INTERARCH®
INNOVATE INITIATE INTEGRATE

ANNUAL REPORT
2022-23

BUILDING INDIA

YESTERDAY, TODAY AND TOMORROW

INTERARCH BUILDING PRODUCTS PVT LTD

The theme for our 40th annual report revolves around Building India – Yesterday, Today, and Tomorrow. The cover of our annual report showcases cutting-edge building products and technologies that are reshaping the construction landscape. By featuring contemporary projects on our cover, we demonstrate our commitment to innovation in materials and methodologies. The cover gives a holistic view of India's construction journey through the colours used in its flag – ultimately contributing to the nation's growth. It explores emerging trends like smart cities, green construction, and modular design. Across the document, the use of colours of the Indian flag reinforces our position in the Indian construction industry as one of India's leading turnkey Pre-Engineered Steel Construction solution providers.

Disclaimer

This document contains statements about expected future events and financials of Interarch Building Products Pvt Ltd ('Our Company'), which are forward-looking. By their nature, forward-looking statements require the Company to make assumptions and are subject to inherent risks and uncertainties. There is a significant risk that the assumptions, predictions, and other forward-looking statements may not prove to be accurate. Readers are cautioned not to place undue reliance on forward-looking statements as several factors could cause assumptions, actual future results and events to differ materially from those expressed in the forward-looking statements. Accordingly, this document is subject to the disclaimer and qualified in its entirety by the assumptions, qualifications and risk factors referred to in the Management Discussion and Analysis section of this annual report.

ACROSS THE PAGES

BUILDING INDIA

YESTERDAY, TODAY AND TOMORROW

India's architectural heritage is a testament to the exquisite craftsmanship and artistic brilliance of our ancestors. The timeless wonders, such as the Khajuraho temples and the Taj Mahal, stand proudly, echoing their ingenuity and visionary spirit across the ages.

Today, India's urban panoramic view paints a vivid tapestry of progress and development. Our cities skilfully blend age-old traditional values with contemporary ideals, an exquisite fusion showcased through the soaring steel and glass skyscrapers and visionary infrastructure marvels that adorn our skyline. It's in this very junction that we evince the footprints of our historic legacy, etched into the very fabric of our nation's growth and evolution.

And now, we find ourselves on the threshold of tomorrow - an era brimming with boundless possibilities and untapped potential. Here,

emerging technologies, sustainable design paradigms, and eco-conscious initiatives are sculpting the very essence of our nation's landscape, a legacy that will endure for generations.

At the helm of this architectural revolution stands Interarch Building Products, orchestrating a symphony of innovation and vision, with a singular goal: to craft a future India that shines brighter, breathes greener, and thinks smarter.

We honour our profound heritage, a lifeline that binds us to our timeless roots. We strive to build a nation that seamlessly unites the threads of tradition and innovation, transforming into a symbol of unbridled hope and change. Thereby inching closer to our vision of Building India. Blending Yesterday, Today and Tomorrow!

Key Highlights of FY 2022-23

₹ **1,13,065** Lacs
Revenue

₹ **11,310** Lacs
EBITDA

₹ **8,146** Lacs
PAT

10%
EBITDA Margin

300
Buildings Constructed

Corporate Identity

BUILDING A THRIVING
INDIA FOR SUSTAINABLE TOMORROW

Interarch Building Products Private Limited ('Interarch' or 'We' or 'Our Company') was established in 1983, marking the inception of the high-end metal interior products market in India. Over the years, we have continually reinforced our core strengths and played a pivotal role in shaping the future of the industry. We achieved this by unveiling innovative solutions, such as metal ceilings, blinds, metal roofing, and pre-engineered buildings to the Indian market.

At Interarch, we have traversed a journey of over four decades to evolve into a leading turnkey Pre-Engineered Steel Construction Solution provider in India. As a testament to our growth, we proudly stand today as one of India's largest and most preferred Pre-Engineered Building (PEB) companies, leveraging our comprehensive range of services. With our in-house expertise in engineering, manufacturing, supply, erection, and project management capabilities, we deliver end-to-end solutions to our esteemed clients. Our strategically placed pan-India network of sales offices and adept project execution teams ensure seamless project delivery across the country.

In our realm of work, our proficiency extends to managing projects of all scales and complexities, ranging from charming farmhouses to sprawling airport terminals. We are honoured to be associated with numerous leading corporate groups, showcasing the trust they place in our capabilities. At the heart of all our endeavours lies an unyielding commitment to customer satisfaction, and our track record speaks volumes with the industry's most impressive customer satisfaction ratio.

At Interarch, we remain dedicated to delivering excellence in every aspect of our operations, and we look forward to continuing our journey as a leader in the PEB industry, exceeding expectations and setting new standards along the way.

At Interarch, we bring ingenuity in our role as a knowledge leader in steel building manufacturing and construction, fostering mindshare communities that bring together influencers from the industry. Our 'Building Innovators' community connects architects, engineers, and end-users to share expertise, while the Certified Builder Programme promotes excellence in execution, safety, and quality in construction.

As we fortify our presence in the industry, our dedication to sustainability remains non-negotiable. We proudly hold the distinction of being a certified green building partner, with all our products complying with the rigorous LEED and IGBC norms. Identifying our green buildings is as simple as spotting the distinctive 'I AM GREEN' logo on our structures. Looking ahead, at Interarch, we continue to strive for excellence and drive the industry forward through collaboration and innovation.

Our Ethos

Our Vision & Mission

Corporate Philosophy

Interarch firmly believes that the key to designing a successful facility is via the optimisation of the building's function and efficiency. We have built our reputation by providing designs that meet these criteria.

Sustainable Design

With the use of specialised software packages and custom-developed analysis tools, Interarch has digitised the entire engineering process. Design calculations are comprehensive and explanations as well as references are furnished to enable consultants to understand the design of an Interarch Pre-Engineered Building.

Our Stature

40
Years of Experience

1,500+
Employees

2,500+
Buildings Constructed in India and Overseas

4
Manufacturing Facilities

Milestones

BUILDING OUR JOURNEY

THROUGH YESTERDAY, TODAY AND TOMORROW

At Interarch, our journey began with humble origins, but it quickly evolved into a groundbreaking force within the Indian metal interior products market.

Our introduction of top-notch metal suspended ceilings marked a revolution that propelled us to the forefront, capturing a substantial market share. Building upon this momentum, we strategically expanded our product range to include window coverings, all while upholding our commitment to excellence under the same trusted brand name.

