

**INDEPENDENT AUDITORS' REPORT**

To The Members of Chengalpattu Warehousing Parks Private Limited

**Report on the Financial Statements**

**Opinion**

We have audited the accompanying financial statements of Chengalpattu Warehousing Parks Private Limited ("the company"), which comprise the Balance Sheet as at 31 March 2023, the Statement of Profit and Loss, the Cash Flow Statement for the period then ended, and 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 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 31 March 2023, its losses and its cash flows for the year ended on that date.

**Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the 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 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.

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

The Company's Board of Directors and Management is responsible for the preparation of the other information. The other information comprises the information obtained at the date of this auditor's report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the 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.

**Responsibility of Management and Those Charged with Governance for the Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation and presentation of these financial statements that give a true and fair view of the financial position, financial performance 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 the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding of the assets of the Company and for preventing and detecting the 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 control, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

### **Auditor's Responsibility**

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 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 financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other



matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

**Report on other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in "Annexure A" a statement on the matters Specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. 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, no remuneration is paid by the Company to its directors during the period and hence, provisions of section 197 of the Act are not applicable.
3. 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, and Cash Flow Statement dealt with by this Report are in agreement with the books of account.
  - d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2021.
  - e) On the basis of written representations received from the directors, taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2023, from being appointed as a director in terms of Section 164(2) of the Act.
  - f) With respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls, refer to our separate report in 'Annexure-B'; and
  - g) With respect to 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 derivatives contracts for which there were any material foreseeable losses;
    - iii. There were no amounts which required to be transferred by the Company to the Investor Education and Protection Fund;
    - iv. (a) The Management has represented that, to the best of its knowledge and belief, as disclosed in the note 26 to the accounts, 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 person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;



(b) The Management has represented, that, to the best of its knowledge and belief, as disclosed in the note 26 to the accounts, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, 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 and

- v. No dividend is declared or paid during the year by the Company.
- vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company with effect from April 1, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

Place: Chennai  
Date: September 19, 2023

**For BRAHMAYYA & CO.,**  
**Chartered Accountants**  
Firm Registration No: 000511S

*K Jitendra Kumar*

**K Jitendra Kumar**  
Partner  
Membership No: 201825  
UDIN No: 23201825BGUKGB7478



**Annexure - A to the Auditors' Report**

The Annexure referred to in Independent Auditors' Report to the members of the Company on the financial statements for the year ended 31 March 2023, to the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

- (i) (a) (A) The Company is in the process of compiling records, showing full particulars, including quantitative details and situation of its Property, Plant and Equipment (PPE).
- (B) The Company had no intangible assets. Accordingly, paragraph 3(i)(B) of the Order is not applicable Company.
- (b) The PPE of the company has been leased out under operating lease. The physically verification of PPE not conducted by the management during the year. Consequently, we are unable to comment on discrepancies, if any.
- (c) As the Company is the lessee, the lease agreements are duly executed in favour of the Company.
- (d) The Company has not revalued any of its PPE (including right-of-use assets) and intangible assets during the year.
- (e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 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 does not have any inventory. Accordingly, paragraph 3(ii)(a) of the Order is not applicable.
- (b) The Company has not been sanctioned working capital limits in excess of Rs.5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable
- (iii)(a) The Company has not provided any loans or advances in the nature of loans or guarantee or provided security to any other entity during the year, and hence reporting under clause 3(iii)(a) of the Order is not applicable.
- (b) The investments made prima facie, not prejudicial to the Company's interest. The Company has not provided any guarantees and loans to any parties and hence reporting under clause 3(iii)(b)3(iii)(c)3(iii)(d)3(iii)(e) and 3(iii)(f) of the Order is not applicable.
- (iv) The company has not provided Loans under the provisions of section 185 and 186 of the Companies Act 2013, and hence reporting under this clause is not applicable with respect to the loans and investments made and guarantees and securities provided, as applicable.
- (iii) The Company has not accepted any deposit within the meaning of Sections 73 to 76 of the Companies Act 2013, during the year.
- (v) The maintenance of cost records has not been specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013 for the business activities carried out by the Company. Hence, reporting under clause (vi) of the Order is not applicable to the Company.



- (vi) (a) According to the records of the Company, the Company is generally been regular in depositing with appropriate authorities undisputed statutory dues including Goods and Service Tax, Income-Tax, Sales tax, Service Tax, duty of Customs, duty of excise, Value added Tax, Cess and any other statutory dues with the appropriate authorities. Provident Fund and Employees State Insurance are not applicable to the company. No undisputed amounts payable in respect of the above were in arrears as at March 31, 2023 for a period of more than six months from the date on when they become payable.
- (b) Based on our audit procedures and on the information and explanations given by the Management, there are no statutory dues referred to in sub-clause (a) above which have not been deposited as on March 31, 2023 on account of disputes.
- (vii) There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- (viii) (a) The company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender expect for interest of Rs. 26.36 lakhs due on 30<sup>th</sup> September 2022, Rs.60.00 Lakhs due on 31<sup>st</sup> December 2022 and Rs. 89.19 lakhs due on 31<sup>st</sup> March 2023 not paid, up to the date of audit report.
- (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 applied term loans for the purpose for which the loans were obtained..
- (d) On an overall examination of the financial statements of the Company, funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.
- (e) There are no subsidiaries, associates or joint ventures and hence reporting on clause 3(ix)(e) and 3(ix)(f) of the Order is not applicable
- (ix) (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.
- (b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.
- (x) (a) No material fraud by the Company or on the Company has been noticed or reported during the course of our audit.
- (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 up to the date of this report.
- (c) As represented to us by the management, there are no whistle blower complaints received by the company during the year.
- (xi) The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.



