PATANKAR
& ASSOCIATES
Chartered Accountants

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Independent Auditor's Report to the members of INOX INFRASTRUCTURE LIMITED

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **INOX INFRASTRUCTURE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31 March 2023, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of the significant accounting policies and other explanatory information ("the 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 the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015 ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2023, its loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit 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 made 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 preparation of the other information. The other information comprises the information included in the Board's Report, including Annexures to Board's Report but does not include the financial statements and our auditor's report thereon. The Board's Report, including Annexures to Board's Report is expected to be made available to us after the date of this auditor's report.

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 when it becomes available and, in doing so, consider whether the other

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When we read the Board's Report, including Annexures to Board's Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take necessary actions as per the applicable laws and regulations.

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

In preparing the financial statements, 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 judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not

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detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of section 143(11) of the Act, we give in the Annexure I 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, based on our audit, 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.

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

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

(f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in Annexure II. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to financial statements.

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

i. The Company does not have any pending litigations which would impact its financial position;

ii. The Company did not have any long-term contracts, including derivative contracts, for which there were any material foreseeable losses;

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

iv.

(a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

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

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

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Independent auditor's report to the members of INOX INFRASTRUCTURE LIMITED on the financial statements for the year ended 31 March 2023 *(continued)*

v. The Company has neither declared nor paid any dividend during the year.

vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, for maintaining books of account using accounting software which has a feature of recording audit trail facility is applicable to the Company w.e.f. 1 April 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended 31 March 2023.

Other Matters

The financial statements of the Company for the year ended 31 March 2022 were audited by another auditor who expressed an unmodified opinion on those statements on 5 May 2022.

For Patankar & Associates
Chartered Accountants
Firm's Registration No. 107628W

S.S. Malani

S S Malani
Partner
Membership No. 110051
UDIN: 23049051BGXDEP6647

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Place: Pune
Date: 29 May 2023

Annexure I to Independent auditor's report to the members of INOX INFRASTRUCTURE LIMITED on the financial statements for the year ended 31 March 2023 – referred to in paragraph 1 under the heading "Report on Other Legal and Regulatory Requirements" of our report of even date.

In term of the Companies (Auditors Report) Order, 2020 ("the Order"), on the basis of information and explanation given to us and the books and records examined by us in the normal course of audit and such checks as we considered appropriate, to the best of our knowledge and belief, we state as under:

i. (a) (A) The Company has maintained proper records showing full particulars including quantitative details and situation of investment property. The Company does not have any property, plant and equipment at the end of the year.
(a) (B) The Company does not have any intangible assets.
(b) The Investment property have been physically verified by the management at reasonable intervals and no material discrepancies have been noticed on such verification.
(c) The title deeds of all immovable properties are held in the name of the Company.
(d) The Company has not revalued its investment property and property, plant and equipment during the year.
(e) 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 Company does not have any inventory and accordingly, the requirement to report on clause 3(ii)(a) of the Order is not applicable to the Company.
(b) The Company has not been sanctioned any working capital limit in excess of five crore rupees, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company.

iii. (a) 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 during the year.
(b) The Company has not made investments during the year and accordingly the requirement to report on clause 3(iii)(b) of the Order is not applicable to the Company.
(c) The Company has not granted any loans or advances in nature of loans and accordingly the requirement to report on clause 3(iii)(c) to 3(iii)(f) of the Order is not applicable to the Company.

iv. The Company has complied with the provisions of section 186 of the Act in respect of investments made. The Company has not granted any loans or provided any security or guarantees in respect of which provisions of sections 185 and section 186 of the Act are applicable.

v. The Company has not accepted any deposits or amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Act, and the Rules framed thereunder. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.

vi. The Central Government has not prescribed maintenance of cost records under section 148(1) of the Act for the activities of the Company and accordingly, the requirement to report on clause 3(vi) of the Order is not applicable to the Company.

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vii. (a) The Company is generally regular in depositing with appropriate authorities undisputed statutory dues including Goods and service tax, income-tax, and other material statutory dues applicable to it. There are no undisputed dues relating to provident fund, Employees' State Insurance, sales tax, service tax, duty of excise, value added tax and cess. There are no undisputed amounts payable in respect these statutory dues in arrears as at 31 March 2023 for a period of more than six months from the date they became payable.

(b) There are no statutory dues referred to in sub-clause (a) above which have not been deposited on account of disputes.

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

ix. (a) The Company has not taken any loans or other borrowings from any lender and accordingly, the requirement to report on clause 3(ix)(a) of the Order is not applicable to the Company.

(b) The Company has not been declared wilful defaulter by any bank or financial institution or other lender.

(c) The Company has not taken any term loan and accordingly, the requirement to report on clause 3(ix)(c) of the Order is not applicable.

(d) There are no funds raised on short term basis and accordingly, the requirement to report on clause 3(ix)(d) of the Order is not applicable to the Company.

(e) The Company does not have any subsidiaries, associates or joint ventures and accordingly, the requirement to report on clause 3(ix)(e) and 3(ix)(f) of the Order is not applicable to the Company.

x. (a) The Company did not raise moneys by way of initial public offer or further public offer (including debt instruments) during the year.

(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).

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

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

(c) The Company is not required to establish Vigil mechanism and accordingly, the requirement to report on clause 3(xi)(c) of the Order is not applicable to the Company.

xii. The Company is not a Nidhi Company and accordingly, the requirement to report on clause 3(xii) of the Order is not applicable to the Company.

xiii. All transactions with the related parties are in compliance with sections 177 and 188 of the Act and the details have been disclosed in the financial statements etc. as required by the applicable accounting standards.

xiv. (a) The Company has an internal audit system commensurate with the size and the nature of its business.

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(b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit have been considered by us.

xv. The Company has not entered into any non-cash transactions with directors or persons connected with them and accordingly, the requirement to report on clause 3(xv) of the Order is not applicable to the Company.

xvi. (a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934).
(b) The Company has not conducted any Non-Banking Financial or Housing Finance activities during the year.
(c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.
(d) The Group of which the Company is a part has only one CIC.

xvii. The Company has incurred cash loss of Rs. 15.09 lakhs in the current financial year and the Company had not incurred cash loss in the immediately preceding financial year.

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

xix. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the plans of the Board of Directors and management and based on our examination of 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 the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. 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 upto the date of the audit report and we neither give any guarantee nor any assurance that all the liabilities following 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. The provisions of section 135 of the Act in respect of Corporate Social Responsibility (CSR) are not applicable to the Company and accordingly, the requirement to report on clause 3(xx) of the Order is not applicable to the Company.

For Patankar & Associates
Chartered Accountants
Firm's Registration No. 107628W

S.S.Malani

S S Malani
Partner
Membership No. 110051

PATANKAR & ASSOCIATES
19,Gold Wings, Parvati Nagar, Sinhgad Road, PUNE-30
Chartered Accountants

Place: Pune
Date: 29 May 2023

Annexure II to Independent auditor's report to the members of INOX INFRASTRUCTURE LIMITED on the financial statements for the year ended 31 March 2023 – referred to in paragraph 2(f) under the heading "Report on Other Legal and Regulatory Requirements" of our report of even date.

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 **INOX INFRASTRUCTURE LIMITED** ("the Company") as of 31 March 2023 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 based on the internal control over financial reporting criteria established by the Company considering the essential components of internal controls 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 ("the 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, deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the ICAI. 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 system 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 judgement, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error.