1983

Commenced operations in New Delhi, pioneering metal suspended ceilings in India

1991

Introduced metal roofing & cladding systems under the brand name TRACDEK®

1999

Pioneered pre-engineered steel building system in India

2005

Set up its second state-of-the-art manufacturing facility in Pantnagar, Uttarakhand

As pioneers in the industry, we introduced Pre-Engineered TRACDEK® metal roofing and cladding products, along with innovative pre-engineered steel construction solutions. These offerings have enabled us to emerge synonymous with unparalleled quality, trust, and workmanship. We charted our journey over the years, touching upon these milestones.

2007

Setup third state-of-the-art manufacturing facility at Kichha, Uttarakhand

2010

Delivered India's largest pre-engineered steel construction project for Delhi International Airport Limited Terminal 3

2020

Expanded Kichha plant capacity Established ourselves as the most preferred company for large project deliveries

2022

Achieved highest turnover and order booking

2023

Initiated planning for expansion in South & West India

MD'S COMMUNIQUE

Dear Shareholders,

It gives me great pleasure to present to you the 40th Annual Report of Interarch Building Products Private Limited. I am even more thrilled to share with you that Interarch is poised for a quantum leap in the next 10-15 years, aligning perfectly with India's extraordinary growth prospects that are set to unfold in the coming decade and a half. With the huge growth and momentum expected in the infrastructure sector, Interarch and PEB industry are well-positioned to take full advantage of this.

Our organisational ethos is built on resilience and willingness to take on all challenges. There is another credo equally at play – our ability to welcome change. To anticipate the rising of a new age, replete with new ideas. To embrace new paradigms and the opportunities that arise. That is the essence of Interarch Building Products. We envision 'Change' as the new constant in the years to come.

The Big Picture

India has been positioned for a huge jump in growth for the last few years. It has been stymied by various local and global crises like wars, Covid-19 pandemic, political instability in many crucial international pockets and economic uncertainties across the world. Additionally, competition from Indian companies has also intensified and steel prices remained extremely volatile.

Against this backdrop, we had yet another excellent year, with solid financial performance and continued

We successfully achieved continuous growth and profitability with an excellent order book. This shows our resilience and ability to cope with uncertainties and evolving market dynamics.

delivery against key scorecard goals. We successfully achieved continuous growth and profitability with an excellent order book. This shows our resilience and ability to cope with uncertainties and evolving market dynamics. With an unmatched mix of poise and experience, Team Interarch is fully geared to tackle whatever is thrown at us.

Seeding Growth

Our sound financial performance and strong balance sheet positions us well to embark on a new wave of growth. Our total revenue for the year stood at ₹ 1,13,065 Lacs, recording a 35% y-o-y growth, while the Profit After Tax (PAT) for the year stood at ₹ 8,146 Lacs, clocking a 271% growth y-o-y. Our EBITDA for FY 2022-23 reached ₹ 11,310 Lacs, compared to ₹ 3,709 Lacs in FY 2021-22.

I take great pride in sharing with you the fact that we have successfully expanded our market presence by entering new geographic regions and attracting numerous high-calibre customers into our fold. We have committed ourselves to dealing with highly complex buildings and meet the standards of top-quality clients. We have executed projects for clients like EXIDE, Grasim Paints, First Solar, Renew Power; and Japanese construction companies like Takenaka, SMCC and Fujita. Top Indian companies like HUL, Asian Paints, Indospace, Wellspun, Emmvee, Tata Projects, TATA Power, TAS, Mahindra, Pepsi, and Coca Cola, among others continue to repose their faith in us. We have constructed high-rise DATA centres, commercial buildings, and process buildings among others to expand our footprint.

Our commitment to operational efficiency and continuous improvement initiatives has enabled us to enhance production capabilities, reduce costs, and ensure consistent product quality. Our focus on customer delight has led to the development of tailored solutions and improved service levels, resulting in strong relationships with clients and partners. At Interarch, we are totally committed to delivering high productivity, imparting training to build up our team, and ensuring safety.

Over the years, Pre-Engineered Buildings (PEBs) have ushered in a new era of efficiency, speed, and cost-effectiveness in construction industry by seamlessly integrating design, engineering, and manufacturing processes. At Interarch, we have harnessed the power of PEBs by offering cutting-edge design capabilities, state-of-the-art manufacturing facilities, and a commitment to quality. This approach has enabled us to cater to the diverse needs of a host of sectors, spanning from industrial to commercial and infrastructure development. Interarch's long-standing history and strong reputation in PEBs have created a unique position in the market for us that presents challenges for other players to compete or enter our market.

Our journey in championing PEBs is not just about meeting current demands – it is about shaping the future of construction and architecture. As the global call for sustainable, time-efficient, and economically viable solutions grows louder, we stand poised to be the catalyst for change. Our dedication to excellence in Pre-Engineered Buildings will continue to drive our growth, allowing us to play a pivotal role in reshaping skylines and crafting inspirational spaces.

Our Sustainability Commitments

Our commitment to CSR activities, environmental initiatives, and ethical corporate governance is centred on executing our environmental, social and governance (ESG) responsibilities. I take pride in the substantial progress we have achieved so far in providing sustainable solutions for our communities in areas, such as healthcare, education, and community development. Yet, there remains a long distance to cover in order to secure a better and brighter future for our next generations. As we enter our fourth decade as a sustainable business entity, we are thrilled to continue resolutely on the path of this journey with our people, our families, and the communities we serve.

Pursuing Purpose-Driven Growth

Looking back on FY 2022-23, I am proud of our collective achievements, as we reinforced the solid foundation of our diversified and resilient platform. Despite the challenging macroeconomic context, we stood our ground and are well-positioned to face the hurdles in FY 2023-24. While we remain disciplined, we are equally optimistic about our future that focusses on profitable and sustainable growth.

As we close another incredible year, I would like to extend my heartfelt gratitude to all those who have been instrumental in our journey. I am grateful to our clients for entrusting us with their business, to our Board for providing invaluable guidance and to our shareholders for subscribing to our vision. I also wish to express my appreciation to our talented Team Interarch, whose consistent efforts have led to successful outcomes across the board. Thank you for being an essential part of our continued success.

I look forward to the year ahead and am excited about what we can achieve together.

