (Rs. 9 298) | 6 | - | - | 6 | 5 | - | 6 | 0 | 1 |
| Total (B) | 6 | - | - | 6 | 5 | - | 6 | 0 | 1 |
| Total (A+B) | 2 708 | 203 | 27 | 2 884 | 737 | 24 | 1 010 | 1 874 | 1 970 |
| Previous Year | 2 498 | 230 | 21 | 2 707 | 482 | 18 | 737 | 1 970 | 2 016 |
| Capital work in Progress | | | | | | | | 858 | 6 906 |

* Other than internally generated

1.1 Capital-Work-in Progress (CWIP) aging schedule as at 31st March, 2024

| CWIP | Outstanding for following years from | | | | Total |
|-------------------------------|--------------------------------------|------------|-----------|-----------|------------|
| | < 1 year | 1-2 Years | 2-3 years | > 3 years | |
| Project in progress | 664 | - | - | - | 858 |
| Project temporarily suspended | - | 194 | - | - | - |
| Total | 664 | 194 | - | - | 858 |

1.2 Capital-Work-in Progress (CWIP) aging schedule as at 31st March, 2023

| CWIP | Outstanding for following years from | | | | Total |
|-------------------------------|--------------------------------------|------------|-----------|-----------|--------------|
| | < 1 year | 1-2 Years | 2-3 years | > 3 years | |
| Project in progress | 6 451 | - | - | - | 6 906 |
| Project temporarily suspended | - | 455 | - | - | - |
| Total | 6 451 | 455 | - | - | 6 906 |



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

2. Investment Property

| Particulars | Other assets forming part of Building | | | | Total |
|--|---------------------------------------|--------------|---------------------|----------|---------------|
| | Land | Buildings | Plant and Machinery | | |
| (Rs in Lakh) | | | | | |
| Cost | | | | | |
| As at 1 April 2022 | 233 | - | - | - | 233 |
| Additions during the year | 414 | - | - | - | 414 |
| Disposal during the year | - | - | - | - | - |
| As at 31 March 2023 | 647 | - | - | - | 647 |
| Additions during the year | 4 671 | 6 089 | 416 | - | 11 176 |
| Disposal during the year | - | - | - | - | - |
| As at 31 March 2024 | 5 318 | 6 089 | 416 | - | 11 823 |
| Accumulated depreciation and amortisation | | | | | |
| As at 1 April 2022 | - | - | - | - | - |
| Additions during the year | - | - | - | - | - |
| Disposal during the year | - | - | - | - | - |
| As at 31 March 2023 | - | - | - | - | - |
| Additions during the year | - | 149 | 23 | - | 172 |
| Disposal during the year | - | - | - | - | - |
| As at 31 March 2024 | - | 149 | 23 | - | 172 |
| Carrying amount | | | | | |
| As at 31 March 2024* | 5 318 | 5 940 | 393 | - | 11 651 |
| As at 31 March 2023* | 647 | - | - | - | 647 |

*Refer Note 34



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

| | <u>As at 31st March</u> 2024 (Rs in Lakh) | <u>As at 31st March</u> 2023 (Rs in Lakh) |
|---|---|---|
| 3. Investments - Non-Current | | |
| INVESTMENTS MEASURED AT COST | | |
| In Equity Shares of Associate | | |
| Unquoted, fully paid up | | |
| IndoSpace MET Logistics Park Farukhnagar Private Limited (formerly known as Dadri Toe Warehousing Pvt. Ltd.) 2,43,43,661 shares @ Face Value Rs 10/- each (previous year 2,43,43,661 shares) | 2 434 | 2 434 |
| Unquoted, fully paid up | | |
| Reliance Innovative Building Solutions Private Limited 6,96,88,950 shares @ Face Value of Rs 10/- each (previous year Nil shares) | 1 101 | - |
| Investment in Non Convertible Bonds at FVTPL | | |
| Unquoted, fully paid up | | |
| IndoSpace MET Logistics Park Farukhnagar Private Limited (formerly known as Dadri Toe Warehousing Pvt. Ltd.) 96,200 bonds @ Face Value Rs 1000/- each (previous year 49,400 bonds) | 962 | 494 |
| Total | <u>4 497</u> | <u>2 928</u> |
| 4. Other Financial Assets - Non Current | | |
| Recoverable from Prospective Customers | 1 988 | 2 020 |
| Lease Rent Receivable in Future | 109 | 109 |
| Employee Loans Recoverable in Future | 3 | 4 |
| Security Deposits | 219 | 130 |
| Interest Accrued on Non Convertible Bonds | 160 | 82 |
| Bank Deposits with more than 12 months maturity | - | 262 |
| Total | <u>2 479</u> | <u>2 607</u> |
| 5. Other Non Current Assets | | |
| Prepaid Expenses | 4 | 8 |
| Balance with GST Authorities | 205 | 470 |
| Capital Advances | - | 85 |
| Total | <u>209</u> | <u>563</u> |
| 6. Inventories | | |
| Work-in-Progress | 7 32 993 | 7 30 186 |
| Total | <u>7 32 993</u> | <u>7 30 186</u> |
| <p>6.1 The Company has consolidated purchased land, undertaken land development activities in its licensed industrial colonies, coordinated and obtained various government approvals etc. The developed land is provided to the end users for various purposes, such as industrial, residential, commercial etc. The Company has been treating the land as inventory in its books of account. The Company either sells the developed land on outright basis or transfer such land on long term lease basis with upfront lease premium which is qualified to be finance lease as per the requirements of Indian Accounting Standard - 17 "Leases". Since the remaining land will take few more years to get ready for its intended use or sale part of the interest pertaining to such land amounting to Rs. 22 005 Lakhs incurred during the year (Previous Year Rs 847 Lakhs) has been considered as part of Inventory.</p> <p>The Company has mortgaged 70.78 Acres (Previous Year 70.78 Acres) of land to Director Town and Country Planning, as a security to meet its obligation for completing Infrastructure development works with corresponding book value of 6 221 Lakhs (Previous Year 6 221 Lakhs).</p> | | |
| 7. Investments - Current | | |
| INVESTMENTS MEASURED AT FAIR VALUE THROUGH PROFIT AND LOSS | | |
| NIPPON India Low Duration Fund - Direct Growth Nil units (previous year 2,332.369 units) - Unquoted | - | 78 |
| Aggregate amount of Unquoted Investments | <u>-</u> | <u>78</u> |
| 8. Trade Receivables | | |
| (Unsecured, considered good) | | |
| Trade Receivables | 867 | 259 |
| (a) Trade Receivables considered good - Secured; | - | - |
| (b) Trade Receivables considered good - Unsecured | - | - |
| (c) Trade Receivables which have significant increase in Credit Risk | - | - |
| (d) Trade Receivables - credit impaired | - | - |
| Total | <u>867</u> | <u>259</u> |



MODEL ECONOMIC TOWNSHIP LIMITED
 NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024
 8.1 Trade receivable aging schedule as at 31st March, 2024

| Particulars | Outstanding for the following periods from due date of payment | | | | | | Total |
|---|--|--------------------|-------------------|-----------|----------|----------|------------|
| | Not Due | Less than 6 months | 6 months - 1 year | 1-2 year | 2-3 year | > 3 year | |
| Undisputed Trade receivables – considered good (Rs. 44 190) | - | 758 | 70 | 35 | 0 | 3 | 867 |
| Undisputed Trade Receivables – credit impaired | - | - | - | - | - | - | - |
| Disputed Trade receivables – considered good | - | - | - | - | - | - | - |
| Disputed Trade Receivables – which have significant increase in credit risk | - | - | - | - | - | - | - |
| Disputed Trade Receivables – credit impaired | - | - | - | - | - | - | - |
| Total | - | 758 | 70 | 35 | 0 | 3 | 867 |

