SIEL INDUSTRIAL ESTATE LIMITED

CIN No. - U45209DL1994PLC057359
PHONE NO. – 011-25739103
Fax No. 91-11-25743659
Email: secretarialdeptt@mawanasugars.com

REGD. OFFICE - 5th Floor, Kirti Mahal,
19, Rajendra Place,
New Delhi–110008

NOTICE

Notice is hereby given that the 24th Annual General Meeting of the Members of the Company will be held as scheduled below:

Day	:	Friday
Date	:	28.09.2018
Time	:	3.00 P.M.
Place	:	5th Floor, Kirti Mahal, 19, Rajendra Place, New Delhi – 110008

to transact the following business:

ORDINARY BUSINESS

1. To consider and adopt the audited financial statement for the financial year ended 31st March, 2018, the Profit and Loss Account and the Cash Flow Statement of the Company for the financial year ended on that date together with the Reports of Directors and Auditors thereon.

2. To appoint a Director in place of Mr. Siddharth Shriram (DIN No.00027750), who retires by rotation and being eligible, offers himself for reappointment.

3. "RESOLVED THAT pursuant to provisions of Section 139 and 142 and all other applicable provisions of the Companies Act, 2013 read with Companies (Audit & Auditors) Rules, 2014 as amended from time to time and pursuant to the resolution passed by the members at the 23rd Annual General Meeting (AGM) of the Company held on 28.9.2017 the appointment of M/s. V.Sahai Tripathi & Co., Chartered Accountants, (Firm Registration No. with ICAI 000262N) as Statutory Auditors of the Company to hold the office till the conclusion of next AGM be and is hereby ratified and the Board of Directors of the Company be and is hereby authorized to fix the remuneration payable to them."

For Siel Industrial Estate Limited

(Harjeet Singh Sandhu)
Director
Din No.07234956

Place: Gurugram
Date: 22.05.2018

NOTES:

1. A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF AND THE PROXY NEED NOT BE A MEMBER. PROXIES IN ORDER TO EFFECTIVE MUST BE RECEIVED BY THE COMPANY NOT LESS THAN FORTY-EIGHT HOURS BEFORE THE MEETING. PROXY FORM IS ATTACHED.

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DIRECTOR'S REPORT

To,

The Members,

Your Directors have pleasure in presenting their 24th Annual Report on the business and operations of the Company and the accounts for the financial year ended 31st March, 2018.

1. PERFORMANCE OF THE COMPANY

FINANCIAL RESULTS

The summary of the financial results of the Company is as under:

(Rs./Lacs)

Particulars	2017-18	2016-17
Profit/Loss before exceptional and extraordinary items and tax	(604.73)	(276.61)
Interest	-	-
Depreciation	0.05	0.05
Profit/(Loss) before tax	(604.78)	(276.66)
Provision for tax - (Deferred Tax)	4.67	-
Advance Income tax/ Adjustment written off	-	-
Profit/(Loss) after tax	(609.45)	(276.66)

2. DIVIDEND

In view of losses incurred during the year under review, Your Board regrets its inability to recommend any dividend for the financial year 2017-18.

3. RESERVES

In view of the loss incurred during the year, there is no transfer of surplus to reserve and surplus.

4. STATE OF COMPANY'S AFFAIR

Progress of the Project

Legal challenges on the litigated land were finally overcome and the unencumbered possession of the land was achieved on 5th October, 2011 upon final conclusion of all pending legal cases in the Punjab and Haryana Court in relation to the Industrial Estate land.

The work on Site clearance activities is being carried out. The basic design work on various options of the Master Plan for the development of the Estate has been drafted.

The Company had appointed M/s Jones Lang LaSalle (JLL), which is one of the leading international consultancy firms for development of real estates. JLL was engage to prepare feasibility study for the development of Industrial Estate Land of the Company at Rajpura, Punjab.

M/s JLL have completed the above feasibility study based on which our Principal Architect M/s Ranjit Sabikhi Architect have finalised the Master Plan of the complete industrial estate, based on the changes recommended by Chief Town Planer (CTP). CTP also recommended for change of land use to Chief Administrator PUDA, who forwarded the proposal to Dy.CM Punjab for its approval. The permission was granted subject to fulfilling of certain conditions/widening the approach road. Now the revised master plan was submitted to CTP, Mohali on 08.11.17 for its approval & scrutiny fees will be paid Punjab Urban Development Agency for approval of Master plans and Zonal plans. In addition to the above M/s JLL have now commenced work on Marketing Strategy formulation and have also started finalising the format of the collaterals for marketing of the industrial estate.Work on the basic infrastructure e.g. landscaping of the 29-meter approach road, entrance gate and command centre has also commenced and land filling to bring its level to 400mm above road level has been completed.

5. Status of Industrial Estate Land Matter

An Appeal was filed by the Company before Punjab & Haryana High Court at Chandigarh against the order dated **12.11.2005** passed by Sh. Surinder Kumar Gupta, Additional District Judge, Patiala whereby the cost of land was enhanced from **Rs. 1,45,000/-** to **Rs. 1,75,000/- per acre.**

An Appeal was also filed by the landowners before the Hon'ble Punjab & Haryana High Court against order dated passed by Sh. Surinder Kumar Gupta, Additional District Judge, Patiala, claiming further enhancement i.e. 5 to 15 Lacs per acre with regard to land acquired.

Hon'ble High Court vide order dated **15.07.2015** dismissed the appeals filed by the Company and the appeals filed by the land owners were allowed.

The Hon'ble High Court while upholding the order of ADJ, Patiala has made modification the order to the extent that the market value of acquired land was revised and fixed at **Rs. 2,10,000/- per acre** as against **Rs. 1,75,000/- per acre** assessed by reference court earlier.

The Company and the Landowners filed appeals in the Hon'ble Supreme Court of India against the order of the High Court.

The appeals filed by the Company and the Landowners in the Hon'ble Supreme Court of India came up for hearing on **21.11.2017**.

The Supreme Court partly allowed the appeals filed by the landowners and increase the amount of compensation to landowners from Rs.2,10,000/- per acre to Rs.2,81,400/- by reducing the cut of 50% towards development in the area from 50% to 33%. All other statutory benefits have also been awarded. The total liability as on date including interest is to the tune of Rs.23.59Crores.

The Company had filed a review petition against the order dated 21.11.2017 and this has been disallowed by the Court.

6. **CHANGE IN THE NATURE OF BUSINESS, IF ANY**

No Change in the nature of the business of the Company during the year.

7. **MATERIAL CHANGES AND COMMITMENTS, IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY WHICH HAVE OCCURRED BETWEEN THE END OF THE FINANCIAL YEAR OF THE COMPANY TO WHICH THE FINANCIAL STATEMENTS RELATE AND THE DATE OF THE REPORT.**

There are material changes and commitments in the business operations of the Company since the close of the financial year on 31st March, 2018 to the date of this report as given below:

- On 26.08.2016 the Collector of Land Acquisitions had issued a letter to the Company for deposit of a sum of Rs.10,75,23,756/- (Rupees Ten Crore Seventy Five Lacs Twenty Three Thousand Seven Hundred Fifty Six Only) towards enhanced basic compensation, CAC, AMV and interest. Out of this the Company has already deposited a sum of Rs.2,08,98,500/- (Rupees Two Crore Eight Lacs Ninety Eight Thousand Five Hundred Only) towards basic compensation on 21.1.2016.

8. DETAILS OF SUBSIDIARY/JOINT VENTURES/ASSOCIATE COMPANIES

The Company does not have any Subsidiaries, joint ventures or associate company.

9. DEPOSITS

During the year under review, the Company has not accepted any deposits from Public and Shareholders of the Company under Section 73 of the Companies Act, 2013.

10. STATUTORY AUDITORS

M/s. V. Sahai Tripahti & Co., Chartered Accountants, (ICAI Registration no. 000262N) were appointed as Statutory Auditors of the Company for a period of 5 years by the members at the 23rd Annual General Meeting (AGM) of the Company held on September 28, 2017 to hold office from the conclusion of this 23rd Annual General Meeting (AGM) until the conclusion of the 28th AGM, subject to ratification by members every year.

Accordingly, a resolution for ratification of their appointment as Statutory Auditors of the Company has been included in the Notice of forthcoming Annual General Meeting of the Company.

11. AUDITORS' REPORT

The Board has duly reviewed the Statutory Auditor's Report on the accounts for the year ended 31st March, 2018 and has noted that the same does not have any reservation, qualification or adverse remarks.

12. SHARE CAPITAL

The authorized capital of the Company stands at Rs. 500,000,000/- (Rupees Fifty Crore) divided into 33,000,000 equity shares of Rs. 10/- each and 17,000,000 -5% Redeemable Cumulative Preference shares of Rs.10/- each and the paid-up capital of the Company stands at Rs. 396,546,910/- divided into 27,654,691 equity shares of Rs. 10/- each and 12,000,000 -5% Redeemable Cumulative Preference shares of Rs.10/- each as on March 31, 2018.

13. EXTRACT OF THE ANNUAL RETURN

The extract of the annual return in Form No. MGT - 9 is enclosed as "Annexure-I".

14. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO:

A) Conservation of energy:

Adequate measures have been taken to conserve energy wherever possible by using energy efficient machines, computers and purchase of energy efficient equipment.

B) Technology absorption:

1. Research & Development (R&D) : Nil
2. Technology absorption, adoption and innovation : Nil

C) Foreign exchange earnings and Outgo:

1. Foreign Exchange Earnings : Nil
2. Foreign Exchange Outgo : Nil

15. CORPORATE SOCIAL RESPONSIBILITY (CSR)

Section 135 of the Companies Act, 2013 has imposed CSR mandate on companies having minimum threshold limit of net worth, turnover or net profit as prescribed. Since the Company does not meet any one of these criterion, it remains outside the purview of section 135 and consequently the reporting requirements there under do not at present apply to the Company.

16. DIRECTORS:

In accordance with the provisions of the Companies Act, 2013, Mr.Siddharth Shriram, Director of the Company is liable to retire by rotation and being eligible offer himself for re-appointment at the ensuing Annual General Meeting.

17. NUMBER OF MEETINGS OF THE BOARD OF DIRECTORS

The Board of Directors met 8 (Eight) times during the year on 12.04.2017, 03.05.2017, 24.05.2017, 23.06.2017, 19.08.2017, 05.09.2017, 27.10.2017 and 29.3.3018.

18. AUDIT COMMITTEE

The composition of the Audit Committee is as follows:

1. Mr. Siddharth Shriram - Chairman
2. Mr. Ashwani Kumar Mehra - Member
3. Mr. Harjeet Singh Sandhu - Member

19. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186 OF THE COMPANIES ACT, 2013

Your company has not given any Loans, Guarantees or made any investments under the provisions of section 186 of the Companies Act, 2013 during the year under review.

20. PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES:

There is no related party transaction during the financial year.

The company has given corporate guarantee of Rs. 5,243,000,000/- (previous year Rs. 5,295,000,000/-) and equitable mortgage of its industrial estate land measuring 455.23 acres (previous year 455.23 acres) as a collateral security to the lenders of the Company's holding company (Mawana Sugars Limited) to secure the repayment of all debt due by the holding company to its lenders.

Outstanding debt of holding company (Mawana Sugars Limited) as on 31st March 2018 is Rs.1,622,660,000/-.

21.EMPLOYEES:

There is no employee in the Company whose particulars are required to be given pursuant to Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

22.DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to the requirement under Section 134 (3) (c) of the Companies Act, 2013, with respect to Directors Responsibility Statement, it is hereby confirmed:

(a) that in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures, if any;

(b) that the directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the loss of the Company for the year ended on that period;

(c) that the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

(d) that the directors had prepared the annual accounts on a going concern basis;

(e) that the directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

23. ACKNOWLEDGEMENTS

Your Directors sincerely thank business associates, Banks, Central Government and State Government of Punjab for the faith reposed in your company and its management.

