

INDEPENDENT AUDITOR'S REPORT

To
**The Members of
Koprolu Warehousing Private Limited**

Report on the Audit of the Standalone Ind AS Financial Statements

Opinion

We have audited the accompanying Standalone Ind AS Financial Statements of **Koprolu Warehousing Private Limited** ("the Company"), which comprise the Balance sheet as at 31st 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 significant accounting policies and other explanatory information (hereinafter referred to as "Ind AS Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone Ind AS Financial Statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March 2023, its Loss including other comprehensive income, changes in equity and its cash flows for the year ended on that date which are designed to prepare the Consolidated Ind AS Financial Statements of Transindia Real Estate Limited (formerly TransIndia Realty & Logistics Parks Limited) as at 31st March 2023.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have

fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



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.

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

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

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

- Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS



financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 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.



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

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- (c) The Balance Sheet, the Statement of Profit and Loss, the Statement of Changes in Equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid standalone Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- (e) On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in “**Annexure B**”. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company’s Internal Financial Controls over financial reporting.
- (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, no remuneration is paid by the Company to its directors during the year and hence this para is not applicable to the Company.

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

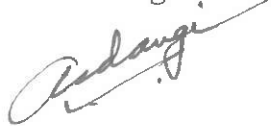


- (iv) (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("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 (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (c) Based on 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.
- (v) The company has not proposed any dividend during the year in accordance with Section 123 of the Act, as applicable.

For C C Dangi & Associates

Chartered Accountants

ICAI Firm Reg. No.102105W



Ashish C. Dangi

Partner

Membership No.: 122926

UDIN: 23122926BGZDAB3946

Mumbai, 13th June, 2023



Annexure A to the Independent Auditor's Report

The Annexure referred to in our Independent Auditor's Report to the members of **Koprolu Warehousing Private Limited** (the "Company") on the Ind AS financial statements for the year ended 31st March, 2023, we report that:

- (i) In respect of its Property, Plant & Equipment & Intangible Assets:
 - (a) A) The Company is maintaining proper records showing full particulars, including quantitative details and situation, of Property, Plant & Equipment.
 - B) The Company does not have any Intangible Assets hence reporting under sub clause 3(i)(a)(B) of the Order is not applicable to the Company.
 - (b) The property, plant & equipment was physically verified during the year by the Management in accordance with a regular programme of verification which, in our opinion, provides for physical verification of Investment property at reasonable intervals. According to the information and explanation given to us, no material discrepancies were noticed on such verification.
 - (c) The Company holds immovable properties in its own name.
 - (d) The Company has not revalued any of its Property, plant & equipment during the year.
 - (e) No proceedings have been initiated during the year or are pending against the Company as at 2023 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- (ii)
 - a) The company is a service company and does not hold any physical inventories. Thus, reporting under para 3(ii)(a) of the Order is not applicable to the company.
 - b) According to the information and explanations given to us, at any point of time of the year, the Company has not been sanctioned any working capital facility from banks or financial institutions on the basis of security of current assets, and hence reporting under para 3(ii)(b) of the Order is not applicable.
- (iii) According to the information and explanations given to us and on the basis of our examination of the books of accounts, the Company has not granted loans, secured or unsecured, to companies, firms or other parties listed in the register maintained under Section 189 of the Companies Act, 2013. Consequently, the reporting under para 3(iii) of the Order are not applicable to the Company.



- (iv) According to the information and explanations given to us and on the basis of our examination of the books of accounts, the Company has not given loans, guarantees, and security, or invested in other companies covered under section 185 and 186 during the year under audit. Consequently, reporting under para 3(iv) of the Order is not applicable to the Company.
- (v) In our opinion and according to the information and explanations given to us the Company has not accepted any deposits from the public so as to require any compliance of the directives of Reserve Bank of India or the provisions of section 73 or 76 of the Companies Act, 2013. As explained to us, the Company has not received any order passed by the Company Law Board or the National Company Law Tribunal or any court or other forum. Hence reporting under para 3(v) of the order is not applicable to the Company.
- (vi) According to the information and explanation given to us, maintenance of cost records is not applicable to the Company.
- (vii) In respect of its statutory dues:
- (a) In our opinion and according to the information and explanations given to us, the Company is normally regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, TDS, GST, Profession tax, cess and any other applicable statutory dues to the appropriate authorities. There is no outstanding statutory dues as on the last day of the financial year for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us, there are no disputed dues of income tax, GST which have not been deposited with the appropriate authority on account of any dispute.
- (viii) There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.
- (ix) (a) According to the information and explanations given to us and on the basis of our examination of the books of accounts, the Company has not taken any loans or borrowings from financial institutions, banks and government or has not issued any debentures. Hence, reporting under para 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 government or any government authority.
- (c) The Company has not taken any term loan and hence reporting under para 3(ix)(c) of the Order is not applicable to the Company.



- (d) The funds raised by the Company on short term basis have not been utilised for long term purposes and hence reporting under para 3(ix)(d) of the Order is not applicable to the Company.
- (e) The Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures and hence reporting under para 3(ix)(e) of the Order is not applicable to the Company.
- (f) The Company has not raised any loans during the year and hence reporting under para 3(ix)(f) of the Order is not applicable to the Company.
- (x) (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, reporting under para 3(x)(a) of the Order is not applicable to the Company.
- (b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under para 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per the information and explanations given by the management, we report that no fraud by the company or on the company by its officers or employees has been noticed or reported during the course of our audit nor have we been informed of such case by the management.
- (b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government during the year and upto the date of this report.
- (c) As informed by the management, no whistle-blower complaints received during the year by the Company.
- (xii) The Company is not a Nidhi Company as defined under section 406 of the Companies Act, 2013. Accordingly, reporting under para 3(xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, all transactions with the related parties during the current audit year are in compliance with section 177 and 188 of Companies Act, 2013. The Company has complied with the requirement disclosing the details in the Ind AS Financial Statements and as required by the applicable accounting standards.