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

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Annexure II to Independent Auditor's Report to the members of INOX INFRASTRUCTURE LIMITED on the financial statements for the year ended 31 March 2023- referred to in paragraph 2(f) under the heading 'Report on Other Legal and Regulatory Requirements' of our report of even date *(continued)*

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

Inherent Limitations of Internal Financial Controls 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 controls 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 system with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at 31 March 2023 based on the internal controls over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For Patankar & Associates
Chartered Accountants
Firm's Registration No. 107628W

S.S. Malani

S S Malani
Partner
Membership No. 110051

Place: Pune
Date: 29 May 2023

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Chartered Accountants

INOX INFRASTRUCTURE LIMITED
Balance Sheet as at 31 March 2023

(Rs. in Lakhs)

Sr. No.	Particulars	Notes	As at 31 March 2023	As at 31 March 2022
	ASSETS			
(1)	***Non-current assets***			
	(a) Property, plant & equipment	5	-	-
	(b) Investment property	6	250.28	252.04
	(c) Financial assets			
	(i) Investments			
	- Other investments	7	2,303.67	2,652.08
	(ii) Other financial assets	8	1.84	0.34
	Total non-current assets		**2,555.79**	**2,904.46**
(2)	***Current assets***			
	(a) Financial assets			
	(i) Other investments	7	457.58	449.99
	(ii) Cash & cash equivalents	9	0.67	3.53
	(iii) Other current financial assets	8	-	1.50
	(b) Other current assets	10	0.12	0.38
	Total current assets		**458.37**	**455.40**
(3)	Assets held for sale	11	3,200.00	3,200.00
	Total Assets (1+2+3)		**6,214.16**	**6,559.86**
	EQUITY & LIABILITIES			
(1)	***Equity***			
	(a) Equity share capital	12	5,000.00	5,000.00
	(b) Other equity	13	1,167.15	1,478.15
	Total equity		**6,167.15**	**6,478.15**
	LIABILITIES			
(2)	***Non-current liabilities***			
	(a) Deferred tax liabilities (net)	14	38.53	73.00
	Total non-current liabilities		**38.53**	**73.00**
(3)	***Current liabilities***			
	(a) Financial Liabilities			
	(i) Trade payables			
	a. total outstanding dues of micro enterprises and small enterprises	15	-	-
	b. total outstanding dues of creditors other than micro enterprises and small enterprises	15	2.79	0.16
	(ii) Other financial liabilities	16	-	2.88
	(b) Other current liabilities	17	0.49	0.87
	(c) Current tax liabilities	18	5.20	4.80
	Total current liabilities		**8.48**	**8.71**
	Total Equity & Liabilities (1+2+3)		**6,214.16**	**6,559.86**

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INOX INFRASTRUCTURE LIMITED
Balance Sheet as at 31 March 2023 - continued

The accompanying notes are an integral part of the financial statements

As per our report of even date attached
For Patankar & Associates
Chartered Accountants
Firm's registration no. 107628W

S.S. Malani

S S Malani
Partner
Membership No: 110051
Place: Pune
Date: 29 May 2023

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19, Gold Wings,
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Chartered Accountants

INOX INFRASTRUCTURE LIMITED

Pavan Jain
Director
DIN - 00030098
Place: Mumbai

Siddharth Jain
Director
DIN - 00030202
Place: Mumbai

Dhiren Asher
Chief Financial Officer
Place: Mumbai
Date: 29 May 2023

Divya Shrimali
Company Secretary
Place: Mumbai

INOX INFRASTRUCTURE LIMITED

Statement of Profit and Loss for the year ended on 31 March 2023

(Rs. in Lakhs)

	Particulars	Notes	Year ended 31 March 2023	Year ended 31 March 2022
I	Revenue from operations		-	-
II	Other income	19	24.19	57.52
III	**Total Income (I+II)**		**24.19**	**57.52**
IV	**Expenses**			
	Finance costs	20	-	22.79
	Depreciation	21	1.76	1.76
	Other expenses	22	16.29	42.17
	Total expenses (IV)		**18.05**	**66.72**
V	**Profit/(Loss) before tax (III-IV)**		**6.14**	**(9.20)**
VI	Tax expense	23		
	Current tax		3.00	39.00
	Deferred tax		5.39	(24.85)
	Taxation pertaining to earlier years		0.21	-
			8.60	**14.15**
VII	**Loss for the year (V-VI)**		**(2.46)**	**(23.35)**
VIII	**Other comprehensive income**			
	Items that will not be reclassified to profit or loss			
	- Changes in fair value of equity instruments at FVOCI		(348.40)	607.63
	- Income tax on above		39.86	(69.51)
			(308.54)	**538.12**
IX	**Total comprehensive income for the year (VII-VIII) (comprising loss and other comprehensive income for the year)**		**(311.00)**	**514.77**
X	**Basic and Diluted loss per share (in Rs.)**	30	(0.005)	(0.05)

The accompanying notes are an integral part of the financial statements.

As per our report of even date attached
For Patankar & Associates
Chartered Accountants
Firm's Registration No. 107628W

S.S. Malani

S S Malani
Partner
Membership No: 110051
Place: Pune
Date: 29 May 2023

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Chartered Accountants

INOX INFRASTRUCTURE LIMITED

Pavan Jain
Director
DIN - 00030098
Place: Mumbai

Siddharth Jain
Director
DIN - 00030202
Place: Mumbai

Dhiren Asher
Chief Financial Officer
Place: Mumbai
Date: 29 May 2023

Divya Shrimali
Company Secretary
Place: Mumbai

INOX INFRASTRUCTURE LIMITED

Statement of changes in equity for the year ended 31 March 2023

A. Equity Share Capital	**(Rs. in Lakhs)**
Balance as at 1 April 2021	5,000.00
Changes in equity share capital during the year	-
Balance as at 31 March 2022	**5,000.00**
Changes in equity share capital during the year	-
Balance as at 31 March 2023	**5,000.00**

B. Other Equity **(Rs. in Lakhs)**

Particulars	Reserves & Surplus - Retained earnings	Equity Instruments through Other Comprehensive Income	Total
Balance as at 1 April 2021	**963.38**	**-**	**963.38**
Loss for the year	(23.35)	-	(23.35)
Other comprehensive income for the year, net of tax	-	538.12	538.12
Total comprehensive income for the year	(23.35)	538.12	514.77
Balance as at 31 March 2022	**940.03**	**538.12**	**1,478.15**
Loss for the year	(2.46)	-	(2.46)
Other comprehensive income for the year, net of tax	-	(308.54)	(308.54)
Total comprehensive income for the year	(2.46)	(308.54)	(311.00)
Transferred on derecognition of equity instrument measured at FVOCI (see Note 7)	471.14	(471.14)	-
Balance as at 31 March 2023	**1,408.71**	**(241.56)**	**1,167.15**

The accompanying notes are an integral part of the financial statements.