Warm regards,

Arvind Nanda,

Managing Director

Director's Message

FROM THE DIRECTOR'S DESK

Over time, Pre-Engineered Buildings have been gaining increasing popularity in civilian construction, owing to their outstanding advantages compared to traditional reinforced concrete buildings. The swift construction pace, sustainability, and flexibility of this new method of construction can cater to a wide range of needs, even those of the most demanding customers. Interarch's pre-engineered heavy steel structures offer rapid construction, cost-efficiency, and limitless design possibilities.

Dear Shareholders,

As we reflect on the past year, it has been a period of both challenges and rewards, during which we successfully navigated multiple market dynamics and continued to reinforce our position as a leader in the construction industry.

Expert Views

Over time, Pre-Engineered Buildings have been gaining increasing popularity in civilian construction, owing to their outstanding advantages compared to traditional reinforced concrete buildings. The swift construction pace, sustainability, and flexibility of this new method of construction can cater to a wide range of needs, even those of the most demanding customers. Interarch's pre-engineered heavy steel structures offer rapid construction, cost-efficiency, and limitless design possibilities. They are highly versatile, adaptable to various applications, and environmentally sustainable. With efficient space utilisation and wide availability across India, they are the ideal choice for diverse construction projects.

Cultivating Excellence in Our Talent

At Interarch, we are committed to hiring exceptional talent and investing in their ongoing development. Our culture prioritises performance, as we inspire our team members to continuously enhance their skills and overall job proficiency. We provide our employees with ample opportunities, resources, and tools to support their personal and professional growth. Our dedication to creating a thriving work environment has resulted in an impressive employee engagement score of 4 on a scale of 5. We believe that a satisfied and engaged workforce is essential for achieving our business objectives, and we are committed to fostering personal and professional growth for all employees.

Ensuring Utmost Safety & Quality

Our commitment to excellence and safety is paramount in our approach to manufacturing and project execution. Within our framework, safety and quality serve as the foundation, forming the apex of our inverted pyramid. They are closely followed by time and, lastly, cost, which holds the lowest priority for us. Our robust commitment to continuous training and seamless execution is deeply ingrained in our organisational structure. We place significant emphasis on maintaining the highest standards of quality and safety throughout our operations. To validate our commitment, we regularly initiate thorough safety audits conducted by independent third-party inspectors, ensuring that our organisation consistently operates at the pinnacle of safety excellence.

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Going Forward

Moving forward, we stay focussed on creating value-added products, enhancing our innovation capabilities, elevating quality standards, and improving operational frameworks to propel seamless and sustainable growth.

Finally, on behalf of our Board members, I wish to extend my heartfelt gratitude to our valued clients, dedicated team members, esteemed bankers, trusted partners, and all other key stakeholders for their ongoing support and encouragement as we strive for excellence. We look forward to continued collaboration, while working together to achieve our shared vision and make a positive impact on the world around us.

Warm regards,

Gautam Suri,
Director

CEO'S MESSAGE

Dear Shareholders,

We celebrated a banner year in FY 2022-23, and I am delighted to share the substantial strides we have taken during the initial phase of our strategic cycle. With a long-term vision to become the undisputed industry leader, we continued to deliver on our disciplined acquisition strategy to expand into new markets, gain competitive advantage and acquire new skill sets.

Pre-Engineered Buildings have been around in India for over two decades now. Although it is not in its infancy, it is fair to acknowledge that the industry has not yet reached its full maturity. However, it is steadily progressing towards becoming a more mature industry.

Headroom for Steel Consumption

Historically, there has been a direct correlation between a country's steel consumption and its journey towards becoming a developed nation. There is substantial room for growth in steel consumption in India, making it an exciting prospect for companies like Interarch. Currently, India's per capita steel consumption is only about one-third of the global average and roughly one-tenth of China's. Looking at global benchmarks, there is ample room for growth in steel consumption as India continues to develop.

Our primary focus has been evaluating our productivity and efficiency with respect to industry benchmarks. Our goal has been to outperform these benchmarks in critical areas, such as production costs, execution speed, and marketing cost per tonne. We have also concentrated on key internal aspects of our business, like the order-to-cash cycle and inventory turnover, to streamline our operations.

The growth in steel consumption in India will occur on two fronts. Firstly, there will be a surge in new construction projects, such as airports, railway stations, industrial facilities, and infrastructure development under Government initiatives like PLI (Production Linked Incentive). Secondly, there will be a notable shift from traditional concrete-based construction methods to steel-based approaches. This transition is happening rapidly, with more than 10-15% of new buildings now being designed with steel frames, a relatively uncommon concept just five years ago.

Operational Efficiency

Our primary focus has been evaluating our productivity and efficiency with respect to industry benchmarks. Our goal has been to outperform these benchmarks in critical areas, such as production costs, execution speed, and marketing cost per tonne. We have also concentrated on key internal aspects of our business, like the order-to-cash cycle and inventory turnover, to streamline our operations.

One area where we have put significant effort is our supply chain. In our line of business, logistics costs are substantial because we deliver buildings in a completely knocked-down condition. Our raw material costs account for more than 60% of our selling price, making it a significant component of our overall expenses. This underscores the importance of making the right procurement decisions, optimising logistics costs, and efficiently managing the conversion process, measured in person-hours per tonne. Over the past two years, we have diligently focussed on improving our business's internal aspects.

Our firm conviction in the principle that 'what gets measured gets accomplished' has played a pivotal role in enhancing operational efficiencies within our Company. Consequently, the favourable outcomes of these internal enhancements are clearly reflected in our present achievements. While external factors and volume undeniably contribute, a substantial portion of our success can be credited to the operational improvements we have put into practice.

In our pursuit of operational efficiency, we also took proactive steps to address the volatility in steel pricing, as it can significantly impact our business. We recognised the importance of finding a solution that benefits both our customers and us, ensuring that it is a win-win situation for all parties involved. To achieve this, we made a strategic shift from a fixed pricing formula to a variable pricing formula. This approach allows us to adapt to fluctuations in steel prices more effectively. In doing so, we have successfully mitigated the impact of rapidly rising or falling steel prices, creating stability in our pricing structure.

Importantly, this strategy also provides insulation to our customers, shielding them from the unpredictable ups and downs in steel pricing.

We firmly believe in building a sustainable business model that relies on fully optimising our internal processes rather than being overly dependent on external factors, which are often beyond our control. Unforeseen events like the pandemic or capital cycle fluctuations can significantly impact external conditions, including volume fluctuations. However, by developing and continuously improving an efficient and productive way of working, we create a resilient and enduring foundation.