- (xiv) a) In our opinion and based on our examination, Internal Audit is not applicable to the company.
- (xv) On the basis of information and explanation given to us, the Company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, reporting under para 3(xv) of the Order is not applicable to the Company.
- (xvi) (a) In our opinion and according to the information and explanations given to us, the company is not required to be registered under section 45-1A of the Reserve Bank of India Act, 1934. Accordingly, reporting under para 3(xvi)(a) and (b) of the Order are not applicable to the Company.
- (b) In our opinion, there is no core investment within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under para 3(xvi)(c) and (d) of the Order are not applicable to the Company.
- (xvii) The Company has incurred Cash Losses of Rs.4,77,56,985/- in the financial year covered under audit and Rs. 1,39,834/- in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors of the Company during the year. & reporting under para 3(xviii) of the order is not applicable to the company.
- (xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

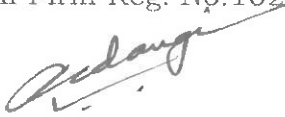


- (xx) According to the information and explanations given to us by the management and our examination of books of account, provisions of Section 135 of the Companies Act are not applicable to the Company. Accordingly, reporting under para 3(xx)(a) and 3(xx)(b) of the Order are not applicable to the Company.

For C C Dangi & Associates

Chartered Accountants

ICAI Firm Reg. No.102105W



Ashish C. Dangi

Partner

Membership No.: 122926

UDIN: 23122926BGZDAB3946

Mumbai, 13th June, 2023



Annexure - B to the Independent Auditor's Report

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

1. We have audited the internal financial controls over financial reporting of **Koprolu Warehousing Private Limited** ("the Company") as of 31st March, 2023 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended and as at on that date.

Management's Responsibility for Internal Financial Controls

2. The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

3. Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit.

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



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

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

Meaning of Internal Financial Controls with reference to Ind AS financial statements

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

Inherent Limitations of Internal Financial Controls over Financial Reporting

6. 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

7. 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 31st March, 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For C C Dangi & Associates

Chartered Accountants

ICAI Firm Reg. No.102105W

Ashish C. Dangi

Partner

Membership No.: 122926

UDIN: 23122926BGZDAB3946

Mumbai, 13th June, 2023



Koprolu Warehousing Private Limited
Balance Sheet as at March 31, 2023

(Amount in Rs)

Particulars	Notes	As at March 31, 2023	As at March 31, 2022
ASSETS			
Non-Current assets			
Investment Property	2	1,58,91,70,936	36,82,40,484
Investment Property under Development	3	-	1,04,44,05,455
Deferred Tax Assets	4	1,27,10,654	68,153
Non-current tax assets (net)	5	42,36,115	-
Other non-current assets	6	50,00,000	50,00,000
Total - Non-current assets		1,61,11,17,705	1,41,77,14,093
Current assets			
Trade Receivables	7	1,25,74,271	-
Financial assets	8	5,35,93,178	-
Cash and cash equivalents	9	1,28,72,854	13,78,614
Other Current assets	10	13,86,314	12,887
Total - Current assets		8,04,26,617	13,91,501
Total Assets		1,69,15,44,322	1,41,91,05,594
EQUITY AND LIABILITIES			
Equity			
Equity share capital	11	10,00,000	20
Other equity	12	(7,75,82,933)	(45,37,869)
Equity attributable to equity holders of the parent		(7,65,82,933)	(45,37,849)
Non-controlling interests		-	-
Total Equity		(7,65,82,933)	(45,37,849)
Non-Current liabilities			
Financial liabilities			
Borrowings	13	1,50,98,48,209	1,29,73,31,983
Other Financial Liabilities	14	5,86,92,653	-
Other Non Current Liabilities	15	2,35,94,905	-
Total Non-Current liabilities		1,59,21,35,767	1,29,73,31,983
Current liabilities			
Financial liabilities			
Trade payables	16		
a) Total outstanding dues of micro enterprises and small enterprises		-	-
b) Total outstanding dues of creditors other than micro enterprises and small enterprises		6,26,789	4,61,790
Other payables	17	31,11,049	1,22,353
Other Financial Liabilities	18	16,16,51,890	9,93,79,907
Other Current liabilities	19	1,06,01,759	2,63,47,411
Total Current liabilities		17,59,91,488	12,63,11,461
Total equity and liabilities		1,69,15,44,322	1,41,91,05,594

Significant accounting policies

1

Notes to the financial statements

2-32

The notes referred to above are an integral part of these financial statements

As per our report of even date attached

For C C Dangi & Associates
ICAI firm registration No.102105W
Chartered Accountants

Ashish C. Dangi
Partner
Membership No.122926

Date - 13th June 2023
Place - Mumbai



For and on behalf of Board of directors of
Koprolu Warehousing Private Limited
CIN No: U60232MH2018PTC313161

Prabhakar Poovappa Shetty
Director
DIN: 00013204

Date - 13th June 2023

Jatin Jayantilal Chokshi

Director
DIN: 00495015



Koprolu Warehousing Private Limited
Statement of Profit and Loss for the Year ended March 31, 2023

(Amount in Rs)

Particulars	Notes	For the Year Ended March 31, 2023 (Audited)	For the Year Ended March 31, 2022 (Audited)
Income			
Revenue from operations	20	4,72,83,445	-
Other Income	21	5,353	-
	Total	4,72,88,798	-
Expenses			
Depreciation and amortisation expenses	22	3,79,30,580	43,43,893
Finance cost	23	6,98,73,630	-
Other expenses	24	2,51,72,152	1,39,834
	Total	13,29,76,362	44,83,727
	Profit / (Loss) before tax	(8,56,87,565)	(44,83,727)
Tax expense:			
Deferred tax charge / (credit)	4	(1,26,42,501)	(36,357)
	Total	(1,26,42,501)	(36,357)
	Profit / (Loss) for the year (A)	(7,30,45,064)	(44,47,370)
Other Comprehensive Income:			
Items that will be reclassified subsequently to profit or loss		-	-
Items that will not be reclassified subsequently to profit or loss		-	-
	Other Comprehensive Income for the year (B)	-	-
	Total Comprehensive income for the year, net of tax (A) + (B)	(7,30,45,064)	(44,47,370)