By Order of the Board
For Siel Industrial Estate Limited

(Siddharth Shriram)
Chairman
Din No. 00027750

Place: New Delhi
Date: 22.05.2018

V SAHAI TRIPATHI & CO
CHARTERED ACCOUNTANTS
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INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF
SIEL INDUSTRIAL ESTATE LIMITED

Report on the Standalone Financial Statements
We have audited the accompanying financial statements of SIEL INDUSTRIAL ESTATE LIMITED ("the Company"), which comprise the Balance Sheet as at 31st March, 2018, the Statement of Profit and Loss and the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Standalone Financial Statements
The Company's Board of Directors is responsible for the preparation of these Ind AS financial statements in terms of the requirements of the Companies Act, 2013 (hereinafter referred to as "the Act") that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and statement of changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act. The Board of Directors of the company are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Ind AS financial statements by the Directors of the Company.

Auditors' Responsibility
Our responsibility is to express an opinion on these Ind AS financial statements based on our audit. In conducting our audit, we have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Ind AS financial statements are free from material misstatement.

V SAHAI TRIPATHI & CO. New Delhi Chartered Accountants

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Ind AS financial statements. 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. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation of the Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the Ind AS financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

Opinion

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 Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India,

(a) In the case of the Balance Sheet, of the State of Affairs of the Company as at March 31, 2018;

(b) In the case of Statement of Profit and Loss account, of the loss for the year ended on date March 31, 2018.

(c) In the case of Cash Flow Statement for the year ended on date March 31, 2018 and

(d) In the case of Statement of changes in equity for the year ended on date March 31, 2018.

Emphasis of Matter

(i) We draw attention to Note No. 31 of the financial statements regarding the matter that the Company has given Corporate Guarantees of Rs. 5,243,000,000 (Previous period Rs. 5,295,000,000) and equitable mortgage of its industrial estate land admeasuring 455.23 acres as a collateral security to the lenders of the company's holding Company Mawana Sugars Limited (MSL) to secure the repayment of all monies due to lenders up to Rs. 7,869,848,000 (previous year Rs.7,869,848,000). However, outstanding debt of Mawana Sugar Limited, holding company, as on 31st March,2018, towards aforesaid lenders is Rs. 1,622,660,000. The Company has provided for fair value of liability computed by valuer in respect of aforesaid Corporate Guarantee taking into account outstanding liability and tenure of such debt, as per Ind AS 109 and Ind AS 32. Our opinion is not modified in respect of this matter.

V. Shah & Bhatia & Co. New Delhi Chartered Accountants

(ii) Company has not complied the provisions of section 203 (1) (i),(ii)&(iii) and Section 149(4) of the Companies Act, 2013 requiring the appointment of Chief Executive Officer or Manger or whole time director, Company Secretary, Chief Financial Officer and Independent Director. Our opinion is not modified in respect of this matter.

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 Companies Act, 2013, we give in the Annexure-'A' statement on the matters specified in Order, to the extent applicable.

2. As required by Section 143 (3) of the Companies Act, 2013, 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 cash flow statement and statement of changes in equity 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 Indian Accounting Standards specified under section 133 of the Act.

   e. On the basis of written representations received from the directors as on March 31, 2018, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2018, 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 control over financial reporting.

V SHANTIPATHI & CO. New Delhi Chartered Accountants

(ii) Company has not complied the provisions of section 2013 (1) (i),(ii)&(iii) and Section 149(4) of the Companies Act, 2013 requiring the appointment of Chief Executive Officer or Manger or whole time director, Company Secretary, Chief Financial Officer and Independent Director. Our opinion is not modified in respect of this matter.

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 Companies Act, 2013, we give in the Annexure-'A' statement on the matters specified in Order, to the extent applicable.

2. As required by Section 143 (3) of the Companies Act, 2013, 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 cash flow statement and statement of changes in equity 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 Indian Accounting Standards specified under section 133 of the Act.

   e. On the basis of written representations received from the directors as on March 31, 2018, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2018, 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 control over financial reporting.

V. SAHAI & RAJTHIP & CO. New Delhi Chartered Accountants

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

i. The Company does have pending litigation as on 31st March, 2018. The same has been referred in Note No 31.

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

iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

For & on behalf of
V Sahai Tripathi & CO.
Chartered Accountants
Firm's Registration Number 000262N

Manish Mohan
Partner
M.N.-091607
Place: New Delhi
Date: 22nd May, 2018

V SAHAI TRIPATHI & CO. New Delhi Chartered Accountants

ANNEXURE-"A" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph (1) of the report on other legal and regulatory requirements of Independent Auditor's Report to the members of Siel Industrial Estate Limited on the financial statements for the year ended March 31, 2018)

1) **In respect of Property, Plant and Equipment:-**

   (a) The company has maintained proper records showing full particulars including quantitative details and situation of fixed assets;

   (b) As per the information and explanation provided to us, owned Fixed Assets have been physically verified by the management during the year at reasonable intervals and no material discrepancies were noted on such verification.

   (c) The title deeds of all immovable properties are held in the name of Company.

2) **In respect of Inventories:-**
According to the information and explanations given to us, physical verification of inventories which is stock in trade in the form Land, is conducted by the management at periodic intervals. These intervals are reasonable having regard to the size of the Company and the nature of its inventories.The company is maintaining proper records of inventories and no discrepancie has been noticed on physical verification.

3) **In respect of Loans given by the Company:**
The Company has not granted loans to Companies, Firms, Limited Liability Partnership or other parties covered in the register maintained under Section 189 of the Companies Act, 2013. Accordingly, this clause is not applicable on the Company during the year ended 31st March, 2018.

4) **In respect to Loan to director and investment by the company :**
The company has not granted any loans, investments, guarantees and securities during the year in terms of provisions of Section 185 and 186 of Companies Act, 2013

5) **In respect of Deposits:**
The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposit) Rules, 2015 with regards to the deposits accepted from the public are not applicable.

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6) **In respect of Cost records:**
According to information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under sub-section (1) of section 148 of the Companies Act, 2013, in respect of business carried out by the company. Accordingly, this clause is not applicable on the Company during the year ended 31st March, 2018.

7) **In respect of statutory dues:**

a) According to the information and explanations given to us and the records of the company examined by us, in our opinion, the company is generally regular in depositing the undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, service tax, GST, duty of customs, duty of excise, value added tax, cess and any other statutory dues with the appropriate authorities. According to the information and explanations given to us, no undisputed amount payable in respect of the aforesaid dues were outstanding as at 31st March, 2018 for a period of more than six months from the date of becoming payable.

b) According to the information and explanations given to us and the records of the company produced before us, there were no disputed Statutory Dues pending before appropriate authorities.

8) **In respect of Repayment of Loan:**
The company has not taken any loan or borrowing from any financial institution, bank or Government so this clause is not applicable and no need to comment on the same

9) **In respect of utilization of IPO and further public offer**
The company has not raised any money by way of initial public offer or further public offer (including debt instruments) and term loans. Accordingly, this clause is not applicable on the Company during the year ended 31st March, 2018.

10) **In respect of reporting of fraud:**
According to the information and explanations given to us, no fraud by the Company or any fraud on the Company by its officers or employees has been noticed or reported during the year ended 31st March, 2018.

11) **In respect of managerial remuneration:**
According to the information and explanations given to us, no managerial remuneration has been paid or provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act, 2013. Accordingly this clause is not applicable and no need to comment on the same.

V. SAHASRABUDHE & CO. New Delhi Chartered Accountants

12) **In respect of Nidhi Company:**
The company is not a Nidhi Company and since this clause does not apply to the Company it is not required to maintain ten percent unencumbered term deposits as specified in the Nidhi Rules, 2014 to meet out the liability.

13) **In respect of Related Party Transactions:**
According to the information and explanations given to us and the records of the company examined by us, all transactions with the related parties are in compliance with Sections 177 and 188 of Companies Act, 2013 and details have been disclosed in the Financial Statements etc. as required by the applicable accounting standards.

14) **In respect of Private Placement of Preferential Issues:**
Company has issued Mandatorily Redeemable Preference Shares on right issue basis to its holding company in compliance with Section 62 pf the Companies Act, 2013. As per information explanation given by the management, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review and hence Section 42 of the Companies Act, 2013 is not applicable.

15) **In respect of Non-Cash Transactions:**
According to the information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with him and hence the provisions of Section 192 of Companies Act, 2013 are not applicable.

16) **In respect of registration under RBI Act, 1934:**
The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and hence this clause is not applicable.

For & on behalf of
V Sahai Tripathi & CO.
Chartered Accountants
Firm's Registration Number 000262N

Manish Mohan
Partner
M.N.-091607
Place: New Delhi
Date: 22nd May, 2018

V. SAHAI TRIPATHI & CO. New Delhi Chartered Accountants

ANNEXURE-"B" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph (f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

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

In conjunction with our audit of the Ind As financial statements of the Company as of and for the year ended 31 March, 2018 we have audited the internal financial controls over financial reporting of SIEL INDUSTRIAL ESTATE LIMITED ("the Company") as of that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by ICAI and the Standards on Auditing, prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls 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 judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

V SAHAI TRIPATHI & CO. New Delhi Chartered Accountants

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.

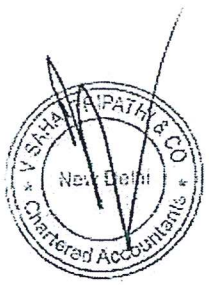
Meaning of Internal Financial Controls over Financial Reporting

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:

a) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
b) 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
c) Provide reasonable assurance regarding prevention and timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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



Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls over financial reporting and such internal financial controls over financial reporting were operating effectively as of March 31, 2018, 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 & on behalf of
V Sahai Tripathi & CO.
Chartered Accountants
Firm's Registration Number 000262N

Manish Mohan
Partner
M.N.-091607
Place: New Delhi
Date: 22nd May, 2018

V SAHAI TRIPATHI & CO. New Delhi Chartered Accountants

SIEL INDUSTRIAL ESTATE LIMITED

Balance Sheet as at 31st March 2018

(Amount in Rupees)

Particulars	Note No.	Ind AS As at 31st March 2018	Ind AS As at 31st March 2017	Ind AS As at 31 st March, 2016
I ASSETS				
1 Non-current assets				
(a) Property, Plant and Equipment	1	631,429	636,295	641,159
(b) Financial Assets				
(i) Other Financial Assets	2	-	37,708	29,161
(c) Other Non-Current Assets	3	36,304	148,448	198,629
2 Current assets				
(a) Inventories	4	501,550,153	314,787,066	246,254,679
(b) Financial Assets				
(i) Cash and cash equivalents	5	12,338,991	5,738,980	1,844,706
(ii) Other bank balance	6	2,104,036	2,104,036	31,104,036
(iii) Loans and advances	7	-	-	157,745
(iv) Other financial assets	8	103,007	47,961	611,316
TOTAL ASSETS		516,763,920	323,500,494	280,841,433
II EQUITY AND LIABILITIES				
1 Equity				
(a) Equity Share Capital	9	276,546,910	276,546,910	276,546,910
(b) Other Equity	10	(114,495,753)	(69,661,597)	(45,537,074)
2 Liabilities				
Non-current liabilities				
(a) Financial Liabilities				
(i) Borrowings	11	72,488,132	24,291,775	21,884,847
(b) Deferred tax liabilities (Net)	12	29,708,555	7,615,064	5,425,252
Current liabilities				
(a) Financial Liabilities				
(i) Trade Payables	13	244,147,043	70,443,193	-
(i) Other Financial Liability	14	8,112,233	14,001,980	22,164,323
(b) Other Current Liabilities	15	256,800	263,169	357,175
TOTAL EQUITY AND LIABILITIES		516,763,920	323,500,494	280,841,433

The accompanying notes 1-37 are intergral part of the Financial Statements

For V. Sahai Tripathi & Co.
Chartered Accountants
Firm Registraion number: 000262N