8.2 Trade receivable aging schedule as at 31st March, 2023

| Particulars | Outstanding for the following periods from due date of payment | | | | | | Total |
|---|--|------------|-------------------|----------|----------|----------|------------|
| | Not Due | < 6 months | 6 months - 1 year | 1-2 year | 2-3 year | > 3 year | |
| Undisputed Trade receivables – considered good (Rs. 26815) | 52 | 192 | 7 | 3 | 0 | 3 | 259 |
| Undisputed Trade Receivables – which have significant increase in credit risk | - | - | - | - | - | - | - |
| Undisputed Trade Receivables – credit impaired | - | - | - | - | - | - | - |
| Disputed Trade receivables – considered good | - | - | - | - | - | - | - |
| Disputed Trade Receivables – which have significant increase in credit risk | - | - | - | - | - | - | - |
| Disputed Trade Receivables – credit impaired | - | - | - | - | - | - | - |
| Total | 52 | 192 | 7 | 3 | 0 | 3 | 259 |

9. Cash and Cash Equivalents

| | | | | | |
|---|--|-------|--------|-----|--------|
| (i) Cash on Hand | | 66 | | 67 | |
| (ii) Balances with Banks | | | | | |
| '-in Current Accounts | | 4 055 | | 741 | |
| Total | | | 4 121 | | 808 |
| (iii) 'Other Bank Balance | | | | | |
| '-Balance in current account for compliance (refer note 9.1) | | | 13 | | 8 |
| '-Bank Deposits with more than 3 months maturity (refer note 9.1 & 9.2) | | | 60 050 | | 13 800 |
| | | | 64 184 | | 14 616 |

9.1 Represents the amount deposited in separate account and fixed deposits, in compliance of the Real Estate (Regulation and Development) Act 2016 read with Haryana Real Estate (Regulation and Development) Rules 2017.

9.2 Cash and cash equivalent includes deposits maintained by the Company with banks, which can be withdrawn by the Company at any point of time without prior notice or penalty on the principal

10. Other Financial Assets - Current

| | | | | |
|---|--|--------------|--|------------|
| Interest Accrued on Bank Deposits | | 1 545 | | 121 |
| Interest Accrued on Non Convertible Bonds | | 4 | | - |
| Employee Loans Recoverable in Future | | 1 | | 1 |
| Total | | 1 550 | | 122 |

11. Current tax Assets (Net)

| | | | | |
|------------------------|--|--------------|--|--------------|
| Tax Deducted at Source | | 1 785 | | 1 325 |
| Total | | 1 785 | | 1 325 |

12. Other Current Assets

| | | | | |
|------------------------------|--|--------------|--|--------------|
| Balance with GST Authorities | | 183 | | 150 |
| Prepaid Expenses | | 120 | | 100 |
| Others Advances | | 2 167 | | 873 |
| Total | | 2 470 | | 1 123 |



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

13. Share Capital

| | As at 31st March 2024 (Rs in Lakh) | As at 31st March 2023 (Rs in Lakh) |
|--|--|--|
| Authorised Share Capital | | |
| 50 01 00 000 Equity Shares of Rs 10/- each (Previous year 50 01 00 000 equity shares of Rs 10/- each) | 50 010 | 50 010 |
| Issued, Subscribed & Paid up | | |
| 9 70 00 000 Equity Shares of Rs 10/- each fully paid up (Previous year 9 70 00 000 Equity Shares of Rs 10/- each fully paid up) | 9 700 | 9 700 |
| Total | 9 700 | 9 700 |

13.1. Reconciliation of numbers of shares outstanding at the beginning of the year and at the end of the year

| | As at 31st March 2024 | | As at 31 March 2023 | |
|---|--------------------------|--------------|------------------------|--------------|
| | Numbers | (Rs in Lakh) | Numbers | (Rs in Lakh) |
| Shares outstanding at the beginning of the year | 9 70 00 000 | 9 700 | 9 70 00 000 | 9 700 |
| Shares outstanding at the end of the year | 9 70 00 000 | 9 700 | 9 70 00 000 | 9 700 |

a. Details of Shareholding more than 5% shares

| | As at 31st March 2024 | | As at 31 March 2023 | |
|---|--------------------------|------------------------|------------------------|------------------------|
| | Number of Shares | % holding in the class | Number of Shares | % holding in the class |
| Holding Company- Reliance Ventures Limited & its Nominees (Promoter of the Company) (Equity Shares of Rs 10 each fully paid) | 9 70 00 000 | 100% | 9 70 00 000 | 100% |
| Total | 9 70 00 000 | 100% | 9 70 00 000 | 100% |

b. Terms/right attached to equity shares

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

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



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

| | As at 31st March 2024 (Rs in Lakh) | As at 31 March 2023 (Rs in Lakh) |
|--|--|--|
| 14. Other Equity | | |
| Instrument classified as equity | | |
| Zero Coupon Optionally Fully Convertible Unsecured Debentures | | |
| As per last Balance Sheet | - | 6 27 592 |
| Add: Debentures issued/(Redeemed) during the year | - | (6 27 592) |
| Closing Balance | <u>-</u> | <u>-</u> |
| <p>The Company had issued Zero Coupon Optionally fully convertible unsecured Debentures in two tranches. First tranche of 412 59 20 000 in August 2016 to be redeemed on expiry of 15 years with an option for early redemption as well as conversion into equity shares. Second Tranche of 215 00 00 000 debenture was issued which was to be redeemed on expiry of 20 years with an option for early redemption as well as conversion into equity shares. During the previous year the company redeemed both the debentures, first tranche of debenture was redeemed on 20th September 2022 and second tranche was redeemed in two installments i.e, on 15th March 2023 and 17th March 2023.</p> | | |
| Reserves & Surplus | | |
| Capital Reserve (Pursuant to Scheme of Amalgamations) | | |
| As per last Balance Sheet | 5 818 | 5 818 |
| Closing Balance | <u>5 818</u> | <u>5 818</u> |
| Retained Earning | | |
| As per last Balance Sheet | 8 610 | 2 907 |
| Add: Net (Loss)/Profit for the year | (6 005) | 5 703 |
| Closing Balance | <u>2 606</u> | <u>8 610</u> |
| Other Comprehensive Income (OCI) | | |
| As per last Balance Sheet | (62) | (56) |
| Add: Movement in OCI (net) during the year | (7) | (6) |
| Closing Balance | <u>(69)</u> | <u>(62)</u> |
| Total | <u>8 355</u> | <u>14 367</u> |



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

15. Borrowings

Unsecured - At Amortized Cost

Loans from Related Party

From Fellow Subsidiary

Total

6 27 200

6 27 200

6 31 200

6 31 200

15.1 Loans outstanding are repayable on 31st March,2029 and carrying interest @ 12.5% p.a (previous year 31st March,2027 and carrying interest @ 12.5% p.a)

16. Other Financial Liabilities - Non Current

Retention Money Payable

Total

915

915

735

735

17. Provisions- Non Current

Annuity

Provision For Leave Encashment

Total

7 507

54

7 561

6 054

50

6 104

18. Deferred Tax Liabilities (Net)

At the start of the year

Charge/(credit) to profit or loss

At the end of the year

1 626

(145)

1 481

1 656

(30)

