PULINDRA PATEL & CO.

CHARTERED ACCOUNTANTS

Office No. A-1004, Paras Business Center, Near Borivali Station East, Kasturba Road No.1,
Borivali (East), Mumbai – 66,
Office (Tel) + 022 28069664, 022-22056233, 022-68844594, +91 9322268243, Office (M) + 91 9619908533
Email : caoffice@pulindrapatel.com

INDEPENDENT AUDITOR'S REPORT

To the Members of INDOBORAX INFRASTRUCTURE PRIVATE LIMITED

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the standalone financial statements of INDOBORAX INFRASTRUCTURE PRIVATE LIMITED ("the Company"), which comprise the balance sheet as at 31st March 2023, and the statement of Profit and Loss, (statement of changes in equity) and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, and profits including other comprehensive income), its cash flows and the changes in equity 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 Standalone 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 standalone 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.

Key Audit matter

We have determined that there are no key audit matters to communicate in our report.

Information other than the Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Report on Corporate Governance, Business Responsibility

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Report and Shareholder's Information, but does not include the consolidated financial statements, standalone financial statements, and our auditor's report thereon.

- Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.
- In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.
- If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, (changes in equity) and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. 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 statement 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.

PULINDRA PATEL & CO. * C.A. * MUMBAI M. NO. 048991

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

(i) Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

(ii) Obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls

(iii) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures in the standalone financial statements made by the Management.

(iv) Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Stand alone 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.

(v) Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Standalone consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the standalone financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the standalone financial statements

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

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

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

Report on Other Legal and Regulatory Requirements

As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure A a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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

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.

(a) 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.

(b) The reports on the accounts of the branch offices of the Company audited under Section 143(8) of the Act by branch auditors have been sent to us and have been properly dealt with by us in preparing this report.

(c) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account [and with the returns received from the branches not visited by us.

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

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

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

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

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

3) 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:

a) The company has informed to us that there is no impact of pending litigations as at 31st March, 2023 as there are no pending litigation.

b) The Company did not have any long term contracts including derivate contracts as at 31st March, 2023.

c) There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection fund by the company during the year ended 31st March, 2023.

d) (i) 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:

- directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company or
- provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries;

(ii) 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:

- directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Party or
- provide any guarantee, security or the like from or on behalf of the Ultimate Beneficiaries; and

(iii)Based on such audit procedures as 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 (d)(i) and (d)(ii) contain any material misstatement; and

PULINDRA PATEL & CO. C.A. MUMBAI

e) The dividend declared or paid during the year by the Company is in compliance with Section 123 of the Act.

f) As proviso to rule 3(1) of the Companies (Accounts) Rule, 2014 is applicable for the Company only with effect from 1st April, 2023, reporting under this clause is not applicable.

For Pulindra Patel & Co.
Chartered Accountants
Firm Registration No.: 115187W

Pulindra Patel
Proprietor
Membership No.: 048991
UDIN No. : 23048991BGW[illegible]

Place : Mumbai
Date : 13th May, 2023

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Annexure (A) to the independent Auditor's Report

[Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditor's Report of even date to the members of Indo Borax Infrastructure Private Limited on the standalone financial statements for the year ended 31st March, 2023]

(i) (a) (A) The Company is maintaining proper records showing full particulars, including quantitative details and situation of property, Plant and Equipment.

(B) The Company is maintaining proper records showing full particulars of intangible assets;

(b) As informed to us, The company do not own any fixed assets, Accordingly, the reporting under Clause 3(i)(d) of the Order is not applicable to the Company.

(c) As per the information and explanations given to us, the company do not own any immovable properties which are classified as fixed assets.

(d) The company has not revalued any of its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year. Accordingly, the reporting under Clause 3(i)(d) of the Order is not applicable to the Company.

(e) As per the information and explanations given to us, no proceeding 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 there under,

(ii) (a) The physical verification of inventory has been conducted at reasonable intervals by the Management during the year and, in our opinion, the coverage and procedures of such verification by Management is appropriate. The discrepancies noticed on physical verification of inventory as compared to book records were not 10% or more in aggregate for each class of inventory.

(b) (ii) The Company do not have any limits with the bank, therefore reoprting under clause 3 (ii) (b) of the Order not applicable to the Company.

(iii) (a) During the year the company has not made any investments or 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

(b) There are no loans outstanding as on the balance sheet date, therefore reporting under clause 3 (iii) (b) to (f) of the order is not applicable to the Company.

PULINDRA PATEL & CO. C.A. MUMBAI M. NO. 40901

(iv) In our opinion and according to the information and explanations given to us and based on the audit procedures conducted by us, the company has complied with the provisions of sections 185 and 186 of the Act, with respect to loans and advances granted, guarantees and securities provided and investments made by the company during the year.

(v) The company has not accepted any deposits or amounts which are deemed to be deposits from the public within the meaning of the directives issued by the Reserve Bank of India, provision of the Sections 73 to 76 of the act, any other relevant provision of the Act and the relevant rules farmed there under.

(vi) As informed to us, The company is not required to maintain the cost records.

(vii) (a)According to the information and explanations given to us and on the basis of the examination of the books of account, the Company has been regular in depositing undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues to the appropriate authorities and other statutory dues applicable to it with the appropriate authorities.

b) According to the information and explanations given to us, no undisputed amounts payable in respect of including Goods and Services Tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other undisputed statutory dues were outstanding, at the year end for a period of more than six months from the date they became payable.

(viii) According to the information and the explanations given by the management, and based on the procedures carried out during the course of our audit, we have not come across any transactions not recorded in the books of account which have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

(ix) (a) In our opinion and according to the information and explanation given to us, the company has not default in the repayment of loans or other borrowings or in the payment of interest thereon any lender.

(b) According to the information and explanation given to us and on the basis of our audit procedures, we report that the company has not been declared willful defaulter by any bank or financial institution or government or any government authority.

(c) In our opinion and according to the information and explanation given to us, the company has not taken any loans therefore clause 3 (ix) (b) is not applicable to the company.

(d) According to the information and explanation given to us, and the procedure performed by us, and on an overall examination of the financial statement of the company, we report that no fund raised on short-term basis have been used for long-term purposes by the company.