(Manish Mohan)
Partner
Membership no.: 091607
Place: New Delhi
Date: 22-05-2018

For and on behalf of the Board of Directors of
Siel Industrial Estate Limited

Director
Harjeet Singh Sandhu
DIN: 07234956

Director
Ashwani Kumar Mehra
DIN: 00060254

SIEL INDUSTRIAL ESTATE LIMITED

Statement of Profit and Loss for the year ended 31st March 2018

(Amount in Rupees)

	Particulars	Note No.	Ind AS For the year ended 31.03.2018	Ind AS For the year ended 31.03.2017
I.	Revenue From Operations		-	-
II.	Other income	16	5,931,950	9,649,268
III.	Total income (I + II)		5,931,950	9,649,268
IV.	Expenses:			
	Purchase of Stock-in trade		186,763,087	68,532,387
	Changes in inventory	17	(186,763,087)	(68,532,387)
	Finance costs	18	47,090,871	17,947,490
	Depreciation and amortization expense	1	4,866	4,866
	Other expenses	19	19,314,740	13,631,624
	Total expenses		66,410,477	31,583,980
V.	Profit before exceptional items and tax (III-IV)		(60,478,527)	(21,934,711)
VI.	Exceptional Item		-	-
VII.	Profit before tax (V.- VI)		(60,478,527)	(21,934,711)
VIII.	Tax expense:			
	(1) Current tax		-	-
	(2) Deferred tax		466,817	2,189,812
	(3) MAT Credit Entitlement		-	-
IX	Profit (Loss) for the year from continuing operations (VII-VIII)		(60,945,344)	(24,124,524)
X	Profit (Loss) for the year		(60,945,344)	(24,124,524)
XI	Other Comprehensive income			
	A (i) Items that will not be reclassified to profit or loss		-	-
	(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
	B (i) Items that will be reclassified to profit or loss		-	-
	(ii) Income tax relating to items that will be reclassified to profit or loss		-	-
XII	Total Comprehensive Income for the year (X+XI) (Comprising profit (loss) and other Comprehensive Income for the year)		(60,945,344)	(24,124,524)
XIII	Earnings per equity share (for continuing operation):			
	- Basic		(2.20)	(0.87)
	- Diluted		(2.20)	(0.87)

For V. Sahai Tripathi & Co.
Chartered Accountants
Firm Registration number: 000262N

(Manish Mohan)
Partner
Membership no.: 091607

Place: New Delhi
Date: 22-05-2018

For and on behalf of the Board of Directors of
Siel Industrial Estate Limited

Director
Harjeet Singh Sandhu
DIN: 07234956

Director
Ashwani Kumar Mehra
DIN: 00060254

SIEL INDUSTRIAL ESTATE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2018

		Year ended March 31, 2018	Year ended March 31, 2017
A.	Cash flow from operating activities :		
	Profit/ (Loss) after tax	(60,478,527)	(21,934,711)
Add	Finance Cost	5,934,220	2,406,929
Add	Depreciation	4,866	4,866
Less	Interest income	5,931,950	9,649,268
	Operating profit/(loss) before working capital changes	(60,471,391)	(29,172,185)
	Adjustments for (increase) / decrease in non current assets:		
	Changes in Inventory	(186,753,087)	(68,532,387)
	Other non current tax assets	37,708	(8,547)
	Adjustments for (increase) / decrease in current assets:		
	Loan & Advance	-	157,745
	Other Financial assets	(55,016)	563,355
	Adjustments for increase / (decrease) in current liabilities:		
	Trade payables	173,703,850	70,443,193
	Other financial liability	(288,747)	35,657
	Other Payables	(6,369)	(94,006)
	Adjustments for increase / (decrease) in Non- current liabilities:		
	Cash generated from operations	(73,843,082)	(26,507,175)
	Direct taxes (paid)/ refund received	120,085	58,942
	Net cash flow from/(used in) operating activities (A)	(73,722,997)	(26,548,233)
B.	Cash flow from investing activities :		
	Interest received	323,008	1,442,507
	Interest/(decrease) in Long term assets and advances	-	-
	Net cash flow from / (used in) investing activities (B)	323,008	1,442,507
C.	Cash flow from financing activities :		
	Repayment to preference shareholders	80,000,000	-
	Net cash flow from / (used in) financing activities (C)	80,000,000	-
D.	Net increase / (decrease) in Cash and cash equivalents (A+B+C)	6,600,011	(25,105,726)
E.	Cash and cash equivalents at the beginning of the year	7,738,980	32,844,706
F.	Cash and cash equivalents at the end of the year (D+E)	14,338,991	7,738,980

* Excludes balances with bank as margin money account Rs 104,036 (Previous year Rs.101,036)

The accompanying notes form an integral part of these financial statements

For V. Sahai Tripathi & Co.
Chartered Accountants
Firm Registration number: 000262N

(Manish Mohan)
Partner
Membership no.: 091607

Place: New Delhi
Date: 22-05-2018

For and on behalf of the Board of Directors of
Siel Industrial Estate Limited

Director
Harjeet Singh Sandhu
DIN: 07234956

Director
Ashwani Kumar Mehra
DIN: 00060254

1 Property, Plant and Equipment

Property, plant and equipment consist of the following :

Particulars	Gross Block				Accumulated Depreciation				Net Block	
	Balance as at 1st April, 2017	Additions	Deletion/ Adjustments	Balance as at 31st March 2018	Balance as at 1st April, 2017	Depreciation charge for the year	On disposals/ transfer	Balance as at 31st March 2018	Balance as at 31st March 2018	Balance as at 31st March, 2017
Furniture & fixture	19,697	-	19,697	- 0.0	19,697	-	19,697	0	-0	-
Office Equipment	527,073	-	522,483	4,590	527,073	-	522,483	4,590	-	-
Vehicle	327,178	-	11,520	315,658	288,252	4,866	11,520	281,598	34,060	38,926
Land	597,367	-	-	597,367	-	-	-	-	597,367	597,367
Total	1,471,315	-	553,700	917,615	835,022	4,866	553,700	286,188	631,429	636,295
Previous year	1,471,315	-	-	1,471,315	830,156	4,866	-	835,022	636,295	641,159

Land include Freehold land acquired by the company in its name.

Furniture & fixtures and office equipments are shown at nill value since the entire has been charged over the years.

2 OTHER FINANCIAL ASSETS

Financial assets consist of the following :

Particulars	Ind AS As at 31st March 2018	Ind AS As at 31st March 2017	Ind AS As at 31 st March, 2016
Interest Receivable on Fixed Deposit	-	37,708	29,161
Total	-	37,708	29,161

3 OTHER NON CURRENT ASSETS

Other non current assets consist of the following :

Particulars	Ind AS As at 31st March 2017	Ind AS As at 31st March 2017	Ind AS As at 31 st March, 2016
Tax Assessed (TDS Recoverable)	32,304	144,448	194,629
Security Deposits – Unsecured, considered good	4,000	4,000	4,000
Total	36,304	148,448	198,629

4 INVENTORIES

Inventories consist of the following:

Amount in Rs.

Particulars	Ind AS As at 31st March 2018	Ind AS As at 31st March 2017	Ind AS As at 31st March 2016
Stock in Trade Industrial Land	501,550,153	314,787,066	246,254,679
Total	501,550,153	314,787,066	246,254,679

Note:

Includes Land purchased during the year Rs.85,51,670/-

As per Enhancement compansation order dated 22.11.2017 of Hon'ble Supreme Court, An amount of Rs.23,37,03,850/- is payable to Collector Land Aquisition/ADJ, District Court Patiala, against the legal case. Out of which Rs. 17,82,11,417/- charged to Land stock, being the land inventory held by the company and Rs. 5,54,92,433/- charged to P&L account towards pro-rata land sold in earlier years.

Value of Inventory (Industrial land) carried out at lower of cost and estimated realizable value. The cost has been determined at weighted average method

5 CASH AND CASH EQUIVALENTS

Cash and cash equivalents consist of the following:

Amount in Rs.

Particulars	Ind AS As at 31st March 2018	Ind AS As at 31st March 2017	Ind AS As at 31st March 2016
(a) Balance with Banks - In Current Accounts	2,338,991	5,738,980	1,844,706
(a) Bank Deposit - Having original maturity 3 months or less	10,000,000	-	-
Total	12,338,991	5,738,980	1,844,706

6 OTHER BANK BALANCE

Other bank balance consist of the following:

Amount in Rs.

Particulars	Ind AS As at 31st March 2018	Ind AS As at 31st March 2017	Ind AS As at 31st March 2016
(a) Margin money with Punjab Urban Development Authority Against Bank Guarantee	104,036	104,036	104,036
(b) Bank Deposits (Having original maturity more than 3 month but within 12 month from reporting date)	2,000,000	2,000,000	31,000,000
Total	2,104,036	2,104,036	31,104,036

7 SHORT TERM LOANS AND ADVANCES

Short term loans and advances consist of the following:

Particulars	Ind AS As at 31st March 2018	Ind AS As at 31st March 2017	Ind AS As at 31st March 2016
Advance recoverable from party (Considered good)	-	-	157,745
Total	-	-	157,745

8 OTHER FINANCIAL ASSETS (CURRENT)

Other financial assets consist of the following :

Particulars	Ind AS As at 31st March 2018	Ind AS As at 31st March 2017	Ind AS As at 31st March 2016
Interest Receivable on Fixed Deposit	103,007	47,961	611,316
Total	103,007	47,961	611,316

9 SHARE CAPITAL

The Authorised, Issued, Subscribed and fully paid up Share Capital of Equity Shares having a par value of Rs.10/- each as follows.

Particulars	As at 31st March 2018		As at 31st March 2017		As at 31 st March, 2016	
	Number	Amount in Rs.	Number	Amount in Rs.	Number	Amount in Rs.
Authorised						
Equity Shares of Rs. 10/- each	33,000,000	330,000,000	28,000,000	280,000,000	28,000,000	280,000,000
	33,000,000	330,000,000	28,000,000	280,000,000	28,000,000	280,000,000
Issued						
Equity Shares of Rs. 10/- each fully paid up (Refer Note - 9A)	27,654,691	276,546,910	27,654,691	276,546,910	27,654,691	276,546,910
Total	27,654,691	276,546,910	27,654,691	276,546,910	27,654,691	276,546,910

Notes

(i) The Company has one class of equity shares having a par value of Rs 10/- each. Each holder of equity shares is entitled to one vote per share.

(ii) In the event of liquidation of the company, holders of equity shares will be entitled to receive remaining assets of the company after distributing of all preferential amounts.

(iii) The distributions will be made in the proportion of the number of equity shares held by the shareholders.

(iv) The Company had changed its Authorised Share Capital from 28,000,000 Equity Shares of Rs. 10/- each to 33,000,000 Equity shares of Rs. 10/- each aggregating to Rs. 33 crores in AGM held on 14 October-2017

9 A Reconciliation of number of shares

Particulars	Equity Shares					
	As at 31st March 2018		As at 31st March 2017		As at 31 st March, 2016	
	Number	Amount in Rs.	Number	Amount in Rs.	Number	Amount in Rs.
Shares outstanding at the beginning of the year	27,654,691	276,546,910	27,654,691	276,546,910	27,654,691	276,546,910
Shares issued during the year	-	-	-	-	-	-
Shares bought back during the year	-	-	-	-	-	-
Shares outstanding at the end of the year	27,654,691	276,546,910	27,654,691	276,546,910	27,654,691	276,546,910

The company on 26th September, 2012 had issued 1,51,691 Equity shares of Rs. 10/- each at a premium of Rs. 90.20 per shares to Siel infrastructure & Estate Developers Private Limited on right basis

Terms/ Rights attached to equity shares

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 Company declares dividends in Indian rupees. The dividend proposed by the board of Directors is subject to the approval of the Shareholders in the ensuing Annual General meeting, except interim dividend

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, if any The distribution will be in proportion to the number of equity shares held by the shareholders

9 B Details of shares held by shareholders holding more than 5% of aggregate shares in the company

Name of Shareholder	Equity Shares					
	As at 31st March 2018		As at 31st March 2017		As at 31 st March, 2016	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Mawana Sugars Limited (formerly Siel Limited)	14,025,000	50.71%	14,025,000	50.71%	14,025,000	50.71%
Siel Infrastructure & Estate Developers Pvt. Ltd	13,629,691	49.29%	13,629,691	49.29%	13,629,691	49.29%
Total	27,654,691	100%	27,654,691	100%	27,654,691	100.00%

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

Aggregate number of bonus shares issued and shares issued for consideration other than cash during the period of five years immediately preceding the reporting date:

The Company has neither issued any bonus shares nor there has been any buy back of shares during five years immediately preceding 31st March 2018

Statement of Changes in Equity

Note- 10

A. Equity Share Capital - Authorised

(Amount in Rs.)