1 626

19. Trade Payables

Trade Payables

Micro and Small enterprises

Other than Micro and Small enterprises

Total

1 062

4 714

5 776

387

2 503

2 890

19.1 Trade Payable ageing as at 31st March 2024

| Particulars | Outstanding for the following periods from due date of payment | | | | | Total |
|------------------------|--|----------|----------|----------|----------|-------|
| | Not Due | < 1 year | 1-2 year | 2-3 year | > 3 year | |
| MSME | 1 062 | - | - | - | - | 1 062 |
| Others | 4 566 | 148 | - | - | - | 4 714 |
| Disputed Dues - MSME | - | - | - | - | - | - |
| Disputed Dues - Others | - | - | - | - | - | - |
| Total | 5 628 | 148 | - | - | - | 5 776 |

19.2 Trade Payable ageing as at 31st March 2023

| Particulars | Outstanding for the following periods from due date of payment | | | | | Total |
|------------------------|--|----------|----------|----------|----------|-------|
| | Not Due | < 1 year | 1-2 year | 2-3 year | > 3 year | |
| MSME | 387 | - | - | - | - | 387 |
| Others | 2 503 | - | - | - | - | 2 503 |
| Disputed Dues - MSME | - | - | - | - | - | - |
| Disputed Dues - Others | - | - | - | - | - | - |
| Total | 2 890 | - | - | - | - | 2 890 |

20. Other Financial Liabilities - Current

Retention Money Payable

Security Deposits received from Customers

Total

929

893

1 822

870

263

1 133

21. Other Current Liabilities

Advance received from Customers

Contract liabilities:

Billing in excess of revenue recognised

Advances from customers

Annuity

Other Liabilities*

Total

28 994

1 25 815

3 611

2 261

1 60 681

20 262

68 210

3 317

1 924

93 713

* Includes capital creditors, statutory dues and employees benefits

22. Provisions - Current

(a) Provision for Employees Benefits

Leave Encashment

Superannuation Rs. 10 833 (Previous year Rs. 10 833)

(b) Others

Annuity

Total

36

0

972

1 008

33

0

839

872



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

| | 2023-24 (Rs in Lakh) | | 2022-23 (Rs in Lakh) | |
|---|-------------------------|-----------------|-------------------------|---------------|
| 23. Revenue From Operations | | | | |
| Sale of Land | | | | |
| - Undeveloped | 33 665 | | 291 | |
| - Developed | 68 127 | | 59 342 | |
| - Compensation for Compulsorily Acquisition | 779 | 1 02 571 | 157 | 59 790 |
| Lease Rent | 1 066 | | 80 | |
| Less: GST Recovered | 163 | 903 | 12 | 68 |
| Other Operating Income | | | | |
| Common Area Maintenance Service Charges | 556 | | 445 | |
| Less: GST Recovered | 85 | 471 | 68 | 377 |
| Transfer Charges | 631 | | 251 | |
| Less: GST Recovered | 96 | 535 | 38 | 213 |
| Water Supply and Treatment Charges | 109 | | 61 | |
| Less: GST Recovered | 3 | 106 | 2 | 59 |
| Extension Charges | 175 | | 31 | |
| Less: GST Recovered | 27 | 148 | 5 | 26 |
| Local Support Services | 1 423 | | 173 | |
| Less: GST Recovered | 217 | 1 206 | 26 | 147 |
| Total | | 1 05 940 | | 60 680 |
| 24. Other Income | | | | |
| Interest Income | | | | |
| - On Fixed Deposit with scheduled bank | 2 327 | | 161 | |
| - Others | 321 | 2 648 | 481 | 642 |
| Finance Income against Lease Rental | | 14 | | 75 |
| Interest Income on Non Convertible Bonds | | 83 | | 82 |
| Profit on Sale of Property, Plant & Equipment (Net) | | - | | 2 |
| - Realized Gain | | 19 | | 63 |
| - Unrealized (Loss) / Gain (Rs. 25 549) | | (0) | | (21) |
| Miscellaneous Income | | 220 | | 97 |
| Total | | 2 984 | | 940 |
| 25. Changes in Inventories | | | | |
| Projects under Development (Work-in-Progress at close) | | 7 32 994 | | 7 30 186 |
| Projects under Development (Work-in-Progress at commencement) | 7 30 186 | | 7 35 870 | |
| Add: Transfer From CWIP | 939 | | - | |
| Less: Transfer to Development Cost (Trunk Infra cost) | 1 073 | | - | |
| Less: Transfer to Investment Property | 4 671 | 7 25 381 | 414 | 7 35 456 |
| Total Change in Inventories | | (7 613) | | 5 270 |
| 26. Employee Benefits Expense | | | | |
| Salaries and wages | | 1 812 | | 1 541 |
| Contribution to Provident and other Fund | | 92 | | 82 |
| Staff welfare expenses | | 72 | | 98 |
| Total | | 1 976 | | 1 721 |
| 27. Finance Cost | | | | |
| Interest Expenses | | 74 155 | | 18 598 |
| Interest on Lease Liabilities | | 72 | | 77 |
| Total | | 74 227 | | 18 675 |



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

| | 2023-24 (Rs in Lakh) | 2022-23 (Rs in Lakh) |
|--|-------------------------|-------------------------|
| 28. Other Expenses | | |
| Land | 12 433 | 4 592 |
| Land Development | 23 845 | 18 758 |
| Annuity Expenses | 3 327 | 2 830 |
| Salaries & Wages - Contractors | 528 | 455 |
| Rent | 99 | 74 |
| Rates & Taxes | 6 | 4 |
| Insurance | 109 | 82 |
| Telephone Expenses | 75 | 10 |
| Travelling & Local Conveyance | 176 | 123 |
| Power & Fuel | 145 | 113 |
| Repair & Maintenance | | |
| - Plant and Machinery | 12 | 16 |
| - Buildings | 35 | 38 |
| - Others | 47 | 18 |
| Professional & Consultancy Fees | 608 | 524 |
| Security Expenses | 384 | 303 |
| Brokerage and Commission | 2 841 | 1 229 |
| Social Programme Expenses | 37 | 51 |
| CSR Expense (Refer note 42) | 129 | 67 |
| Payment to Auditors (Refer note 28.1) | 53 | 41 |
| Director Sitting Fees | 14 | 8 |
| Loss on Sale of Property, Plant & Equipment | 1 | - |
| General Expenses | 1 108 | 668 |
| Total | 46 012 | 30 004 |
| 28.1. Payment to Auditors | | |
| Fees as Auditors | 39 | 28 |
| Fees for other Services | 1 | 1 |
| Tax Audit Fees | 12 | 11 |
| Cost Audit Fees | 1 | 1 |
| Total | 53 | 41 |
| 29. Earning per share (EPS) | | |
| Net (Loss)/Profit after tax as per Statement of Profit and Loss (Rs in lakhs) | (6 005) | 5 703 |
| Weighted Average number of equity shares used as denominator for calculating EPS | 9 70 00 000 | 9 70 00 000 |
| Weighted Average number of equity shares used as denominator for calculating Diluted EPS | - | 474 61 28 767 |
| Basic Earning per share (Rs.) | (6.19) | 5.88 |
| Diluted Earning per share (Rs.) | (6.19) | 0.12 |
| Face Value per equity share (Rs.) | 10 | 10 |