(e) According to the information and explanation given to us and on an overall examination of the financial statement of the company, we report that the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associate or joint ventures.

PULINDRA PATEL & CO. C.A. MUMBAI M. NO. 048991

(f) According to the information and explanation given to us and procedure performed by us, we report that the company has not raised loan during the year on the pledge of securities held in its subsidiaries, joint venture or associate companies.

(x) (a)The Company has not raised money by way of initial public offer during the year.

(b)In our opinion and according to information and explanations obtained by us, the company has not raised any funds through preferential allotment / private placement of shares/ fully/ partially/optionally convertible debentures during the year under review.

(xi) (a)During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practice in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company, noticed or reported during the year, nor have we been informed of any such case by the Management.

(b) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, a report under Section 143(12) of the Act, in Form ADT-4, as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 was not required to be filed with the Central Government. Accordingly, the reporting under Clause 3(xi)(b) of the Order is not applicable to the Company.

(c) During the year under review, we have not come across any whistle-blower complaints.

(xii) As the Company is not a Nidhi Company and the Nidhi Rules, 2014 are not applicable to it, the reporting under Clause 3(xii) of the Order is not applicable to the Company.

(xiii) According to the information and explanations and records made available to us by the company and audit procedures performed by us, all transactions with related parties are in compliance with sections 177 and 188 of the companies Act, 2013

There are no transactions entered into by the company with Related Party during the year under review.

(xiv) (a) In our opinion and based on our examination, the company has an internal audit system commensurate with the size and nature of its business.

(b) In our opinion, The company is not required to appoint Internal Auditor, therefore reporting under clause 3 (xiv) (c) of the order is not applicable to the Company.

(xv) According to the information and explanations given to us, in our opinion during the year the company has not entered into non-cash transactions with its directors or person connected with the director and hence the provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.

(xvi) (a)As per the information and explanations given to us, the company is not required to get it registered under section 45-IA of the Reserve Bank of India Act, 1934.

PULINDRA PATEL & CO. C.A. MUMBAI M. No. 048991

(b) The company has not conducted any Non-Banking Financial / Housing Finance activities during the year. Accordingly, the reporting under Clause 3(xvi) (b) of the Order is not applicable to the Company.

(c) As per the information given to us, the company is a not a Core Investment Company (CIC) as defined in regulations made by the Reserve Bank of India. Accordingly, the reporting under clause 3 (xvi) (c) of the Order is not applicable to the Company.

d) The clause related to whether Group has more than one CIC as part of the Group is not applicable to the company.

(xvii) The Company has not incurred any cash loss during the financial year ended on the date and the immediately preceding financial year.

(xviii) There has been no resignation of the Statutory auditors during the year and accordingly this clause is not applicable to the Company.

(xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statement, our knowledge of the board of directors and management plans and based on our examination of the evidence supporting the assumption, nothing has came to our attention, which cause us to believe that any material uncertainty exists as on the date of the audit report that company is not capable of meeting is 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 facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liability falling due within a period of one year from the balance sheet date, will get discharge by the company as and when they fall due.

(xx) According to the information and explanations given to us, the provisions of Corporate Social Responsibility as required under subsection (5) of Section 135 of the Act is not applicable to the Company. Accordingly, reporting under clause 3(xx) of the Order is not applicable to the Company.

(xxi) The reporting under Clause 3(xxi) of the Order is not applicable in respect of audit of standalone financial statements. Accordingly, no comment in respect of the said clause has been included in this report.

For Pulindra Patel & Co.
Chartered Accountants
Firm Registration No.: 115187W

Pulindra Patel
Proprietor
Membership No.: 048991
UDIN No. : 23048991BGWIQP1104

PULINDRA PATEL & CO. C.A. MUMBAI M. No. 048991

Place : Mumbai
Date : 13th May, 2023

PULINDRA PATEL & CO.
CHARTERED ACCOUNTANTS
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ANNEXURE 'B' TO THE INDEPENDENT AUDITOR'S REPORT

REFERRED TO IN PARAGRAPH 1(F) OF EVEN DATE ON THE STANDALONE FINANCIAL STATEMENTS OF INDO BORAX INFRASTRUCTURE PRIVATE LIMITED ;

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

We have audited the internal financial controls over financial reporting of Indo Borax & Chemicals Limited ("the Company") as of March 31, 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 control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, to the extent applicable to an audit of internal financial controls, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness

PULINDRA PATEL & CO. C.A. MUMBAI

Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the 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 adverse audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting:

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that

(1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;

(2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

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

For Pulindra Patel & Co.
Chartered Accountants
Firm Registration No.: 115187W

Pulindra Patel
Proprietor
Membership No.: 048991
UDIN No. : 23048991BGWIQP1104

Place : Mumbai
Date : 13th May, 2023

Indoborax Infrastructure Private Limited

Standalone balance sheet as at March 31, 2023

(Amounts are in lakhs unless stated otherwise)

Particulars	Note	As at March 31, 2023	As at March 31, 2022
ASSETS			
Non-current assets			
Property, plant and equipment		-	-
Capital work-in-progress			
Investment in Properties		-	-
Financial Assets			
i. Investments		-	-
Deposits	1	3.89	0.25
Deferred tax assets		-	-
Total non-current assets		3.89	0.25
Current assets			
Inventories	2	-	996.92
Financial assets			
i. Investments		-	-
i. Trade receivables		-	-
ii. Cash and cash equivalents	3	1,027.60	36.73
iv. Bank balances other than (iii) above		-	-
iii. Loans		-	-
Other current assets	4	34.25	1.83
Total current assets		1,061.85	1,035.48
Total assets		**1,065.74**	**1,035.73**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	5	11.00	11.00
Other equity	6	1,054.56	1,024.54
Equity attributable to owners of Indoborax Infrastructure Private Limited		1,065.56	1,035.54
Non-controlling interests		-	-
Total equity		1,065.56	1,035.54
LIABILITIES			
Non-current liabilities			
Financial Liabilities			
Long Term Borrowing		-	-
Total non-current liabilities		-	-
Current liabilities			
Financial liabilities			
i. Borrowings		-	-
i. Trade payables	7	0.18	0.19
ii. Other financial liabilities		-	-
Provisions		-	-
Total liabilities		0.18	0.19
Total equity and liabilities		**1,065.74**	**1,035.73**

Notes 1 to 26 form an integral part of these financial statements.