Particulars	Balance at the begining of the reporting year	Changes in equity share capital during the year	Balance at the end of the reporting year
For the year ended 31st March, 2017	380,000,003	-	380,000,003
For the year ended 31st March, 2018	380,000,003	50,000,003	330,000,003

B. Other equity - (Retained Earnings / Preference Shares)

Particulars	Share Application money pending allotment	Equity component of compound financial instruments	Reserves and Surplus			Debt instruments through other comprehensive income	Equity instruments through OCI	Money received against share warrants	Total
			Securities Premium	General Reserve	Retained Earnings				
Balance at the end of the 31.03.2016	-	6,017,697	13,953,129	-	(65,507,899)	-	-	-	(45,537,074)
a. Balance at the beginning of the reporting period	-	6,017,697	13,953,129	-	(65,507,899)	-	-	-	(45,537,074)
b. Changes in accounting policy or prior period errors	-	-	-	-	-	-	-	-	-
c. Additions during the year	-	-	-	-	-	-	-	-	-
d. Restated balance at the beginning of the reporting period	-	-	-	-	-	-	-	-	-
e. Total comprehensive income for the year	-	-	-	-	(24,124,524)	-	-	-	(24,124,524)
f. Dividend on Equity Shares for FY 16-17	-	-	-	-	-	-	-	-	-
g. Dividend distribution tax on dividend for FY 16-17					-	-	-	-	-
h. Transfer to retained earnings	-	-	-	-	-				-
i. Total other comprehensive income for the year	-	-	-	-	-	-	-	-	-
Balance at the end of the 31.03.2017	-	6,017,697	13,953,129	-	(89,632,423)	-	-	-	(69,661,597)
a. Balance at the beginning of the reporting period	-	6,017,697	13,953,129	-	(89,632,423)	-	-	-	(69,661,597)
b. Changes in accounting policy or prior period errors	-	-	-	-	-	-	-	-	-
c. Additions during the year (Net of Deferred Tax)		16,111,189	-	-	-				16,111,189
d. Restated balance at the beginning of the reporting period	-	-	-	-	-	-	-	-	-
e. Total comprehensive income for the year	-	-	-	-	(60,945,344)	-	-	-	(60,945,344)
f. Dividend on Equity Shares for FY 16-17	-	-	-	-	-	-	-	-	-
g. Dividend distribution tax on dividend for FY 16-17	-	-	-	-	-	-	-	-	-
h. Transfer to retained earnings	-	-	-	-	-	-	-	-	-
i. Total other comprehensive income for the year	-	-	-	-	-	-	-	-	-
Balance at the end of the 31.03.2018	-	22,128,886	13,953,129	-	(150,577,767)	-	-	-	(114,495,753)

Securities Premium Account: This reserve represents the premium on issue of shares and can be utilised in accordance with the provisions of Companies Act, 2013

Retained Earning: This Reserve represents the cumulative profits of the Company . This Reserve can be utilised in accordance with the provisions of the Companies Act, 2013.

For V. Sahai Tripathi & Co
Chartered Accountants
Firm Registraion no/ICAI: 000262N

(Manish Mohan)
Partner
Membership no.: 091607

For and on behalf of the Board of Directors of
Siel Industrial Estate Limited

Director
Harjeet Singh Sandhu
DIN: 07234956

Director
Ashwani Kumar Mehra
DIN: 00068254

11 BORROWINGS (Financial-Non current)

Borrowings consist of following :

Particulars	Ind AS As at 31st March 2018	Ind AS As at 31st March 2017	Ind AS As at 31st March, 2016
(A) Redeemable Preference Shares Liability			
Opening balance	24,288,097	21,881,169	21,131,069
Add: Unwinding interest	5,934,220	2,406,929	750,100
Add: Redeemable Pref. Share issued during the year	42,262,237	-	-
Less : Deferred tax Adjustment			-
Closing balance	72,484,554	24,288,097	21,881,169
(B) Security Deposits from Customers	3,678	3,678	3,678
Total	72,488,132	24,291,775	21,884,847

11 A Reconciliation of number of shares

Particulars	Preference Shares					
	As at 31st March, 2018		As at 31st March, 2017		As at 31st March, 2016	
	Number	Amount in Rs.	Number	Amount in Rs.	Number	Amount in Rs.
Shares outstanding at the beginning of the year	4,000,000	40,000,000	4,000,000	40,000,000	4,000,000	40,000,000
Shares Issued during the year	8,000,000	80,000,000	-	-	-	-
Shares bought back during the year			-	-	-	-
Shares outstanding at the end of the year	12,000,000	120,000,000	4,000,000	40,000,000	4,000,000	40,000,000

- Repayment schedule of 5% Redeemable Cummulative preference shares :

S. No.	Particulars	No.	Issue date	Date of redemption	Face value	Principal value	Dividend	Maturity value
1	5% Redeemable Cumul. Pref. Shares to Mawana Sugars Ltd.	4,000,000	30-Nov-2015	29-Nov-2025	10	40,000,000	20,000,000	60,000,000
2	5% Redeemable Cumul. Pref. Shares to Mawana Sugars Ltd.	1,000,000	03-May-2017	02-May-2027	10	10,000,000	5,000,000	15,000,000
3	5% Redeemable Cumul. Pref. Shares to Mawana Sugars Ltd.	3,000,000	22-Jun-2017	22-Jun-2027	10	30,000,000	15,000,000	45,000,000
4	5% Redeemable Cumul. Pref. Shares to Mawana Sugars Ltd.	4,000,000	18-Aug-2017	18-Aug-2027	10	40,000,000	20,000,000	60,000,000
	Total	12,000,000				120,000,000	60,000,000	180,000,000

* Terms/ Rights attached to preference shares

- Preference shares

5% Redeemable Cumulative Preference Shares of Rs. 10/- each redeemable within 10 years from the allotment at par and shall not be participating in the surplus assets & profits on winding up which may remain after the entire capital has been repaid

Note 12: Deferred Tax Liabilities (Net)

Major Components of the deferred tax balances

Particulars	As at 1st April 2016	As at 31st March 2017	As at 31st March 2018
Corporate Guarantee Liability	(7,177,977)	(4,318,557)	(2,200,840)
Deferred Tax Assets:			
Preference Share Liability	12,603,229	11,933,622	31,909,395
Total	5,425,252	7,615,064	29,708,555

Movement in Deferred Tax Assets/(Liabilities)

Particulars	Preference Shares Liability	Corporate Guarantee Liability	Total
Particulars			
At April 1, 2016	12,603,229	(7,177,977)	5,425,252
(Charged) / credited			
- to Statement of Profit and Loss	(669,608)	2,859,420	2,189,812
- to other comprehensive income	-	-	-
At 31st March, 2017	11,933,622	(4,318,557)	7,615,064
(Charged) / credited			
- to Statement of Profit and Loss	(1,650,900)	2,117,717	466,817
- to Statement of Equity Directly	21,626,673	-	21,626,673
- to other comprehensive income	-	-	-
At 31st March, 2018	31,909,395	(2,200,840)	29,708,555

13 TRADE PAYABLE

Trade Payable consist of the following :

Particulars	Ind AS As at 31st March 2018	Ind AS As at 31st March 2017	Ind AS As at 31 st March, 2016
Enhancement Compensation Payable #	244,147,043	70,443,193	-
Total	244,147,043	70,443,193	-

As per Enhancement compensation order dated 22.11.2017 of Hon'ble Supreme Court, an amount of Rs. 23,37,03,850/- is payable Land to Collector Aquisition/ADJ, District Court Patiala, against the legal case which shall ultimately be paid to beneficiary farmers

14 OTHER FINANCIAL LIABILITY

Other Financial Liability consist of the following :

Particulars	Ind AS As at 31st March 2018	Ind AS As at 31st March 2017	Ind AS As at 31 st March, 2016
Financial Guarantee Liability	7,911,000	13,512,000	21,710,000
Audit Fee payable	-	60,000	-
Other Liabilities	201,233	429,980	454,323
Total	8,112,233	14,001,980	22,164,323

15 OTHER CURRENT LIABILITIES

Other current liabilities consist of the following :

Particulars	Ind AS For year ending 31.03.2018	Ind AS For year ending 31.03.2017	Ind AS For period ending 31.03.2016
Advance from customers	250,000	250,000	250,000
Statutory Liabilities			
(i) TDS Payable	6,800	13,169	96,840
(ii) VAT payable	-	-	10,335
Total	256,800	263,169	357,175

16 OTHER INCOME

Other income (net) consist of the following:

Amount in Rs.

Particulars	Ind AS For the year ended 31.03.2018	Ind AS For the year ended 31.03.2017
Interest Income (Refer Note 16 (A))	330,950	1,451,268
Corporate Guarantee Income	5,601,000	8,198,000
Total	5,931,950	9,649,268

16 A Details Interest Received

Particulars	Ind AS For the year ended 31.03.2018	Ind AS For the year ended 31.03.2017
Interest from Fixed Deposit	323,008	1,442,507
Interest on Income Tax Refund	7,942	8,761
Total	330,950	1,451,268

17 CHANGE IN INVENTORIES

Change in Inventories consist of the following:

Particulars	Ind AS As at 31st March 2018	Ind AS As at 31st March 2017
Opening Stock Stock- in- trade (Industrial land)	314,787,066	246,254,679
Closing Stock Stock- in- trade (Industrial land)	501,550,153	314,787,066
Increase/(decrease) in land stock during the year #	186,763,087	68,532,387

Increase/(decrease) in land:

Includes Land purchased during the year Rs.85,51,670/-

As per Enhancement compansation order dated 22.11.2017 of Hon'ble Supreme Court. An amount of Rs. 23,37,03,850/- is payable to Collector Land Aquisition/ADJ, District Court Patiala, against the legal case. Out of which Rs. 17,82,11,417/- charged to Land stock, being the land inventory held by the company and Rs. 5,54,92,433/- charged to P&L account towards pro-rata land sold in earlier years.

18 FINANCE COST

Finance costs consist of the following:

Amount in Rs.

Particulars	Ind AS For the year ended 31.03.2018	Ind AS For the year ended 31.03.2017
Interest expense (interest unwinding)	5,934,220	2,406,929
Bank Charges	7,588	52,048
Interest on enhancement compensation	41,149,063	15,488,513
Total	47,090,871	17,947,490

19 OTHER EXPENSE

Other expenses consist of the following

Amount in Rs.

Particulars	Ind AS For the year ended 31.03.2018	Ind AS For the year ended 31.03.2017
Auditor payments (Refer Note 19 (A))	68,000	180,000
Contractual Wages	89,588	87,173
Filing fee & taxes	564,209	28,542
Land Development Expense #	14,343,370	7,858,280
Legal and professional charges	1,258,800	1,998,500
Consultancy Fee	921,560	1,317,750
Retainership Fee	144,000	276,000
Security expense	1,657,363	1,449,265
Travelling Expenses	791	3,620
Miscellaneous Expenses	267,059	432,494
Total	19,314,740	13,631,624

19A Payment to Auditors

Amount in Rs.

Particulars	Ind AS For the year ended 31.03.2018	Ind AS For the year ended 31.03.2017
Statutory Audit Fees	68,000	60,000
Verification of statements and other reports	-	120,000
Total	68,000	180,000

As per Enhancement compansation order dated 22.11.2017 of Hon'ble Supreme Court, An amount of Rs. 23,37,03,850/- is payable to Collector Land Aquisition/ADJ, District Court Patiala, against the legal case. Out of which Rs. 17,82,11,417/- charged to Land stock, being the land inventory held by the company and Rs. 5,54,92,433/- charged to P&L account towards pro-rata land sold in earlier years.