Earnings per equity share (nominal value of Rs.10/- each)

Basic EPS	26	(730.45)	(22,23,685)
Diluted EPS	26	(1,518.30)	-

Significant accounting policies 1

Notes to the financial statements 2-32

The notes referred to above are an integral part of these financial statements

As per our report of even date attached

For C C Dangi & Associates
 ICAI firm registration No.102105W
 Chartered Accountants

Ashish C. Dangi
Ashish C. Dangi
 Partner
 Membership No.122926

Date - 13th June 2023
 Place - Mumbai



For and on behalf of Board of directors of
Koprolu Warehousing Private Limited
 CIN No: U60232MH2018PTC313161

Prabhakar Poovappa Shetty
Prabhakar Poovappa Shetty
 Director
 DIN: 00013204

Date - 13th June 2023

Jatin Jayantilal Chokshi
Jatin Jayantilal Chokshi
 Director
 DIN: 00495015



Koprolu Warehousing Private Limited
Statement of Cash Flows for the year Ended March 31, 2023

Particulars	(Amount in Rs)	
	Year ended March 31, 2023	Year ended March 31, 2022
Operating activities		
Profit before tax	(8,56,87,565)	(44,83,727)
<i>Adjustments to reconcile profit before tax to net cash flows:</i>		
Depreciation	3,79,30,580	43,43,893
Interest Expenses	6,98,73,630	-
<i>Working capital adjustments:</i>		
Decrease/ (Increase) in Other Current Asset and non current assets	(13,73,427)	11,62,724
(Decrease)/ Increase in trade Receivables	(1,25,74,271)	-
(Decrease)/ Increase in Short term Other financial assets	(5,35,93,178)	-
(Decrease)/ Increase in trade payables	1,64,999	1,91,331
(Decrease)/ Increase in Other payable including Provisions	29,88,696	(1,47,660)
(Decrease)/ Increase in Other Financial Liabilities	71,29,094	97,98,384
(Decrease)/ Increase in Other Current liabilities	78,49,253	2,49,41,397
Cash generated from operating activities	(2,72,92,188)	3,58,06,342
Income tax paid (net of refunds)	(42,36,115)	-
Net cash flows from operating activities (A)	(3,15,28,302)	3,58,06,342
Investing activities		
Investment in purchase of Leasehold Land	-	(28,81,51,276)
Investment in Investment Property Under Development (CWIP)	(17,04,93,663)	(36,72,38,621)
Net cash flows from / (used in) investing activities (B)	(17,04,93,663)	(65,53,89,897)
Financing activities		
Proceeds from issue of shares	9,99,980	-
Proceeds from long term borrowings	12,85,16,226	61,95,98,972
Repayment of Long Term Borrowings	(8,40,00,000)	-
Net cash flows from / (used in) financing activities (C)	4,55,16,206	61,95,98,972
Net increase / (decrease) in cash and cash equivalents (A+B+C)	1,14,94,240	15,417
Opening balance of cash and cash equivalents	13,78,614	13,63,197
Cash and cash equivalents at the end	1,28,72,854	13,78,614

As per our report of even date attached

For C C Dangi & Associates
ICAI firm registration No.102105W
Chartered Accountants .

Ashish C. Dangi
Ashish C. Dangi
Partner
Membership No.122926

Date - 13th June 2023
Place - Mumbai,



For and on behalf of Board of directors of
Koprolu Warehousing Private Limited
CIN No: U60232MH2018PTC313161

Prabhakar Poovappa Shetty
Prabhakar Poovappa Shetty
Director
DIN: 00013204

Date - 13th June 2023



Jatin Jayantilal Chokshi
Jatin Jayantilal Chokshi
Director
DIN: 00495015

Koprolu Warehousing Private Limited

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

1. Significant accounting policies

1.1 (a) Statement of compliance

These financial statements have been prepared in accordance with Ind AS as notified under the Companies (Indian Accounting Standards) Rules 2015 read with Section 133 of the Companies Act, 2013.

(b) Basis of preparation

The financial statements have been prepared on a historical cost basis, except for the certain financial assets and liabilities measured at fair value (refer accounting policy regarding financial instruments) which have been measured at fair value or revalued amount. Historical cost is generally based on the fair value of the consideration given in exchange of goods or 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.

1.2 Summary of significant accounting policies

a. Use of estimates

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 accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

b. Current versus non-current classification

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

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

All other assets are classified as non-current.

A liability is current when:

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

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

Koprolu Warehousing Private Limited

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

c. Fair value measurement

In determining the fair value of its financial instruments, the company uses assumptions that are based on market conditions and risks existing at each reporting date. The method used to determine the fair value includes Discounted Cash Flow analysis, available quoted market price and dealer quotes. All methods of assessing fair value result in general approximation of fair value and such value may never be actually realized. For all other financial instruments, the carrying amount approximates Fair Value due to the short maturity of those instruments.

d. Revenue recognition

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The amount recognised as revenue is exclusive of GST.

The specific recognition criteria described below must also be met before revenue is recognised.

Income from Logistics Park

Rental income arising from leasing of warehouses and is accounted for on a straight-line basis over the lease term. Reimbursement of cost is recognized as income under the head Common Area Management ('CAM') charges, electricity and water charges recovered based on actual allocable basis and as per the terms mentioned in the lease agreement.