As per attached report of even date.
For Pulindra Patel & Co.,
Chartered Accountants
Firm Registration No. 115187W

Pulindra Patel
Proprietor
Membership No. 048991
Place : Mumbai
Date : 13th May, 2023
UDIN No. :

For and on behalf of the Board Directors
Indoborax Infrastructure Private Limited

Sajal Jain
Director
DIN-0031485

N K Mittal
Director
DIN-00314916

Indoborax Infrastructure Private Limited

Standalone statement of profit and loss for the year ended March 31, 2023

(Amounts are in lakhs unless stated otherwise)

Particulars	Note	As at March 31, 2023	As at March 31, 2022
Continuing operations			
Revenue from operations		1,011.00	30.00
Other income	9	38.35	3.30
Total income		1,049.35	33.30
Expenses			
Cost of raw materials and components consumed		-	-
Purchase of flats	10	-	7.51
(Increase)/decrease in inventories of finished goods, work-in-progress and traded goods	11	996.92	(7.51)
Employee benefit expenses		-	
Finance Cost		-	
Depreciation and amortisation expense		-	-
Other expenses	12	11.83	19.36
Total expenses		1,008.75	19.36
Profit before exceptional items and tax		40.60	13.94
Exceptional items		-	-
Profit before tax		40.60	13.94
Income tax expense			
- Current tax	13	10.58	6.46
- Deferred tax		-	-
Total tax expense/(credit)		10.58	6.46
Profit from continuing operations		30.02	7.48
Profit for the year		30.02	7.48

Standalone statement of other comprehensive income for the year ended March 31, 2023

Particulars	Note	As at March 31, 2023	As at March 31, 2022
Items that will be reclassified to profit or loss			
Tax relating to above			
a) Items That Will Not Be Reclassified To Profit Or Loss		-	-
b) Income Tax Relating To Items That Will Not Be Reclassified To Profit Or Loss		-	-
		-	-
OCI for the year		-	-
Total comprehensive income for the year		30.02	7.48
Earnings per share	14		
Basic		27.29	6.80
Diluted		27.29	6.80

The above statement of profit and loss should be read in conjunction with the accompanying notes.
Notes 1 to 26 form an integral part of these financial statements.

As per attached report of even date.
For Pulindra Patel & Co.,
Chartered Accountants
Firm Registration No. 115187W

Pulindra Patel
Proprietor
Membership No. 048991
Place : Mumbai
Date : 13th May, 2023
UDIN No. :

For and on behalf of the Board Directors
Indoborax Infrastructure Private Limited

Sajal Jain
Director
DIN-00314855

N K Mittal
Director
DIN-00314916

PULINDRA PATEL & CO. * C.A. * MUMBAI M. No. 048991

INDOBORAX INFRASTRUCTURE PVT. LTD. * MUMBAI

Indoborax Infrastructure Private Limited

Cash flow statement for the year ended 31st March, 2023

(Amounts are in lakhs unless stated otherwise)

Particulars	As at March 31, 2023	As at March 31, 2023	As at March 31, 2022
A Cash flow from operating activities :			
Profit before tax		40.60	13.95
Adjustments for:			
Interest Income	(38.35)		-
		(38.35)	-
Operating profit before working capital changes		2.25	13.95
Adjustments for:			
Decrease/(Increase) in inventories	996.92		(7.51)
Decrease/(increase) in non-current financial assets	-		1.58
Decrease/(increase) in current financial assets	-		-
Decrease/(increase) in other current assets	(32.42)		0.84
Increase in trade receivables			-
Increase in provision			-
Increase in trade payables	(0.01)		(0.30)
Increase in current financial liabilities	-		(3.25)
Increase in other current lalbilites	-		-
		964.49	(8.64)
Cash generated from operating activities		966.74	**5.31**
Income Tax Paid (net)	(14.22)		(4.35)
		(14.22)	
Net cash generated from operating activities		952.52	**0.96**
B Cash flow from investing activities:			
Interest received	38.35		-
Net cash used in investing activities		38.35	-
C Cash flow from financing activities:			
Proceeds from Equity Shares	-		-
Proceeds from Share Premium	-		-
Dividend and dividend distribution tax			-
Net cash generated from financing activities		-	-
Net increase in cash and cash equivalents (A+B+C)		990.87	0.96
Cash and cash equivalents at the beginning of the year		36.73	35.77
Cash and cash equivalents at the end of the year		1,027.60	36.73

As per attached report of even date.

Notes 1 to 26 form an integral part of these financial statements.

As per attached report of even date.
For Pulindra Patel & Co.,
Chartered Accountants
Firm Registration No. 115187W

Pulindra Patel
Proprietor
Membership No. 048991
Place : Mumbai
Date : 13th May, 2023

PULINDRA PATEL & CO. C.A. MUMBAI M. NO. 048991

For and on behalf of the Board Directors
Indoborax Infrastructure Private Limited

Sajal Jain
Director
DIN-00314855

N K Mittal
Director
DIN-00314916

INDOBORAX INFRASTRUCTURE PVT. LTD. MUMBAI

Indoborax Infrastructure Private Limited

STATEMENT OF CHANGES IN EQUITY

A. EQUITY SHARE CAPITAL :

(Amounts are in lakhs unless stated otherwise)

Particulars	Note	No. of shares	Amount
Issued, subscribed and fully paid-up shares			
Equity share of Rs. 10 each			
Balance as at 31 March 2022	5	1,10,000	11.00
Changes in Equity Share Capital during the year		-	
Balance as at 31 March 2023	5	**1,10,000**	**11.00**

B. OTHER EQUITY

Particulars	Reserves and surplus		
	Share Premium	Retained Earning	Total
Balance as at 31 March 2021	**929.00**	**88.06**	**1,017.06**
Profit for the year	-	7.48	7.48
Balance as at 31 March 2022	**929.00**	**95.54**	**1,024.54**
Profit for the year	-	30.02	30.02
Balance as at 31 March 2023	**929.00**	**125.56**	**1,054.56**

Notes 1 to 26 form an integral part of these financial statements.