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

30 As per Indian Accounting Standard 24- "Related Party Disclosures", the disclosures of transactions with the related parties are given below:

i) List of Related Parties and Relationships:

| S. No. | Name of the Related Party | Relationship |
|--------|--|--------------------------------------|
| 1 | Reliance Ventures Limited (RVL) | Holding Company |
| 2 | Reliance Industries Limited | Holding Company of RVL |
| 3 | Reliance Jio Infocomm Limited | Fellow Subsidiary of Holding Company |
| 4 | Jio Things Limited | Fellow Subsidiary of Holding Company |
| 5 | Reliance Retail Limited | Fellow Subsidiary of Holding Company |
| 6 | Reliance 4IR Realty Development Limited | Fellow Subsidiary of Holding Company |
| 7 | Reliance Services and Holdings Limited (formerly Reliance World Trade Private Limited) | Fellow Subsidiary of Holding Company |
| 8 | Reliance BP Mobility Limited | Fellow Subsidiary of Holding Company |
| 9 | Reliance Corporate IT Park Limited | Fellow Subsidiary of Holding Company |
| 10 | Reliance Bio Energy Limited | Fellow Subsidiary of Holding Company |
| 11 | Reliance Projects & Property Management Services Limited | Fellow Subsidiary of Holding Company |
| 12 | Reliance Strategic Business Ventures Limited | Fellow Subsidiary of Holding Company |
| 13 | Reliance Innovative Building Solutions Private Limited | Subsidiary Company |
| 14 | IndoSpace MET Logistics Park Farukhnagar Private Limited | Associate Company |
| 15 | Shri Shrivallabh Goyal, Whole Time Director | Key Managerial Personnel |
| 16 | Shri Sudhir Jain, Whole Time Director and Chief Financial Officer | |
| 17 | Shri Pankaj Kumar, Company Secretary (wef 8th October 2021 to 30 April 2022) | |
| 18 | Shri Akash Gupta, Company Secretary (wef 7th October 2022 to 15 December 2022) | |
| 19 | Ms Anikta Bajaj, Company Secretary (wef 1st March 2024) | |

ii) Transactions and closing balance during the year with the Related Parties:
(a) Transactions during the year 2023-24

| S. No. | Nature of Transaction | (Rs. in Lakhs) | | | | |
|--------|---|------------------------|--------------------|-------------------|--|--------------------------|
| | | Holding Company of RVL | Subsidiary Company | Associate Company | Fellow Subsidiaries of Holding Company | Key Managerial Personnel |
| 1 | Unsecured Loans Received | - | - | - | 1 15 000 | - |
| | | - | - | - | 6 74 030 | - |
| 2 | Unsecured Loans Repaid | - | - | - | 1 19 000 | - |
| | | - | - | - | 85 274 | - |
| 3 | Interest on unsecured loan | - | - | - | 73 311 | - |
| | | - | - | - | 17 906 | - |
| 4 | Lease Rent Received | 2 | - | - | 437 | - |
| | | 3 | - | - | 13 | - |
| 5 | Sale of Land | - | - | - | - | 194 |
| | | - | - | - | - | - |
| 6 | Payment to Key Managerial Personnel | - | - | - | - | 426 |
| | | - | - | - | - | 399 |
| 7 | Corporate Guarantee received (net) | 6 250 | - | - | - | - |
| | | 5 185 | - | - | - | - |
| 8 | Fixed Assets Purchased/(Sale)/(Net) | - | - | - | - | - |
| | | - | - | - | 8 | - |
| 9 | Other Expenses | 249 | - | - | 130 | - |
| | | 78 | - | - | 10 | - |
| 10 | Investment in Shares | - | 500 | - | - | - |
| | | - | - | - | - | - |
| 11 | Purchase of Shares | - | - | - | 601 | - |
| | | - | - | - | - | - |
| 12 | Issue/(Redemption) of Zero Coupon optionally Fully Convertible Debentures | - | - | - | - | - |
| | | - | - | - | (6 27 592) | - |
| 13 | Subscription to Non-convertible Bonds | - | - | 468 | - | - |
| | | - | - | - | - | - |
| 14 | Income from Support Services | - | - | 34 | - | - |
| | | - | - | 147 | - | - |
| 15 | Income from Common Area Maintenance Service Charges | 20 | - | 27 | 6 | - |
| | | 13 | - | 40 | - | - |
| 16 | Finance Income against lease rental | 2 | - | - | - | - |
| | | 1 | - | - | - | - |

Note: Figures in italics represent that of previous year.



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

(b) Balances as at 31st March 2024

| (Rs. in Lakhs) | | | | | | |
|----------------|---|------------------------|--------------------|--|-------------------|--------------------------|
| S. No. | Nature of Transaction | Holding Company of RVL | Subsidiary Company | Fellow Subsidiaries of Holding Company | Associate Company | Key Managerial Personnel |
| 1 | Unsecured Loans | - | - | 6 27 200 | - | - |
| | | - | - | 6 31 200 | - | - |
| 2 | Lesae Rent Received | - | - | 437 | - | - |
| 2 | Corporate Guarantee received | 23 347 | - | - | - | - |
| | | 17 097 | - | - | - | - |
| 3 | Investment in Shares | - | 500 | - | 2 434 | - |
| | | - | - | - | 2 434 | - |
| 4 | Purchase of Shares | - | - | 601 | - | - |
| | | - | - | - | - | - |
| 5 | Subscription to Non-convertible Bonds | - | - | - | 962 | - |
| | | - | - | - | 494 | - |
| 6 | Income from Common Area Maintenance Service Charges | 15 | - | - | 9 | - |
| | | 16 | - | - | 48 | - |
| 7 | Income from Support Services | - | - | - | - | - |
| | | - | - | - | 13 | - |

Note: Figures in italics represent that of previous year.

Disclosure in Respect of Material Related Party Transactions during the year:

| (Rs. in Lakhs) | | | | |
|----------------|---|--|---------------------------|----------------------------|
| S.No. | Particulars | Relationship | 2023-24 | 2022-23 |
| 1 | Unsecured Loans Received Reliance Corporate IT Park Limited | Fellow Subsidiary | 1 15 000 | 6 74 030 |
| 2 | Unsecured Loans Repaid Reliance 4IR Realty Development Limited Reliance Corporate IT Park Limited | Fellow Subsidiary Fellow Subsidiary | - 1 19 000 | 42 444 42 830 |
| 3 | Interest on unsecured loan Reliance 4IR Realty Development Limited Reliance Corporate IT Park Limited | Fellow Subsidiary Fellow Subsidiary | - 73 311 | 1 126 16,780 |
| 4 | Lease Rent Received Reliance BP Mobility Limited Reliance Bio Energy Limited Reliance Projects & Property Management Services Limited Reliance Industries Limited | Fellow Subsidiary Fellow Subsidiary Fellow Subsidiary Holding Company of RVL | 14 143 280 2 | 13 - - 3 |
| 5 | Sale of Land Shri Shrivallabh Goyal | Key Managerial Personnel | 194 | - |
| 6 | Payment to Key Managerial Personnel Shri Shrivallabh Goyal Shri Sudhir Jain Shri Pankaj Kumar (wef 8th October 2021 to 30 April 2022) Shri Akash Gupta (wef 7th October 2022 to 15 March 2023) Ms Ankita Bajaj (wef 1st March 2024) | Key Managerial Personnel Key Managerial Personnel Key Managerial Personnel Key Managerial Personnel Key Managerial Personnel | 313 112 - - 1 | 281 114 1 3 - |
| 7 | Corporate Guarantee utilized for issue of bank guarantee of the Company (net) Reliance Industries Limited | Holding Company of RVL | 6 250 | 5 185 |
| 8 | Investment in Shares Reliance Innovative Building Solutions Private Limited | Subsidiary | 500 | - |
| 9 | Purchase of Shares Reliance Strategic Business Ventures Limited | Fellow Subsidiary | 601 | - |
| 10 | Fixed Assets Purchased Reliance Retail Limited | Fellow Subsidiary | - | 8 |
| 11 | Other Expenses Reliance Jio Infocomm Limited Jio Things Limited Reliance Retail Limited Reliance Industries Limited | Fellow Subsidiary Fellow Subsidiary Fellow Subsidiary Holding Company of RVL | 66 1 63 249 | 6 1 2 78 |
| 12 | Income from Support Services IndoSpace MET Logistics Park Farukhnagar Private Limited | Associate | 34 | 147 |
| 13 | Income from Common Area Maintenance Service Charges Reliance Industries Limited Reliance Projects & Property Management Services Limited IndoSpace MET Logistics Park Farukhnagar Private Limited | Holding Company of RVL Fellow Subsidiary Associate | 20 6 27 | 13 - 40 |
| 14 | Finance Income against lease rental Reliance Industries Limited | Holding Company of RVL | 2 | 1 |
| 15 | Redemption of Debentures (ZOFCD) Reliance 4IR Realty Development Limited Reliance Services and Holdings Limited (formerly Reliance World Trade) | Fellow Subsidiary Fellow Subsidiary | - - | (2 15 000) (4 12 592) |
| 16 | Issue of Non-Convertible Bonds (NCB) IndoSpace MET Logistics Park Farukhnagar Private Limited | Associate | 468 | - |