Others

Interest income is recognised on time proportion basis. Interest income is included in finance income in the Statement of Profit and Loss.

Dividend income is recognised when the Company's right to receive the payment is established i.e. the date on which shareholders approve the dividend.

Rental income arising from operating leases on investment properties is accounted for on a straight-line basis over the lease terms.

e. Taxes

Current Income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

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

Deferred tax assets and liabilities are recognised for all taxable temporary differences.

Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised.

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

Koprolu Warehousing Private Limited

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

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets include Minimum Alternate Tax (MAT) paid in accordance with the tax laws in India, which is likely to give future economic benefits in the form of availability of set off against future income tax liability.

Minimum Alternate Tax (MAT)

MAT paid in a year is charged to the Statement of Profit and Loss as current tax. The Company recognizes MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. In the year in which the Company recognizes MAT credit as an asset in accordance with the *Guidance Note on Accounting for Credit Available in respect of Minimum Alternative Tax under the Income-tax Act, 1961*, the said asset is created by way of credit to the Statement of Profit and Loss and shown as "MAT Credit Entitlement." The Company reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.

f. Borrowing costs

Borrowing costs directly attributable to the acquisition and construction of qualifying asset that necessarily takes a substantial period of time to get ready for its intended use are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur.

Commencement, cessation and suspension of capitalisation

Borrowing costs incurred are capitalised to the cost of asset if following conditions are satisfied:

- Asset is a qualifying asset- A qualifying asset is an asset that takes a substantial period of time to get ready for its intended use.
- Intended use of asset (end use).

If asset holds

- For owner's occupation, it will be recognised as PPE.
- For rent/annuity purpose, it will be recognised as investment property.]
- Whether all the activities are completed which are substantially necessary to prepare the qualifying Asset for its intended use.

Borrowing costs shall cease to be capitalised when substantially all the activities necessary to prepare the qualifying asset for its intended use are complete. However, Borrowing cost incurred while asset acquired for specific purposes is held without any associated development activity do not qualify for capitalisation.

g. Provisions and Contingent Liability

A provision is recognised when the Company has a present obligation as a result of past event, it is probable that an outflow of resources will be required to settle the obligation and in respect of which a reliable estimate can be made. Provisions are not discounted to its present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

A contingent liability is a possible obligation that arises from past events whose existence will 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 recognised because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognised because it cannot be measured reliably. The Company does not recognise a contingent liability but discloses its existence in the financial statements.

Koprolu Warehousing Private Limited

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

h. Cash and cash equivalents

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

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

i. Cash flow statement

Cash flows are reported using the indirect method, whereby profit / (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated in the Cash flow statement.

j. Property, plant and equipment:

Freehold land is carried at historical cost. Property, plant and equipment is stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use. Borrowing cost relating to acquisition of tangible assets which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

Assets in the course of construction are capitalised in the assets under Capital work-in-progress. At the point when an asset is operating at management's intended use, the cost of construction is transferred to the appropriate category of property, plant and equipment and depreciation commences.

k. Investment Property

An investment in land or building, which is not intended to be occupied substantially for use by, or in the operations of the Company, is classified as investment property. Investment properties are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any.

The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Investment Property Under Development is stated at net of cost.

Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets as follows:

Category	Useful lives (in years)
Building	30
Plant and machinery	15
Other Utility equipments	10
Leasehold land -- I	14.25 Years
Leasehold land -- II	17.25 Years
Leasehold improvements shorter of the estimated useful life of the asset or the lease term not exceeding 10 years	

Investment properties are measured initially and subsequently at cost, though the Company measures investment property using cost-based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer or on the basis of appropriate ready reckoner value or based on recent market transactions.

Koprolu Warehousing Private Limited

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

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

Transfers are made to (or from) investment properties only when there is a change in use. Transfers between investment property, owner-occupied property and inventories do not change the carrying amount of the property transferred and they do not change the cost of that property for measurement or disclosure purposes.

1. Earnings per equity share

Basic earnings per equity share is computed by dividing the net profit attributable to the equity holders of the company by the weighted average number of equity shares outstanding during the period. Diluted earnings per equity share is computed by dividing the net profit attributable to the equity holders of the company by the weighted average number of equity shares considered for deriving basic earnings per equity share and also the weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares. The dilutive potential equity shares are adjusted for the proceeds receivable had the equity shares been actually issued at fair value. Dilutive potential equity shares are deemed converted as of the beginning of the period, unless issued at a later date. Dilutive potential equity shares are determined independently for each period presented.

The number of equity shares and potentially dilutive equity shares are adjusted retrospectively for all periods presented for any share splits and bonus shares issues including for changes effected prior to the approval of the financial statements by the Board of Directors.

Koprolli Warehousing Private Limited
Notes to Financial Statements as at and for the year ended 31 March, 2023

2 Investment Property

Description	Building	Office Equipments	Plant & Machinery	Freehold Land	Leasehold Land	Total
Gross Block						
Balance as at 01 April 2021	-	-	-	8,44,33,100	-	8,44,33,100
Additions	-	-	-	-	28,81,51,276	28,81,51,276
Balance as at 31 March 2022	-	-	-	8,44,33,100	28,81,51,276	37,25,84,376
Additions	1,08,46,63,022	6,97,70,160	10,44,27,849	-	-	1,25,88,61,031
Balance as at 31 March 2023	1,08,46,63,022	6,97,70,160	10,44,27,849	8,44,33,100	28,81,51,276	1,63,14,45,407
Depreciation						
Balance as at 01 April 2021	-	-	-	-	-	-
Depreciation for the Year	-	-	-	-	43,43,892	43,43,893
Balance as at 31 March 2022	-	-	-	-	43,43,892	43,43,893
Depreciation for the year	1,48,23,002	28,80,257	28,78,041	-	1,73,49,280	3,79,30,580
Balance as at 31 March 2023	1,48,23,002	28,80,257	28,78,041	-	2,16,93,172	4,22,74,473
Net Block						
As at 31 March 2022	-	-	-	8,44,33,100	28,38,07,384	36,82,40,483
As at 31 March 2023	1,06,98,40,020	6,68,89,904	10,15,49,808	8,44,33,100	26,64,58,104	1,58,91,70,936