As per attached report of even date.
For Pulindra Patel & Co.,
Chartered Accountants
Firm Registration No. 115187W

Pulindra Patel

Pulindra Patel
Proprietor
Membership No. 048991
Place : Mumbai
Date : 13th May, 2023

PULINDRA PATEL & CO. C.A. MUMBAI M. NO. 048991

For and on behalf of the Board Directors
Indoborax Infrastructure Private Limited

INDOBORAX INFRASTRUCTURE PVT. LTD. MUMBAI

Sajal Jain
Director
DIN-00314855

N.K.Mittal
Director
DIN-00314916

Indoborax Infrastructure Private Limited

Summary of Significant Accounting Policies and Other Explanatory Information for the year ended 31st March 2023

Company Information

Indoborax Infrastructure Private Limited (the Company) is a private limited company domiciled in India with its registered office located at 302, Link Rose, Linking Road, Santacruz (west), Mumbai - 400054. The Company is engaged in construction of residential units & real estate activity.

The company is a wholly owned subsidiary of Indo Borax & Chemicals Ltd.

A. Basis of Preparation

I) Compliance with Ind AS

These financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified byMinistry of Corporate Affairs pursuant to section133 of the CompaniesAct,2013 read with Rule 3 of the Companies(IndianAccounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules,2016.

The financial statements have been prepared on accrual and going concern basis. The accounting policies are applied consistently to all the periods presented in the financial statements. All assets and liabilities have been classified as current or non current as per the Company's normal operating cycle and other criteria as set out in the Division II of Schedule III to the Companies Act, 2013. Based on the nature of activity and the time between process of acquiring land / development rights and ends with realisation of sale proceeds of constructed units. Thus the normal operating cycle is longer than a year and differ from project to project. Assets and liabilities are classified as current or non-current accordingly on the basis of expected time of realisation of sale proceeds of constructed units.

Financial statements are presented in 'Rupees' which is the functional currency of the Company and all values are rounded to the nearest Lakhs, except when otherwise indicated, further the transactions and balances with values below the rounding off norm adopted by the Company have been reflected as "0" in the relevant notes in these financial statements.

The financial statements of the Company for the year ended 31st March, 2023 were approved for issue in accordance with the resolution of the Board of Directors on 13th May, 2023.

II) Current versus non current classification

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

Expected to be realised or intended to sold or consumed in normal operating cycle,

Held primarily for the purpose of trading,

Expected to be realised within twelve months after the reporting period, or

Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is classified as current when:

i. It is expected to be settled in normal operating cycle.

ii. It is held primarily for the purpose of trading

iii. It is due to be settled within twelve months after the reporting period, or

iv.There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

Normal operating cycle for the current operations of the company commence with the process of acquiring land / development rights and ends with realisation of sale proceeds of constructed units. Thus the normal operating cycle is longer than a year and differ from project to project. Assets and liabilities are classified as current or non-current accordingly on the basis of expected time of realisation of sale proceeds of constructed units.

B KEY ACCOUNTING ESTIMATES AND JUDGEMENTS

The preparation of financial statements requires management to make judgments, estimates and assumptions in the application of accounting policies that affect the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Continuous evaluation is done on the estimation and judgments based on historical experience and other factors, including expectations of future events that are believed to be reasonable. Revisions to accounting estimates are recognised prospectively.

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Information about critical judgements in applying accounting policies, as well as estimates and assumptions that have the most significant effect to the carrying amounts of assets and liabilities within the next financial year, are included in the following notes:
Measurement and likelihood of occurrence of provisions and contingencies - Note 22

C SIGNIFICANT ACCOUNTING POLICIES

a) Property, Plant and Equipment:

Property, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalisation criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Subsequent measurement (depreciation and useful lives) :

Depreciation on property, plant and equipment is provided on written-down value method. The Depreciation is computed on the basis of useful lives (as set out below) prescribed in Schedule II the Act:

During the year under consideration company does not have any assets.

De-recognition

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognised.

b) Leased Assets :

Operating Leases :
Assets acquired on leases where a significant portion of risk and rewards of ownership are retained by the lessor are classified as operating leases.

c) Impairment of non-financial assets

At each reporting date, the Company assesses whether there is any indication based on internal/external factors, that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount and the reduction is treated as an impairment loss and is recognised in the statement of profit and loss. All assets are subsequently reassessed for indications that an impairment loss previously recognised may no longer exist. An impairment loss is reversed if the asset's or cash-generating unit's recoverable amount exceeds its carrying amount.

The impairment losses and reversals are recognised in statement of profit and loss.

d) Financial instruments

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

Subsequent measurement
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 cost are recognised in the statement of profit and loss. In other cases, the transaction cost are attributed to the acquisition value of the financial asset.

Financial assets are subsequently classified as measured at

• amortised cost.
• fair value through profit and loss
(FVTPL).
• fair value through other comprehensive income (FVOCI).

Financial assets are not reclassified subsequent to their recognition, except if and in the period the Company changes its business model for managing financial assets.

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Trade Receivables and Loans:

Trade receivables are initially recognised at fair value. Subsequently, these assets are held at amortised cost, using the effective interest rate (EIR) method net of any expected credit losses. The EIR is the rate that discounts estimated future cash income through the expected life of financial instrument.

Financial liabilities

Initial recognition and measurement

All financial liabilities are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial liabilities is also adjusted. These liabilities are classified as amortised cost.

Subsequent measurement

Subsequent to initial recognition, these liabilities are measured at amortised cost using the effective interest method. These liabilities include borrowings.

De-recognition of financial liabilities

A financial liability is de-recognised 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 de- recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

e) **Impairment of financial assets**

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss for financial assets.

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 Company expects to receive. When estimating the cash flows, the Company is required to consider.

• All contractual terms of the financial assets (including prepayment and extension) over the expected life of the assets.

• Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

Trade receivables

The Company applies approach permitted by Ind AS 109, financial instruments, which requires expected lifetime losses to be recognised from initial recognition of receivables.

Other financial assets

For recognition of impairment loss on other financial assets and risk exposure, the Company determines whether there has been a significant increase in the credit risk since initial recognition and if credit risk has increased significantly, impairment loss is provided.

f) **Inventories**

Raw Material: Lower of cost or net realisable value. Cost is determined on first in first out ('FIFO') basis.

Work in progress, are valued at lower of cost and net realisable value. Cost of work in progress and constructed units comprises direct material, cost of construction and other costs incurred in bringing these inventories to their present location and condition.

Finished goods: Lower of cost or net realisable value. Cost is determined on FIFO basis, includes direct material and labour expenses and appropriate proportion of manufacturing overheads based on the normal capacity for manufactured goods.

Net realisable value is the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs of necessary to make the sale.

g) **Foreign Currency Translation**

Initial recognition

The Company's financial statements are presented in INR, which is also the Company's functional currency. Transactions in foreign currencies are recorded on initial recognition in the functional currency at the exchange rates prevailing on the date of the transaction.

Measurement at the balance sheet date

Foreign currency monetary items of the Company, outstanding at the balance sheet date are restated at the year-end rates. Non-monetary items which are carried at historical cost denominated in a foreign currency are reported using the exchange rate at the date of the transaction. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined.

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INDOBORAX INFRASTRUCTURE PVT. LTD. MUMBAI

Treatment of exchange difference

Exchange differences that arise on settlement of monetary items or on reporting at each balance sheet date of the Company's monetary items at the closing rate are recognised as income or expenses in the period in which they arise.

h) **Income taxes :**

Tax expense recognised in statement of profit and loss comprises the sum of deferred tax and current tax not recognised in Other Comprehensive Income ('OCI') or directly in equity.

Current income-tax is measured at the amount expected to be paid to the tax authorities in accordance with the Indian Income-tax Act. Current income-tax relating to items recognised outside statement of profit and loss is recognised outside statement of profit and loss (either in OCI or in equity).

Deferred income-tax is calculated using the liability method. Deferred tax liabilities are generally recognised in full for all taxable temporary differences. Deferred tax assets are recognised to the extent that it is probable that the underlying tax loss, unused tax credits or deductible temporary difference will be utilised against future taxable income. This is assessed based on the Company's forecast of future operating results, adjusted for significant non-taxable income and expenses and specific limits on the use of any unused tax loss or credit. Deferred tax assets or liability arising during tax holiday period is not recognised to the extent it reverses out within the tax holiday period. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Deferred tax relating to items recognised outside statement of profit and loss is recognised outside statement of profit and loss (either in OCI or in equity).

i) **Cash and cash equivalents**

Cash and cash equivalents comprise cash in hand, demand deposits with banks/corporations and short- term highly liquid investments (original maturity less than 3 months) that are readily convertible into known amount of cash and are subject to an insignificant risk of change in value.

j) **Post-employment, long term and short term employee benefits**

Defined contribution plans

During the year under consideration, there is no employee on the roll of the company, hence the Employees' Provident Funds and Miscellaneous Provisions Act, 1952 is not applicable to the company.

Defined benefit plans

During the year under considertion, there is no employee on the roll of the company, hence the The Payment of Gratuity Act, 1972 is not applicable to the company .

Other long-term employee benefits

There are no employees on the roll of the company.

Short-term employee benefits

There are no employees on the roll of the company.

k) **Operating expenses**

Operating expenses are recognised in profit or loss upon utilisation of the service or as incurred.

l) **Borrowing costs**

Borrowing costs directly attributable to the acquisitions, construction or production of a qualifying asset are capitalised during the period of time that is necessary to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed in the period in which they are incurred and reported in finance costs.

m) **Fair value measurement**

The Company measures financial instruments, at fair value at each balance sheet date.

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

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INDOBORAX INFRASTRUCTURE PVT. LTD. * MUMBAI

• In the principal market for the asset or liability, or

• In the absence of a principal market, in the most advantageous market for the asset or liability

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

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

n) **Provisions, contingent assets and contingent liabilities**

Provisions are recognised only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

• Possible obligations which will be confirmed only by future events not wholly within the control of the Company or

• Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are not recognized. However, when inflow of economic benefit is probable, related asset is disclosed.

o) **Earnings per share**

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events including a bonus issue.

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

p) **Significant management judgement in applying accounting policies and estimation uncertainty**

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the related disclosures.

Significant management judgements and estimates

The following are significant management judgements and estimates in applying the accounting policies of the Company that have the most significant effect on the financial statements.

Recognition of deferred tax assets – The extent to which deferred tax assets can be recognised is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilised.

Evaluation of indicators for impairment of assets – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

Recoverability of advances/receivables – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.

Fair value measurements – Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument. Management uses the best information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date

Useful lives of depreciable/amortizable assets – Management reviews its estimate of the useful lives of depreciable/amortizable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence.

q) **Revenue recognition**

Sales of residential units

Revenue from sale of residential units is recognised on transfer of risk and rewards of ownership of units to the buyer and when no significant uncertainty exists regarding the amount of consideration that will be derived. Sales are accounted on tranfer of rights of units to customers and are disclosed net of Goods and Service tax and returns as applicable.

Interest Income

Interest income is recognised on an accrual basis using the effective interest method.

r) **Segment Information**

The Company has one operating segment as defined in Ind As 108 i.e. Construction of residential units and there are no separate geographical segments as the company is operating within India.

PULINDRA PATEL & CO. C.A.