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

Balance at the end of the year includes:

| S.No. | Particulars | Relationship | (Rs. in Lakhs) | |
|-------|--|---|------------------|-------------|
| | | | 2023-24 | 2022-23 |
| 1 | Unsecured Loan Received Reliance Corporate IT Park Limited | Fellow Subsidiary | 6 27 200 | 6 31 200 |
| 2 | Lesae Rent Received Reliance BP Mobility Limited Reliance Bio Energy Limited Reliance Projects & Property Management Services Limited | Fellow Subsidiary Fellow Subsidiary Fellow Subsidiary | 14 143 280 | - - - |
| 3 | Corporate Guarantee utilized for issue of bank guarantee of the Company (net) Reliance Industries Limited | Holding Company of RVL | 23 347 | 17 097 |
| 4 | Investment in Shares Reliance Innovative Building Solutions Private Limited IndoSpace MET Logistics Park Farukhnagar Private Limited | Subsidiary Associate | 1 101 2 434 | - 2 434 |
| 5 | Investment in Non - Convertible Bonds (NCB) IndoSpace MET Logistics Park Farukhnagar Private Limited | Associate | 962 | 494 |
| 6 | Income from Common Area Maintenance Service Charges Reliance Industries Limited IndoSpace MET Logistics Park Farukhnagar Private Limited | Holding Company of RVL Associate | 15 9 | 16 48 |
| 7 | Income from Support Services IndoSpace MET Logistics Park Farukhnagar Private Limited | Associate | - | 13 |

30.1 Compensation of Key managerial personnel

The remuneration of director and other member of key management personnel during the year was as follows:

| S.N. | Particulars | (Rs. in Lakhs) | |
|------|--------------------------|----------------|---------|
| | | 2023-24 | 2022-23 |
| 1 | Short term benefits | 394 | 369 |
| 2 | Post-employment benefits | 17 | 16 |
| | Total | 411 | 385 |

31 Contingent Liability & Commitments

| Particulars | (Rs. in Lakhs) | |
|--|----------------|---------|
| | 2023-24 | 2022-23 |
| Contingent Liabilities | | |
| (i) Bank Guarantees | 23 347 | 17 097 |
| (ii) In respect of private purchase of land by the Company, 48 civil suits (previous year 52 civil suits) of various nature are pending in district courts and High Court. Company is of the view that most of these cases are not tenable and no material liability will arise. | | |
| Commitments | | |
| Others | | |
| a. Estimated amount of contracts remaining to be executed as on 31st March, 2024 (net of advances) and not provided for | 28 187 | 17 930 |
| b. Estimated amount of contracts remaining to be executed on capital account as on 31st March, 2024 (net of advances) and not provided for | 984 | 1 973 |
| c. MoUs executed with Land Sellers (net of advances) | 47 | 47 |
| d. Estimated cost to be incurred in connection with development of industrial colonies under license issued by Directorate of Town & Country Planning, Government of Haryana not included in (a) above | 13 634 | 24 112 |
| e. Rent of offices for unexpired period of rent agreement. | 2 723 | 1 609 |

Capital Management

The Company adheres to robust capital Management framework. It proactively reviews its debt structure and tries to optimize the impact of finance cost by adopting suitable debt mix.

| Particulars | (Rs. in Lakhs) | |
|---|------------------------------------|------------------------------------|
| | As at 31 st March, 2024 | As at 31 st March, 2023 |
| Gross Debt | 6 27 200 | 6 31 200 |
| Cash and Marketable Securities | 64 184 | 14 694 |
| Net Debt (A) | 5 63 016 | 6 16 506 |
| Total Equity (As per Balance Sheet) (B) | 18 055 | 24 067 |
| Net Gearing (A/B) | 31.18 | 25.62 |

Cash and Marketable Securities includes cash and cash equivalent of Rs.64 184 Lakhs (previous year Rs. 14 616 Lakhs) and investment in low duration mutual fund with Nippon India Mutual Fund of Rs Nil Lakhs (previous year 78 Lakhs)



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

32 Financial Instruments
Fair value measurement hierarchy

| Particulars | As at 31 st March, 2024 | | | | As at 31 st March, 2023 | | | |
|----------------------------|------------------------------------|----------------------|---------|---------|------------------------------------|----------------------|---------|---------|
| | Carrying amount | Level of inputs used | | | Carrying amount | Level of inputs used | | |
| | | Level 1 | Level 2 | Level 3 | | Level 1 | Level 2 | Level 3 |
| Financial Assets | | | | | | | | |
| At amortized cost | | | | | | | | |
| Trade Receivables | 867 | - | - | - | 259 | - | - | - |
| Cash and Cash Equivalents | 64 184 | - | - | - | 14 616 | - | - | - |
| Other Financial Asset | 4 029 | - | - | - | 2 729 | - | - | - |
| At FVTPL | | | | | | | | |
| Investments # | 962 | - | - | 962 | 572 | 78 | - | 494 |
| Financial Liability | | | | | | | | |
| At Amortised cost | | | | | | | | |
| Borrowings | 6 27 200 | - | - | - | 6 31 200 | - | - | - |
| Lease Liabilities | 918 | - | - | - | 990 | - | - | - |
| Trade Payable | 5 776 | - | - | - | 2 890 | - | - | - |
| Other Financial Liability | 2 737 | - | - | - | 1 868 | - | - | - |

excludes investment of Rs. 2 434 Lakhs (previous year Rs. 2 434 Lakhs) in Associate and Rs. 1 101 Lakhs (previous year Rs. Nil Lakhs) in Subsidiary which have been measured at cost.

The Financial Instruments are categorized into three levels based on the inputs used to arrive at fair value measurements as described below:
Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities;

Level 2: Inputs other than the quoted prices include within Level 1 that are observable for the asset or liability, either directly or indirectly; and
Level 3: Inputs based on unobservable market data.