Koproll Warehousing Private Limited
Notes to Financial Statements as at and for the year ended 31 March, 2023

Particulars

3 Investment Property under Development

Opening balance
Addition during the year
Capitalised during the year
Closing balance

Components of Investment Property under Development
Interest Component
Other Capital Expenditure

Investment Property under Development Ageing schedule

As at 31 March 2023

Year ended March 31,2023	Year ended March 31,2022
1,04,44,05,455	67,71,66,835
21,43,03,982	-
(1,25,87,09,437)	36,72,38,621
-	1,04,44,05,455
10,46,06,439	8,67,95,672
1,15,41,02,998	95,76,09,783
1,25,87,09,437	1,04,44,05,455

Particulars	Amount in CWIP for a period of			Total
	Less than 1 Year	1-2 years	2-3 years	
Warehousing Projects in progress	-	-	-	-

As at 31 March 2022

Particulars	Amount in CWIP for a period of				Total
	Less than 1 Year	1-2 years	2-3 years	More than 3 years	
Warehousing Projects in progress	36,72,38,621	65,93,06,850	1,78,59,984	-	1,04,44,05,455

(Amount in Rs)

Koprolu Warehousing Private Limited
Notes to Financial Statements as at and for the year ended 31 March, 2023

4 Non-current tax Assets (net)

Deferred Tax Assets				
Deferred tax relates to the following:				
	Balance Sheet	Balance Sheet	Profit and Loss	Profit and Loss
	31 March 2023	31 March 2022	31 March 2023	31 March 2022
Business loss to be C/f	(2,50,20,427)	(67,598)	(2,49,52,829)	(36,912)
WDV of Fixed Assets	1,21,46,343	-	1,21,46,343	-
Security Deposits received !(Non-current)	78,85,735	-	78,85,735	-
Deferred Lease income (SD taken) IND AS adjust	(77,90,458)	-	(77,90,458)	-
Pre Incorporation expenses, pending to be expensed out	-	(555)	555	555
Deferred tax expense/(income)			(1,27,10,654)	(36,357)
Deferred tax liabilities/(assets)	(1,27,78,807)	(68,153)	-	-
Less: MAT Credit entitlement	-	-	-	-
Net deferred tax liabilities/(assets)	1,27,10,654	(68,153)	-	-
Reconciliation of deferred tax assets (net):				
	31 March 2023	31 March 2022		
Opening balance as of 1 April, 2021	(68,153)	(31,796)		
Tax expense/(income) during the year recognised in profit or loss	-	(36,357)		
Opening balance as of 1 April, 2022	(68,153)	(68,153)		
Tax expense/(income) during the year recognised in profit or loss	(1,27,10,654)	-		
Closing balance as at 31 March, 2023	(1,27,78,807)	(68,153)		
The major components of income tax expense for the years ended 31st March, 2023 and 31st March, 2022 are:				
Statement of profit and loss:				
Profit or loss section		31 March 2023	31 March 2022	
Current income tax:		-	-	
Current income tax charge		-	-	
Deferred tax:				
Relating to origination and reversal of temporary differences		(1,26,42,501)	(36,357)	
Income tax expense reported in the statement of profit or loss		(1,26,42,501)	(36,357)	
Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for 31st March, 2023 & 31st March 2022 :-				
		31 March 2023	31 March 2022	
Accounting profit before income tax		(8,56,87,565)	(44,83,727)	
At India's statutory income tax rate of 26 %		(2,22,78,767)	(11,65,769)	
Computed tax expenses				
Deferred Tax assets not created on Business loss and unabsorbed				
Depreciation to be carried forward to next year		45,10,813	11,29,412	
Other adjustments		51,25,453	-	
At the effective income tax rate as on 31.03.2023 is -14.83% (31.03. 2022 -14.96%)		(1,26,42,501)	(36,357)	
Income tax expense reported in the statement of profit and loss		(1,26,42,501)	(36,357)	
The Company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.				

Koprolu Warehousing Private Limited
Notes to Financial Statements as at and for the year ended 31 March, 2023

(Amount in Rs)