- (xii) The transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- (xiv)(a) The Company does not have an internal audit system and is not required to have an internal audit system as per provisions of the companies Act 2013.
- (b) The company did not have an internal audit system for period under audit.
- (xv) The Company has not entered into non-cash transactions with directors or persons connected with them.
- (xvi) (a) In our opinion, the company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.
- (b) In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.
- (xvii) The Company has incurred cash losses of Rs. (103.48) lakhs during the financial year covered by our audit and incurred cash loss of Rs. (325.73) Lakhs in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors of the Company during the year.
- (xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the 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) (a) In our opinion section 135(5) of the Act is not applicable to the company. Hence reporting under clause 3(xx)(a) of the Order is not applicable.
- (b) In our opinion section 135(6) of the Act is not applicable to the company. Hence reporting under clause 3(xx)(b) of the Order is not applicable.

**For BRAHMAYYA & CO.,**  
**Chartered Accountants**  
Firm Registration No: 000511S





Place: Chennai  
Date: September 19, 2023

**K Jitendra Kumar**  
Partner  
Membership No: 201825  
UDIN No: 23201825BGUKGB7478

**“Annexure B” to the Independent Auditor’s Report of even date on the Financial Statements of Chengalpattu Warehousing Parks Private Limited**

**1. 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 Chengalpattu Warehousing Parks Private 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.

**2. 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.

**3. Auditors’ Responsibility**

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

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

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



**4. 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.

**5. 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.

**6. 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 BRAHMAYYA & CO.,**  
**Chartered Accountants**  
Firm Registration No: 000511S



**K Jitendra Kumar**  
Partner  
Membership No: 201825  
UDIN No: 23201825BGUKGB7478

Place: Chennai  
Date: September 19, 2023

**BALANCE SHEET**

Chengalpattu Warehousing Parks Private Limited

Balance Sheet As at 31 March 2023

(All amounts are in Indian Rupees Lakhs, unless otherwise stated)

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022
1	2	3	4
<b>I. EQUITY AND LIABILITIES</b>			
<b>(1) Shareholders' funds</b>			
(a) Share capital	3	0.10	0.10
(b) Reserves and surplus	4	(527.09)	(370.30)
<b>(2) Non-current liabilities</b>			
(a) Long-term borrowings	5	7,329.38	3,200.00
(b) Deferred tax liabilities (Net)	6	-	-
(c) Other long-term liabilities	7	117.98	117.98
<b>(3) Current liabilities</b>			
(a) Trade payables	8		
(i) total outstanding dues of micro enterprises and small enterprises;			
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises			
(b) Other current liabilities	9	463.53	250.00
<b>TOTAL</b>		7,383.90	3,197.78
<b>II. ASSETS</b>			
<b>Non-current assets</b>			
<b>(1) (a) Property, Plant and Equipment and Intangible assets</b>			
(i) Property, Plant and Equipment	10	2,881.89	2,329.44
(ii) Capital work-in-progress		2,993.39	453.07
(b) Long-term loans and advances	11	574.38	409.53
(c) Other non-current assets	12	51.45	4.76
<b>(2) Current assets</b>			
(a) Current investments			
(b) Inventories			
(a) Trade receivables		-	-
(a) Cash and cash equivalents	13	880.43	0.98
(b) Short-term loans and advances	14	0.27	-
(c) Other current assets	15	2.09	-
<b>TOTAL</b>		7,383.90	3,197.78

See accompanying notes forming part of the financial statements

As per our report of even date attached

For **Brahmayya & Co.,**

Chartered Accountants

Firm Registration No 000511S



K. Jitendra Kumar

Partner

Membership No.201825

For and on behalf of the Board of Directors of  
Chengalpattu Warehousing Parks Private Limited


K. Motiram Prasad

Director

DIN: 03382017



Dorothy Thomas

Director

DIN :00729577

Place : Chennai

Date : 19th September 2023

**STATEMENT OF PROFIT AND LOSS**

Chengalpattu Warehousing Parks Private Limited

Profit and loss statement For the Period 1 April 2022 to 31 March 2023

(All amounts are in Indian Rupees Lakhs, unless otherwise stated)