As per our report of even date attached
For Patankar & Associates
Chartered Accountants
Firm's Registration No. 107628W

S.S. Malani

S S Malani
Partner
Membership No: 110051
Place: Pune
Date: 29 May 2023

PATANKAR & ASSOCIATES
19,Gold Wings, Parvati Nagar, Sinhgad Road, PUNE-30
Chartered Accountants

INOX INFRASTRUCTURE LIMITED

Pavan Jain
Director
DIN - 00030098
Place: Mumbai

Siddharth Jain
Director
DIN - 00030202
Place: Mumbai

Dhiren Asher
Chief Financial Officer
Place: Mumbai
Date: 29 May 2023

Divya Shrimali
Company Secretary
Place: Mumbai

INOX INFRASTRUCTURE LIMITED

Statement of Cash Flows for the year ended 31 March 2023

(Rs. in Lakhs)

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
A Cash flow from operating activities		
Loss for the year	**(2.46)**	**(23.35)**
Adjustments for :		
Tax expense	8.60	14.15
Finance costs	-	22.79
Interest income	(0.03)	-
Depreciation	1.76	1.76
Provision no longer required, written back	(1.58)	(0.08)
Share of Profit in LLP	-	(17.62)
Gains on investments carried at FVTPL	(22.58)	(39.82)
Loss before working capital changes	**(16.29)**	**(42.17)**
Adjustments for :		
Increase/(decrease) in trade payables	4.21	0.16
Increase/(decrease) in other liabilities	(0.38)	(1.01)
Increase/(decrease) in other financial liabilities	(2.88)	(0.93)
(Increase)/decrease in other financial assets	-	(1.50)
(Increase)/decrease in other assets	0.27	10.66
Cash used in operations	**(15.07)**	**(34.79)**
Income tax paid (net)	(2.81)	(38.25)
Net cash used in operating activities	**(17.88)**	**(73.04)**
B Cash flow from investing activities		
Interest received	0.02	-
Receipts on retirement from LLP	-	2,022.34
Redemption of non-current investments	-	1,297.23
Sale of current investments	15.00	2,411.00
Purchase of current investments	-	(2,645.00)
Purchase of non-current investments	-	(2,044.45)
Net cash generated from investment activities	**15.02**	**1,041.12**
C Cash flow from financing activities		
Repayment of non-current borrowings	-	(947.27)
Finance costs	-	(22.79)
Net cash used in financing activities	**-**	**(970.06)**
Net decrease in cash and cash equivalents	(2.86)	(1.98)
Cash and cash equivalents as at the beginning of the year	3.53	5.51
Cash and cash equivalents as at the end of the year	**0.67**	**3.53**

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Chartered Accountants

INOX INFRASTRUCTURE LIMITED
Statement of Cash Flows for the year ended 31 March 2023 - continued

Changes in liabilities arising from financing activities during the year:

Non-current borrowings: **(Rs. in Lakhs)**

Particulars	As at 31 March 2023	As at 31 March 2022
Opening balance	-	947.27
Cash flows	-	(947.27)
Interest expense	-	22.79
Interest paid	-	(22.79)
Closing balance	-	-

Notes:
1) The above statement of cash flows has been prepared under the indirect method.
2) Components of cash and cash equivalents are as per Note 9.
3) The accompanying notes are an integral part of the financial statements.

As per our report of even date attached
For Patankar & Associates
Chartered Accountants
Firm's Registration No. 107628W

S.S. Malani

S S Malani
Partner
Membership No: 110051
Place: Pune
Date: 29 May 2023

PATANKAR & ASSOCIATES
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INOX INFRASTRUCTURE LIMITED

Pavan Jain
Director
DIN - 00030098
Place: Mumbai

Siddharth Jain
Director
DIN - 00030202
Place: Mumbai

Dhiren Asher
Chief Financial Officer
Place: Mumbai
Date: 29 May 2023

Divya Shrimali
Company Secretary
Place: Mumbai

INOX INFRASTRUCTURE LIMITED
Notes to the financial statements for the year ended 31 March 2023

1. Company information

Inox Infrastructure Limited ("the Company") is engaged in the business of real estate and property development. The Company is a subsidiary of GFL Limited. All the activities of the Company are in India.

The Company's registered office 7th Floor, Ceejay House, Dr. Annie Besant Road, Worli, Mumbai 400018.

2. Statement of compliance and basis of preparation and presentation

2.1 Statement of Compliance

These financial statements of the Company comply in all material aspects with the Indian Accounting Standards ("Ind AS") notified under section 133 of the Companies Act, 2013 ("the Act"), read together with the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time, relevant provisions of the Act and other accounting principles generally accepted in India. Accounting policies have been consistently applied except where a newly issued accounting standard initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use (see Note 2.3).

These financial statements were authorized for issue by the Company's Board of Directors on 29 May 2023.

2.2 Basis of preparation, presentation and measurement

These financial statements are presented in Indian Rupees (INR), which is also the Company's functional currency. All amounts have been rounded-off to the nearest lakhs, unless otherwise indicated.

These financial statements have been prepared on an accrual basis and the historical cost basis except for certain financial assets and liabilities are measured at fair value or amortised cost (refer accounting policy regarding financial instruments).

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

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Any asset or liability is classified as current if it satisfies any of the following conditions:

- the asset/liability is expected to be realized/settled in the Company's normal operating cycle;
- the asset is intended for sale or consumption;
- the asset/liability is held primarily for the purpose of trading;
- the asset/liability is expected to be realized/settled within twelve months after the reporting period;
- the asset is cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least twelve months after the reporting date;
- in the case of a liability, the Company does not have an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

All other assets and liabilities are classified as non-current.

For the purpose of current/non-current classification of assets and liabilities, the Company has ascertained its normal operating cycle as twelve months.

2.3 Amendments to existing accounting standards and recent accounting pronouncements:

a. Amendments to existing accounting standards

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards. As per Notification dated 23 March 2022, amendments to the existing standards have been notified and these amendments are effective from 1 April 2022. The summary of these amendments is as under:

- Amendments to Ind AS 103 Business Combinations: The amendments specify that in a business combination, to qualify for recognition as part of applying the acquisition method, the identifiable assets acquired and liabilities assumed, at the acquisition date, must meet the definitions of assets and liabilities in the Conceptual Framework for Financial Reporting under Indian Accounting Standards (Conceptual Framework) issued by the Institute of Chartered Accountants of India.

- Amendments to Ind AS 16 Property Plant & Equipment: The amendment clarifies that excess of net sale proceeds of items produced over the cost of testing, if any, shall not be recognised in the profit or loss but deducted from the directly attributable costs considered as part of cost of an item of property, plant, and equipment.

- Amendments to Ind AS 37 Provisions, Contingent Liabilities & Contingent assets: The amendments specify that the 'cost of fulfilling' a contract comprises the 'costs that relate directly to the contract'. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (examples would be direct labour, materials) or an allocation of other costs that relate directly to fulfilling contracts (an example would be the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract).

- Amendments to Ind AS 109 Financial Instruments: The amendment clarifies which fees an entity includes when it applies the '10 percent' test of Ind AS 109 in assessing whether to derecognise a financial liability.

The above amendments did not have any impact on the financial statements of the Company.

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b. New accounting pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards. As per Notification dated 31 March 2023, amendments to the existing standards have been notified and these amendments are effective from 1 April 2023. The summary of these amendments is as under

- Amendments to Ind AS 1 Presentation of Financial Statements: The amendments require the entities to disclose their material accounting policies rather than their significant accounting policies.

- Amendments to Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors: The amendments have introduced a definition of 'accounting estimates' and included amendments to Ind AS 8 to help entities distinguish changes in accounting policies from changes in accounting estimates.

- Amendments to Ind AS 12 Income Taxes: The amendments have narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and off-setting temporary differences.

The Company does not expect the above amendments to have any impact on its financial statements.

3. Significant Accounting Policies

3.1 Income recognition

Interest income from a financial asset is recognised on time basis, by reference to the principal outstanding at the effective interest rate applicable, which is the rate which exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

3.2 Taxation

Income tax expense comprises of current tax and deferred tax. It is recognized in Statement of profit and loss except to the extent that it relates to an item recognized directly in equity or in other comprehensive income.