20 There are no employees in the company at the year ending 31-March-2018. No Employee Benefits Schemes such as Gratuity, Provident Fund & other staff welfare schemes are applicable to the Company during the reporting year. Accordingly no provision has been made during the reporting period as mandated by "IND AS 19- on *Employees Benefits*", issued by Ministry of Corporate Affairs, Government of India

21 As the Company has carry forward losses under the income Tax Act, 1961 and is unlikely to have taxable income in the foreseable future. Deferred tax assets in situations where carry forward business loss exists, are recognized to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. accordingly Deferred Tax Assets on Unabsorbed Business Losses is not recognized in accordance with Ind AS 12 Income Taxes. No Deferred Tax Liabilities has been determined during the year ending 31st -March -2018.

as on 31st March 2018 are as follows:-

Particulars	31st Mar.'18	31st Mar.'17
Deferred Tax Liability-	NIL	NIL
Total (A)	NIL	NIL
Deferred Tax Assets-		1832
Brought forward losses (in Rs.)	30,843,984	1,75,33,388
Total (B) (in Rs.)	30,843,984	1,75,35,220
Net Deferred Tax Assets (B-A) (in Rs.)	30,843,984	1,75,35,220

*As at 31st March 2018 the Company has tax losses/ unabsorbed depreciation as per tax laws. Since there is no resonable probability of realization of tax losses / unabsorbed depreciation, no deferred tax assets have been recognized on such unabsorbed losses by the company as at 31st March 2018.

22 Earnings per share (EPS

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

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

Particulars	Year Ended March 31, 2018	Year Ended March 31, 2017
Profit after tax and exceptional item as per the statement of Profit and Loss (Rs.)	(62,915,311)	(24,124,324)
Weighted average number of equity shares for basic and diluted EPS	27,654,691	27,654,691
Basic and diluted earnings per share (in Rs.)	(2.22)	(0.87)

23 Related party transactions
List of related parties

I. Where Control exists
A. Holding Company
Mawana Sugars Limited

Fellow Subsidiaries
Siel Financial Services Limited
Siel Infrastructure & Estate Developers Private Limited

B. Key Managerial Person
Mr. Siddharth Shriram (Chairman)
Mr. A K Mehta Director
Mr. H S Sandhu Director
Mr. Ravinder Singh Bali Director

II) Transactions with related parties during the year

Amount in Rs.

	Year ended March 31, 2018	Year ended March 31, 2017
Transactions with parties where control exist		
-Corporate Guarantee Income	5,601,000	8,198,000
- Interest on unwinding of Preference Shares Liability	5,934,220	2,406,929
- Amount shown as Other Equity on Preference Share Liability	37,737,863	-
- Deferred Tax Liability on Preference Shares	(21,626,673)	-
	-	-

III) Balance as at

Amount in Rs.

	March 31, 2018	March 31, 2017
Mawana Sugars Limited		
-Outstanding Corporate Guarantee	7,911,000	13,512,000
-Preference Shares Liability	72,481,451	24,288,697
Siel Financial Services Limited	-	-
Siel Infrastructure & Estate Developers Private Limited	-	-

24 As the Company's business activity falls within a single primary business segment which is " Industrial estate development for sale within India", the disclosure requirements of Ind AS 108 "Operating Segments" issued by Ministry Of Corporate Affairs, Government of India, are not required to be furnished

SIEL INDUSTRIAL ESTATE LIMITED

Notes to financial statements for the year ended March 31, 2018

All amounts in Rupees (unless otherwise stated)

25. Fair values

	Carrying Value			Fair Value		
	As at March 31, 2018	As at March 31, 2017	As at April 01, 2016	As at March 31, 2018	As at March 31, 2017	As at April 01, 2016
Financial assets						
Fair Valuation at Amortized Cost						
Investment in equity shares in Associate	-	-	-	-	-	-
Fair Value at amortized cost						
Cash and Cash Equivalents	12,338,991	5,738,980	1,844,706	12,338,991	5,738,980	1,844,706
Other Bank Balance	2,104,036	2,104,036	31,104,036	2,104,036	2,104,036	31,104,036
Other Financial Assets	103,007	85,669	640,477	103,007	85,669	640,477
Total	14,546,034	7,928,685	33,589,219	14,546,034	7,928,685	33,589,219
Financial liabilities						
Fair Value at amortized cost						
Borrowings	72,488,132	24,291,775	21,884,847	72,488,132	24,291,775	21,884,847
Corporate Guarantee Liability	7,911,000	13,512,000	21,710,000	7,911,000	13,512,000	21,710,000
Other Financial Liability	201,233	489,980	454,323	201,233	489,980	454,323
Total	80,600,365	38,293,755	44,049,170	80,600,365	38,293,755	44,049,170

The management assessed that cash and cash equivalents, other bank balances, other financial assets approximate their carrying amounts largely due to the short-term maturities of these instruments.

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

25 B. Fair Value Hierarchy

All financial instruments for which fair value is recognised or disclosed are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is insignificant to the fair value measurements as a whole

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

Level 2 : Valuation techniques for which the lowest level inputs that has a significant effect on the fair value measurement are observable, either directly or indirectly.

Level 3 : Valuation techniques for which the lowest level input which has a significant effect on fair value measurement is not based on observable market data.

The following table provides the fair value measurement hierarchy of the Company's assets and liabilities.

SIEL INDUSTRIAL ESTATE LIMITED
Notes to financial statements for the year ended March 31, 2018
All amounts in Rupees (unless otherwise stated)

NOTE-25 (Contd)

Quantitative disclosures fair value measurement hierarchy for assets as at March 31, 2018:

	Date of valuation	Total	Fair value measurement using Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
I. Assets measured at fair value :					
Fair Valuation at Amortized cost :					
*Investments	31-Mar-18	-	-	-	-
II. Liabilities for which fair value is disclosed :					
Fair Valuation at Amortized cost :					
Borrowings	31-Mar-18	72,488,132	-	-	72,488,132
Corprate Guarantee Liability	31-Mar-18	7,911,000	-	-	7,911,000
Other Financial Liability	31-Mar-18	201,233	-	-	201,233

There have been no transfers between Level 1, Level 2 and Level 3 during at the year ended 31-March-2018

Quantitative disclosures fair value measurement hierarchy for assets as at April 01, 2017:

	Date of valuation	Total	Fair value measurement using Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Assets measured at fair value					
Fair Valuation at Amortized cost :					
*Investments	31-Mar-17	-	-	-	-
II. Liabilities for which fair value is disclosed					
Fair Valuation at Amortized cost :					
Borrowings	31-Mar-17	24,291,775	-	-	24,291,775
Corprate Guarantee Liability	31-Mar-17	13,512,000	-	-	13,512,000
Other Financial Liability	31-Mar-17	489,980	-	-	489,980

There have been no transfers between Level 1, Level 2 and Level 3 during at the year ended 31-March-2017

Quantitative disclosures fair value measurement hierarchy for assets as at April 01, 2016:

	Date of valuation	Total	Fair value measurement using Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Assets measured at fair value					
Fair Valuation at Amortized cost :					
*Investments	01-Apr-16	-	-	-	-
II. Liabilities for which fair value is disclosed					
Fair Valuation at Amortized cost :					
Borrowings	01-Apr-16	21,884,847	-	-	21,884,847
Corprate Guarantee Liability	01-Apr-16	21,710,000	-	-	21,710,000
Other Financial Liability	01-Apr-16	454,323	-	-	454,323

There have been no transfers between Level 1, Level 2 and Level 3 during at April 01, 2016

Valuation technique used to determine fair value

Type	Valuation technique	Significant observable input
Financial liabilities (Borrowings)	Discounted Cash Flow method: The valuation model considers the present value	Not applicable

* Such Investments in Associate has been shown at cost after availing exemption as per Ind As 101 and the same has been shown in Level 3

SIEL INDUSTRIAL ESTATE LIMITED
Notes to financial statements for the year ended March 31,2018
All amounts in Rupees (unless otherwise stated)

26. Financial risk management objectives and policies

The Company's principal financial liabilities comprise of other payables. The Company's principal financial assets include cash and cash equivalent, Other Bank Balances and Interest Receivable

Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of change in market price. Market risk comprise of interest rate risk, currency risk and other price risk, such as equity price risk and commodity risk.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. However, as the Company does not have any outstanding floating rate interest bearing long term and short term debts at the balance sheet date. Therefore, a change in interest rates on the reporting date would neither affect profit or loss nor affect equity.

Fair value sensitivity analysis for fixed rate instruments

The Company does not have any fixed rate financial assets and liabilities at fair value through profit and loss as on date. Therefore, a change in interest rates at the reporting date would neither affect profit or loss not affect equity.

Credit Risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its financing activities, including deposits with banks. Management has a credit policy in place and the exposure to credit risk is monitored on an ongoing basis. Credit evaluations are performed on all customers requiring credit over a certain amount.

An impairment analysis is performed at each reporting date on an individual basis for major clients. The calculation is based on exchange losses historical data. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets disclosed below. The Company does not hold collateral as security. The Company evaluates the concentration of risk with respect to financing activities as low on the basis of past default rates of its customers.

Based on the historical data, loss on collection of receivable is not material hence no additional provision considered.

Movement in provisions of doubtful debts/Impairement	Loans	Investments
Provision as at April 01, 2016	-	-
Provision charged during the year 2016-17	-	-
Provision written back during the year 2016-17	-	-
Provision as at March 31, 2017	-	-
Provision charged during the year 2017-18	-	-
Provision written back during the year 2017-18	-	-
Provision as at March 31, 2018	-	-

Liquidity risk

The Company manages its liquidity for working capital requirement to ensure smooth operation of the business.

As at March 31, 2018	Less then 1 year	1-3 years	>3 years	Total
Borrowings	-	72,484,454	-	72,484,454

As at March 31, 2017	Less then 1 year	1-3 years	>3 years	Total
Borrowings	-	24,288,097	-	24,288,097

As at April 01, 2016	Less then 1 year	1-3 years	>3 years	Total
Borrowings	-	21,887,769	-	21,887,769

27. Capital management

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to maximise the shareholder value.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial

No changes were made in the objectives, policies or processes for managing capital during the years ended March 31, 2017 and March 31, 2018.

28. The figures of the previous year have been regrouped/reclassified, wherever necessary, to conform to the current year's classification.

29. Significant Accounting Policies

a) **Statement of Compliance with Ind AS**

These financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013. The financial statements have also been prepared in accordance with the relevant presentation requirements of the Companies Act, 2013. The Company adopted Ind AS from 1st April, 2017.

Up to the year ended 31st March, 2017, the Company prepared its financial statements in accordance with the requirements of previous Generally Accepted Accounting Principles (GAAP), which includes Standards notified under the Companies (Accounting Standards) Rules, 2006.

These are the Company's first financial statements prepared in accordance with Indian Accounting Standards (Ind AS). The date of transition to Ind AS is 1st April, 2016. Details of the exceptions and optional exemptions availed by the Company and principal adjustments along with related reconciliations are detailed in Note 34 (First-time Adoption).

b) **Basis of Preparation**

The financial statements are prepared in accordance with the historical cost convention, except for certain items that are measured at fair values, as explained in the accounting policies.

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

Under Indian Accounting Standards notified under Section 133 of the Companies Act, 2013, the aforesaid fair value methodology is not applicable for share-based payment transactions that are within the scope of Ind AS 102 – Share-based Payment, Leasing transactions that are within the scope of Ind AS 17– Leases, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2– Inventories or value in use in Ind AS 36–Impairment of Assets.