From Customer Satisfaction to Customer Delight

We have undergone a profound mindset shift under our internal programme, which we refer to as Interarch 2.0 (or simply 2.0). In the past, our primary focus was on ensuring customer satisfaction. However, we consciously decided to elevate our approach from customer satisfaction to customer delight, aiming to deliver that 'Wow Factor.' This transformation began a few years ago, and we have been diligently working towards achieving this goal.

As part of our ongoing efforts to prioritise the customer, we have initiated a comprehensive internal drive to ensure that the customer remains at the core of everything we do across all departments. One of the key principles we have adopted is the 'First Time Right' approach. In all our endeavours, we aim to get things right the first time, minimising the need for rework.

Road Ahead

Our goal is not just to reach industry benchmarks but to surpass them significantly. When we speak of becoming the 'Number One,' it is not about revenue or profit rankings. Rather, our ambition is to establish an entirely new standard that transcends numerical metrics. Our objective is to establish a new benchmark that redefines customer expectations and industry standards. Interarch aims to recalibrate the industry benchmark, making it synonymous with excellence and innovation in the eyes of our customers and across our industry.

I would like to express my sincere appreciation to the Board of Directors for their continued guidance. I would like to thank our teams across businesses for their dedicated work and commitment to excellence. I would also like to extend my gratitude to all our stakeholders for their support and faith in Interarch.

Warm regards,

Manish Garg,
Chief Executive Officer

Products

BUILDING A BETTER TOMORROW

THROUGH OUR OFFERINGS

At Interarch, our commitment to excellence shines through a diverse and cutting-edge product portfolio designed to cater to a wide spectrum of projects, ranging from commercial and industrial, to residential, and institutional.

Our advanced steel structures, roofing systems, cladding solutions, and Pre-Engineered Buildings not only set but also inspire new standards in stability, durability, and energy efficiency.

Pioneering the Future with Pre-Engineered Buildings

We proudly bear the distinction of trailblazing the Pre-Engineered Buildings technology landscape in India, a historic milestone that tells an exceptional story of innovation. The structures are engineered and constructed in strict adherence to both Indian and international standards, ensuring their robustness to withstand various loads. But what truly sets us apart is our dedication to weaving a unique narrative for each project. Each endeavour is thoughtfully tailored to cater to the unique requirements of the customer, resulting in custom-designed solutions that perfectly align with their needs.

Our commitment extends beyond the present; we meticulously plan for our clients' future growth. Among the many notable advantages of our Pre-Engineered Buildings, exceptional expandability stands out, serving as a pivotal asset for businesses looking to seamlessly adapt to future expansion. The speed of construction is unmatched, enabling swift project completion and faster occupancy. These structures are engineered to endure even the harshest climatic conditions, making them a reliable choice for a diverse range of applications, including industrial, commercial, and infrastructure. Our state-of-the-art manufacturing facilities located in Uttarakhand and Tamil Nadu are dedicated to producing and delivering the finest quality structural systems available throughout India.

Key Highlights of the Year

300
Buildings Constructed

95%
Revenue from PEBs

TRACDEK® Metal Roofing & Cladding Systems

We craft world-class engineered roofing and cladding systems, in our pursuit of excellence, each meticulously tailored to meet the unique needs of our valued customers.

Our panels are available in both galvalume and galvanised steel substrates, ensuring exceptional durability and longevity. Additionally, we offer premium colour coatings with two-pronged benefits: enhancing the aesthetics and maintaining a lasting and appealing appearance over time. Furthermore, TRACDEK® proves to be economical due to its long-spanning ability and larger coverage per unit mass, allowing for wider support spacing, which results in cost-effective supporting structures.

Trac® Ceilings

We take immense pride in the widespread acclaim and versatility that our metal ceilings have garnered in today's architectural landscape. With a wide range of panel options, they serve both decorative and functional purposes. We have been successful in creating these ceilings with the characteristics of being highly adaptable and suitable for various interior and exterior spaces, including airports, offices, hospitals, schools, restaurants, shops, hotels, and power plants, among other buildings.

All TRAC® ceilings are manufactured using fully recyclable materials. These ceilings are pre-painted and completely pre-fabricated in our factory, ensuring efficient and eco-friendly production processes.

Handling TRAC® ceilings is a breeze due to their user-friendly design. Add to that their composition which inhibits the growth of bacteria and fungi, making them hygienic and suitable for various applications, including healthcare and food-related environments. These ceilings demonstrate remarkable corrosion resistance, ensuring their longevity and reliability even in demanding environmental conditions. Additionally, they are capable of withstanding extremely high humidity levels, up to 100%, making them ideal for both indoor and outdoor use, further enhancing their versatility and adaptability.

The TRAC® ceiling collection offers a diverse selection of ceiling systems, including Clip-in-Tile Ceilings, Lay-in Grid Tile Ceilings, 84 C/184 C Interior & Exterior Ceilings, 84 R Interior & Exterior Ceilings, 150 F Interior & Exterior Ceilings, and 150 C Interior Ceilings. Each system provides unique features and benefits to cater to specific project requirements.

Interarch Life: Non-Industrial Buildings

We offer a state-of-the-art solution for non-industrial buildings through our innovative load-bearing wall framing systems, crafted to support lightweight structures. Embracing a hassle-free drywall construction approach, these systems guarantee swift and efficient assembly, simplifying the construction process for our esteemed clients.

With a focus on durability and safety, our load-bearing wall framing systems are engineered to be earthquake and termite-proof, providing robust protection for the structure and its occupants.

Opting for our solution unfolds a tale of lasting value and effortless maintenance, where the endeavours are filled with reduced long-term costs, adorned with minimised efforts.

Moreover, these systems offer the flexibility of dismantling if required, providing adaptability for future changes or modifications. These structures can be custom-made according to the specific plans, accommodating varying shapes, sizes, and designs to meet the exact needs of customers.

With a focus on efficiency, construction time is significantly reduced, making it a time-saving solution for projects. Additionally, our construction methods result in minimal pollution during the building process, aligning with sustainable practices. The use of non-toxic green materials further emphasises our commitment to environmental stewardship.