INDOBORAX INFRASTRUCTURE PVT. LTD. MUMBAI

Indoborax Infrastructure Private Limited

Summary of Significant Accounting Policies and Other Explanatory Information for the year ended 31st March 2023

Note 1 - Long term loans and advances (Amounts are in lakhs unless stated otherwise)

Particulars	As at March 31, 2023	As at March 31, 2022
Other loans and advances, unsecured, considered good		
Advance income-tax (net of provision for taxation)	3.64	-
Security Deposits		
Unsecured, considered good	0.25	0.25
Total	**3.89**	**0.25**

Note 2 - Inventories

Particulars	As at March 31, 2023	As at March 31, 2022
Finished goods	-	996.92
Total	**-**	**996.92**

Note 3 - Cash and cash equivalents

Particulars	As at March 31, 2023	As at March 31, 2022
Cash on hand	0.34	0.31
Bank balances		
- Current Account	12.26	6.21
- Fixed Deposit with Banks	1,015.00	30.21
Total	**1,027.60**	**36.73**

Note 4 - Other current assets

Particulars	As at March 31, 2023	As at March 31, 2022
Balance with govt authorities	1.07	1.07
Others	33.18	0.76
Total	**34.25**	**1.83**

PULINDRA PATEL & CO. C.A. MUMBAI M. No. 048991

INDOBORAX INFRASTRUCTURE PVT. LTD. MUMBAI

Note 5 - Share capital and other equity

Share capital

(Amounts are in lakhs unless stated otherwise)

Particulars	As at March 31, 2023	As at March 31, 2022
Authorised shares		
2,50,000 Equity Shares of Rs. 10/- each (Previous year 2,50,000 Equity Shares of Rs. 10/- each)	25.00	25.00
Issued, subscribed shares		
110000 Equity Shares of Rs 10/- each (Previous Year 10,000 Equity Shares of Rs. 10/- each)	11.00	11.00
	11.00	**11.00**
Issued, subscribed and fully paid-up shares		
110000 Equity Shares of Rs 10/- each (Previous Year 10,000 Equity Shares of Rs. 10/- each)	11.00	11.00
	11.00	**11.00**

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

Equity Shares	Nos.	Nos.
Balance as at 31st March 2022	1,10,000	1,10,000
Changes during the period	-	-
Balance as at 31st March 2023	**1,10,000**	**1,10,000**

(b) Terms/ rights attached to equity shares

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

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

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

(as per the register of members of the Company are as under) :-

Name of the shareholder	As at March 31, 2023		As at March 31, 2022	
	Nos. of Shares	% holding in the class	Nos. of Shares	% holding in the class
Equity shares of Rs. 10/- each fully paid				
Indo Borax & Chemicals Ltd	110000	100	110000	100
Including 1 Share held by nominee shareholder				

As per records of the Company, including its register of shareholders/ members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

Note 6 - Other Equity

Reserves and Surplus	As at March 31, 2023	As at March 31, 2022
Share Premium Account		
Share Premium	929.00	929.00
	929.00	**929.00**
Surplus in the statement of profit and loss		
Balance as per the last financial statements	95.54	88.06
Profit for the year	30.02	7.48
Closing Balance	**125.56**	**95.54**
TOTAL	**1,054.56**	**1,024.54**

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INDOBORAX INFRASTRUCTURE PVT. LTD. * MUMBAI

Indoborax Infrastructure Private Limited

Summary of Significant Accounting Policies and Other Explanatory Information for the year ended 31st March 2023

Note 7 - Trade payables **(Amounts are in lakhs unless stated otherwise)**

Particulars	As at March 31, 2023	As at March 31, 2022
Due to Micro, Small and Medium Enterprises	-	-
Others	0.18	0.19
Total	**0.18**	**0.19**

PULINDRA PATEL & CO. C.A.

INDOBORAX INFRASTRUCTURE PVT. LTD. MUMBAI

Indoborax Infrastructure Private Limited

Summary of Significant Accounting Policies and Other Explanatory Information for the year ended 31st March 2023

Note 8 - Revenue from operations

Particulars	As at March 31, 2023	As at March 31, 2022
Operating Income :		
Sale of Residential Unit	1,011.00	-
	1,011.00	30.00
	1,011.00	**30.00**
Sale of products comprises :		
Traded goods		
Sale of Residential Unit	1,011.00	
	1,011.00	-

Note 9 - Other income

Particulars	As at March 31, 2023	As at March 31, 2022
Sundry balances w/back	-	3.09
Interest received	38.35	0.21
Total	**38.35**	**3.30**

Note 10 - Purchases

Particulars	As at March 31, 2023	As at March 31, 2022
Flat Purchased	-	7.51
Total	**-**	**7.51**

Note 11 - (Increase)/Decrease in inventories

Particulars	As at March 31, 2023	As at March 31, 2022
Inventories at the beginning of the year		
Finished goods	996.92	989.41
	996.92	**989.41**
Inventories at the end of the year		
Finished goods	-	996.92
	996.92	**(7.51)**

Note 12 - Other expenses

Particulars	As at March 31, 2023	As at March 31, 2022
Rates & Taxes	0.03	0.03
Auditors' Remuneration	0.18	0.15
Legal and Professional charges	0.23	12.19
Society Maintenance	2.59	5.20
Late filing of TDS return	0.00	0.11
Electricity Charges	0.26	-
Misc. Expenses	0.03	-
Brokerage	1.00	-
Transfer fees	7.50	0.02
Sundry Balances w/off	-	1.65
Bank Charges	0.01	0.01
Total	**11.83**	**19.36**

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INDOBORAX INFRASTRUCTURE PVT. LTD. MUMBAI

Summary of Significant Accounting Policies and Other Explanatory Information for the year ended 31st March 2023

Note 13 - Taxation

-Income tax expense

(Amounts are in lakhs unless stated otherwise)

Particulars	As at March 31, 2023	As at March 31, 2022
Current tax		
Current tax on profits for the year	10.30	3.60
Adjustments for current tax of prior periods	0.28	2.86
Total current tax expense	**10.58**	**6.46**
Deferred tax		
Decrease/(increase) in deferred tax assets	-	-
(Decrease)/increase in deferred tax liabilities	-	-
Total deferred tax expense/(benefit)	**-**	**-**
Income tax expense	**10.58**	**6.46**

The reconciliation of estimated income tax expenses at Indian statutory income tax rate to income tax expenses reported in the statement of profit & loss is as follows:

Particulars	As at March 31, 2023	As at March 31, 2022
Profit before taxes	40.60	13.94
Indian statutory income tax rate	25.17	25.17
Expected income tax expenses	10.22	3.51
Tax effect of adjustments to reconcile expected income tax expense to reported		
Tax on Income	10.22	3.51