The fair value of marketable securities in the form of investment in low duration mutual fund with Nippon India Mutual Fund is measured at NAV (under Level 1) declared by Nippon India Mutual Fund.

Interest rate risk

The exposure of the Company's borrowings to interest rate changes at the end of the reporting period is as follows:

| Particulars | (Rs. in Lakhs) | |
|-----------------------|------------------------|------------------------------------|
| | As at 31st March, 2024 | As at 31 st March, 2023 |
| Borrowing-Non Current | 6 27 200 | 6 31 200 |

Credit Risk

Credit risk is the risk that a customer or counter party to a financial instrument fails to perform or pay the amounts due causing financial loss to the Company. Credit risk arises from company's activities in investments and outstanding receivables from customers.

The Company has prudent and conservative process for managing its credit risk arising in the course of its business activities. Sale of developed plots /un-developed plots is made on receipt of full amount of consideration. The Company has payment delay risk on recovery of lease rentals and common maintenance charges from customers setting up their units in licensed colonies of the Company.

Liquidity Risk

Liquidity risk arises from the company's inability to meet its cash flow commitments on time. Since the Company is subsidiary of Reliance Industries Limited, the cash flow deficits, if any, will be funded by its ultimate holding Company.

33 The Company's activities during the year revolved mainly around development of Model Economic Township Projects. Considering the nature of Company's business and operations, there is only one reportable operating segment in accordance with requirement of Indian Accounting Standard 108 - "Operating Segments".



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

34 Investment property

Properties held for rental or capital appreciation purposes are classified as investment properties. Investment properties are measured at cost.

Investment Property represents Five land parcels admeasuring 1.3125 acres, 4.44375 acres in revenue village of Dadri Toe, 1.1375 acres, 15.84375 acres in revenue village Badli, 22.4482 acres in village Yakubpur on operating lease with the intention to earn the rental and capital appreciation. The Company has re-classified both the land parcels as Investment Property. The details are as under:

| Particulars | (Rs in Lakhs) | | | |
|---|---------------|----------|---------------------|--------|
| | Land | Building | Plant and Machinery | Total |
| COST: | | | | |
| As on 1 st April, 2023 | 647 | - | - | 647 |
| Additions | 4 671 | 6 089 | 416 | 11 176 |
| Transferred to Assets held for Sale | - | - | - | - |
| Disposals | - | - | - | - |
| Balance as on 31 st March, 2024 | 5 318 | 6 089 | 416 | 11 823 |
| Depreciation and Amortization | | | | |
| As on 1 st April, 2023 | - | - | - | - |
| Depreciation and Amortization during the year | - | 149 | 23 | 172 |
| Transferred to Assets held for Sale | - | - | - | - |
| Disposals | - | - | - | - |
| Balance as on 31 st March, 2024 | - | 149 | 23 | 172 |
| Net Book Value | | | | |
| As on 31 st March, 2023 | 647 | - | - | 647 |
| As on 31 st March, 2024 | 5 318 | 5 940 | 393 | 11 651 |

Information regarding income and expenditure of investment Property

| S.N. | Particulars | (Rs. in Lakhs) | |
|------|---|------------------------------|------------------------------|
| | | For the year ended | |
| | | 31 st March, 2024 | 31 st March, 2023 |
| 1 | Rental income derived from investment properties | 865 | 64 |
| 2 | Less: Direct operating expenses (including repairs and maintenance) that are generating rental income) | - | - |
| 3 | Less: Direct operating expenses (including repairs and maintenance) that did not generate rental income | - | - |
| 4 | Profit arising from investment properties before depreciation | 865 | 64 |
| 5 | Less: Depreciation and Amortization for the year | (172) | - |
| 6 | Profit arising from Investment Properties | 693 | 64 |

The fair value of the investment property is Rs. 15 306 Lakhs (Previous year – Rs 1 678 Lakhs). The fair value is determined based on the methodology adopted for market value determination for land acquired under The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013. Since there are no comparable transactions in MET project area, and also considering fair value determination as per the Act as mentioned above, there is no need for external valuation for the purpose.

35 For the land purchased by the Company, the Company has formulated its own annuity scheme on voluntary basis for the payment of annuity to land sellers meeting the eligibility criteria and has provided liability for annuity on annual basis. The amount of undiscounted annuity liability as at 31st March, 2024 is Rs 3 611 Lakhs (Previous year Rs. 3 317 Lakhs). In respect of land of the Projects registered under Real Estate (Regulation and Development) Act 2016 by Real Estate Regulatory Authority, Punchkula and land sold/leased out, the Company has decided to pay annuity on yearly basis to land sellers, irrespective of their meeting the eligibility conditions and in such cases, has made the provision for full term of 33 years. The amount of undiscounted annuity provision for 33 years as at 31st March, 2024 is Rs. 22 322 Lakhs (Previous year Rs 19 038 Lakhs). Thus after carrying out the adjustment as required, the discounted amount of annuity provision as on 31st March, 2024 stands at Rs. 8 479 Lakhs (Previous year – Rs. 6 893 Lakhs). Such provisions will be re-measured in subsequent years as per the requirement of Indian Accounting Standards.

36

During the year the company purchased full equity capital of Reliance Innovative Building Solutions Private Limited on 27-Oct-2023 from Reliance Strategic Business Ventures Limited and made the company it's wholly owned subsidiary on 31-Oct-2023. Subsequent to this, the company purchased further equity share on right issue basis on 30-Dec-2023. The Company, after approval by the board on 10-Jan-2024, filed the scheme of Amalgamation of Reliance Innovative Building Solutions Private Limited with the company and their respective shareholder and creditors (Scheme) under the provision of section 233 of Companies Act, 2013. The Company filed the requisit application with Registrar of Companies, official liquidator and Regional Director and e-form with MCA seeking the confirmation of the scheme by the Regional Director on behalf of Central Government. The appointed date as per the scheme is defined to be 1-Jan-2024. Since the Confirmation of the Scheme by Regional Director is still awaited, the effect of such merger has not been given in the Financial Statement.



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

37 (a) Lease Rent Receivable

The Company executed long term lease agreements with three of its customers for a period of 99 years. As per the terms of lease, it received one time lease premium and in addition receives lease rentals on annual basis during the lease period. Subsequent to adoption of Indian Accounting Standards with transition date as at 1st April, 2015, it has computed the fair value of lease rentals receivable in future. It has thus gross lease rentals receivable with discounted value of minimum lease payments receivable as at end of each of the reporting period as under:

| S.No. | Particulars | As at | |
|-------|--|-----------------------------|-----------------------------|
| | | 31 st March 2024 | 31 st March 2023 |
| 1 | Gross lease rentals receivable | 1 257 | 1 271 |
| 2 | Present value of minimum lease payments receivable | 109 | 109 |
| (a) | Not later than one year | 12 | 12 |
| (b) | Later than one year but not later than five years | 48 | 55 |
| (c) | Later than five years | 49 | 42 |
| 3 | Unearned Finance Income | 1 148 | 1 162 |

(b) Lease Liabilities

(i) The following is the contractual maturity profile of lease liabilities:

| S.No. | Particulars | As at | |
|-------|--------------------------------|-----------------------------|-----------------------------|
| | | 31 st March 2024 | 31 st March 2023 |
| | Present Value of Lease payable | 918 | 990 |
| (a) | Less than one year | 92 | 72 |
| (b) | One year to five years | 674 | 597 |
| (c) | More than five years | 152 | 321 |

(ii) Lease liabilities carry an effective interest rates in the range of 7.50% to 8.00%. The lease terms are in the range of 9 to 10 years.