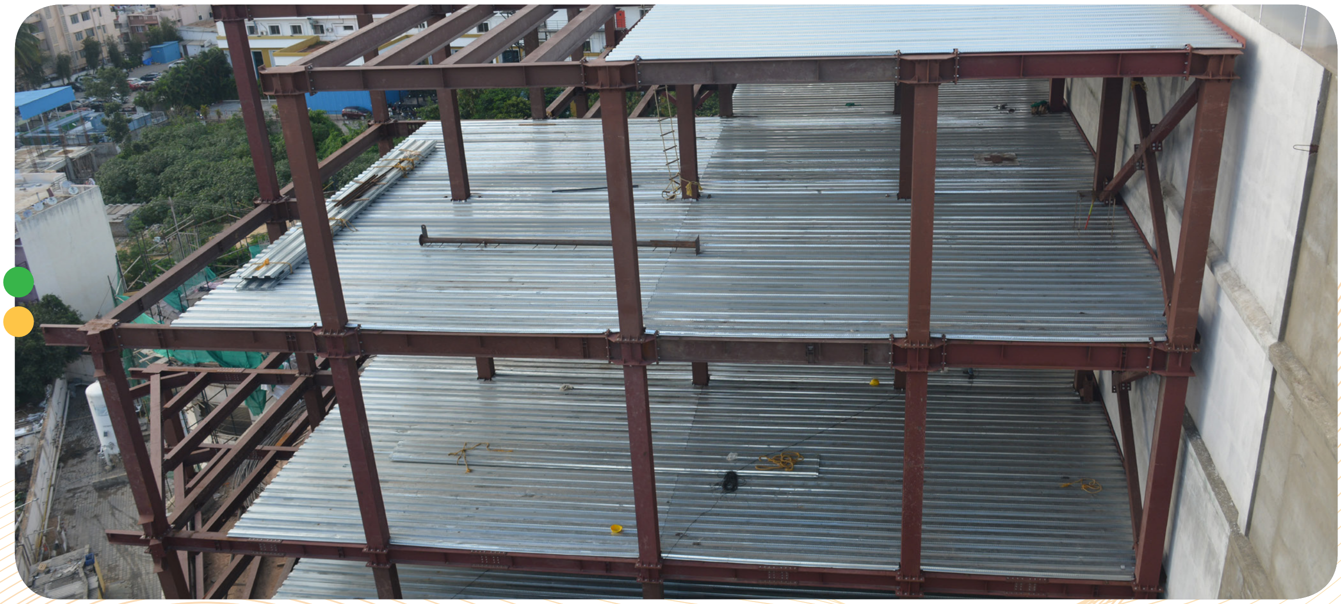
Furthermore, the insulation system employed in our buildings not only reduces energy consumption but also acts as an effective sound barrier from external noise, enhancing comfort and functionality. In terms of construction time, Interarch's load-bearing wall framing systems enable swift completion, with the potential to complete projects within a remarkable time frame of 45 to 60 days, making them an ideal choice for time-sensitive projects.

TrackDek Bold-Rib

We have unleashed TRACDEK BOLD-RIB, a cutting-edge roofing solution boasting an impressive 52 mm depth and an effective cover width of 978 mm. While designing the product, we have ensured that the product line-up includes a range of thickness options, spanning from 0.80 mm to 1 mm, ensuring both durability and robust structural integrity.

Manufactured from high-quality galvanised steel, compliant with ASTM A653 and IS: 277 standards, our TRACDEK BOLD-RIB exhibits exceptional strength with yield strengths of either 250 MPa or 345 MPa. The galvanised type (Z275) features a minimum of 275g/m^2 of zinc coating on both sides, enhancing corrosion resistance and longevity.

One of the key advantages of TRACDEK BOLD-RIB is its ability to offer the widest cover per square metre of steel weight, optimising material usage. Additionally, its inherent strength minimises the need for reinforcement, resulting in cost-effective and efficient roofing solutions for a wide range of projects.



BUILDING FOR FLOURISHING

TOMORROW WITH VERSATILE APPLICATIONS

At Interarch, our product applications span a broad spectrum of industries, encompassing both the industrial and non-industrial sectors. This unmatched versatility empowers us to offer tailored solutions that cater to a multitude of needs and requirements, transcending the boundaries of various sectors.

Hospitals

Schools & Colleges

Airports/Metro/Railways/Ports

Logistics & Warehousing

Stadia & Auditoria

Farmhouses, Villages & Cottages and Guest Houses

Office Buildings

Rooftop Expansions

Retail Outlets

Industrial

READY TO GROW

SUSTAINABLY AS WE BUILD ON OUR POSSIBILITIES, LEVERAGING OUR CORE STRENGTHS


lenskart.com

Manufacturing Facility

BUILDING EXCELLENCE
THROUGH OUR MANUFACTURING FACILITIES

At Interarch, we meticulously infuse excellence into every facet of our manufacturing process. Our manufacturing capacity, standing at an impressive 1,20,000 Metric Tonnes Per Annum (MTPA), is made achievable through the operation of four state-of-the-art facilities. Our firm dedication to quality radiates through both the design and manufacturing phases of steel structures, sections, and roofing, reinforcing our commitment to delivering top-tier products to our valued clientele.

Our design and manufacturing operations hold the prestigious ISO 9001:2015 accreditation from Underwriters Laboratories, underscoring our dedication to maintaining the highest standards of quality and excellence.

With a strong focus on innovation, efficiency, and quality, we remain at the forefront of the industry, providing cutting-edge solutions that meet and exceed the expectations of our clients across various sectors.

Facility 1

Pantnagar, Uttarakhand

Established in the year 2005, Unit 1 in Pantnagar stands as our flagship manufacturing facility, created to meet the burgeoning demand for pre-engineered steel buildings in the Indian market. With an impressive capacity exceeding 30,000 Metric Tonnes (MT), this facility stands as a testament to modernity and advancement, ranking among the most cutting-edge manufacturing units in India.

What sets this facility of ours apart is its unique heavy-steel structure manufacturing capabilities, a distinction unmatched by any other plant in India. This feature enables the facility to cater to large-scale industrial projects, multi-storey commercial complexes, car parks, and hotels with unparalleled efficiency and precision.

Facility 2

Sriperumbudur, Tamil Nadu

Our Unit 2 in Chennai stands as an exemplary manufacturing facility, boasting remarkable efficiency. This unit was set up in 2009 and began commercial production in the same year. Annually, it successfully produces over 30,000 MT of Pre-Engineered Building structures including primary, secondary and accessories.

Facility 3

Kichha, Uttarakhand

In 2008, Interarch set up Unit 3 at Kichha, Uttarakhand, a facility spread over 17.67 acres. This unit was further expanded in 2020. Today, it has the capacity to produce about 45,000 MT of primary, secondary, accessories, roofings and claddings, rainwater goods, false ceilings, LG SF and other anchor bolts, and bracings, among others.