Current tax:

The Current tax comprises amount of tax payable in respect of the taxable income or loss for the year determined in accordance with Income Tax Act, 1961 and any adjustment to the tax payable or receivable in respect of previous years. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax:

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

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

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.
The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Presentation of current and deferred tax:

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

The Company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously. In case of deferred tax assets and deferred tax liabilities, the same are offset if the Company has a legally enforceable right to set off corresponding current tax assets against current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority on the Company.

3.3 Property, plant and equipment

An item of Property, Plant and Equipment (PPE) that qualifies as an asset is measured on initial recognition at cost. Following initial recognition, property, plant and equipment are carried at cost, as reduced by accumulated depreciation and impairment losses, if any.

The Company identifies and determines cost of each part of an item of property, plant and equipment separately, if the part has a cost which is significant to the total cost of that item of property, plant and equipment and has useful life that is materially different from that of the remaining item.

Cost comprises of purchase price / cost of construction, including non-refundable taxes or levies and any expenses attributable to bring the PPE to its working condition for its intended use. Project pre-operative expenses and expenditure incurred during construction period are capitalized to various eligible PPE. Borrowing costs directly attributable to acquisition or construction of qualifying PPE are capitalized.

Spare parts, stand-by equipment and servicing equipment that meet the definition of property, plant and equipment are capitalized at cost and depreciated over their useful life. Costs in nature of repairs and maintenance are recognized in the Statement of Profit and Loss as and when incurred.

Cost of assets not ready for intended use, as on the Balance Sheet date, is shown as capital work in progress. Advances given towards acquisition of property, plant and equipment outstanding at each Balance Sheet date are disclosed as Other Non-Current Assets.

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Depreciation is recognised so as to write off the cost of PPE (other than freehold land and properties under construction) less their residual values over their useful lives, using the straight-line method. The useful lives prescribed in Schedule II to the Companies Act, 2013 are considered as the minimum lives. If the management's estimate of the useful life of property, plant and equipment at the time of acquisition of the asset or of the remaining useful life on a subsequent review is shorter than that envisaged in the aforesaid schedule, depreciation is provided at a higher rate based on the management's estimate of the useful life/remaining useful life. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

Property, plant and equipment are depreciated over estimated useful life as per Part C of Schedule II to the Companies Act, 2013.

The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from its use or disposal. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

For transition to Ind AS, the Company has elected to continue with the carrying value of all of its property, plant and equipment recognised as of 1 April 2015 (transition date) measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.

3.4 Investment property

Investment properties are properties held to earn rentals and/or for capital appreciation (including property under construction for such purposes). Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured in accordance with Ind AS 16 requirements for cost model.

Depreciation is recognised so as to write off the cost of investment properties less their residual values over their useful lives, using the straight-line method. The useful lives prescribed in Schedule II to the Companies Act, 2013 are considered as the minimum lives. If the management's estimate of the useful life of investment properties at the time of acquisition of the asset or of the remaining useful life on a subsequent review is shorter than that envisaged in the aforesaid schedule, depreciation is provided at a higher rate based on the management's estimate of the useful life/remaining useful life. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

Investment properties are depreciated over estimated useful life as per Part C of Schedule II to the Companies Act, 2013.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

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For transition to Ind AS, the Company has elected to continue with the carrying value of its investment property recognised as of 1 April 2015 (transition date) measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.

3.5 Impairment of tangible assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted. If it is not possible to measure fair value less cost of disposal because there is no basis for making a reliable estimate of the price at which an orderly transaction to sell the asset would take place between market participants at the measurement dates under market conditions, the asset's value in use is used as recoverable amount.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, to the extent that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

3.6 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

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 recognised in profit or loss in the period in which they are incurred.

3.7 Investment in Associates

Investment in Associates are carried at cost less accumulated impairment, if any. Where an indication of impairment exists, the carrying amount of the investment is assessed and written down immediately to its recoverable amount. On disposal of investments in associates the difference between net disposal proceeds and the carrying amounts are recognised in the Statement of Profit and Loss.

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Investments are accounted in accordance with Ind AS 105: 'Non-current Assets Held for Sale and Discontinued Operations' when they are classified as held for sale. On disposal of investment, the difference between its carrying amount and net disposal proceeds is charged or credited to the statement of profit and loss.

3.8 Non-current assets held for sale:

The Company classifies non-current assets as held for sale if their carrying amounts will be recovered principally through a sale rather than through continuing use. Such non-current assets classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell. Any expected loss is recognized immediately in the statement of profit and loss.

The criteria for held for sale classification is regarded as met only when the assets are available for immediate sale in its present condition, subject only to terms that are usual and customary for sales of such assets, its sale is highly probable; and it will genuinely be sold.

Assets and liabilities classified as held for sale are presented separately as current items in the balance sheet

3.9 Provisions and contingencies

The Company recognizes provisions when a present obligation (legal or constructive) as a result of a past event exists and it is probable that an outflow of resources embodying economic benefits will be required to settle such obligation and the amount of such obligation can be reliably estimated. Provisions are reviewed at each balance sheet date and are adjusted to reflect the current best estimate.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. If the effect of time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Contingent liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. Contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses its existence in the financial statements.

Contingent assets are not recognized in the financial statements. However, it is disclosed only when an inflow of economic benefits is probable

3.10 Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments. Financial assets and financial liabilities are initially measured at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of

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the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

A] Financial assets

a) Initial recognition and measurement:

Financial assets are recognised when the Company becomes a party to the contractual provisions of the instrument. On initial recognition, a financial asset is recognised at fair value, in case of financial assets which are recognised at fair value through profit and loss (FVTPL), its transaction costs are recognised in the statement of profit and loss. In other cases, the transaction costs are attributed to the acquisition value of the financial asset.

b) Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in profit or loss and is included in the "Other income" line item.

c) Subsequent measurement:

For subsequent measurement, the Company classifies a financial asset in accordance with the below criteria:
i. The Company's business model for managing the financial asset and
ii. The contractual cash flow characteristics of the financial asset.

Based on the above criteria, the Company classifies its financial assets into the following categories:

i. Financial assets measured at amortized cost:

A financial asset is measured at the amortized cost if both the following conditions are met:

a) The Company's business model objective for managing the financial asset is to hold financial assets in order to collect contractual cash flows, and
b) The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

This category applies to cash and bank balances and other financial assets of the Company. Such financial assets are subsequently measured at amortized cost using the effective interest method.

The amortized cost of a financial asset is also adjusted for loss allowance, if any.

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ii. Financial assets measured at FVTOCI:

A financial asset is measured at FVTOCI if both of the following conditions are met:

a) The Company's business model objective for managing the financial asset is achieved both by collecting contractual cash flows and selling the financial assets, and
b) The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Investments in equity instruments, classified under financial assets, are initially measured at fair value. The Company may, on initial recognition, irrevocably elect to measure the same either at FVTOCI or FVTPL. The Company makes such election on an instrument-by-instrument basis. Fair value changes on an equity instrument are recognised as other income in the Statement of Profit and Loss unless the Company has elected to measure such instrument at FVTOCI.

This category applies to one investment of the Company. The Company has elected to designate its investment in equity instruments of PVR INOX Limited at FVTOCI under an irrevocable option, as the said investment is not held for trading.

iii. Financial assets measured at FVTPL:

A financial asset is measured at FVTPL unless it is measured at amortized cost or at FVTOCI as explained above. This is a residual category applied to all other investments of the Company. Such financial assets are subsequently measured at fair value at each reporting date. Fair value changes are recognized in the Statement of Profit and Loss. Dividend income on the investments in equity instruments are recognised as 'other income' in the Statement of Profit and Loss.

d) Foreign exchange gains and losses:

The fair value of financial assets denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period.