	Particulars	Note No.	For the Period 1 April 2022 to 31 March 2023	For the Period 1 April 2021 to 31 March 2022
	1	2	3	4
I	Revenue from operations	16	103.21	-
II	Other income	17	0.01	-
III	<b>Total Income (I + II)</b>		103.22	-
IV	Expenses:			
	Finance costs	18	151.20	297.13
	Depreciation and amortization expense	10	53.31	24.46
	Other expenses	19	55.50	28.60
	<b>Total expenses</b>		260.01	350.19
V	Profit (Loss) before tax (III- IV)		(156.79)	(350.19)
VI	Tax expense:			
	(1) Current tax		-	-
	(2) Deferred tax		-	-
	<b>Total tax expense</b>		-	-
XV	Profit (Loss) for the period (V - VI)		(156.79)	(350.19)
XVI	<b>Earnings per equity share: ₹.</b>			
	(1) Earning per share of par value ₹.10 – Basic		(1,567.90)	(8,636.44)
	(2) Earning per share of par value ₹.10 – Diluted		(1,567.90)	(8,636.44)

See accompanying notes forming part of the financial statements

As per our report of even date attached  
For **Brahmayya & Co.,**

Chartered Accountants

Firm Registration No 000511S




K. Jitendra Kumar

Partner

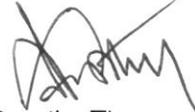
Membership No.201825

Place : Chennai

Date : 19th September 2023

For and on behalf of the Board of Directors of  
Chengalpattu Warehousing Parks Private Limited

  
K. Motiram Prasad  
Director  
DIN: 03382017


  
Dorothy Thomas  
Director  
DIN :00729577

**Cash Flow Statement**

Chengalpattu Warehousing Parks Private Limited  
Cash Flow Statement For the Period 1 April 2022 to 31 March 2023  
(All amounts are in Indian Rupees Lakhs, unless otherwise stated)

Particulars	For the Period 1 April 2022 to 31 March 2023		For the Period 1 April 2021 to 31 March 2022	
1	2		3	
<b>A. Cash flow from operating activities</b>				
Net Profit / (Loss) before and tax		-156.79		-350.19
<u>Adjustments for:</u>				
Depreciation and amortisation	53.31		24.46	
(Profit) / loss on sale / write off of assets				
Finance costs	151.20		297.13	
Interest income	-			
		204.51		321.59
Operating profit / (loss) before working capital changes		47.72		-28.60
<u>Changes in working capital:</u>				
<u>Adjustments for (increase) / decrease in operating assets:</u>				
Trade receivables	-		-	
Short-term loans and advances	-0.27		-	
Long-term loans and advances	8.95		-2.64	
Other current assets	-0.98			
Other non-current assets	-39.27		-4.76	
<u>Adjustments for increase / (decrease) in operating liabilities:</u>				
Other current liabilities	-102.49		-87.44	
		-134.06		-94.84
Cash generated from operations		-86.34		-5.46
Net income tax (paid) / refunds		-7.42		-
<b>Net cash flow from / (used in) operating activities (A)</b>		<b>-93.76</b>		<b>-5.46</b>
<b>B. Cash flow from investing activities</b>				
Capital expenditure on PPE, including capital advances	-2,906.13		-276.18	
Proceeds from sale of fixed assets	-1.11		-	
<b>Net cash flow from / (used in) investing activities (B)</b>		<b>-2,907.24</b>		<b>-276.18</b>
<b>C. Cash flow from financing activities</b>				
Proceeds from issue of equity shares	-		-	
Proceeds from long-term borrowings	6,229.38		500.00	
Repayment of long-term borrowings	-2,100.00		-	
Finance cost	-248.90		-251.71	
<b>Net cash flow from / (used in) financing activities (C)</b>		<b>3,880.48</b>		<b>248.29</b>
<b>Net increase / (decrease) in Cash and cash equivalents (A+B+C)</b>		<b>879.47</b>		<b>-33.36</b>
Cash and cash equivalents at the beginning of the year		0.98		34.34
<b>Cash and cash equivalents at the end of the year</b>		<b>880.45</b>		<b>0.98</b>
<b>Reconciliation of Cash and cash equivalents with the Balance Sheet:</b>				
Cash and cash equivalents as per Balance Sheet (Refer Note 13)		880.43		0.98
<b>Cash and cash equivalents at the end of the year</b>		<b>880.43</b>		<b>0.98</b>

**See accompanying notes forming part of the financial statements**

As per our report of even date attached

For **Brahmayya & Co.,**  
Chartered Accountants  
Firm Registration No 000511S

  
K. Jitendra Kumar  
Partner  
Membership No. 201825



For and on behalf of the Board of Directors of  
Chengalpattu Warehousing Parks Private Limited

  
K. Motiram Prasad  
Director  
DIN: 03382017

  
Dorothy Thomas  
Director  
DIN :00729577

Place : Chennai

Date : 19th September 2023

## Chengalpattu Warehousing Parks Private Limited

Notes to financial statements For the Period 1 April 2022 to 31 March 2023

### 1. Company Overview

Chengalpattu Warehousing Parks Private Limited ( the Company) a company incorporated under the provisions of the Companies Act 2013, having its registered office at 258 Satharai Village, Thiruvallur Taluk and District, Tamil Nadu, 631203. The Company is primarily engaged in developing, managing, establishing manufacturing facility, general warehouses and leasing out.