Facility 4

Sriperumbudur, Tamil Nadu

Unit 4 at Chennai was setup in 2005-06 and manufactures roof/wall cladding along with complimenting accessories. It has a capacity of about 15,000 MTPA.

Geographical Reach

BUILDING ON OUR PRESENCE
FOR A WIDER REACH

- Headquarters
- Manufacturing Facilities
- Marketing & Sales Office
- Resident Executives

This map is a generalised illustration only for the ease of the reader to understand the locations, and it is not intended to be used for reference purposes. The representation of political boundaries and the names of geographical features/states do not necessarily reflect the actual position. The Company or any of its directors, officers or employees, cannot be held responsible for any misuse or misinterpretation of any information or design thereof. The Company does not warrant or represent any kind of connection to its accuracy or completeness.

Solutions

BUILDING ON SUSTAINABLE SOLUTIONS

FOR A STRONGER TOMORROW

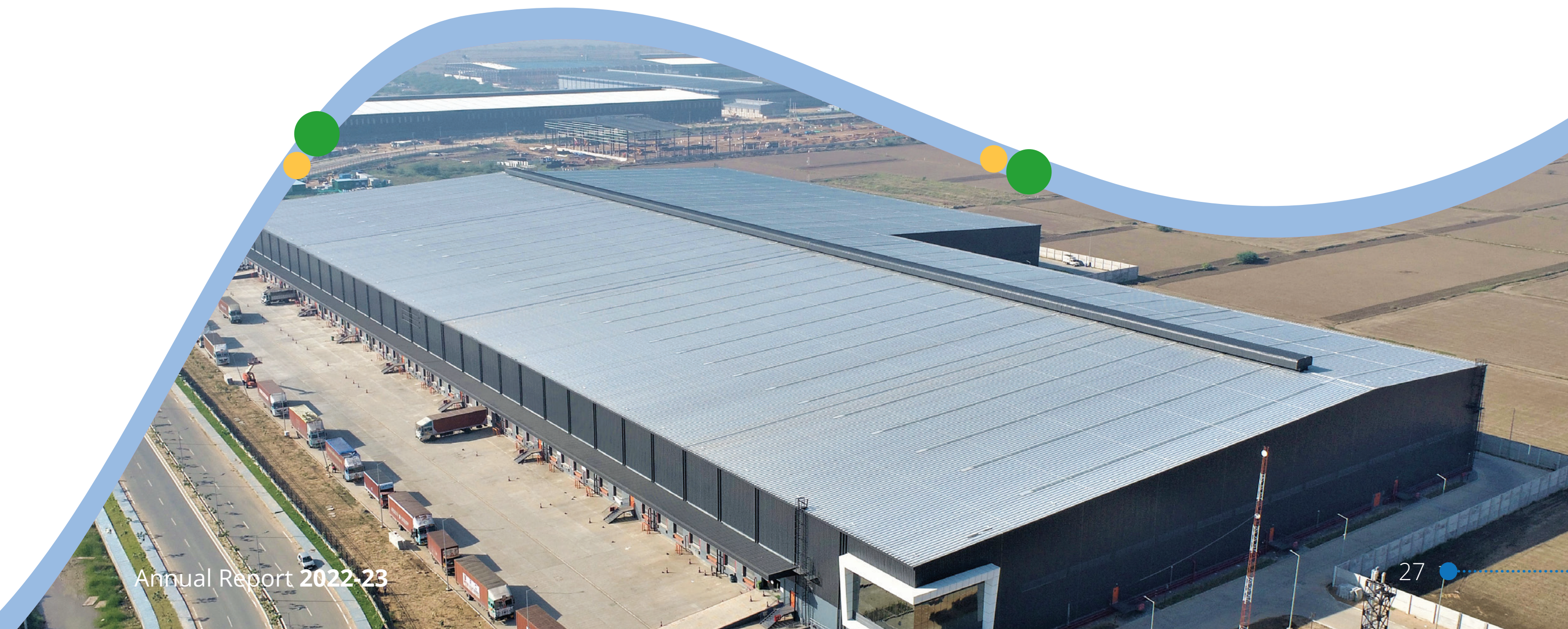
We offer comprehensive end-to-end solutions for the construction industry. Our capabilities span from false ceilings, to roofings/claddings to world class Pre-Engineered Steel Buildings for industrial, infra, logistics to non-industrial buildings, covering the entire project lifecycle. Our commitment to excellence extends to various facets, including streamlined logistics, comprehensive design and engineering services. Furthermore, we strive to thrive through centralised logistics management, proficient project management, rigorous quality assurance planning, and robust safety protocols. With a customer-centric approach, we ensure that each project benefits from tailored solutions optimising cost, time, and performance.

Design & Engineering

We possess industry best design and building capabilities to deliver our projects to end-to-end customers. We have been able to implement the latest technologies and implement best practices for design, manufacturing, and erection of our products. Our Company has an in-house design and engineering team comprising of 120 technical personnel as of September 30, 2023 all of whom are trained in design and detailing. These engineering offices are located in Noida, Hyderabad, and Chennai. The average work experience of our design team is over 10 years. We do our own design and detailing services by using our state-of-the-art software suite such as Staad Pro, MBS, Frame cad, Tekla, Auto Cad, ZWCAD, in house developed spread sheets. This provides our design and engineering team with exposure to the latest developments in know-how, design, and computer-aided technologies.

Centralised Logistics Management

At Interarch, we maintain a network of authorised transporters, facilitating the smooth transportation of materials across India. Our robust tracking system meticulously monitors the progress of each shipment until it reaches its intended destination. As an integral part of our operation, we create traceability charts, providing complete transparency into the material movement process. This diligent approach guarantees timely and reliable deliveries, reaffirming our commitment to top-notch logistics and client satisfaction.



Project Management

We demonstrate exceptional proficiency in project management through our highly skilled in-house team of project managers and site engineers. Furthermore, we foster collaboration with an extensive network of over 50 certified builders, guaranteeing extensive coverage and expertise across a wide range of projects. In line with our commitment to maintaining the highest standards, we have established dedicated safety and quality control teams to meticulously oversee every facet of the construction process.

In line with our commitment to sustainable practices, we embrace an eco-friendly and GREEN construction methodology. Through innovative approaches and responsible resource management, we strive to minimise our environmental footprint, while creating environmentally conscious and energy-efficient structures.