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

38 As per the requirement of Ind AS- 37 (provisions, contingent liabilities and contingent assets), following are the details of provisions appearing as on each of the following reporting period:

| S.No. | Particulars | (Rs. in Lakhs) | |
|-------|--|-----------------------------|-----------------------------|
| | | As at | |
| | | 31 st March 2024 | 31 st March 2023 |
| 1 | Balance at the beginning | | |
| 2 | Add: Provisions made during the year | 6 893 | 5 756 |
| 3 | Less: Amount used/charged against the provisions during the year | 2 444 | 1 829 |
| 4 | Balance at the end | 8 479 | 6 893 |

39 Employee Benefits

As per Indian Accounting Standard - 19 "Employee Benefits" the disclosures as defined are given below:

Defined Contribution Plans:

Contribution to Defined Contribution Plan, recognized as expenses for the year is as under:-

| | (Rs. in Lakhs) | |
|--|----------------|---------|
| | 2023-24 | 2022-23 |
| Employer's Contribution to Provident Fund | 58 | 51 |
| Employer's Contribution to Superannuation Fund | 1 | 1 |
| Employer's Contribution to Pension Scheme | 15 | 13 |

Defined Benefit Plan

I. Reconciliation of opening and closing balances of Defined Benefit Obligation

| Particulars | (Rs. in Lakhs) | |
|---|-------------------|---------|
| | Gratuity (Funded) | |
| | 2023-24 | 2022-23 |
| Defined Benefit Obligation at beginning of the year | 235 | 206 |
| Current Service cost | 15 | 14 |
| Interest Cost | 18 | 15 |
| Actuarial (gain) / loss on obligations due to change in financial assumptions | 7 | (5) |
| Actuarial (gain) / loss | 3 | 14 |
| Transfer in/ (Out) | - | - |
| Benefits paid | (11) | (9) |
| Defined Benefit obligation at year end | 266 | 235 |

II. Reconciliation of opening and closing balances of fair value of Plan Assets

| Particulars | (Rs. in Lakhs) | |
|--|-------------------|---------|
| | Gratuity (Funded) | |
| | 2023-24 | 2022-23 |
| Fair Value of Plan Assets at beginning of the year | 235 | 206 |
| Expected Return on Plan Assets | 17 | 16 |
| Liability Transferred In/Acquisitions | - | - |
| Actuarial Gain / (Loss) | - | - |
| Employers Contribution | 14 | 13 |
| Benefits paid | - | - |
| Fair value of Plan assets at year end | 266 | 235 |

III. Reconciliation of fair value of Assets and Obligations

| Particulars | (Rs. in Lakhs) | |
|---|-------------------|---------|
| | Gratuity (Funded) | |
| | 2023-24 | 2022-23 |
| Fair value of Plan Assets | 266 | 235 |
| Present value of Obligation | 266 | 235 |
| Net Liability/(Asset) Recognized in the Balance Sheet | - | - |



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

IV. Expenses recognized during the year

| Particulars | (Rs. in Lakhs) | |
|--|-------------------|---------|
| | Gratuity (Funded) | |
| | 2023-24 | 2022-23 |
| In Income Statement | | |
| Current Service Cost | | |
| Interest Cost | 15 | 14 |
| Net Cost | - | - |
| In Other Comprehensive Income | 15 | 14 |
| Actuarial (Gain) / Loss | | |
| Return On Plan Assets | 10 | 8 |
| Net (Income)/ Expense For the year Recognized in OCI | 25 | 22 |

V. Investment Details

| Particulars | (Rs. in Lakhs) | |
|----------------|-------------------|---------|
| | Gratuity (Funded) | |
| | 2023-24 | 2022-23 |
| Insurance Fund | 266 | 235 |

VI. Bifurcation of Net Liability/ (Asset)

| Particulars | (Rs. in Lakhs) | |
|--|------------------------------------|------------------------------------|
| | As on 31 st March, 2024 | As on 31 st March, 2023 |
| Current Liability/ (Asset) (Short Term) | - | - |
| Non-Current Liability/ (Asset) (Long Term) | - | - |

VII. Actuarial assumptions

| Particulars | Gratuity (Funded) | |
|--|-------------------|---------|
| | 2023-24 | 2022-23 |
| | 2012-14 | 2012-14 |
| | (Urban) | (Urban) |
| Discount Rate (per annum) | 7.23% | 7.60% |
| Rate of escalation in Salary (per annum) | 6.00% | 6.00% |
| Rate of Employee Turnover | 7.00% | 3.00% |

The estimates of rate of escalation in salary considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors including supply and demand in the employment market. The above information is certified by the actuary.

The Expected Rate of Return on Plan Assets is determined considering several applicable factors, mainly the composition of Plan Assets held, assessed risks, historical results of return on Plan Assets and the Company's policy for Plan Assets.

VIII. The expected contributions for Defined Benefit Plan for the next financial year will be in line with FY 2023-24

IX. Sensitivity Analysis

Significant Actuarial Assumptions for the determination of the defined benefit obligation are discount rate, expected salary increase and employee turnover. The sensitivity analysis below, have been determined based on reasonably possible changes of the assumptions occurring at end of the reporting period, while holding all other assumptions constant. The result of Sensitivity analysis is given below:

| Particulars | (Rs. in Lakhs) | | | |
|---|------------------------------------|----------|------------------------------------|----------|
| | 31 st March, 2024 | | 31 st March, 2023 | |
| Defined Benefit Obligation (Base) | 266 | | 235 | |
| Particulars | As at 31 st March, 2024 | | As at 31 st March, 2023 | |
| | Decrease | Increase | Decrease | Increase |
| Discount Rate (-/+0.5%) | 5 | -5 | 5 | -5 |
| %age change compared to base due to sensitivity | 1.8% | -1.7% | 2.3% | -2.1% |
| Salary growth rate (-/+0.5%) | -5 | 5 | -5 | 5 |
| %age change compared to base due to sensitivity | -1.8% | 1.8% | -2.2% | 2.3% |
| Attrition rate (-/+ 25%) | 0 | 0 | 0 | 0 |
| %age change compared to base due to sensitivity | -0.1% | 0.1% | 0.0% | 0.0% |
| Mortality Rate (-/+ 10%) | 0 | 0 | 0 | 0 |
| %age change compared to base due to sensitivity | 0.0% | 0.0% | 0.0% | 0.0% |



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

These plans typically expose the Company to actuarial risks such as: investment risk, interest risk, longevity risk and salary risk.

- Investment risk:** The present value of defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of reporting period on investment with LIC.
- Interest risk:** A decrease in the interest rate will increase the plan liability; however this will be partially offset by an increase in the return on plan debt investments.
- Longevity risk:** The present value of defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
- Salary risk:** The present value of defined plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

40 Taxation

The income tax expenses for the year can be reconciled to the accounting profit as follows:

| Particulars | (Rs. in Lakhs) | |
|---|------------------------------|------------------------------|
| | Year ended | |
| | 31 st March, 2024 | 31 st March, 2023 |
| Profit / (Loss) before tax | (6 147) | 5 676 |
| Applicable tax rate | 25.17% | 25.17% |
| Computed tax expense | (1 547) | 1 429 |
| Tax effect of: | | |
| Expenses disallowed/(allowed)/Other Adjustments | 1 547 | (12) |
| Carried Forward Losses Utilised | - | (1 418) |
| Current tax provision (A) * | - | - |
| Incremental deferred tax asset on account of tangible and intangible assets | (818) | 42 |
| Incremental deferred tax asset / (liability) on account of financial assets and other items | 963 | (12) |
| Deferred tax provision (B) | 145 | 30 |
| Tax expenses recognized in Statement of Profit and Loss (A+B) | 145 | 30 |

* Since there is a Loss before tax, no provision of current tax has been made.