### 2. Significant accounting policies

#### a. Basis of preparation of Financial Statements

The financial statements of have been prepared and presented in accordance with Indian Generally Accepted Accounting principles (GAAP) under the historical cost convention on the accrual basis. GAAP comprises mandatory accounting standards as prescribed under Section 133 of the Companies Act, 2013 ("the Act"), read with Companies (Accounting Standards) Rules, 2021, the provisions of the Act (to the extent notified) other pronouncements of Institute of Chartered Accountants of India (ICAI),

#### b. Use of estimates

The preparation of Financial Statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities on the date of the financial statements and reported amounts of revenue and expenses for the year. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates.

#### c. Current - non current classification

All assets and liabilities are classified into current and non-current

##### Assets

An asset is classified as current when it satisfies any one of the following criteria.

- it is expected to be realised in or is intended for sale or consumption in, the company's normal operating cycle;
- it is held primarily for the purpose of being traded;
- it is expected to be realised within twelve months after the reporting date; or
- it is cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least twelve months after the reporting date,

Current assets include the current portion of non-current financial assets.

All other assets shall be classified as non-current.

##### Liabilities

A liability shall be classified as current when it satisfies any of the following criteria:

- it is expected to be settled in the company's normal operating cycle;
- it is held primarily for the purpose of being traded;
- it is due to be settled within twelve months after the reporting date; or
- The company does not have an unconditional right to defer settlement of the liability for at least twelve months after the reporting date. Terms of the a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

Current liabilities include the current portion of non-current financial liabilities.

All other liabilities shall be classified as non-current.

Operating cycle is the time between the acquisition of assets for processing and their realisation in cash or cash equivalents. The Company has determined its operating cycles as 12 months for the purpose of classification of its assets and liabilities as current and non-current



**d. Property, Plant and Equipment**

Property, Plant and Equipment are carried at cost of acquisition or construction less accumulated depreciation and/or accumulated impairment loss, if any. The cost of an item of Property, Plant and Equipment comprises its purchase price, including import duties and other non- refundable taxes or levies and any directly attributable cost of bringing the asset to its working condition for its intended use. Subsequent expenditure related to an item of Property, Plant and Equipment are added to its book value only if they increase the future benefits from the existing asset beyond its previously assessed standard of performance.

Borrowing costs directly attributable to acquisition or construction of those Property, Plant and Equipment which necessarily take a substantial period of time to get ready for their intended use are capitalised. Other borrowing costs are recognised as an expense in the period in which they are incurred.

Property, Plant and Equipment under construction are disclosed as capital work -in- progress.

Depreciation is provided on Straight line method over the estimated useful life of each asset as determined by the management, The useful life prescribed under schedule II to the Companies Act 2013 are considered. If management's estimates of the useful life of Property, Plant and Equipment at the time of acquisition of the asset or of the remaining useful life on subsequent review is shorter than that envisaged in the aforesaid schedule, depreciation is provided at the higher rate based on the management's estimate of the useful life/remaining useful life.

Particulars	Useful life as per	
	Management	Schedule II
Buildings	30& 60	30& 60
Roads	10	10
Plant and Machinery	15	15
Electrical and other works	10	10
Furniture & Fittings	10	10
Office Equipment's	5	5
Vehicles	8 and 10	8 and 10
Computers	3 and 6	3 and 6

Freehold land is not depreciated

Lease hold land is amortised on straight line basis over the period of lease i.e. 96 years 8 months

Depreciation is provided on a pro- rata basis i.e from the date on which asset is ready for use

**e. Revenue recognition**

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

**Income from Leases**

Leases, including rights to use in leased/ sub leased land in which the company does not transfer substantially all the risks and benefits of ownership of the asset are classified as operating leases. Assets subject to operating leases are included under Tangible assets. Lease income from operating leases is recognised in the statement of profit and loss on a straight-line basis over the lease term unless another systematic basis is more representative of the time pattern in which benefit derived from the leased asset is diminished. Costs, including depreciation, incurred in earning the lease income are recognised as an expense. Initial direct costs such as legal costs, brokerage costs, etc. are recognized immediately in the statement of profit and loss.

Leases, including rights to use in leased/ sub leased land in which company transfers substantially all the risks and benefits of ownership of the asset are classified as finance leases. Assets given under a finance lease are recognised as a receivable at an amount equal to the net investment in the lease. After initial recognition lease rentals are apportioned between principal repayment and interest income so as to achieve a constant periodic rate of return on the net investment outstanding in respect of the finance lease. The interest income is recognized in statement of profit and loss. Initial direct costs such as legal costs, brokerage costs, etc. are recognized immediately in the statement of profit and loss.



**f. Foreign currency transactions and balances**

Foreign currency transactions are recorded using the exchange rates prevailing on the dates of the respective transactions. Exchange differences arising on foreign currency transactions settled during the year are recognised in the profit and loss account. Monetary assets and liabilities denominated in foreign currencies as at the balance sheet date are reinstated at the year-end exchange rate. The resultant exchange differences are recognised in the profit and loss account.

**g. Investments**

Long-term investments are stated at cost to the Company in accordance with Accounting Standard 13 on 'Accounting for Investments'. The Company provides for diminution in the value of Long-term investments other than those temporary in nature.

Current investments are valued at lower of cost and fair value. Any reduction to carrying amount and any reversals of such reductions are charged or credited to the Statement of Profit and Loss.