The preparation of financial statements in conformity with Ind AS requires management to make judgements, estimates and assumptions that affect the application of the accounting policies and the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the year. Actual results could differ from those estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period; they are recognised in the period of the revision and future periods if the revision affects both current and future periods.

c) Operating Cycle

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013 and Ind AS 1–Presentation of Financial Statements based on the nature of products/services and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents and their realization in cash and cash equivalents, the Company has ascertained its operating cycle as twelve months for the purpose of current / noncurrent classification of assets and liabilities.

d) Property, Plant and Equipment - Tangible Assets

Property, plant and equipment are stated at cost of acquisition or construction less accumulated depreciation and impairment, if any. Cost includes expenditure that is directly attributable to the acquisition of the items and is inclusive of inward freight, duties and taxes andincidental expenses related to acquisition. In respect of major projects involving construction, related pre-operational expenses form part of the value of assets capitalized. Expenses capitalized also include applicable borrowing costs for qualifying assets, if any. All upgradation /enhancements are charged off as revenue expenditure unless they bring similar significant additional benefits.

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognized when replaced. All other repairs and maintenance are charged to the Statement of Profit and Loss during the reporting period in which they are incurred.

Transition to Ind AS:

On transition to Ind AS, the Company has elected to continue with the carrying value of all of its property, plant and equipment recognised as at April 1, 2016 measured as per the previous GAAP and use that carrying value as the deemed cost of the property, plant and equipment

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

Depreciation of these assets commences when the assets are ready for their intended use which is generally on commissioning. Items of property, plant and equipment are depreciated in a manner that amortizes the cost (or otheramount substituted for cost) of the assets after commissioning, less its residual value, over their useful lives as specified in Schedule II of the Companies Act, 2013 on a straight-line basis. Land is not depreciated.

The estimated useful lives of property, plant and equipment of the Company are as follows:

Asset	Life of Asset
Vehicles	10 Years
Office Equipment	6 Years

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets or, where shorter, the term of the relevant lease. Property, plant and equipment's residual values and useful lives are reviewed at each Balance Sheet date and changes, if any, are treated as changes in accounting estimate.

e) **Impairment of Assets**

Impairment loss, if any, is provided to the extent, the carrying amount of assets or cash generating units exceed their recoverable amount.

Recoverable amount is higher of an asset's net selling price (Fair value less cost of disposal) and its value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset or cash generating unit and from its disposal at the end of its useful life.

Impairment losses recognised in prior years are reversed when there is an indication that the impairment losses recognised no longer exist or have decreased. Such reversals are recognised as an increase in carrying amounts of assets to the extent that it does not exceed the carrying amounts that would have been determined (net of amortization or depreciation) had no impairment loss been recognised in previous years.

f) **Inventories**

Inventory of land in Industrial Estate is valued at lower of cost and estimated realizable value. The cost has been determined on weighted average method basis.

Project in progress	It represents land acquired for future development and construction, and is stated at cost including the cost of land, the related cost of acquisition, construction costs, borrowing costs incurred to get the properties ready for their intended use.

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

g) **Foreign Currency Transactions**

The functional and presentation currency of the Company is Indian Rupee. Transactions in foreign currency are accounted for at the exchange rate prevailing on the transaction date. Gains/ losses arising on settlement as also on translation of monetary items are recognised in the Statement of Profit and Loss.

h) **Financial Assets**

Recognition: Financial assets include Investments, Trade receivables, Advances, Security Deposits, Cash and cash equivalents. Such assets are initially recognised at transaction price when the Company becomes party to contractual obligations. The transaction price includes transaction costs unless the asset is being fair valued through the Statement of Profit and Loss.

Classification: Management determines the classification of an asset at initial recognition depending on the purpose for which the assets were acquired. The subsequent measurement of financial assets depends on such classification.

Financial Assets are classified as those measured at:

i) **Financial Assets at amortized cost** where the financial assets are held solely for collection of cash flows arising from payments of principal and/ or interest.

ii) **Financial Assets at fair value through other comprehensive income (FVTOCI)**, where the financial assets are held not only for collection of cash flows arising from payments of principal and interest but also from the sale of such assets. Such assets are subsequently measured at fair value, with unrealised gains and losses arising from changes in the fair value being recognised in other comprehensive income.

iii) **Financial Assets at fair value through profit or loss (FVTPL)**, where the assets are managed in accordance with an approved investment strategy that triggers purchase and sale decisions based on the fair value of such assets. Such assets are subsequently measured at fair value, with unrealised gains and losses arising from changes in the fair value being recognised in the Statement of Profit and Loss in the period in which they arise. Trade receivables, Advances, Security Deposits, Cash and cash equivalents etc. are classified for measurement at amortised cost while investments may fall under any of the aforesaid classes.

However, in respect of particular investments in equity instruments that would otherwise be measured at fair value through profit or loss, an irrevocable election at initial recognition may be made to present subsequent changes in fair value through other comprehensive income.

Impairment: The Company assesses at each reporting date whether a financial asset (or a group of financial assets) such as investments, trade receivables, advances and security deposits held at amortised cost and financial assets that are measured at fair value through other comprehensive income are tested for impairment based on evidence or information that is available without undue cost or effort. Expected credit losses are assessed and loss allowances recognised if the credit quality of the financial asset has deteriorated significantly since initial recognition.

Reclassification: When and only when the business model is changed, the Company shall reclassify all affected financial assets prospectively from the reclassification date as subsequently measured at amortised cost, fair value through other comprehensive income, fair value through profit or loss without restating the previously recognised gains, losses or interest and in terms of the reclassification principles laid down in the Ind AS relating to Financial Instruments.

De-recognition: Financial assets are derecognised when the right to receive cash flows from the assets has expired, or has been transferred, and the Company has transferred substantially all of the risks and rewards of ownership.

Accordingly, if the asset is one that is measured at:

(a) amortised cost, the gain or loss is recognised in the Statement of Profit and Loss;

(b) fair value through other comprehensive income, the cumulative fair value adjustments previously taken to reserves are reclassified to the Statement of Profit and Loss unless the asset represents an equity investment in which case the cumulative fair value adjustments previously taken to reserves is reclassified within equity.

i) **Equity Instruments** - An equity instrument is any contract that evidences residual interest in the assets of the Company after deducting all of its liabilities. Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.

j) **Financial Liabilities**

Borrowings, trade payables and other financial liabilitiesare initially recognised at the value of the respective contractual obligations. They are subsequently measured at amortized cost. Any discount or premium on redemption/ settlement is recognized in the Statement of Profit and Loss as finance cost over the life of the liability using the effective interest method and adjusted to the liability figure disclosed in the Balance-Sheet.

Financial Liabilities at fair value through Profit or Loss –Derivates, including embedded derivates separated from the host contract, unless they are designated as hedging instruments, for which hedge accounting is applied, are classified into this category. They are measured at fair value with changes in fair value recognized in the statement of Profit and Loss.

Financial Guarantee Contract – These are initially measured at fair values and are subsequently measured at the higher of the amount of loss allowance determined or the amount initially recognized less the cumulative amount of income recognized.

Financial liabilities are derecognized when the liability is extinguished, that is, when the contractual obligation is discharged, cancelled and on expiry.

k) **Offsetting Financial Instruments**

Financial assets and liabilities are offset and the net amountis included in the Balance Sheet where there is a legally enforceable right to offset the recognised amounts andthere is an intention to settle on a net basis or realise theasset and settle the liability simultaneously.

l) **Revenue**

Revenue is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of returns and discounts to customers. Revenue from the sale of goods includes excise and other duties which the Company pays as a principal but excludes amounts collected on behalf of third parties, such as sales tax and value added tax.

Revenue from the sale of goods is recognised when significant risks and rewards of ownership have been transferred to the customer, which is mainly upon delivery, the amount of revenue can be measured reliably and recovery of the consideration is probable. Revenue from services is recognised in the periods in which the services are rendered.

Interest income is recognized in the Statement of Profit and Loss using the effective interest method.

Dividend income is recognized in the Statement of Profit and Loss when the right to receive dividend is established.

m) Employee Benefits

There were no employees in the company at the year ending 31st March 2018. Accordingly no Employee Benefits Schemes such as Gratuity, Provident Fund & other staff welfare schemes are applicable on the Company during the reporting period. Accordingly no provision has been made during the reporting period as mandated by *"Ind AS-19 on Employees Benefits"*, issued by Ministry of Corporate Affairs of India.

n) Leases

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

Company as a Lessee

Assets used under finance leases are recognised as property, plant and equipment in the Balance Sheet for an amount that corresponds to the lower of fair value and the present value of minimum lease payments determined at the inception of the lease and a liability is recognised for an equivalent amount.

The minimum lease payments are apportioned between 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 in the Statement of Profit and Loss.

Rentals payable under operating leases are charged to the Statement of Profit and Loss on a straight-line basis over the term of the relevant lease unless the payments to the lessor are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases.

Company as a Lessor

Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Where the Company is a lessor under an operating lease, the asset is capitalised within property, plant and equipment and depreciated over its useful economic life. Payments received under operating leases are recognised in the Statement of Profit and Loss on a straight-line basis over the term of the lease.

o) Taxes on Income

Taxes on income comprises of current taxes and deferred taxes. Current tax in the Statement of Profit and Loss is provided as the amount of tax payable in respect of taxable income for the period using tax rates and tax laws enactedduring the period, together with any adjustment to tax payable in respect of previous years.

Deferred tax is recognised on temporary differences betweenthe carrying amounts of assets and liabilities and theamounts used for taxation purposes (tax base), at the

taxrates and tax laws enacted or substantively enacted by theend of the reporting period.

Deferred tax assets are recognised for the future tax consequences to the extent it is probable that future taxable profits will be available against which the deductible temporary differences can be utilised.

Income tax, in so far as it relates to items disclosed under other comprehensive income or equity, are disclosed separately under other comprehensive income or equity, as applicable.

Deferred tax assets and liabilities are offset when there is legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances related to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on net basis, or to realize the asset and settle the liability simultaneously.

p) Claims

Claims against the Company not acknowledged as debts are disclosed after a careful evaluation of the facts and legal aspects of the matter involved.

q) Provisions

Provisions are recognised when, as a result of a past event, the Company has a legal or constructive obligation; it is probable that an outflow of resources will be required to settle the obligation; and the amount can be reliably estimated. The amount so recognised is a best estimate of the consideration required to settle the obligation at the reporting date, taking into account the risks and uncertainties surrounding the obligation.

In an event when the time value of money is material, the provision is carried at the present value of the cash flows estimated to settle the obligation.

r) Operating Segment

Presently Company has only one operating segment which is real estate development for sale. These in the context of Ind AS 108 operating segments are considered to constitute one reportable segment. The said operating segment are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker (CODM) which is presently Board of Directors.

s) Financial and Management Information Systems

The Company's Accounting System is designed to unify the Financial Records and also to comply with the relevant provisions of the Companies Act, 2013, to provide financial and cost information appropriate to the businesses and facilitate Internal Control.

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting period end. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates.

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

t) USE OF ESTIMATES AND JUDGEMENTS

The preparation of financial statements in conformity with generally accepted accounting principles requiresmanagement to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financialstatements and the results of operations during the reportingperiod end. Although these estimates are based upon management's best knowledge of current events andactions, actual results could differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revisedif the revision affects only that period, or in the period ofthe revision and future periods if the revision affects bothcurrent and future periods.

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year :-

a) **Useful lives of property, plant and equipment and intangible assets:**
As described in the significant accounting policies, the Company reviews the estimated useful lives of property, plant and equipment and intangible assets at the end of each reporting period.

b) **Fair value measurements and valuation processes:**
Some of the Company's assets and liabilities are measured at fair value for financial reporting purposes. In estimating the fair value of an asset or a liability, the Company uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Company engages third party valuers, where required, to perform the valuation. Information about the valuation techniques and inputs used in determining the fair value of various assets, liabilities and share based payments are disclosed in the notes to the financial statements.

c) **Claims, Provisions and Contingent Liabilities:**
The Company has ongoing litigations with various regulatory authorities and third parties. Where an outflow of funds is believed to be probable and a reliable estimate of the outcome of the dispute can be made based on management's assessment of specific circumstances of each dispute and relevant external advice, management provides for its best estimate of the liability. Such accruals are by nature complex and can take number of years to resolve and can involve estimation uncertainty. Information about such litigations is provided in notes to the financial statements.