	31 March 2023	31 March 2022		
5 Non Current Tax Assets				
Non-current tax assets (net)	42,36,115	-		
Advance tax recoverable	42,36,115	-		
6 Other Non Current Assets				
Other non-current assets				
Unsecured, considered good Capital advances	50,00,000	50,00,000		
	50,00,000	50,00,000		
7 Trade Receivables				
Considered good	1,25,74,271	-		
	1,25,74,271	-		
Ageing of Trade Receivables and credit risk arising there from is as below:				
As at March 31, 2023				
Particulars	Current but not due	Outstanding for following periods from due date of payment		
		Less than 6 Months Less than 1 Year 1-2 years 2-3 years More than 3 years		
Undisputed- Trade Receivable considered good	-	1,25,74,271		
Undisputed - Trade Receivable significant increase in credit risk	-	-		
Undisputed -Trade Receivable credit impaired	-	-		
Disputed- Trade Receivable considered good	-	-		
Disputed -Trade Receivable significant increase in credit risk	-	-		
Disputed -Trade Receivable credit impaired	-	-		
As at March 31, 2023	-	1,25,74,271		
As at March 31, 2022				
Particulars	Current but not due	Outstanding for following periods from due date of payment		
		Less than 6 Months Less than 1 Year 1-2 years 2-3 years More than 3 years		
Undisputed- Trade Receivable considered good	-	-		
Undisputed - Trade Receivable significant increase in credit risk	-	-		
Undisputed -Trade Receivable credit impaired	-	-		
Disputed- Trade Receivable considered good	-	-		
Disputed -Trade Receivable significant increase in credit risk	-	-		
Disputed -Trade Receivable credit impaired	-	-		
As at March 31, 2022	-	-		
8 Short term Other financial assets/ Derivative instruments				
Others Advances Receivable	5,35,93,178	-		
	5,35,93,178	-		
9 Cash and Bank Balances				
Cash and cash equivalents	-	-		
Balances with banks				
- On current accounts	1,28,72,854	13,78,614		
	1,28,72,854	13,78,614		
For the purpose of the statement of cash flows, cash and cash equivalents comprise the following:				
	31 March 2023	31 March 2022		
Balances with banks:				
- On current accounts	1,28,72,854	13,78,614		
Cash on hand	-	-		
	1,28,72,854	13,78,614		
Changes in liabilities arising from financing activities				
Particulars	01-Apr-22	Cashflows	Others*	31-Mar-23
Loan from Related Party	1,29,73,31,983	12,85,16,226		1,50,98,48,209
Proceeds from issue of shares	-	9,99,980		9,99,980
Total liabilities from financing activities	1,29,73,31,983	12,95,16,206	-	1,51,08,48,189
Particulars	01-Apr-21	Cashflows	Others*	31-Mar-22
Loan from Related Party	67,77,33,011	61,95,98,972		1,29,73,31,983
Total liabilities from financing activities	67,77,33,011	61,95,98,972	-	1,29,73,31,983
10 Other Current Assets				
Advances for supply of services	49,408	12,887		
Prepaid Expense	8,37,674	-		
Balance with Statutory & Government Authorities	4,86,732	-		
Other advances	12,500	-		
	13,86,314	12,887		

11 Share capital		Equity shares	
Authorised capital:		No's	Amount
At 01st April 2021		1,00,000	10,00,000
Increase / (Decrease) during the year		-	-
At 31 March 2022		1,00,000	10,00,000
Increase / (Decrease) during the year		-	-
At 31 March 2023		1,00,000	10,00,000

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. The equity shares are entitled to receive dividend as declared from time to time. Voting rights cannot be exercised in respect of shares on which any call or other sums payable have not been paid. Failure to pay any amount called up on shares may lead to forfeiture of the shares.

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.

Issued equity capital:		Issued equity share capital	
Issued, subscribed and fully paid-up:		No's of shares	Amount
At 01st April 2021		2	20
Increase / (Decrease) during the year		-	-
At 31 March 2022		2	20
Increase / (Decrease) during the year		99,998	9,99,980
At 31 March 2023		1,00,000	10,00,000

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

Particulars	As at 31st March, 2023		As at 31st March, 2022	
	Number of shares	% holding in the class	Number of shares	% holding in the class
Equity shares of INR 10 each fully paid				
Allcargo Logistics Limited (holding Company)	*	*	2	100%
Transindia Real Estate Limited (Formally known as Transindia Realty & Logistics Parks Limited) (Holding Company)	98,999	99%	-	-
Total	1,00,000	100%		

* 98999 shares of Allcargo Logistics Limited was transferred to Transindia Real Estate Limited (Formally known as Transindia Realty & Logistics Parks Limited) via scheme of Demerger w.e.f. 1st April 20

(ii) Reconciliation of number of the equity shares outstanding at the beginning and at the end of the year:

Particulars	As at 31st March, 2023		As at 31st March, 2022	
	No's of shares	Amount	No's of shares	Amount
Equity Shares				
At the beginning of the year	2	20	2	20
Issued during the period	99,998	9,99,980	-	-
Outstanding at the end of the year	1,00,000	10,00,000	2	20

(iii) Details of shares held by the holding company, the ultimate holding company, their subsidiaries and associates

Particulars	Equity Shares with voting rights	Equity Shares with differential voting rights	Compulsorily convertible preference shares	Optionally convertible preference shares
	Number of Shares			
Transindia Real Estate Limited (Formally known as Transindia Realty & Logistics Parks Limited) (Holding Company) (Pursuant to the scheme of Demerger)	98,999	-	-	-

(iv) Details of Promoter shareholding

As at 31 March 2023

Sr. No	Particulars	Name of Promoter	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
1	Equity shares of INR 10 each fully paid	Transindia Real Estate Limited (Formerly Known as Transindia Realty & Logistics Parks Limited)	2	98,998	99,000.00	99%	99

As at 31 March 2022

Sr. No	Particulars	Name of Promoter	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
1	Equity shares of INR 10 each fully paid	Allcargo Logistics Limited	2	0	2.00	100%	-

Koprolfi Warehousing Private Limited
Notes to Financial Statements as at and for the year ended 31 March, 2023

(Amount in Rs)