For foreign currency denominated financial assets measured at amortised cost and FVTPL, the exchange differences are recognised in profit or loss except for those which are designated as hedging instruments in a hedging relationship.

e) Derecognition:

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognized (i.e., removed from the Company's Balance Sheet) when any of the following occurs:

i. The contractual rights to cash flows from the financial asset expires;
ii. The Company transfers its contractual rights to receive cash flows of the financial asset and has substantially transferred all the risks and rewards of ownership of the financial asset;
iii. The Company retains the contractual rights to receive cash flows but assumes a contractual obligation to pay the cash flows without material delay to one or more recipients under a 'pass-through' arrangement (thereby substantially transferring all the risks and rewards of ownership of the financial asset);

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iv. The Company neither transfers nor retains substantially all risk and rewards of ownership and does not retain control over the financial asset.

In cases where Company has neither transferred nor retained substantially all of the risks and rewards of the financial asset, but retains control of the financial asset, the Company continues to recognize such financial asset to the extent of its continuing involvement in the financial asset. In that case, the Company also recognizes an associated liability.

The financial asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

On derecognition of a financial asset, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

f) Impairment of financial assets:

The Company applies expected credit losses (ECL) model for measurement and recognition of loss allowance on the following:

i. Financial assets measured at amortized cost.
ii. Financial assets measured at fair value through other comprehensive income (FVTOCI)

The Company does not have any exposure to trade receivables.

In case of other assets (listed as i and ii above), the Company determines if there has been a significant increase in credit risk of the financial asset since initial recognition. If the credit risk of such assets has not increased significantly, an amount equal to 12-month ECL is measured and recognized as loss allowance. However, if credit risk has increased significantly, an amount equal to lifetime ECL is measured and recognized as loss allowance.

Subsequently, if the credit quality of the financial asset improves such that there is no longer a significant increase in credit risk since initial recognition, the Company reverts to recognizing impairment loss allowance based on 12-month ECL.

ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original effective interest rate.

12-month ECL are a portion of the lifetime ECL which result from default events that are possible within 12 months from the reporting date. Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial asset.

ECL are measured in a manner that they reflect unbiased and probability weighted amounts determined by a range of outcomes, taking into account the time value of money and other reasonable information available as a result of past events, current conditions and forecasts of future economic conditions.

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ECL impairment loss allowance (or reversal) recognized during the period is recognized as expense/income in the Statement of Profit and Loss under the head 'Other expenses'/ 'Other income'.

B] Financial liabilities and equity instruments

Debt and equity instruments issued by a Company entity are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

i. Equity instruments:

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by a Company entity are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

ii. Financial Liabilities: -

a) Initial recognition and measurement:

Financial liabilities are recognised when the company becomes a party to the contractual provisions of the instrument. Financial liabilities are initially measured at fair value.

b) Subsequent measurement:

Financial liabilities are subsequently measured at amortised cost using the effective interest rate method. Financial liabilities carried at fair value through profit or loss are measured at fair value with all changes in fair value recognised in the Statement of Profit and Loss.
The Company has not designated any financial liability as at FVTPL.

c) Derecognition of financial liabilities:

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the Derecognition of the original liability and the recognition of a new liability. The difference between the carrying amount of the financial liability derecognized and the consideration paid is recognized in the Statement of Profit and Loss.

Earnings Per Share

Basic earnings per share is computed by dividing the net profit for the period attributable to the equity shareholders of the Company by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period and for all periods presented is

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adjusted for events, such as bonus shares, other than the conversion of potential equity shares that have changed the number of equity shares outstanding, without a corresponding change in resources.

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

4. Critical accounting judgements, assumptions and use of estimates

The preparation of Company's financial statements requires management to make judgements, estimations and assumptions about the carrying value of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of revision or future periods if the revision affects both current and future periods.

Following are the critical judgements, assumptions and use of estimates that have the most significant effects on the amounts recognized in these financial statements:

a) Investment in associate:

In respect of investment in an LLP, after considering the Company's interest in the entity and the terms of the LLP agreement, it was concluded that the Company exercises only significant influence over the entity and did not have joint control and hence the investment was classified as investment in an associate. During the previous year, the Company had retired from the LLP w.e.f. 31 August 2021.

b) Income taxes

Provision for current tax is made based on reasonable estimate of taxable income computed as per the prevailing Income tax laws. The amount of such provision is based on various factors including interpretation of tax regulations, changes in tax laws, acceptance of tax positions in the tax assessments etc.

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5: Property, plant & equipment

(Rs. in Lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Carrying amount of:		
Furniture and fixtures	-	-
	-	-

(Rs. in Lakhs)

Particulars	Furniture and fixtures	Total
I. Cost or Deemed Cost		
Balance as at 1 April 2021	**7.23**	**7.23**
Balance as at 31 March 2022	**7.23**	**7.23**
Disposals	(7.23)	(7.23)
Balance as at 31 March 2023	-	-

(Rs. in Lakhs)

Particulars	Furniture and fixtures	Total
II. Accumulated depreciation		
Balance as at 1 April 2021	**7.23**	**7.23**
Balance as at 31 March 2022	**7.23**	**7.23**
Eliminated on disposal of assets	(7.23)	**(7.23)**
Balance as at 31 March 2023	-	-

(Rs. in Lakhs)

Particulars	Furniture and fixtures	Total
III. Net carrying amount		
Balance as at 31 March 2022	-	-
Balance as at 31 March 2023	-	-

Note: The Company had not revalued its property, plant and equipment.

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6: Investment property

(Rs. in Lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Carrying amount of:		
Land (*)	168.45	168.45
Building	81.83	83.59
	250.28	**252.04**

(Rs. in Lakhs)

Particulars	Land (*)	Building	Total
I. Cost or Deemed Cost			
Balance as at 1 April 2021	168.45	96.31	264.76
Balance as at 31 March 2022	168.45	96.31	264.76
Balance as at 31 March 2023	**168.45**	**96.31**	**264.76**

(Rs. in Lakhs)

Particulars	Land (*)	Building	Total
II. Accumulated depreciation			
Balance as at 1 April 2021	-	**10.96**	**10.96**
Depreciation for the year	-	1.76	**1.76**
Balance as at 31 March 2022	-	**12.72**	**12.72**
Depreciation for the year	-	1.76	**1.76**
Balance as at 31 March 2023	-	**14.48**	**14.48**

(Rs. in Lakhs)

Particulars	Land (*)	Building	Total
III. Net carrying amount			
Balance as at 31 March 2022	168.45	83.59	252.04
Balance as at 31 March 2023	**168.45**	**81.83**	**250.28**

(*) The land is taken on lease for 999 years.

Note: The Company has not revalued its Investment property during the year.

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6: Investment property - continued

6.1 Fair Value of Investment Properties

Fair valuation of Investment Properties as at 31 March 2023 and 31 March 2022 have been arrived at on the basis of valuation carried out on the respective dates by an independent valuer, R.K Patel, who is the registered valuer as defined under Rule 2 of the Companies (Registered Valuers and Valuation) Rules, 2017. The fair value is determined based on the area and locality, facilities available and present rate of similar type of vicinity. The value adopted is made with reference to the rates observed by the valuers for similar properties in the locality and adjusted based on the valuer's knowledge of the factors specific to the respective properties. If current market prices in an active market for similar properties are not avaliable the capitalised income projections are considered based on property's estimated net market income, and a capitalisation rate derived from an analysis of market evidence.