**h. Employee benefits**

**Short-term employee benefits**

Employee benefits payable wholly within twelve months of receiving employee services are classified as short-term employee benefits to be paid in exchange for employee service is recognised as an expense as the related service is rendered by employees.

**Post-employment benefit plans**

**Defined contribution plan**

A defined contribution plan is post - employment benefit plan under which an entity pays specified contribution to a separate entity and has no obligation to pay any further amounts. The Company makes specified monthly contribution towards employee provident fund to Government administered provident fund scheme which is a defined contribution plan. The Company's contribution is recognised as an expense in the Statement of Profit and Loss during the period in which the employee renders the related service.

**Defined benefit plan**

The cost of providing benefits is determined using the project unit cost method, with actuarial valuations being carried out at each balance sheet date. Actuary gains or losses are recognized in full in the profit & loss account for the period in which they occur.

**i. Leases**

**Where the Company is the lessee**

Finance leases including rights of use in leased land, which effectively transfer to the Company substantially all the risks and benefits incidental to ownership of the leased item, are capitalised at inception of the lease term at the lower of the fair value of land and present value of the minimum lease payments and disclosed as leased assets. Lease payments are apportioned between the finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised as finance cost in the statement of profit and loss.

A leased asset is depreciated/amortised on a straight line basis over the useful life of the asset. However, If there is no reasonable certainty that the Company will obtain the ownership by the end of the lease term, the capitalized leased assets is depreciated/amortised on a straight line basis over the shorter of the estimated useful life of the asset or the lease term. Leases, wherein the lessor effectively retains substantially all the risks and benefits of ownership of the leased item, are classified as operating leases. Operating lease payments are recognized as an expense in the statement of profit and loss on a straight line basis over the lease term.

**j. Accounting for taxes on income**

Income - tax expenses comprise current tax (i.e. amount of tax for the period determined in accordance with the income-tax law) and deferred tax charge or credit (reflecting the tax effects of timing difference between accounting income and taxable income for the period).



Current tax is measured at the amount expected to be paid to the taxation authorities, using the applicable tax rates and tax laws. Deferred tax is recognised in respect of timing difference between taxable income and accounting income i.e. differences that are capable of reversal in one or more subsequent periods. The deferred tax charge or credit and the corresponding deferred tax liabilities or assets are recognised using the tax rates and tax law that have been enacted or substantively enacted by the balance sheet date. Deferred tax assets are recognised only to the extent there is reasonable certainty that the assets can be realised in future however where there is unabsorbed depreciation or carried forward loss under taxation laws deferred tax assets are recognised only if there is virtual certainty supported by convincing evidence that sufficient future taxable income will be available against which such deferred tax assets can be realised. Deferred tax assets are reviewed as at each balance sheet date and written down or written -up to reflect the amount that is reasonably/virtually certain to be realised.

Deferred taxes that are scheduled to reverse during the tax holiday period are not recognised.

**k. Impairment of assets**

The company assesses at each balance sheet date whether there is any indication 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, then the carrying amount is reduced to its recoverable amount. The reduction is treated as impairment loss and is recognised in the profit & loss account. If at the balance sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost.

**l. Provisions, contingent liabilities and contingent assets**

The company creates a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made. Contingent assets are neither recognised nor disclosed.

**m. Cash and Cash equivalents**

In the cash flow statement cash and cash equivalents include cash in hand demand deposits with banks other short-term highly liquid investments with original maturities of three months or less.

**n. Cash flow Statement**

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



## Chengalpattu Warehousing Parks Private Limited

### Notes to financial statements For the Period 1 April 2022 to 31 March 2023

(All amounts are in Indian Rupees Lakhs, unless otherwise stated)

#### Note 3 : Share capital

Particulars	As at 31 March 2023		As at 31 March 2022	
	No. of Shares		No. of Shares	
<b>Authorised</b>				
Equity shares of ₹.10 each	1,00,000	10.00	1,00,000	10.00
<b>Issued Subscribed and Paid up</b>				
Equity shares of ₹.10 each	1,000	0.10	1,000	0.10

#### 3.1 Reconciliation of the shares outstanding at the beginning and at the end of the reporting period

Particulars	As at 31 March 2023		As at 31 March 2022	
	No. of Shares		No. of Shares	
<b>Equity shares</b>				
At the beginning of the period	1,000	0.10		
Issued during the period			1,000	0.10
Bought back during the period	-	-	-	-
<b>At the end of the period</b>	<b>1,000</b>	<b>0.10</b>	<b>1,000</b>	<b>0.10</b>

#### 3.2 Details of Shareholders holding more than 5% shares of the company:

Particulars	As at 31 March 2023		As at 31 March 2022	
	No. of Shares	% of Holding	No. of Shares	% of Holding
<b>Equity shares of ₹.10 each</b>				
Mr. Arun M N	633	63.30%	633	63.30%
Mr. Motiram Prasad Kotpati	367	36.70%	367	36.70%

#### 3.3 Details of Share held by Holding Company: Nil

#### 3.4 Shares held by promoters at end of the year

Promoter name	As at 31 March 2023		% Change during the year
	No. of Shares	% of Holding	
<b>Equity shares of ₹.10 each</b>			
Mr. Arun M N	633	63.30%	Nil
Mr. Motiram Prasad Kotpati	367	36.70%	Nil

#### 3.4 Rights, preferences and restrictions attached to shares

The Company has a single class of equity shares. Accordingly all equity shares rank equally with regard to dividends and share in the Company's residual assets. The voting rights of an equity shareholder on a poll (on show of hands) are in proportion to its share of paid-up equity capital of the Company. Voting rights cannot be exercised in respect of shares on which any call or other sums presently payable have not been paid. On winding up of the Company the holders of equity shares will be entitled to receive the residual assets of the Company remaining after distribution of all preferential amounts in proportion to the number of equity shares held.