Quality Assurance

At Interarch, quality serves as the foundational pillar for all our designed and manufactured products. We take great pride in our brand's renowned reputation for unwavering quality, reliability, and trustworthiness in providing exceptional products and services to our valued customers. As a clear testament to our pursuit of excellence, we have proudly held ISO 9001:2015 certification since January 1999, accredited by Underwriters Laboratories Inc., USA. This certification not only underscores our commitment to maintaining the utmost standards but also reaffirms our dedication to consistently exceeding customer expectations. Thus reinforcing our position as a trusted and respected player in the market.

Safety Plan

Through the years, our project management has garnered numerous accolades and awards for outstanding practices in Occupational Health and Safety (OHS), Material Handling, and Site Safety.

As a company, we are committed to achieving zero accidents and fatalities across all our Pre-Engineered Steel Construction projects at every site. This commitment serves as a testament to our prioritisation of the well-being of our workforce, subcontractors, and stakeholders. By consistently implementing stringent safety protocols, comprehensive training programmes, and adopting industry best practices, we diligently work towards fostering a safe and accident-free work environment. Our pursuit of safety excellence ensures that each project is executed with utmost care, professionalism, and concern for the welfare of all those involved.

Before the Work Starts

- Medical examination of the workers
- Safety induction for all workers

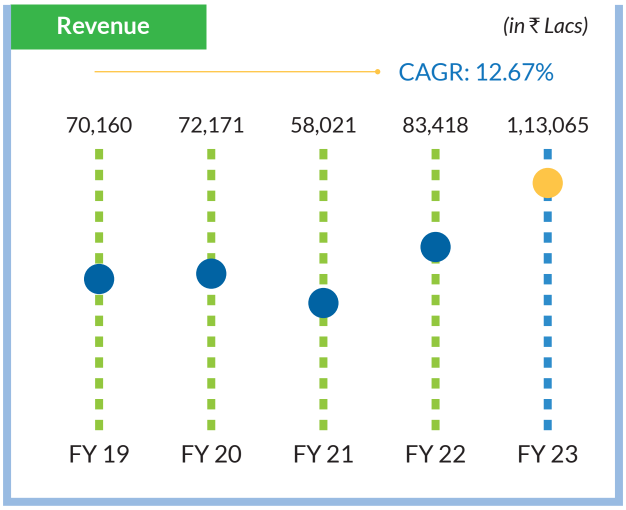
Equipment Safety Inspection

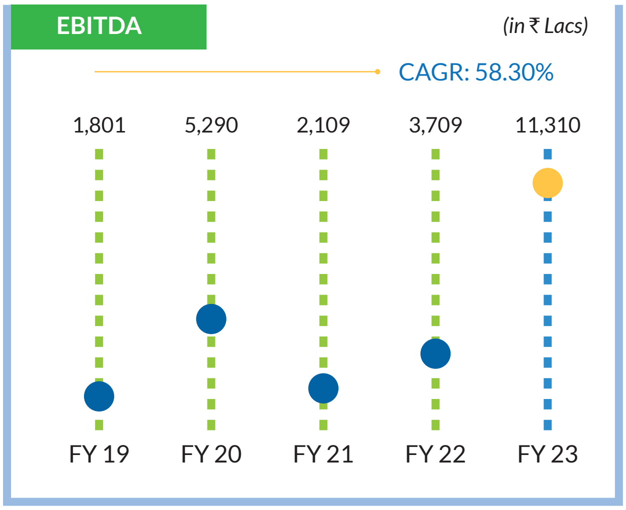
- All equipment undergo certification by a qualified authority before use
- Safety check sheets for standard equipment