	31 March 2023	31 March 2022				
12 Other equity						
Surplus in Statement of profit & loss account						
Opening balance	(45,37,869)	(90,499)				
Profit / (Loss) during the year	(7,30,45,064)	(44,47,370)				
Net Surplus / (Deficit) in the statement of profit & loss account	(7,75,82,933)	(45,37,869)				
13 Long-term borrowings						
	¹ Effective interest rate %					
Non-current borrowings						
Other borrowings (unsecured)						
Loan from Related Party	5.77% 1,50,98,48,209	1,29,73,31,983				
Total non-current borrowings	1,50,98,48,209	1,29,73,31,983				
Aggregate secured loans	1,50,98,48,209	1,29,73,31,983				
Aggregate unsecured loans	1,50,98,48,209	1,29,73,31,983				
Loan from Related Party						
The interest paid on above borrowing has been capitalised under CWIP to the tune of Rs.3,61,41,477/- (Previous Year Rs.5,47,04,198/-)						
Loan from Related Party carry interest rate at the rate of 5.77% (31st March, 2022 6.20%).						
14 Other financial liabilities (Non current)						
Security Deposits received	5,86,92,653	-				
	5,86,92,653	-				
15 Other Non current Liabilities						
Deferred Lease income (SD taken) IND AS adjust	2,35,94,905	-				
	2,35,94,905	-				
16 Trade Payables						
Trade Payable						
a) Total outstanding dues of micro enterprises and small enterprises	-	-				
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	6,26,789	4,61,790				
	6,26,789	4,61,790				
Trade Payables Ageing:						
As at 31 March 2023						
Particulars	Current but not due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1 - 2 years	2-3 Years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	-	1,64,999	1,91,332	2,59,118	11,340	6,26,789
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-	-
						6,26,789
As at 31 March 2022						
Particulars	Current but not due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1 - 2 years	2-3 Years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	-	1,91,332	2,59,118	11,340	-	4,61,790
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-	-
						4,61,790
17 Other Payables						
Provision for expenses	31,11,049	1,22,353				
	31,11,049	1,22,353				
18 Other Financial Liabilities						
Interest accrued and due on borrowings	15,52,57,703	7,77,20,932				
Capital Creditors	63,94,188	2,16,58,975				
	16,16,51,890	9,93,79,907				
19 Other current liabilities						
Statutory dues payable						
GST/ST payable	32,06,127	-				
TDS payable	10,27,235	2,63,47,408				
Deferred lease income (SD taken) IND AS Adjustments liabilities	63,68,396	-				
	1,06,01,757	2,63,47,408				

Koprolu Warehousing Private Limited
Notes to the Financial Statements for the year ended 31 March, 2023

		(Amount in Rs)	
Particulars	Year ended March 31,2023 (Audited)	Year ended March 31,2022 (Audited)	
20 Revenue from operations			
Warehousing rental income	4,72,83,445	-	
	4,72,83,445	-	
21 Other Income			
Miscellaneous Income	5,353	-	
	5,353	-	
22 Depreciation and Amortisation			
Depreciation on Investment Property (refer Note 2)	3,79,30,580	43,43,893	
	3,79,30,580	43,43,893	
23 Finance Cost			
Interest Expense			
Others	6,83,20,515	-	
Interest on Lease Obligation (Ind AS adjustments)	15,53,115	-	
	6,98,73,630	-	
24 Other expenses			
Rates & Taxes	43,04,344	2,534	
Payment to auditors	2,60,000	1,37,300	
Electricity charges	30,04,947	-	
Repairs to others	32,000	-	
Insurance	3,02,245	-	
Bank charges	12	-	
Interest on Delayed Payment of TDS	11,41,084	-	
Security expenses	7,27,094	-	
Legal and professional fees	61,18,252	-	
Advertising	2,880	-	
Brokerage and commissions	77,76,033	-	
Office expenses	1,52,961	-	
Miscellaneous expenses	13,50,300	-	
Total Rs.	2,51,72,152	1,39,834	
Payments to the auditor:			
As auditor			
Limited Review	60,000	37,300	
Audit fee	2,00,000	1,00,000	
	2,60,000	1,37,300	

Koprolu Warehousing Private Limited
Notes to the Financial Statements as at and for the year ended 31 March, 2023

Note 25:- Ratio Analysis

Ratio	Numerator	Denominator	Ratio		% Change	Reason for variance
			31-Mar-23	31-Mar-22		
Current ratio	Current Assets	Current Liabilities	0.46	0.01	4048.27%	Ratio increased due to increase in current assets due to operational reasons.
Debt - Equity ratio	Total Debt	Shareholder's Equity	(19.72)	(285.89)	-93.10%	Ratio decreased due to decrease in Shareholders Fund.
Debt service coverage ratio	Earnings for debt service = Net profit after taxes + Non-cash operating expenses+Finance Cost	Debt service = Interest & Lease Payments + Principal Repayments	N.A	N.A	N.A	N.A
Return on Equity ratio	Net Profits after taxes – Preference Dividend	Average Shareholder's Equity	-146.09	-222368.52	-99.93%	Ratio increased due to operation commenced during the year.
Inventory turnover ratio	Cost of goods sold	Average Inventory	N.A	N.A	N.A	N.A
Trade Receivables turnover ratio	Net credit sales = Gross credit sales - sales return.	Average Trade Receivable	7.52	N.A	N.A	N.A *
Trade payables turnover ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	N.A	N.A	N.A	N.A
Net capital turnover ratio	Net sales = Total sales - sales return	Working capital = Current assets – Current liabilities	-0.49	N.A	N.A	N.A *
Net profit ratio	Net Profit	Net sales = Total sales - sales return	-154.48	N.A	N.A	N.A *
Return on Capital employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	-10%	0%	2893.31%	Ratio increased due to operation commenced during the year.
Return on Investment	Interest (Finance Income)	Investment	N.A	N.A	N.A	N.A

Note : The Company has started its operations during the year.

Koprolu Warehousing Private Limited

Notes to the Financial Statements for year ended 31st March, 2023

26. Earnings Per Share (EPS)

Basic EPS amounts are calculated by dividing the profit for the year attributable to equity holders of the parent by the weighted average number of Equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders of the parent by the weighted average number of Equity shares outstanding during the year plus the weighted average number of Equity shares that would be issued on conversion of all the dilutive potential Equity shares into Equity shares.