**Chengalpattu Warehousing Parks Private Limited**

**Notes to financial statements For the Period 1 April 2022 to 31 March 2023**

(All amounts are in Indian Rupees Lakhs, unless otherwise stated)

3.5 The company does not have any outstanding shares issued under options.

3.6 The company does not have any bonus share issued, share issued for consideration other than cash and shares bought back during the period of five years immediately preceding the reporting date (31.03.2023).

Particulars	As at 31 March 2023	As at 31 March 2022
<b>Note 4 : Reserves and surplus</b>		
<b>Surplus in Statement of Profit and Loss</b>		
Balance at the commencement of the year	-370.30	-20.11
Add :- Net profit for the current year	-156.79	-350.19
<b>Total</b>	<b>-527.09</b>	<b>-370.30</b>

Particulars	As at 31 March 2023		As at 31 March 2022	
	Non Current	Current	Non Current	Current
<b>Note 5 : Long term borrowings</b>				
<b>Secured</b>				
<b>Debentures</b>	5,100.00		3,200.00	
11% 5100(3200) Non-convertible, Redeemable, Unlisted, fully paid-up debentures of Rs. 1,00,000 each				
<b>UnSecured - From a company</b>	2,229.38			
	<b>7,329.38</b>	-	<b>3,200.00</b>	-

5.1 The debenture holder has agreed to invest in 9200 non-convertible, redeemable, unlisted, secured, fully paid-up debentures having face value of INR 1,00,000 each an aggregate amount of Rs.92,00,00,000/- in the company, in one or more tranches

Debenture are secured by Mortgage of land and buildings totalling an extent of 7 acres and 35 Cents bearing Plot No.3 Mahindra World City Industrial Park and in the furniture, fit-outs and fixtures constructed or installed thereon in the buildings and first ranking charge by way of hypothecation over all the receivables (including indemnity claims, insurance claims, etc.) of the Project including the receivables under the Gross Proceeds Account and Designated Bank Account; and a pledge on 100% Shares held by the Existing Shareholders and personal guarantees from each of the Promoters. The Company ensure that a (i) Minimum Cover of 1.5 (one point five) times the Debenture Repayment; and (ii) Loan-to-Value of 68% is maintained,

The term of the Debentures is 30 years from the respective Closing Dates

During the year Company has redeemed the 2100 non-convertible, redeemable, unlisted, secured, fully paid-up debentures having face value of INR 1,00,000 each an aggregate amount of Rs.21,00,00,000/-



**Chengalpattu Warehousing Parks Private Limited****Notes to financial statements For the Period 1 April 2022 to 31 March 2023**

(All amounts are in Indian Rupees Lakhs, unless otherwise stated)

**Note 7 : Other long term liabilities**

Rental deposit

117.98

117.98

**Total****117.98****117.98****Note 8 : Trade payables****Total**

-

-

**Note 9 : Other current liabilities**

Interest accrued but not due

175.55

78.12

Amount payable in respect of Purchase of Property, Plant and Equipment

218.59

158.39

Outstanding expenses

0.03

-

Other payables

22.56

4.71

Statutory dues

20.80

8.78

Earnest Money Deposit

26.00

-

**Total****463.53****250.00**

## Chengalpattu Warehousing Parks Private Limited

Notes to financial statements For the Period 1 April 2022 to 31 March 2023

(All amounts are in Indian Rupees Lakhs, unless otherwise stated)

### Note 10 : Property, Plant and Equipment (PPE)

Particulars	Lease hold Land	Building	Plant and Machinery	Furniture & Fitting	Total
<b>Gross Block</b>					
As at 31 March 2021	2,350.91				2,350.91
Additions		7.19			7.19
As at 31 March 2022	<b>2,350.91</b>	<b>7.19</b>	-	-	<b>2,358.10</b>
Additions		532.83	72.06	0.87	605.76
As at 31 March 2023	<b>2,350.91</b>	<b>540.02</b>	<b>72.06</b>	<b>0.87</b>	<b>2,963.86</b>
<b>Depreciation</b>					
As at 31 March 2021	4.20				4.20
For the year	24.32	0.14			24.46
On Disposals					-
As at 31 March 2022	<b>28.52</b>	<b>0.14</b>	-	-	<b>28.66</b>
For the Year	24.32	25.64	3.32	0.04	53.31
As at 31 March 2023	<b>52.84</b>	<b>25.77</b>	<b>3.32</b>	<b>0.04</b>	<b>81.97</b>
<b>Net Block</b>					
As at 31 March 2022	<b>2,322.40</b>	<b>7.05</b>	-	-	<b>2,329.45</b>
As at 31 March 2023	<b>2,298.08</b>	<b>514.24</b>	<b>68.75</b>	<b>0.83</b>	<b>2,881.90</b>

The CWIP amount of Rs. 2,993.40 Lakhs which is less than a year is the project in progress.