41 The Deferred Tax (Liability) /Asset comprise of the following:

| | (Rs. in Lakhs) | | | |
|--|------------------------|---------------------------------------|----------|------------------------|
| | As at 31st March, 2023 | Charge/(Credit) to profit or loss/OCI | Others | As at 31st March, 2024 |
| Deferred Tax (Liabilities) /Asset in relation to | | | | |
| Property, plant and equipment | (227) | (818) | - | (1 045) |
| Financial assets and other items | (259) | (6 863) | - | (7 122) |
| Financial liabilities and other items | (1 696) | (335) | - | (2 031) |
| Carried Forward losses | 556 | 8 161 | - | 8 717 |
| Total | (1 626) | 145 | - | (1 481) |



42 Ratio Analysis

| Sr. No. | Particulars | 2023- 24 | 2022- 23 | % Changes |
|---------|---|----------|----------|-----------|
| 1 | Current Ratio ^a | 4.75 | 7.58 | -37% |
| 2 | Debt-Equity Ratio ^b | 34.74 | 26.23 | 32% |
| 3 | Debt Service Coverage Ratio ^b | 0.35 | 0.24 | 50% |
| 4 | Return on Equity Ratio ^e | -28% | 27% | -206% |
| 5 | Inventory Turnover Ratio ^c | 0.07 | 0.04 | 110% |
| 6 | Trade Receivable Turnover Ratio ^c | 5.60 | 2.82 | 99% |
| 7 | Trade Payables Turnover Ratio ^d | 6.89 | 7.58 | -9% |
| 8 | Net Capital Turnover Ratio ^c | 0.17 | 0.09 | 79% |
| 9 | Net Profit Ratio ^g | -6% | 9% | -160% |
| 10 | Return on Capital Employed (Excluding Working capital Financing) ^f | 7% | 3% | 110% |
| 11 | Return on Investment ^g | 5% | 3% | 88% |

- a) Current ratio decreased due to increase in current liabilities on account of advances received from customers.
 b) Debt-Equity Ratio and Debt Services Coverage Ratio increased due to loan raised during the year.
 c) Inventory Turnover Ratio, Trade Receivable and Net Capital Turnover ratio increased due to increase in sales for the year.
 d) Trade Payable Turnover Ratio decreased due to reduction in credit purchases during the year.
 e) Net Profit Ratio, Return on Equity Ratio decreased due to increase in finance cost during the year.
 f) Return on Capital Employed Turnover ratio increased due to increase in sales for the year.
 g) Return on Investment increased due to sale of Mutual funds and increase in fixed deposits.

Formulae for computation of ratios are as follows:

| Sr. No. | Particulars | Formula |
|---------|--|---|
| 1 | Current Ratio | $\frac{\text{Current assets}}{\text{Current Liabilities}}$ |
| 2 | Debt-Equity Ratio | $\frac{\text{Total Debts}}{\text{Total Equity}}$ |
| 3 | Debt Service Coverage Ratio | $\frac{\text{Earning Before Interest, Tax and Exceptional Items}}{\text{Interest expense + Principal Repayments made during the period for long term loans}}$ |
| 4 | Return on Equity Ratio | $\frac{\text{Profit After Tax (Attributable to Owners)}}{\text{Average Net worth}}$ |
| 5 | Inventory Turnover Ratio | $\frac{\text{Cost of goods Sold}}{\text{Average Inventory of Finished Goods, Stock-in-Process and Stock in Trade}}$ |
| 6 | Trade Receivable Turnover Ratio | $\frac{\text{Value of Sales and Services}}{\text{Average Trade Receivables}}$ |
| 7 | Trade Payables Turnover Ratio | $\frac{\text{Cost of Material Consumed (after adjustment of RM Inventory) + Purchases of Stock in Trade + Other Expenses}}{\text{Average Trade Payables}}$ |
| 8 | Net Capital Turnover Ratio | $\frac{\text{Value of Sales \& Services}}{\text{Working Capital}}$ |
| 9 | Net Profit Ratio | $\frac{\text{Profit After tax}}{\text{Value of Sales and Services}}$ |
| 10 | Return on Capital Employed (Excluding Working capital Financing) | $\frac{\text{Net Profit After Tax + Deferred Tax Expense/(Income) + Finance Cost (-) Other Income (-) Share of Profit / (Loss) of Associates and Joint Ventures}}{\text{Average Capital Employed}}$ |
| 11 | Return on Investment | $\frac{\text{Other Income (Excluding Dividend)}}{\text{Average Cash, Cash Equivalents \& Other Marketable Securities}}$ |



MODEL ECONOMIC TOWNSHIP LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

43 Corporate Social Responsibility

(a) Based on the 3 year average profit of the Company, as provided for in the Companies Act 2013, the obligation for CSR spent became applicable to the company from the year 2022-23.

(b) CSR amount required to be spent as per section 135 of the companies Act, 2013 read with schedule VII thereof by the company during the year is Rs.125 Lakhs (Previous year – Rs. 65 Lakhs).

(c) Expenditure related to Corporate Social Responsibility is Rs.129 Lakhs (Previous year – Rs. 67 Lakhs)

| Particulars | (in Lakhs) | |
|--------------------------------|------------|-----------|
| | 2023-24 | 2022-23 |
| Rural infrastructure | - | 22 |
| Health(including COVID-19) | 35 | 7 |
| Education | 68 | 23 |
| Employment Enhancing Programme | 26 | - |
| Promotion of Sports | - | 4 |
| Animal Welfare | - | 11 |
| Total | 129 | 67 |

44 Other Statutory Information

- (i) As per section 248 of the Companies Act, 2013, there are no balances outstanding with struck off Companies.
- (ii) The Company do not have any Capital-work-in progress or intangible assets under development, whose completion is overdue or has exceeded its cost compared to its original plan.
- (iii) The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the intermediary shall:
 - a) Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
 - b) Provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- (iv) The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - a) Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - b) Provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (v) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income-tax Act, 1961

45 The figures for the corresponding previous year have been regrouped/ reclassified wherever necessary, to make them comparable.

46 The financial statements were approved for issue by Board of directors on 11th April, 2024.

As per our Report on even date
 For Chaturvedi & Shah LLP
 Chartered Accountants
 Regn No. 101720W / W-00355

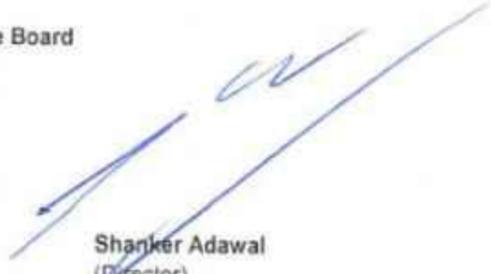

 Anuj Bhatia
 Partner
 Membership No. - 122179
 Place: Gurugram
 Date: 11-April-2024

For and on behalf of the Board


 Shrivallabh Goyal
 (Whole Time Director)
 DIN- 00021471


 Sudhir Kumar Jain
 (Whole Time Director & CFO)
 DIN- 05205213

Place: Gurugram
 Date: 11-April-2024


 Shanker Adawal
 (Director)
 DIN- 01039400


 Ankita Bajaj
 (Company Secretary)
 Membership No : 72925