The following reflects the income and share data used in the basic and diluted EPS computations:

Particulars	31 March 2023	31 March, 2022
Net Profit/(loss) after tax attributable to Equity Shareholders	(7,30,45,064)	(44,47,370)
Weighted average and outstanding number of Equity shares for basic and diluted EPS	1,00,000	2
Basic EPS	(730.45)	(22,23,685)
Diluted EPS	(1518.30)	-

27. Commitments and contingencies (Amount in INR)

I) a. Commitments

Particulars	31 March, 2023	31 March, 2022
Estimated amount of contracts to be executed on capital account	-	12,67,26,400
Total	-	12,67,26,400

b. Dues to Micro and small Suppliers

Under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED) which came into force from 02 October 2006, certain disclosures are required to be made relating to MSME. On the basis of the information and records available with the Company, the following disclosures are made for the amounts due to the Micro and Small Enterprises.

Particulars	31 March, 2023	31 March, 2022
Principal amount remaining unpaid to any supplier as at the period end.	Nil	Nil
Interest due thereon	Nil	Nil
Amount of interest paid by the Company in terms of section 16 of the MSMED, along with the amount of the payment made to the supplier beyond the appointed day during the accounting period.	Nil	Nil
Amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the period) but without adding the interest specified under the MSMED.	Nil	Nil
Amount of interest accrued and remaining unpaid at the end of the accounting period	Nil	Nil
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowances as a deductible expenditure under the MSMED Act, 2006	Nil	Nil

c. Earnings in Foreign Currency: Nil

d. Expenditure in Foreign Currency: Nil

Koprolu Warehousing Private Limited

Notes to the Financial Statements for year ended 31st March, 2023

28. Related Party Transactions

a) List of Related Parties and Relationships

Holding Company

Transindia Real Estate Limited (Holding Company) (Formerly known as Transindia Realty & Logistics Parks Limited) (Pursuant to the scheme of Demerger w.e.f. 1st April 2022)

Allcargo Logistics Limited (up to 31st March 2022)

Companies coming under common Promoter group

Sr. No.	Entity Name
1	Allcargo Logistics Limited
2	Avvashya CCI Logistics Pvt Ltd
3	Conserve Buildcon LLP

Directors

Sr. No.	Name
1	Mr. Prabhakar Poovappa Shetty
2	Mr. Jatin Jayantilal Chokshi

b) Transaction with Related Party

The transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions. There have been no guarantees provided or received for any related party receivables or payables. For the year ended 31 March 2023, the Company has not recorded any impairment of receivables relating to amounts owed by related parties. This assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates.

Name of Party	Nature of transaction	31 March, 2023	31 March, 2022
Transindia Real Estate Limited (The Holding company pursuant to demerger)	Borrowings		
	Opening balance	1,29,73,31,983	67,77,33,011
	Borrowings Received	29,65,16,226	61,95,98,972
	Borrowings Repaid	8,40,00,000	-
	Closing Balance	150,98,48,209	1,29,73,31,983
	Interest Expense		
	Interest Expense (Capitalised)	3,61,41,477	5,47,02,447
	Interest Expense (Debited to P&L)	6,83,20,515	-
	Closing Balance of Interest Payable	15,52,57,702	7,77,20,932

Koprolu Warehousing Private Limited

Notes to the Financial Statements for year ended 31st March, 2023

Name of Party	Nature of transaction	31 March, 2023	31 March, 2022
Conserve Buildcon LLP*	Other Financial Liability-Capital Creditor	63,94,187	2,16,58,975
Avvashya CCI Logistics Pvt Ltd	Security Deposit Payable	3,24,01,242	-
	Rental income	1,60,98,279	-
	CAM recoverable (Electricity, water and other reimbursables)	11,87,829	-
	Trade receivables	70,97,690	-
Allcargo Logistics Limited**	Rental income	44,85,634	-
	CAM recoverable (Electricity, water and other reimbursables)	2,36,086	-
	Trade receivables	50,99,460	-
	Security Deposit Payable	3,58,85,072	-

*Conserve Buildcon LLP became Related Party w.e.f. 01st November, 2022.

**As on date of signing of the accounts, the Company is in the process of finalising the Novation agreement for its contract from 'Allcargo Logistics Limited' to 'Allcargo Terminals Limited'.

29. Capital Management

For the purpose of the Company's capital management, capital includes issued equity capital, securities premium and all other equity reserves attributable to the equity holders of the Company. The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. The funding requirement is met through a mixture of equity, internal accruals, long term borrowings and short term borrowings.

30. Fair value

The following methods and assumptions were used to estimate the fair values:

1. Fair value of cash and short-term deposits, trade and other short term receivables, trade payables, other current liabilities, short term loans from banks and other financial institutions approximate their carrying amounts largely due to the short-term maturities of these instruments.

2. Financial instruments with fixed and variable interest rates are evaluated by the Company based on parameters such as interest rates and individual credit worthiness of the counter party. Based on this evaluation, allowances are taken to account for the expected losses of these receivables.

The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

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

Level 2: other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly

Level 3: techniques which use inputs that have a significant effect on the recorded fair value that are not based on observable market data

Koprolu Warehousing Private Limited

Notes to the Financial Statements for year ended 31st March, 2023

31. Other Statutory Information


- i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- ii) The Company has not advanced or loaned or invested funds to any other persons or entities, 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.
- iii) The Company has not received any fund from any persons or entities, 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,
- iv) The Company has not entered any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- v) The Company do not have any transactions with companies struck off.

The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.

32. Prior year comparatives: -

Figures of the previous year are regrouped and reclassified wherever necessary.

As per our report of even date attached
For C C Dangi & Associates
Chartered Accountants
ICAI firm registration No. 102105W


Ashish C. Dangi
Partner
Membership No: 122926

Date:- 13th June 2023
Place - Mumbai



For and on behalf of Board of directors of
Koprolu Warehousing Private Limited
CIN No: U60232MH2018PTC313161


Prabhakar Poovappa Shetty
Director
DIN: 00013204

Date:- 13th June 2023
Place - Mumbai


Jatin Jayantilal Chokshi
Director
DIN: 00495015



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