Particulars	As at 31 March 2023	As at 31 March 2022
<b>Note 11 : Long term loans and advances</b>		
Unsecured considered good		
Balances with government authorities - input credit	400	409.28
Advances for building construction	174.05	0.25
<b>Total</b>	<b>574.38</b>	<b>409.53</b>
<b>Note 12 : Other non current assets</b>		
Lease rental accrued but not due	39.27	-
Tax deducted at Source	7.42	-
Security Deposits	4.76	4.76
<b>Total</b>	<b>51.45</b>	<b>4.76</b>
<b>Note 13 : Cash and bank balances</b>		
Cash on hand	0.10	0.10
Balances with banks		
In current accounts	380.33	0.88
In fixed deposits	500.00	
<b>Total</b>	<b>880.43</b>	<b>0.98</b>
<b>Note 14 : Short term loans and advances</b>		
Unsecured considered good		
Imprest advance	0.27	-
<b>Total</b>	<b>0.27</b>	<b>-</b>
<b>Note 15 : Other current assets</b>		
Interest receivable	1.11	
Others	0.98	
<b>Total</b>	<b>2.09</b>	<b>-</b>



## Chengalpattu Warehousing Parks Private Limited

### Notes to financial statements For the Period 1 April 2022 to 31 March 2023

(All amounts are in Indian Rupees Lakhs, unless otherwise stated)

Particulars	For the Period 1 April 2022 to 31 March 2023	For the Period 1 April 2021 to 31 March 2022
<b>Note 16 : Revenue from operations</b>		
Lease rentals		
Sale of services - Lease rentals	103.21	
<b>Total</b>	<b>103.21</b>	-
<b>Note 17 : Other income</b>		
Miscellaneous income	0.01	-
<b>Total</b>	<b>0.01</b>	-
<b>Note 18 : Finance costs</b>		
Interest and financial charges		
On borrowings		
Total incurred during the year	345.52	322.92
Less: Capitalised to buildings	-195.13	-25.92
On others	0.81	0.13
<b>Total</b>	<b>151.20</b>	<b>297.13</b>
<b>Note 19 : Other expenses</b>		
<b>Payments to auditor</b>		
For statutory audit	1.50	0.50
Electricity Charges	1.48	
Rates and taxes	28.74	14.97
Repairs and maintenance	0.02	
Bank charges	0.02	-
Professional fees	3.77	1.49
O&M Charges (net of recovery)	9.92	11.64
Security charges	3.59	
Printing and Stationery	0.69	
Travelling and Conveyance	0.10	
Other Expenses	0.29	-
Rent Charges	5.38	
<b>Total</b>	<b>55.50</b>	<b>28.60</b>



## Chengalpattu Warehousing Parks Private Limited

### Notes to financial statements For the Period 1 April 2022 to 31 March 2023

(All amounts are in Indian Rupees Lakhs, unless otherwise stated)

#### 20 Contingent liability and commitments

Particulars	For the Period 1 April 2022 to 31 March 2023	For the Period 1 April 2021 to 31 March 2022
<b>Commitments</b>		
a) Capital expenditure commitments: For construction of building	1,029	-

(b) The company has equitable mortgage of the property for borrowing availed by 'Chengalpattu Logistics Parks Private Limited amounting to Rs. 14000000000 ~~00000~~ Lakhs

#### 21 Segment information

As the company has only one business segment, disclosure under Accounting Standard 17 on "Segment Reporting" issued by the Institute of Chartered Accountants of India is not applicable.

#### 22 Earnings Per Share (EPS)

The computation of EPS is set out below

Particulars	For the Period 1 April 2022 to 31 March 2023	For the Period 1 April 2021 to 31 March 2022
<b>Earnings</b>		
Net profit (Loss) for the year	-156.79	-350.19
<b>Equity Shares</b>		
Weighted average number of shares outstanding during the year - Basic	10,000	4,055
<b>Add :-</b> Weighted average number of shares that have dilutive effect on EPS		
Weighted average number of shares outstanding during the year – Diluted	10,000	4,055
Earning per share of par value ₹.10 – Basic	(1,567.90)	(8,636.44)
Earning per share of par value ₹.10 – Diluted	(1,567.90)	(8,636.44)

#### 23 Dues to micro and small suppliers

Trade payables – Dues to Micro and Small Enterprises: The Company has not received any intimation from "Suppliers" regarding their status under the Micro, Small and Medium Scale Enterprises Development Act, 2006 and hence disclosures if any, relating to amounts unpaid as at the year-end together with interest paid/payable as required under the said act have not been given. The same has been relied upon by the statutory auditors.