6.2 Details of the investment properties and information about fair value hierarchy :

(Rs. in Lakhs)

Level 3	Fair value as at	
	As at 31 March 2023	As at 31 March 2022
Land	668.69	641.29
Building	381.67	370.83
Total	**1,050.36**	**1,012.12**

6.3 The operating expenses related to investment property are as under :

(Rs. in Lakhs)

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Insurance	0.27	0.34
Housekeeping & maintenance expenses	3.11	27.33
Electricity expenses	0.20	0.25
	3.58	**27.92**

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7: Other investments

(Rs. in Lakhs)

Particulars	Face Value (Rs.)	As at 31 March 2023		As at 31 March 2022	
		Nos.	Amounts	Nos.	Amounts
Non-current					
(quoted, fully paid up)					
Investments in equity shares (measured at FVTOCI)					
INOX Leisure Limited (see Note 1 below)	10	-	-	5,00,581	2,652.08
PVR INOX Limited (Formerly known as PVR Limited) (see Note 1 below)	10	1,50,174	2,303.67		
Total non-current Investments (a)			**2,303.67**		**2,652.08**
Current					
(unquoted, fully paid up)					
Investments in mutual funds (carried at FVTPL)					
HDFC Low Duration Fund - Regular Plan - Growth	10	6,38,849	313.56	6,47,157	302.96
HDFC Liquid Fund - Direct Plan - Growth Option	1000	3,256	144.02	3,513	147.03
Total			**457.58**		**449.99**
Total current investments (b)			**457.58**		**449.99**
Total other investments (a+b)			**2,761.25**		**3,102.07**
Aggregate carrying value of quoted investments			2,303.67		2,652.08
Aggregate market value of quoted investments			2,303.67		2,652.08
Aggregate carrying value of unquoted investments			457.58		449.99
Aggregate amount of impairment in value of investments			-		-

Notes:

1) The Board of Directors of the erstwhile INOX Leisure Limited at its meeting held on 27 March 2022, approved a Scheme of Amalgamation ("the Scheme") of INOX Leisure Limited with PVR Limited (now known as PVR INOX Limited) under Sections 230 to 232 of the Companies Act, 2013. Over time, the Scheme had received all the necessary approvals from the authorities and a certified copy of the National Company Law Tribunal order was filed with the Registrar of Companies on 6 February 2023, making the scheme effective and the appointed date as per the Scheme was 1 January 2023. As per the Scheme, the share exchange ratio was 3 equity shares of the face value of Rs. 10 of PVR INOX Limited, credited as fully paid-up, for every 10 equity shares of the face value of Rs. 10 each fully paid-up held in erstwhile INOX Leisure Limited. Consequently, the Company has received 1,50,174 fully paid-up equity shares of PVR INOX Limited. Accordingly, the Company has derecognised its investment in INOX Leisure Limited, recognised the resultant investment in PVR INOX Limited at fair value and the resultant gain of Rs. 75.53 lakhs is recognised in the Other Comprehensive Income (OCI). Further, the accumulated gains in the OCI pertaining to INOX Leisure Limited is transferred to retained earnings.

2) The Company has elected to designate its investments in equity instruments of PVR INOX Limited at FVTOCI under an irrevocable option as the said investment is not held for trading.

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7: Other investments - continued

Category wise other investments - as per Ind AS 109 classification:

(Rs. in Lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Financial assets measured at fair value through other comprehensive income (FVTOCI)		
Quoted Equity Instruments	2,303.67	2,652.08
Financial assets measured at fair value through profit and loss (FVTPL)		
Investment in Mutual Funds	457.58	449.99
	2,761.25	**3,102.07**

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

8: Other financials assets (measured at amortised cost)

(Unsecured, considered good)

(Rs. in Lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Non-Current		
Security deposit	1.84	0.34
Total	**1.84**	**0.34**
Current		
Security deposit	-	1.50
Total	**-**	**1.50**

9: Cash & cash equivalents

(Rs. in Lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Balances with banks - in current accounts	0.67	3.53
	0.67	**3.53**

10: Other current assets

(Rs. in Lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Prepayments	0.11	0.15
Advances for expenses	0.01	0.23
	0.12	**0.38**

11: Asset held for sale

(Rs. in Lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Investment in unquoted, partly paid equity shares of Megnasolace City Private Limited - 50,00,000 equity shares of Rs. 10/- each (paid up Rs. 1.60 per share) - earlier classified as 'associate company'	3,200.00	3,200.00
	3,200.00	**3,200.00**

The Company had exercised its put option to divest its entire investment in Megnasolace City Private Limited (MCPL). This was disputed by the promoters of MCPL and the matter was contested before the appropriate Civil Court. In earlier year, as per the order dated 29th July 2019 passed by the Civil Court, the matter was disposed of in terms of the consent terms reached between the two parties. Accordingly, the put option exercised by the Company is held to be valid and the other party is required to pay a sum of Rs. 3,200 lakhs to the Company for transfer of the Company's investment in MCPL, on as-is-where-is basis, within a period of eighteen months from the date of the order. Accordingly, the Company's investment in MCPL has been classified as asset held for sale and the same is measured in accordance with Ind AS 105 "Non-Current Assets Held for Sale and Discontinued Operations" at lower of its carrying amount and fair value less cost to sell. The Company is not entitled to any profit or losses of MCPL since the Company will receive the agreed consideration of Rs. 3,200 lakhs. In view of the Covid-19 pandemic situation and subsequent slow-down in the market, the transaction has been delayed. However, the Company expects to complete the transfer and realise the amount as per the consent terms.

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12: Equity share capital

(Rs. in Lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Authorized		
5,00,00,000 (31 March 2022: 5,00,00,000) equity shares of Rs. 10 each	5,000.00	5,000.00
Issued, subscribed and fully paid up		
5,00,00,000 (31 March 2022: 5,00,00,000) equity shares of Rs. 10 each	5,000.00	5,000.00
	5,000.00	**5,000.00**

12.1 Reconciliation of shares outstanding at the beginning and at the end of the year

As at 31 March 2023	**Nos.**	**(Rs. in Lakhs)**
At the beginning of the year	5,00,00,000	5,000.00
At the end of the year	**5,00,00,000**	**5,000.00**
As at 31 March 2022	**Nos.**	**(Rs. in Lakhs)**
At the beginning of the year	5,00,00,000	5,000.00
At the end of the year	**5,00,00,000**	**5,000.00**

12.2 Terms/rights attached to equity shares

The Company has only one class of equity shares having par value of Rs. 10 per share. Each shareholder is eligible for one vote per share held and entitled to receive dividend as declared from time to time. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive the remaining assets of the Company, in proportion of their shareholding.

12.3 Shares held by Holding company	**(Nos.)**	**(Rs. In Lakhs)**
As at 31 March 2023		
GFL Limited (*)	5,00,00,000	5,000.00
As at 31 March 2022		
GFL Limited (*)	5,00,00,000	5,000.00

12.4 Details of shareholders holding more than 5% shares in the Company	**(Nos.)**	**Holding %**
As at 31 March 2023		
GFL Limited (*)	5,00,00,000	100.00%
As at 31 March 2022		
GFL Limited (*)	5,00,00,000	100.00%

12.5 Shareholding of promoters	**(Nos.)**	**Holding %**
As at 31 March 2023		
GFL Limited (*)	5,00,00,000	100.00%
As at 31 March 2022		
GFL Limited (*)	5,00,00,000	100.00%

Note: There is no change in the shareholding of promoter in the current and preceeding year.