Note 14 - Earning Per Share:

Particular	As at March 31, 2023	As at March 31, 2022
Profit after Tax	30.02	7.48
No. of shares outstanding	110000	110000
Weighted Average No. of shares + potential shares o/s	110000	110000
Earning per share (Basic)	27.29	6.80
Earning per share (Diluted)	27.29	6.80

Note 15 - Remuneration to Auditors:

Particular	As at March 31, 2023	As at March 31, 2022
As Auditors		
Audit Fees	0.18	0.15
Total	**0.18**	**0.15**

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Details of transactions between the Company and its related parties are disclosed below:

Note 16 - Details of Related parties transactions are as under :
a) List of related parties and relationship where control exists or with whom transactions were entered into:

Holding Company
Indo Borax & Chemicals Ltd

Key Management Personnel
Mr. Sajal Sushil Kumar Jain

b) Transactions during the year with related parties:

(Amounts are in lakhs unless stated

Sr. No.	Particulars	Holding Company		Key Management Personnel	
		2022-23	2021-22	2022-23	2021-22
1	**Rent Received from** Sajal Sushilkumar Jain	-	-	-	30.00

c) Outstanding dues as at year end

Sr. No.	Particulars	Holding Company		Key Management Personnel	
		2022-23	2021-22	2022-23	2021-22
1	**Outstanding**	-	-	-	-

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Note 17 - Financial instruments

i) Fair values hierarchy
Financial assets and financial liabilities measured at fair value in the statement of financial position are grouped into three levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities;

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity specific estimates.

Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Financial assets and liabilities measured at fair value - recurring fair value measurements

(ii) Valuation process and technique used to determine fair value

Specific valuation techniques used to value financial instruments include:

The use of quoted market prices for investments in shares and mutual funds.

Note 18 - Other Information
(i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for any Benami property.

(ii) The Company does not have any transaction with companies struck off.
(iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
(iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
(v) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
(vi) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
(vii) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries,
(viii) The Company does not have any transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during

the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.

Note 19 -Financial Risk Management:

i) Financial Instruments by Cartagory :

Particulars	As at March 31, 2023		As at March 31, 2022	
	FVTPL	Amortised Cost	FVTPL	Amortised Cost
Financial assets :				
Investments				
mutual funds Shares and Bond	-	-	-	-
Loans				
to others	-	-	-	-
Trade receivables	-	-	-	-
Security deposits	-	0.25	-	0.25
Cash and cash equivalents	-	1,027.60	-	36.73
Other financial assets	-	34.25	-	1.83
Derivative financial asset	-	-	-	-
Unclaimed dividend account	-	-	-	-
Total	**-**	**1,062.10**	**-**	**38.81**
Financial Liabilities				
Borrowings	-	-	-	-
Trade payables	-	0.18	-	0.19
Other financial liabilities	-	-	-	-
Total	**-**	**0.18**	**-**	**0.19**

a) The carrying value of trade receivables, securities deposits, insurance claim receivable, loans given, cash and bank balances and other financial assets recorded at amortised cost, is considered to be a reasonable approximation of fair value.

The carrying value of borrowings, trade payables and other financial liabilities recorded at amortised cost is considered to be a reasonable approximation of fair value.

ii) risk management

The Company's activities expose it to market risk, liquidity risk and credit risk. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements

Risk	Exposure arising from	Measurement	Management
Credit risk	Cash and cash equivalents, trade receivables,derivative financial instruments, financial assets measured at amortised cost	Aging analysis	Bank deposits, diversification of asset base, credit limits and collateral.
Liquidity risk	Borrowings and other liabilities	Rolling cash flowforecasts	Availability of committed credit lines and borrowing facilities
Market risk - interest rate	Borrowings at variable rates	Sensitivity analysis	Mix of borrowings taken at
Market risk - Raw material prices	Payables linked to raw material prices	Sensitivity analysis	The raw materil is purchase at the prevailing price from suppliers.

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A) Credit Risk

Credit risk is the risk that a customer or counterparty to a financial instrument will fail to perform or pay amounts due to the Company causing financial loss. It arises from cash and cash equivalents, deposits with banks and financial institutions, security deposits, loans given and principally from credit exposures to customers relating to outstanding receivables. The Company's maximum exposure to credit risk is limited to the carrying amount of financial assets recognised at reporting date.

The Company continuously monitors defaults of customers and other counterparties, identified either individually or by the Company, and incorporates this information into its credit risk controls. Where available at reasonable cost, external credit ratings and/or reports on customers and other counterparties are obtained and used. The Company's policy is to deal only with creditworthy counterparties.
In respect of trade and other receivables, the Company is not exposed to any significant credit risk exposure to any single counterparty or any company of counterparties having similar characteristics. Trade receivables consist of a large number of customers in various parts of India. The Company has very limited history of customer default, and considers the credit quality of trade receivables that are not past due or impaired to be good.

The credit risk for cash and cash equivalents, mutual funds, bank deposits, loans and derivative financial instruments is considered negligible, since the counterparties are reputable organisations with high quality external credit ratings.

Company provides for expected credit losses on financial assets by assessing individual financial instruments for expectation of any credit losses. Since the assets have very low credit risk, and are for varied natures and purpose, there is no trend that the company can draws to apply consistently to entire population. For such financial assets, the Company's policy is to provides for 12 month expected credit losses upon initial recognition and provides for lifetime expected credit losses upon significant increase in credit risk. The Company does not have any expected loss based impairment recognised on such assets considering their low credit risk nature, though incurred loss provisions are disclosed under each sub-category of such financial assets.

Detail of trade receivables that are past due is given below:

(Amounts are in lakhs unless stated otherwise)

Particulars	As at 31-Mar-23	As at 31-Mar-22
Not due	-	-
0-30 days past due	-	-
31-60 days past due	-	-
61-90 days past due	-	-
More than	-	-
*rounded off to nil		
	-	-

B) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due. Due to the nature of the business, the Company maintains flexibility in funding by maintaining availability under committed facilities.