30. Earnings per share

Particulars	Year Ended March 31, 2018	Year Ended March 31, 2017
Profit after tax and exceptional item as per the statement of Profit and Loss (Rs.)	(60,945,344)	(24,124,524)
Weighted average number of equity shares for basic and diluted EPS	27,654,691	27,654,691
Basic and diluted earnings per share (in Rs.)	(2.20)	(0.87)

31. Commitments and Contingencies

The company has acknowledged following claims and commitments as debt.

a) The Company has mortgaged its Industrial estate land measuring 455.23 acres (Previous period 455.23 acre) as a collateral security in favour of lenders of Mawana Sugars Limited, holding company, to secure the repayment of all debt due to its lenders up to Rs. 7,869,848,000 (previous year Rs.7,869,848,000).

b) The Company has given Corporate Guarantees of Rs. 5,243,000,000 (Previous period Rs. 5,295,000,000) as collateral security in favour of lenders of Mawana Sugars Limited on its behalf.

Outstanding debt of Mawana Sugar Limited, holding company, as on 31st March, 2018 for (a) & (b) above is Rs. 1,622,660,000.

c) Pursuant to MOU signed with Govt. of Punjab, as at the close of the period, the Company has possession of 456.39 acres (Previous year 455.76 acres) of land, which has been conveyed in the name of the Company.

The Additional District Judge (ADJ), Patiala vide Order dated 12.11.2005, enhanced the amount of compensation of land from Rs. 1,45,000/- per acre to Rs. 1,75,000/- per acre i.e. Rs. 30,000 per acre in the basic land price compensation. Compensation towards Abadi land, Loss of Income, Superstructures, trees, etc. was also granted.

The Collector Land Acquisition (CLA) has confirmed a total liability of Rs 71,598,497 towards the said enhancement and the Company has deposited this entire enhanced amount with the Additional District Judge, Patiala. Suitable adjustment entries in this regard have been made in the books of accounts of the Company.

Thereafter, Company filed an appeal against the above Order before the Hon'ble Punjab & Haryana High Court in April '06, Land owners/ farmers also filed appeals against the Company claiming further enhancement towards land compensation. The Hon'ble High Court vide order dated 15.07.2015 dismissed the appeals filed by the Company and the appeals filed by the land owners were allowed. The Hon'ble High Court while upholding the order of ADJ, Patiala made modification in the order to the extent that the market value of acquired land was revised and fixed at Rs. 2,10,000/- per acre as against Rs. 1,75,000/- per acre assessed by reference court earlier.

Pursuant to the order of the Hon'ble Punjab and Haryana High Court, the Collector Land Acquisitions ('CLA') Department of Industries and Commerce, Punjab by letter dated 26.08.2016 asked the company to deposit a sum of Rs. 10,75,23,756/- towards the basic enhanced compensation, CAC, AMV and interest. The Company has deposited a sum of Rs. 2,96,75,870/- with the CLA. On dated 06.03.2017 the Hon'ble Additional District Judge ('ADJ'), Patiala has granted the company a period of 6 months to pay the entire amount of compensation by making part installments at different periods. Thereafter, a further sum of Rs. 7,00,00,000/- (in current year Rs. 6,00,00,000/-) towards enhanced compensation has been deposited by the Company in the Court of Hon'ble ADJ, where the land owners have filed execution petitions. As on date, out of a sum of Rs. 10,75,23,756/- (plus interest till date of payment), the Company has paid a sum of Rs. 9,96,75,870/- up to 31.03.2018.

The landowners have filed Special Leave Petitions ('SLPs') in the Hon'ble Supreme Court of India, against the order dated 15.07.2015 passed by the Hon'ble High Court of Punjab and Haryana, seeking further enhance of compensation. The Company has also filed SLPs in the Hon'ble Supreme Court of India challenging the enhancement of compensation by order dated 15.07.2015 passed by Punjab and Haryana High Court. By Judgment dated 21.11.2017, the Hon'ble Supreme Court partly allowed the appeals filed by the land owners and increased the amount of compensation to land owners from Rs. 2,10,000/- per acre to Rs. 2,81,400/-. All other statutory benefits have also been awarded.

The Company has filed a review petition against the Judgment dated 21.11.2017 and this has yet to be listed and heard. The total liability on company alongwith interest up to 31.03.2018, @ 9% for one year from dates of possession (6.12.95, 9.2.98, 27.3.98 and 25.9.2007) and 15% thereafter, is around Rs. 23.37 Crores.

The State Government has exempted the Company from all the provisions of Punjab Apartment and Property regulation Act, 1995 'PAPRA' subject to the terms and conditions as stated in Notification No.2/14/2000-2HG(2)/895 dated 12.2.2004 and 2/14/2000-2HG(2)/3395-98 dated 25.5.2004.

The legal challenges on 58.01 acres of land deterred potential customers and therefore the development of the land. These legal challenges were finally overcome and the unencumbered possession of the land has been achieved on October, 2011 upon final conclusion of all pending legal cases in the Punjab and Haryana Court in relation to the said land.

Accordingly, the Company is now in a position to undertake the development of the land in synchronization with the evolving needs of the State and customer interest, as earlier envisaged. The MOU mandates the Development of the estate within ten years of receiving the unencumbered possession of the land. A letter has been received from the Government of Punjab, Department of Industries & Commerce (Land Acquisition Branch) confirming the period of ten years for development of industrial Estates begins from 05th Oct. 2011 i.e. the date on which the company received clear & unencumbered possession of land.

During the previous periods, The Holding Company i.e., M/s Mawana Sugars Ltd, has sold 49% stake (13,475,000 equity shares of Rs. 10/- each) in the Company to another wholly owned subsidiary i.e. M/s Siel Infrastructure and Estate Developers Private Limited for Rs. 1,350,195,000/-. This consideration has been discharged by issuing of 13,501,950 equity shares of Rs. 100/- each of M/s Siel Infrastructure and Estate developers Private Limited to M/s Mawana Sugars Limited.

Company has issued 12,000,000 (in current year 8,000,000) - 5% Redeemable Cumulative Preference Shares of Rs. 10/- each at par, redeemable within 10 years from its date of allotment on right basis to its holding company Mawana Sugars Ltd, after the renouncement by Siel IED.

32. Land Development Status

A lot of progress has been made towards development of the Siel Industrial Estate in terms of obtaining approvals from the competent authorities and creation of basic infrastructure at site. M/s Jones Lang Lasalle (JLL), (an international real estate consulting firm) were engaged to commission the feasibility study for the development of the Industrial estate. Based on this study and the subsequent discussions, it was decided to have the Master Plan prepared with use of entire area as Industrial with the provision of required infrastructure. Based on this M/s Ranjit Sabhiki Architect finalized the Master plan for submission to Punjab Urban Development Agency (PUDA) for approval.

As Change of Land Use (CLU) from Agriculture to Industrial is the prerequisite for the approval of Master Plan, the application for CLU was submitted along with the required documents (e.g. Aks Sajra Maps , Jamabandi of villages, Land schedule and ownership detail , Letter of consent etc.) were submitted to District Town Planner (DTP) at Patiala.

The District Town Planner (DTP) along with his team visited the site for verification. Site report along with the Master Plan of Rajpura, proposed transport network plan etc. were submitted to Senior Town Planner (STP) and Chief Town Planner (CTP) at Mohali for approval.

CTP recommended for the Change of Land Use to the Chief Administrator PUDA. Chief Administrator PUDA forwarded the proposal to the Vice Chairman Housing and Urban Development who forwarded the same to Dy CM. It was duly cleared by him subject to fulfilling of certain conditions which are being duly complied with. The company has purchased some land pocket (3 Bighas) for widening the approach (at a kink) so that CLU can be approved. The Revised master plan was submitted to CTP, Mohali on 08.11.2017. On receipt of letter of intent for approval of master plan from CTP Mohali , scrutiny fee of Rs 5/sqm amounting to Rs. 94 Lacs will be submitted to PUDA for approval of master plan and Zonal Plan. Zonal Plans will be prepared based on the approved Master Plan. This will be followed by the approval of the services plans.

The work on creating some basic infrastructure e.g. Re-carpeting and landscaping of approach roads, building of entry gate and site/ sales office is continuing under the guidance of M/s Ranjit Sabhiki Architect and the landscape consultant. The landscaping of 29M approach road has been completed. The layout of the Gate

House Cum Administrative block has been finalized. The area designated for the Command center has been marked at site and the work on land filling to bring its level to 400mm above road level has been completed.

33. Ministry of Corporate affairs (MCA) has issued the Companies (Indian Accounting Standards)(Amendments) Rules, 2017 on 17th March, 2017 notifying to Ind AS 7, "Statements of cash flows" and Ind AS 102, "share -based payments". Amendments relating to Ind AS 7 are applicable for annual periods on or after 1st April, 2017 to the company.

34. The financial statements were approved for issue by the Board of directors on 22nd May 2018

35. Segment Reporting
The Company operates only in one Business Segment i.e. Industrial Estate Development for sale within India', hence does not have any reportable Segments as per Ind AS 108 "Operating Segments".

36. The company had no outstanding dues to suppliers under The Micro, Small and Medium Enterprises Development Act, 2006, (MSMED Act) as at March 31, 2018.

37. First Time Adoption of Ind AS
The company has prepared the opening balance sheet as per Ind AS as at April 01, 2016 (the transition date by recognising all assets and liabilities whose recognition is required by Ind AS, not recognising items of assets or liabilities which are not permitted by Ind AS, by reclassifying items from previous GAAP to Ind AS as required under Ind AS, and applying Ind AS in measurement of recognised assets and liabilities. However, this principle is subject to certain exception and certain optional exemptions availed by the company as detailed below:

Ind AS 101 (First-time Adoption of Indian Accounting Standards) provides a suitable starting point for accounting in accordance with Ind AS and is required to be maindatorily followed by first-time adopters. The Company has prepared the Opening Balance Sheet as per Ind AS as on 1st April, 2016 (the transition date) by:

a. recognising all assets and liabilities whose recognition is required by Ind AS
b. not recognising items of assets or liabilities which are not permitted by Ind AS,
c. reclassifying items from previous Generally Accepted Accounting Principles(GAAP) to Ind AS as required under Ind AS, and
d. applying Ind AS in measurement of recognised assets and liabilities.

A. Exemptions and exceptions availed
In preparing these Ind AS financial statements, the Company has availed certain optional exemptions and mandatory exceptions in accordance with Ind AS 101 from IGAAP to Ind AS, as explained below. The resulting difference between the carrying values of the assets and liabilities in the financial statements as at the transition date under Ind AS and IGAAP have been recognised directly in equity (retained earnings or another appropriate category of equity). This note explains the adjustments made by the Company in restating its IGAAP financial

statements, including the Balance Sheet as at April 1, 2016 and the financial statements as at and for the year ended March 31, 2017

Ind AS Optional Exemptions

(a) Deemed Cost

Property, plant and equipment are stated at cost of acquisition or construction less accumulated depreciation and impairment, if any. For this purpose, cost includes deemed cost which represents the carrying value of property, plant and equipment recognized as at 1st April, 2016 measured as per the previous GAAP.

(b) Compound Instrument

The Company has applied Ind AS-32 :- Financial Instruments Presentation from the transition date on the component of compound instrument splitting liability component and equity components.

(c) Corporate Financial Guarantee :

The Company has recognised Corporate Financial Guarantee which is outstanding as on transition date at fair value after applying economic credit loss method.

(d) Deferred Tax Adjustment

The Company has carried deferred tax adjustments on Preference Share Liability as at 1st April, 2016 in the Other Equity on the balance of residual equity arising from compound instrument on account of redeemable preference shares. Similarly Deferred Tax Adjustments has been carried out for outstanding liability of Corporate Guarantee as at 1st April, 2016- The Transition Date in the Retained Earnings.

(e) Prior Period Adjustments

Any prior period adjustments due rectification has been carried out in the respective year to which it pertains.