(*) Including shares held through nominee shareholders

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13: Other equity

(Rs. in Lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
a. Reserves and surplus - Retained earnings	1,408.71	940.03
b. Equity Instruments through Other Comprehensive Income	(241.56)	538.12
	1,167.15	**1,478.15**

a. Retained earnings

(Rs. in Lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Balance as at beginning of the year	940.03	963.38
Loss for the year	(2.46)	(23.35)
Transferred from Equity Instruments through Other Comprehensive Income (see Note 7)	471.14	-
Balance as at end of the year	**1,408.71**	**940.03**

The amount that can be distributed by the Company as dividends to its equity shareholders is determined after considering the requirements of the Companies Act, 2013. Thus, the amounts reported above may not be distributable in entirety.

b. Equity Instruments through Other Comprehensive Income

(Rs. in Lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Balance as at beginning of the year	538.12	-
Changes in fair value of equity investments	(348.40)	607.63
Income tax on above	39.86	(69.51)
Transferred to retained earnings (see Note 7)	(471.14)	-
Balance as at end of the year	**(241.56)**	**538.12**

The Company has elected to recognise changes in the fair value of investment in equity shares in other comprehensive income. These changes are accumulated in equity instruments through other comprehensive income reserve within the equity. The Company transfers amounts from this reserve to retained earnings when the relevant equity shares are derecognized.

14: Deferred tax liabilities

(Rs. in Lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Deferred tax liabilities (see Note 25)	38.53	73.00
	38.53	**73.00**

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15: Trade payables

(Rs. in Lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Trade payables		
- Dues of micro enterprises and small enterprises	-	-
- Dues to creditors other than micro enterprises and small enterprises	2.79	0.16
	2.79	**0.16**

As at 31 March 2023

The above trade payables are undisputed and are outstanding for a period less than 1 year from the due date of payment and includes unbilled dues of Rs. 2.63 lakhs.

As at 31 March 2022

The trade payables are undisputed and are outstanding for a period more than 1 year from the due date of payment.

There is no amount due to "Micro or Small Enterprises" under Micro, Small and Medium Enterprises Act, 2006. This information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of the information available with the Company. Further no interest is paid/payable in terms of section 16 of the said Act.

16: Other financial liabilities

(Rs. in Lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Expenses payable	-	2.88
	-	**2.88**

17: Other current liabilities

(Rs. in Lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Statutory dues and taxes payable	0.49	0.87
	0.49	**0.87**

18: Current tax liabilities

(Rs. in Lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Provision for taxation (net of payment)	5.20	4.80
	5.20	**4.80**

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19: Other income

(Rs. in Lakhs)

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
(a) Interest income, calculated using effective interest method		
- Other interest	0.03	-
(b) Share of Profit in LLP (see Note 26)	-	17.62
(c) Provision no longer required, written back	1.58	0.08
(d) Net gain on financial assets measured at fair value through profit or loss	22.58	39.82
	24.19	**57.52**
Note: Realised gain on sale of mutual funds	1.17	320.68

20: Finance costs

(Rs. in Lakhs)

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
(a) Interest expenses, calculated using effective interest method		
- Interest on borrowings	-	18.97
(b) Other borrowing costs	-	3.82
	-	**22.79**

21: Depreciation

(Rs. in Lakhs)

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Depreciation on investment property	1.76	1.76
	1.76	**1.76**

22: Other expenses

(Rs. in Lakhs)

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Insurance	0.27	0.34
Property repairs and maintenance expenses	3.31	27.58
Directors' sitting fees	5.00	4.80
Rates and taxes	0.49	0.49
Indirect tax expenses	0.90	0.86
Legal & professional fees and expenses	6.23	7.95
Miscellaneous expenses	0.09	0.15
	16.29	**42.17**

Payments to Auditors (included in Legal & professional fees and expenses)

(Rs. in Lakhs)

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Statutory audit fees	1.50	1.25
Taxation matters	0.30	-
Certification fees	0.30	-
Total	**2.10**	**1.25**

Note: Above amounts are exclusive of GST.

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23: Tax expenses

23.1 Income tax recognised in profit or loss

(Rs. in Lakhs)

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
(i) Income tax recognized in Statement of Profit and Loss		
Current tax		
In respect of current year	3.00	39.00
In respect of earlier years	0.21	-
	3.21	39.00
Deferred tax		
In respect of current year	5.39	(24.85)
Income tax recognized in Statement of Profit and Loss	**8.60**	**14.15**
(ii) Income tax recognized in other comprehensive income		
Changes in fair value of equity instruments at FVOCI	(39.86)	69.51
Total tax expenses	**(31.26)**	**83.66**

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

(Rs. in Lakhs)

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Profit/(Loss) before tax	6.14	(9.20)
Income tax expense calculated @25.168%	1.55	(2.32)
Effect of notional income	2.47	2.47
Effect of expenses that are not deductible in determining taxable profit	4.39	18.77
Effect of exempt income	-	(4.44)
Effect of tax on capital gains (including utilization of unrecognized tax losses)	(0.02)	(0.33)
	8.39	**14.15**
Taxation in respect of earlier years	0.21	-
Income tax expense recognised in profit or loss	**8.60**	**14.15**

23.3 Tax rate used for reconciliations above are as under:

The Company has elected the option permitted under section 115BAA of the Income Tax Act, 1961 as introduced by the Taxation Laws (Amendment) Act, 2019. Accordingly, the applicable tax rate for the company is 25.168%.

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24 Financial Instruments:

24.1 Capital Management

The Company manages its capital to ensure that it will be able to continue as a going concern while maximising the return to the stakeholders through the optimization of the debt and equity balance. The capital structure of the Company consists of total equity of the Company. The Company is not subject to any externally imposed capital requirements. The Company's Board of Directors (BOD) reviews the capital structure of the Company. As part of this review, BOD considers the cost of capital and risk associated with each class of capital.

24.2 Categories of financial instruments

(Rs. in Lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
a) Financial assets		
Measured at fair value through other comprehensive income (FVTOCI)		
Investments in Equity Shares	2,303.67	2,652.08
Measured at fair value through profit or loss (FVTPL)		
Mandatorily measured as at FVTPL		
Investments in Mutual Funds	457.58	449.99
Measured at amortised cost		
(a) Cash & cash equivalents	0.67	3.53
(b) Other financial assets	1.84	1.84
Sub Total	**2.51**	**5.37**
Total financial assets	**2,763.76**	**3,107.44**
b) Financial liabilities		
Measured at amortised cost		
(a) Trade Payables	2.79	0.16
(b) Other current financial liabilities	-	2.88
Total financial Liabilities	**2.79**	**3.04**

The carrying amount reflected above represents the Company's maximum exposure to credit risk for such financial assets.

24.3 Financial risk management

The Company's principal financial liabilities comprise of trade and other payables. The Company's principal financial assets include investment in shares, investments in mutual funds and cash and cash equivalents.

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24 Financial Instruments - continued

The Company is exposed to market risk, credit risk and liquidity risk. The Company's management oversees the management of these risks. The management provides assurance that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives.

a. Market Risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of a change in the market prices. Market risk comprises three types of risks: foreign currency risk, interest rate risk and other price risk. Financial instruments affected by market risk includes borrowings, investments, trade payables.

i) Foreign Currency risk management:
Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate due to changes in foreign exchange rates. The Company does not have any exposure to foreign currency. Hence, no foreign currency risk is perceived.

ii) Interest rate risk management:
Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company is not exposed to interest rate risk since there are no borrowings.

iii) Other price risks:
The Company is exposed to equity price risks arising from equity investments. Equity investment in PVR INOX Limited is held for strategic rather than trading purposes. The entity does not actively trade in this investments. The Company's investments in mutual funds are in debt funds. Hence, exposure to other price risk is minimal to the company.

b. Credit Risk Management
Credit risk refers to risk that a counterparty will default on its contractual obligations resulting in financial loss to the Company. Credit risk arises primarily from financial assets such as cash and cash equivalents, investments in mutual funds. Credit risk arising from investment in debt mutual funds is limited and there is no collateral held against these because the counterparties are recognised financial institutions with high credit ratings assigned by the various credit rating agencies, hence risk is minimal.

c. Liquidity Risk Management
Ultimate responsibility for Company's liquidity risk management rests with the senior management and its holding company. The Company generally manages liquidity risk by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities and if needed, financial support of holding company.