## Chengalpattu Warehousing Parks Private Limited

### Notes to financial statements For the Period 1 April 2022 to 31 March 2023

(All amounts are in Indian Rupees Lakhs, unless otherwise stated)

#### 24 Leases

Operating lease as lessor

The Company has leased out its properties to a tenant. The carrying amount of properties given on operating leases and depreciation hereon for the year are as follows:

Particulars	For the Period 1 April 2022 to 31 March 2023	For the Period 1 April 2021 to 31 March 2022
Gross carrying amount	540.02	
Accumulated depreciation	25.77	
Net carrying amount	514.24	-
Depreciation for the year		
The Future minimum lease payments receipts non- cancellable operating lease are as follows:		
Receivable within one year	101.23	
Receivable between one and five years	436.19	
Receivable after five years	117.35	
	654.77	-
During the year an amount of was recognised as rental income in the Statement of Profit and Loss.	103.21	-



**Chengalpattu Warehousing Parks Private Limited****Notes to financial statements For the Period 1 April 2022 to 31 March 2023**

(All amounts are in Indian Rupees Lakhs, unless otherwise stated)

**25 Related party transactions****i. Names of related parties and nature of relationship**

Description of relationship		As at 31 March 2023	As at 31 March 2022
a.	Entities under the same management	Casagrand Starpark Pvt. Ltd Chengalpattu Warehouse Parks P Limited	Casagrand Starpark Pvt. Ltd Chengalpattu Warehouse Parks P Limited
b.	Director	Mr.M.Arun Kumar Mr.Motiram Prasad Kotpati	Mr.M.Arun Kumar Mr.Motiram Prasad Kotpati

Note : Related party relationships are as identified by the management.

**ii. Transactions with the related parties**

Transaction	Name of the related party	As at 31 March 2023	As at 31 March 2022
Construction(Labour) Cost	Casagrand Spaceintell Private Limited	970.56	-
Construction Service payment	Casagrand Starpark private Limited	-	419.43
Inter Company Loan	Chengalapattu Logistics Parks Private Limited	2,229.39	

**Other transactions**

Expenses incurred on behalf of CWPPPL	Casagrand Spaceintell Private Limited	0.60	
Expenses incurred on behalf of CWPPPL	Casagrand Starpark private Limited	6.16	
Expenses incurred on behalf of CWPPPL	Casagrand Starpark private Limited	0.23	158.40

**iii. Balances outstanding at the end of the year**

Particulars	Name of the related party	As at 31 March 2023	As at 31 March 2022
<b>Payables</b>			
Security Deposit	Casagrand Spaceintell Private Limited	26	-
Other Payable	Casagrand Spaceintell Private Limited	1	
Other Payable	Casagrand Starpark Private Limited	12	158
Inter Company Loan	Chengalpattu Logistics Parks Private Limited	2,229	

**Note:**

The Company accounts for costs incurred by or on behalf of related parties based on the actual invoice / debit notes raised and accruals as confirmed by such related parties. The Related parties have confirmed to the Management that as at 31 March, 2023 there are no further amounts payable to / receivable from them, other than as disclosed above.

**26** 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 person(s) or entity(ies), including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, that the Intermediary shall lend or invest in party identified by or on behalf of the Company (Ultimate Beneficiaries). The Company has not received any fund from any party(s) (Funding Party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.



## Chengalpattu Warehousing Parks Private Limited

Notes to financial statements For the Period 1 April 2022 to 31 March 2023

(All amounts are in Indian Rupees Lakhs, unless otherwise stated)

27 Following are the Ratios

	Ratio	Numerator	Denominator	Current Period	Previous Period	% Variance	Reason for variance
(a)	Current Ratio	882.79	463.53	1.90	0.00	484.84	Due to the increase in debenture and Inter Company Loan for construction, the idle funds were used in fixed deposits
(b)	Debt-Equity Ratio	7,329.38	-526.99	-13.91	-8.64	0.61	
(c)	Debt Service Coverage Ratio,	242.04	345.52	0.70	-0.01	-81.44	Due to the increase in debenture and Inter Company Loan for construction, the interest cost is also increased
(d)	Return on Equity Ratio,	Not applicable ( Since Shareholder's Equity is native)					
(e)	Inventory turnover ratio,	Not applicable ( Since no Inventory)					
(f)	Trade Receivables turnover ratio	Not applicable ( Since no Trade receivable)					
(g)	Trade payables turnover ratio,	Not applicable ( Since no Trade payable)					
(h)	Net capital turnover ratio,	103.21	419.26	0.25	Not applicable		
(i)	Net profit ratio,	-156.79	103.21	-1.52	Not applicable		
(j)	Return on Capital employed,	-5.59	6,802.39	-0.00	-0.02	-0.96	
(k)	Return on investment.	Not applicable ( Since no Investments)					

28 Previous years figures have been regrouped where ever necessary. The figures of current year are not comparable with previous year figures, the company started the operations from the current year.

As per our report of even date attached  
For **Brahmayya & Co.,**  
Chartered Accountants  
Firm Registration No 000511S

  
K. Jitendra Kumar  
Partner  
Membership No.201825



Place : Chennai  
Date : 19th September 2023

For and on behalf of the Board of Directors of  
Chengalpattu Warehousing Parks Private Limited

  
K. Motiram Prasad  
Director  
DIN: 03382017

  
Dorothy Thomas  
Director  
DIN :00729577