Ind AS Mandatory Exceptions

(a) Estimates

An entity's estimates in accordance with Ind ASs at the date of transition to Ind AS shall be consistent with estimates made for the same date in accordance with IGAAP (after adjustments to reflect any difference in accounting policies), unless there is objective evidence that those estimates were in error. Ind AS estimates as at April 1, 2015 are consistent with the estimates as at the same date made in conformity with IGAAP.

SIEL INDUSTRIAL ESTATE LIMITED

All amounts in Rupees (unless otherwise stated)

37 First time Ind AS Adoption Reconciliations

37.1 Effect of Ind AS Adoption on the balance sheet as at March 31, 2016

(Amount in Rupees)

	PARTICULRAS	NOTES TO FIRST TIME ADOPTION	As per IGAAP Balance Sheet as at March 31, 2016	As at March 31, 2016 Effect of transition to Ind AS	As per Ind AS Balance Sheet as at March 31, 2016
I	ASSETS				
1	Non-current assets				
	(a) Property, Plant and Equipment		641,159	-	641,159
	(b) Financial Assets				
	(i) Other Financial Assets	1	-	29161	29,161
	(c) Other Non-Current Assets	2	327,826	(129197)	198,629
2	Current assets				
	(a) Inventories		246,254,679	-	246,254,679
	(b) Financial Assets				
	(i) Cash and cash equivalents	3	32,844,706	(31000000)	1,844,706
	(ii) Other bank balance	4	-	31104036	31,104,036
	(iii) Loans and advances	5	161,745	(4000)	157,745
	(iv) Other financial assets		611,316	-	611,316
	TOTAL ASSETS		280,841,433	-	280,841,433
II	EQUITY AND LIABILITIES				
1	Equity				
	(a) Equity Share Capital	6	316,546,910	(40000000)	276,546,910
	(b) Other Equity	7	(36,520,653)	(9016421)	(45,537,074)
2	Liabilities				
	Non-current liabilities				
	(a) Financial Liabilities				
	(i) Borrowings	8	-	21884847	21,884,847
	(b) Deferred Tax Liability	9	-	5425252	5,425,252
	Current liabilities				
	(a) Financial Liabilities				
	(i) Trade Payables		-	-	-
	(i) Other Financial Liability	10	-	22164323	22,164,323
	(b) Other Current Liabilities	11	815,176	458001	357,175
	TOTAL EQUITY AND LIABILITIES		280,841,433	916002	- 280,841,433

37.2 Effect of Ind AS Adoption on the balance sheet as at March 31, 2017 (Amount in Rupees)

Particulars	Note No.	As per IGAAP Balance Sheet as at March 31, 2017	As at March 31, 2017 Effect of transition to Ind AS	As per Ind AS Balance Sheet as at March 31, 2017
I ASSETS				
1 Non-current assets				
(a) Property, Plant and Equipment		636,295	-	636,295
(b) Financial Assets				
(i) Other Financial Assets	1	-	37708	37,708
(c) Other Non-Current Assets	2	286,192	(137744)	148,448
2 Current assets				
(a) Inventories		314,787,066	-	314,787,066
(b) Financial Assets				
(i) Cash and cash equivalents	3	7,738,980	(2000000)	5,738,980
(ii) Other bank balance	4	-	2104036	2,104,036
(iii) Loans and advances	5	4,000	(4000)	-
(iv) Other financial assets	5A	-	47961	47,961
(c) Other Current Assets		47,961	(47961)	-
TOTAL ASSETS		323,500,494	-	323,500,494
II EQUITY AND LIABILITIES				
1 Equity				
(a) Equity Share Capital	6	316,546,910	-	316,546,910
(b) Other Equity	7	(64,186,436)	(5,475,162)	(69,661,598)
2 Liabilities				
Non-current liabilities				
(a) Financial Liabilities				
(i) Borrowings	8	-	24,291,775	24,291,775
(b) Provisions		-	-	-
(c) Deferred tax liabilities (Net)	9	-	7,615,064	7,615,064
Current liabilities				
(a) Financial Liabilities				
(i) Trade Payables	9A	-	70,443,193	70,443,193
(i) Other Financial Liability	10	-	14,001,980	14,001,980
(b) Other Current Liabilities	11	71,140,020	(70,876,851)	263,169
(c) Provisions		-		
TOTAL EQUITY AND LIABILITIES		323,500,494	40,000,000	363,500,494

Note-1 Denotes Interest Receivable on Fixed Deposits. This has been classified under Other Financial Assets from Other Non Current Assets.

Note-2 The adjustment consist of classification of Interest Receivable under Other Financial Assets, Security Deposit to Loans and Advances and Margin Money to Other Bank Balances from Other Non Current Assets.

Note-3 The adjustment consist of classification of Fixed Deposits of original tenure more than 3 months but less than 12 months from balance sheet date to Other Bank Balances

Note-4 Reclassification of Fixed Deposits of original tenure more than 3 months but less than 12 months from balance sheet date and Margin Money to to Other Bank Balances.

Note-5 Reclassification of Security Deposit to Loans and Advances from Other Non Current Assets.

Note-5A Reclassification of Interest Receivable on Fixed Deposits from Other Current Assets.

Note-6 Preference Shares has been reclassified as Liability and Other Equity

Note-7 Refer reconciliation of Other Equity

Note-8 Part of the Preference Shares has been reclassified as Liability

Note-9 Deferred Tax on Liability arsing due to classification of Preference Share as Liability and recording of Corporate Financial Liability.

Note-9A Amount payable as compensation to Land Owners on account of Supreme Court Order.

Note-10 Corporate Financial Guarantee is shown as Other Financial Liability

Note-11 Enhancement Compensation reclassified to Other Financial Liability. Security Deposit reclassified to Borrowings. Other Liability reclassified to Other Financial Liability.

SIEL INDUSTRIAL ESTATE LIMITED

First time Ind AS Adoption Reconciliations

37.3 Effect of Ind AS Adoption on the statement of profit and loss for the twelve months ended March 31,2017

	Particulars	Note to First Time Adoption	As per IGAAP P&L - March 31, 2017	Effect of transition to Ind AS	As per Ind AS Statement of profit & loss A/c
I.	Revenue From Operations		-		
II.	Other income	1	1,451,268	8,198,000	9,649,268
III.	Total Income (I + II)		1,451,268	8,198,000	9,649,268
IV.	Expenses:				
	Purchase of Stock-in trade		68,532,387	-	68,532,387
	Changes in inventory		(68,532,387)	-	(68,532,387)
	Finance costs	2	-	2,406,929	2,406,929
	Depreciation and amortization expense		4,866	-	4,866
	Other expenses	3	29,112,185	60,000	29,172,185
	Total expenses		29,117,051	2,466,929	31,583,980
V.	Profit before exceptional items and tax (III-IV)		(27,665,783)	5,731,071	(21,934,712)
VI.	Exceptional Item		-		
VII.	Profit before tax (V - VI)		(27,665,783)	5,731,071	(21,934,712)
VIII.	Tax expense:				
	(1) Current tax		-	-	-
	(2) Deferred tax	4	-	2,189,812	2,189,812
	(3) MAT Credit Entitlement		-	-	-
IX	Profit (Loss) for the year from continuing operations (VII-VIII)		(27,665,783)	3,541,259	(24,124,524)
X	Profit (Loss) for the year		(27,665,783)	3,541,259	(24,124,524)
XI	Other Comprehensive income				
	A (i) Items that will not be reclassified to profit or loss		-	-	-
	(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-	-
	B (i) Items that will be reclassified to profit or loss		-	-	-
	(ii) Income tax relating to items that will be reclassified to profit or loss		-	-	-
XII	Total Comprehensive Income for the year (X+XI) (Comprising profit (loss) and other Comprehensive Income for the year)		(27,665,783)	3,541,259	(24,124,524)
XIII	Earnings per equity share (for continuing operation):				
	- Basic		(1.00)	0.13	(0.87)
	- Diluted		(1.00)	0.13	(0.87)

Note-1 Recording of Corporate Guarantee Income

Note-2 Interest component of Preference Share Liability

Note-3 Recording of Auditors Professional Charges pertaining to financial year 2016-2017

Note-4 Deferred Tax on Temprarory Differences arising on Corporate Guarantee Liability and Preference Shares Liability

New Delhi

SIEL INDUSTRIAL ESTATE LIMITED

All amounts in Rupees (unless otherwise stated)

17.4 First time Ind AS Adoption Reconciliations

Reconciliation of Total Equity as at 01-April-2016 and 31st March, 2017

Particulars	Note Number	Other Equity As at 31-March-2017	Other Equity As at 01-April-2016
Total Equity as per Shareholders Funds (IGAAP)		252,360,474	253,026,257
Adjustments			
Impact of guarantee income	1	8,198,000	-
Impact of reversal of audit fee	2	(60,000)	-
Impact of unwinding interest booked during the year	3	(2,416,929)	
Deferred Tax Liability arised during the year	4	(2,189,812)	
Transition Date Adjustments			
Impact of unwinding interest booked	5	(750,100)	(750,100)
Deferred Tax Adjustment on above	6	248,006	248,006
Equity Portion of Preference Share Liability		-	-
Deferred Tax Adjustments on Preference Share Liability as on transition date	7	(12,851,235)	(12,851,235)
Corporate Guarantee as Distribution	8	(21,710,000)	(21,710,000)
Deferred Tax impact on Corporate Guarantee	9	7,177,977	7,177,977
Liability portion of Preference Share Liability	10	(21,131,069)	(21,131,069)
TOTAL EQUITY AS PER IND AS		205,885,313	203,009,836

Reconciliation of Total Comprehensive Income for the year ended March 31, 2017

Particulars	Note to First Time Adption	Comprehensive Income for the year ended March 31, 2017
Profit/ (Loss) as per GAAP		(27,065,783)
Impact of guarantee income	1	8,198,000
Impact of reversal of audit fee	2	(60,000)
Impact of unwinding interest booked	3	(2,416,929)
Deferred Tax Adjustments	4	(2,189,812)
Profit/ (Loss) as per IND AS		(24,134,524)

Note-1 Recording of Corporate Guarantee Income
Note-2 Interest component of Preference Share Liability
Note-3 Recording of Auditors Professional Charges pertaining to financial year 2016-2017
Note-4 Deferred Tax on Temprazory Differences arising on Corporate Guarantee Liability and Preference Shares Liability
Note-5 Unwinding of Interest as on transition date has been adjusted from Retained Earnings as on transition date
Note-6 Deferred Tax on Unwinding of Interest as on transition date has been adjusted from Retained Earnings on transition date
Note-7 Deferred Tax Adjustments on Preference Share Liability as on transition date has been adjusted from Other Equity
Note-8 Corporate Guarantee Income has been reduced from retained earnings as distribution
Note-9 Deferred Tax impact on Corporate Guarantee has been adjusted from retained earnings on transition date.
Note-10 Liability portion of Preference Share Liability

For V Sahai Tripathi & Co.
Firm Registration Number : 000160N
Chartered Accountants

Membership No. : 85163

Place: New Delhi
Date: 22-05-2018

For and on behalf of the Board of Directors
of Siel Industrial Estate Limited

Harjeet Singh Sandhu
Director
DIN: 07234936

Director
DIN: 00860254

The Company made estimates for Impairment of financial assets based on expected credit loss model and fair value of the investment property in accordance with Ind AS at the date of transition as these were not required under IGAAP

First time Ind AS Adoption Reconciliations (Contd)

Previous year figures have been regrouped and re-casted wherever considered necessary.

Signatures to Notes 1 to 37 inclusive

As per our report of even date attached

for V Sahai Tripathi & Co.,
Chartered Accountants
Firm Registration No.: 000262N

Manish Mohan
Partner
Membership No. 091607

New Delhi
Dated: May 22nd 2018

For and on behalf of the Board of Directors of
Siel INDUSTRIAL ESTATE LIMITED

Director
Harjeet Singh Sandhu
DIN-07234956

Director
Ashwani Kumar Mehra
DIN-00060254