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24 Financial Instruments - continued

24.4 Liquidity and Interest risk tables

The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the entity can be required to pay. The table below include only principal cash flows in relation to financial liabilities.

(Rs. in Lakhs)

Particulars	Less than 1 year	1 to 5 years	5 years and above	Total
As at 31 March 2023				
Trade Payables	2.79	-	-	2.79
Other financial liabilities	-	-	-	-
Total	**2.79**	**-**	**-**	**2.79**
As at 31 March 2022				
Trade Payables	0.16	-	-	0.16
Other financial liabilities	2.88	-	-	2.88
Total	**3.04**	**-**	**-**	**3.04**

The above liabilities will be met by the Company from internal accruals, realization of current and non-current financial assets and support from holding company, whenever required.

24.5 Fair Value Measurements

a. Fair Value of the Entity's financial assets that are measured at fair value on a recurring basis:

Financial Assets	Fair Value as at		Fair Value hierarchy	Valuation technique(s) and key input(s)
	31 March 2023 (Rs. in lakhs)	31 March 2022 (Rs. in lakhs)		
Investments in Mutual Funds (see Note 7)	457.58	449.99	Level 1	Quoted prices in an active market
Investments in Equity Shares (see Note 7)	2,303.67	2,652.08	Level 1	

b. Financial instrument measured at Amortized Cost

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

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25 Deferred tax liabilities (net)

(Rs. in Lakhs)

Particulars	As at 31 March 2023	As at 31 March 2022
Deferred tax liabilities (net)	38.53	73.00
Total	**38.53**	**73.00**

Deferred tax liabilities/(assets) in relation to:

(Rs. in Lakhs)

As at 31 March 2023	Opening balance	Recognised in profit or loss	Recognised in OCI	Closing balance
Effect of measuring investments at fair value	73.00	5.39	(39.86)	38.53
Total	**73.00**	**5.39**	**(39.86)**	**38.53**

Deferred tax liabilities/(assets) in relation to:

(Rs. in Lakhs)

As at 31 March 2022	Opening balance	Recognised in profit or loss	Recognised in OCI	Closing balance
Effect of measuring investments at fair value	28.34	(24.85)	69.51	73.00
Total	**28.34**	**(24.85)**	**69.51**	**73.00**

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26 Related Party Transactions

A. Where control exists:
GFL Limited - holding Company

B. Other related parties with whom there are transactions during the year

a. Associate
Nexome Realty LLP (Upto 31 August 2021)

b. Key Managerial Personnel (KMP)

Non-executive directors
(i) Mr. Pavan Kumar Jain
(ii) Mr. Siddharth Jain
(iii) Mr. Shanti Prasad Jain
(iv) Mr. Shashi Jain

C. Transactions during the year:

(Rs. in Lakhs)

Sr. No.	Particulars	Year ended 31 March 2023	Year ended 31 March 2022
1)	**Nexome Realty LLP**		
i)	Return of capital received on retirement		2,000.00
ii)	Share of profit in associate	-	17.62
2)	**Key Managerial Personnel:**		
	Sitting fees paid to directors	5.00	4.80

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27 Additional disclosures / regulatory information as required by Schedule III to the Companies Act, 2013:

a) Details of benami property held:

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 the Rules made thereunder.

b) Relationship with Struck off Companies

The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

c) Compliance with number of layers of companies

The Company does not have any subsidiaries and hence the provisions regarding compliance with the number of layers prescribed under clause (87) of section 2 of the Companies Act, 2013 read with Companies (Restriction on number of Layers) Rules, 2017 are not applicable to the Company.

d) Compliance with approved Scheme(s) of Arrangements

There is no Scheme of Arrangements that has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

e) Loans and advances granted to related party

The Company has not granted any loans or advances in the nature of loans to promoters, directors, KMPs and the related parties.

f) Undisclosed income

There is no income surrendered or disclosed as income during the current or preceding year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961), that has not been recorded in the books of account.

g) Corporate Social Responsibility (CSR)

The Company is not covered under section 135 of the Companies Act, 2013.

h) Details of Crypto Currency or Virtual Currency

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

i) Utilisation of Borrowed funds and share premium

The Company has not advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, 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.

The Company has not received any fund from any person(s) or entity(ies), including foreign entities ("Funding Party"), with the understanding, whether recorded in writing or otherwise, that the Company shall, 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.

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28 Ratios

Sr. No.	Analytical Ratios	Numerator	Denominator	Year ended 31 March 2023	Year ended 31 March 2022	% Variance	Reason for Variance of more than 25%
1	Current Ratio (in times)	Current Assets	Current Liabilities	54.05	52.28	3.38%	Not applicable
2	Return on Equity (ROE) (in %)	Net profit after Tax	Average Shareholder's Equity	(0.04%)	(0.38%)	89.63%	On account of decrease in finance cost.
3	Return on Capital Employed (ROCE) (in %)	Earnings before Interest and Tax	Capital Employed	0.10%	0.21%	(52.30%)	On account of decrease in market value of investment measured at FVTOCI
4	Return on Investment (ROI) (in %)	Income generated from MF Investments	Average investments in Mutual funds	4.98%	4.14%	20.17%	Not applicable

Notes:

1) Following ratios are considered as not applicable to the Company, since the Company does not have revenue from operations
i) Inventory turnover ratio
ii) Trade receivables turnover ratio
iii) Net Capital Turnover Ratio
iv) Net profit ratio
v) Trade payable ratio

2) Following ratios are considered as not applicable to the Company, since the Company does not have borrowings.
i) Debt service coverage ratio
ii) Debt equity ratio

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Chartered Accountants

29 Segment information

Information reported to the chief operating decision maker (CODM) for the purpose of resource allocation and segment performance focuses on single business segment of Real Estate and Property Development and hence there is only one reportable business segment in terms of Ind AS 108: Operating Segment. Further, all the activities of the Company are in India and hence there is a single geographical segment.

30 Earning per share

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
a) Loss as per statement of Profit and Loss (Rs. in lakhs)	(2.46)	(23.35)
b) Weighted average number of equity shares used in calculation of basic and diluted EPS (Nos)	5,00,00,000	5,00,00,000
c) Nominal value of equity share (Rs.)	10	10
d) Basic and diluted loss per equity share (Rs.)	**(0.005)**	**(0.05)**

As per our report of even date attached
For Patankar & Associates
Chartered Accountants
Firm's registration no. 107628W

S.S. Malani

S S Malani
Partner
Membership No: 110051
Place: Pune
Date: 29 May 2023

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19,Gold Wings, Parvati Nagar, Sinhgad Road, PUNE-30
Chartered Accountants

INOX INFRASTRUCTURE LIMITED

Pavan Jain
Director
DIN - 00030098
Place: Mumbai

Siddharth Jain
Director
DIN - 00030202
Place: Mumbai

Dhiren Asher
Chief Financial Officer
Place: Mumbai
Date: 29 May 2023

Divya Shrimali
Company Secretary
Place: Mumbai