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates. In addition, the Company's liquidity management policy involves projecting cash flows in major currencies and considering the level of liquid assets necessary to meet these, monitoring balance sheet liquidity ratios against internal and external regulatory requirements and maintaining debt financing plans.

Financing arrangements

The Company has not availed any borrowing facilities at the end of the reporting period:

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Contractual maturities of financial liabilities

The tables below analyse the Company's financial liabilities into relevant maturity groupings based on their contractual maturities for all non-derivative financial liabilities. The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying amounts as the impact of discounting is not significant.

31-Mar-23	Payable on demand	Less than 1 year	Less than 1-2 year	Less than 2-3 year	More than 3 year	Total
Borrowings	-	-	-	-	-	-
Trade payable	0.18	-	-	-	-	0.18
Other financial liabilities	-	-	-	-	-	-
Total	**0.18**	-	-	-	-	**0.18**

31-Mar-22	Payable on demand	Less than 1 year	Less than 1-2 year	Less than 2-3 year	More than 3 year	Total
Borrowings	-	-	-	-	-	-
Trade payable	0.19	-	-	-	-	0.19
Other financial liabilities	-	-	-	-	-	-
Total	**0.19**	-	-	-	-	**0.19**

C) Market risk - foreign exchange

The Company is not dealing in foreign currency transactions, there is no foreign exchange market risk.

D) Interest rate risk

i) Liabilities

The Company's policy is to minimise interest rate cash flow risk exposures on long-term financing. At 31 March 2021, there is no borrowing from any bank or from any other entities, hence Company is not exposed any changes in market interest rates.

As the company has not borrowed any funds, there is not exposure to interest rate risk:

Sensitivity

Since there is no borrowing, there is no sensitivity to profit or loss in case of a reasonably possible change in interest rates.

ii) Assets

The Company's financial assets are carried at amortised cost and are at fixed rate only. They are, therefore, not subject to interest rate risk since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

Note 20 - Capital Management:

The Company' s capital management objectives are: to ensure the company's ability to continue as a going concern, to provide an adequate return to shareholders.

The Company monitors capital on the basis of the carrying amount of equity less cash and cash equivalents as presented on the face of balance sheet.

The Management assesses the Company's capital requirements in order to maintain an efficient overall financing structure while avoiding excessive leverage. This takes into account the subordination levels of the Company's various classes of debt. The Company manages the capital structure and makes adjustments to it in the light of changes in the economic conditions and the risk characteristics of the underlying assets.

(Amounts are in lakhs unless stated otherwise)

Particulars	As at March 31, 2023	As at March 31, 2022
Net debts	-	-
Total equity	1,054.56	1,024.54
Gearing Ratio	0.00%	0.00%

Particulars	As at March 31, 2023	As at March 31, 2022
Dividends		
(i) Equity shares	-	-
(ii) Dividends not recognised at the end of the reporting period	-	-

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Note 21 -Disclosure with respect to Ratio:

Ratio	Numerator	Denominator	Current Period	Previous Period	% Variance	Reasons for Variance
(a) Current Ratio	Current Assets	Current Liability	5,999.13	5,449.87	10.08%	N.A.
(b) Debt Equity Ratio	Borrowings+ Interest Accrued	Total Equity	-	-	-	N.A.
(c) Debt Service Coverage Ratio	Net Profit after Tax +Depreciation+ Interest+loss on sale of Fixed Assets	Debt Service = Interest & Lease payments +Principal Repayments	-	-	-	N.A.
(d) Return on Equity Ratio	Net Profit after Tax	Average Shareholder's Equity	2.73	0.68	301.09%	Increase was primarily on account of increase in profit after tax.
(e) Inventory turnover ratio	Cost of Goods sold or Sales	Avearage Inventory (Opening Inventory + Closing Inventory) /2	-	-	-	N.A.
(f) Trade Receivables Turnover ratio	Net Credit Sales	Average Accounts Receivables	-	-	-	N.A.
(g) Trade Payables turnover	Net Credit Purchases	Average Trade Payables	-	-	-	N.A.
(h) Net Capital turnover ratio	Net Sales	Working Capital	-	-	-	N.A.
(i) Net Profit Ratio	Net Profit	Net Sales	0.03	0	0.00%	N.A.
(j) Return on Capital Employed	Earning before interest and taxes	Capital Employed	0.04	0.01	183.14%	Lower cost has increased the return of Capital Employed
(k) Return on investment	Net Return after Tax	Investments	0.03	0.01	289.78%	Lower costs has increase the return on investment

Note: In respect of aforesaid mentioned ratios,no reason for variance provided where change (25% or more) in FY 2022-23 in comparison to FY 2021-22.

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22 **Commitment and Contingent Liabilty**
During the year Company has no any commitment and contingent liablility.

23 All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in the Scheudle III to the Companies Act, 2013. Normal operating cucle for the current operations of the Company commence with the process of acquiring land/development rights and ends with realisation of sale proceeds of the constructed units. Thus the normal operating cycle is longer than a year and differ from projects to project. Assets and liabilities are classified as current and non-current accordingly on the basis of expected time of sale proceeds of constructed units.

24 **Post reporting date events**
There are no adjusting or significant non-adjusting events have been occurred between 31 March 2023 and the date of authorization of the company's standalone financial statement.

25 **Authorization of Financial Statements**
The standalone financial statement for the year ended 31 March 2023 (including comparatives) were approved by the Board of Directors on 13th May, 2023.

26 The previous year's figures have been regrouped and rearranged wherever necessary to make in compliance with the current financial year.

Notes 1 to 26 form an integral part of these financial statements.

As per attached report of even date.
For Pulindra Patel & Co.,
Chartered Accountants
Firm Registration No. 115187W

Pulindra Patel

Pulindra Patel
Proprietor
Membership No. 048991
Place : Mumbai
Date : 13th May, 2023

PULINDRA PATEL & CO. MUMBAI NO. 048991 C.A.

For and on behalf of the Board Directors
Indoborax Infrastructure Private Limited

Sajal Jain
Director
DIN-00314855

N K Mittal
Director
DIN-00314916

INDOBORAX INFRASTRUCTURE P. LTD. MUMBAI