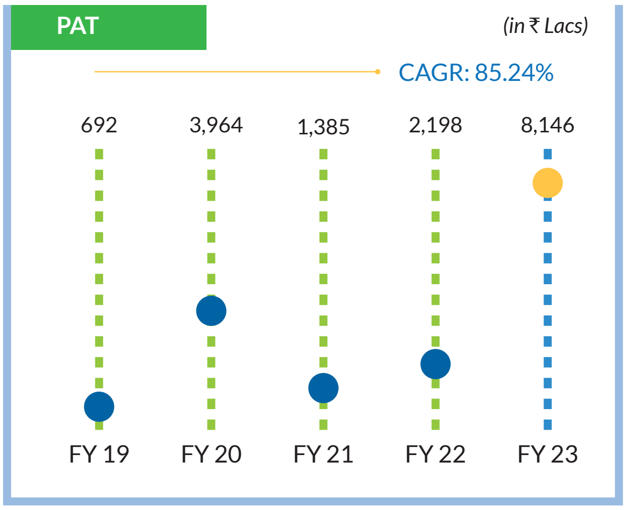
KPIs

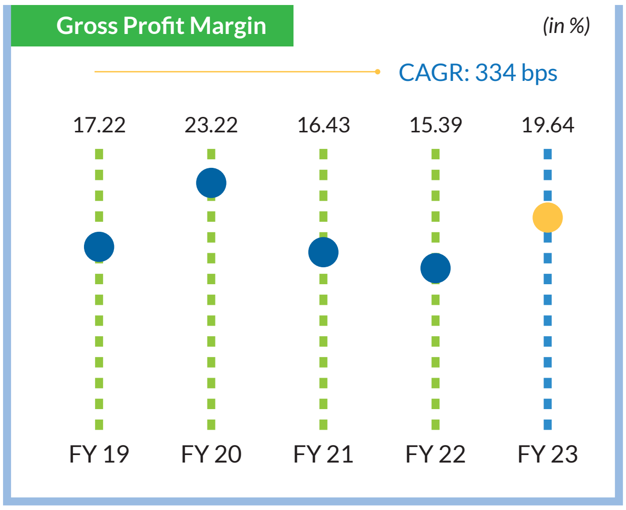
BUILDING FINANCIAL STABILITY

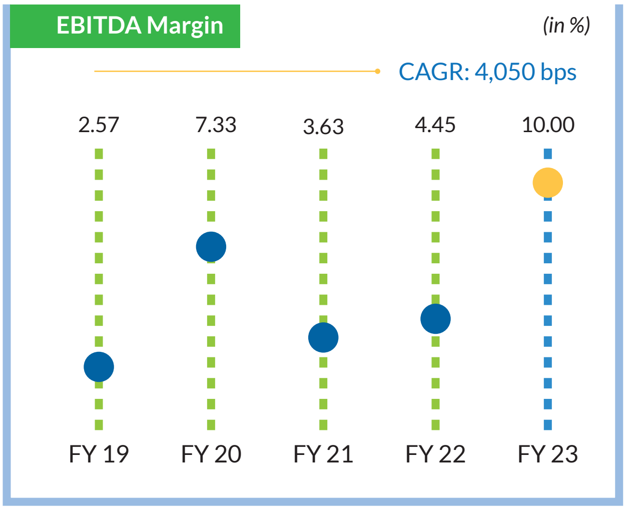
FOR EMPOWERING OUR FUTURE

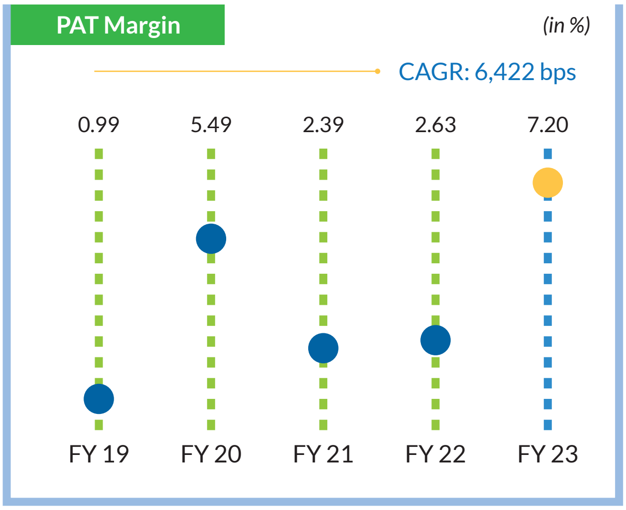


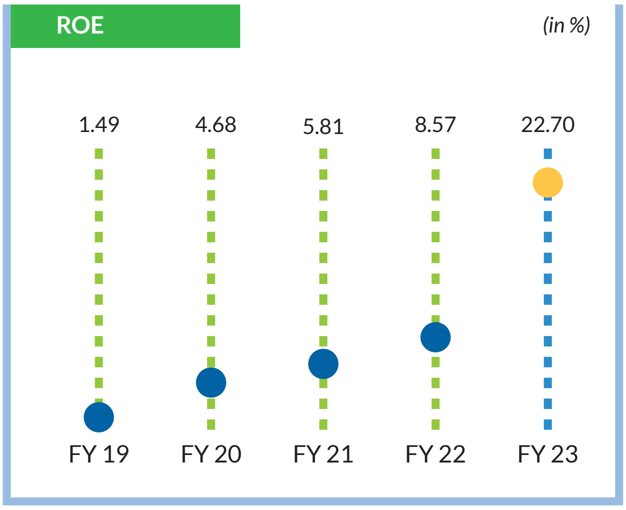


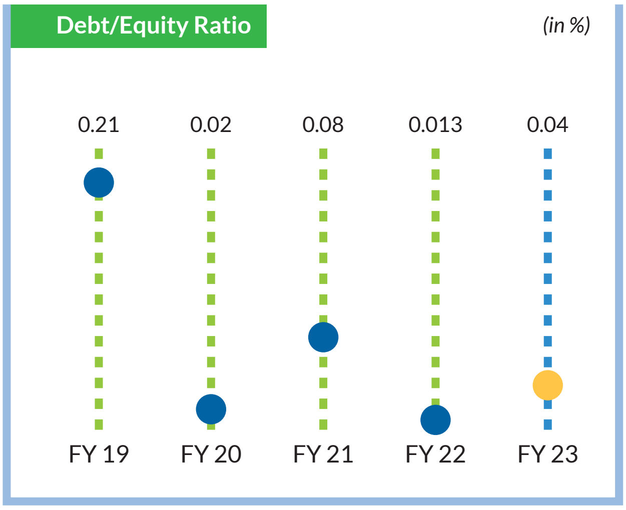


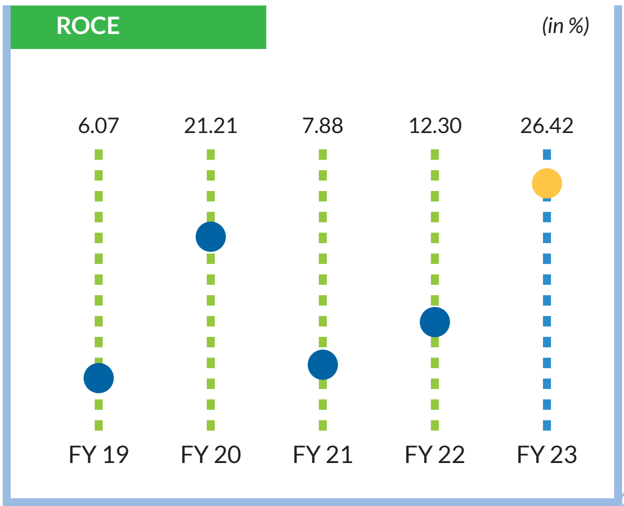



EBITDA Margin
(in %)
CAGR: 4,050 bps
2.57
7.33
3.63
4.45
10.00
FY 19
FY 20
FY 21
FY 22
FY 23


PAT Margin
(in %)
CAGR: 6,422 bps
0.99
5.49
2.39
2.63
7.20
FY 19
FY 20
FY 21
FY 22
FY 23


ROE
(in %)
1.49
4.68
5.81
8.57
22.70
FY 19
FY 20
FY 21
FY 22
FY 23


Debt/Equity Ratio
(in %)
0.21
0.02
0.08
0.013
0.04
FY 19
FY 20
FY 21
FY 22
FY 23


ROCE
(in %)
6.07
21.21
7.88
12.30
26.42
FY 19
FY 20
FY 21
FY 22
FY 23

ESG

BUILDING A SAFER

TOMORROW THROUGH OUR ESG PRACTICES

We exemplify our dedication to Environmental, Social, and Governance (ESG) principles. Our commitment to sustainability is demonstrated through pioneering solutions in the construction industry, where we proactively mitigate environmental concerns by drastically reducing our carbon footprint and optimally utilising resources.

On the social front, Interarch places utmost importance on the well-being and safety of our employees, actively engaging with local communities to create a lasting positive impact on society. Our robust governance structure stands as a beacon of transparency, ethical conduct, and unwavering accountability, reinforcing our position as a responsible corporate entity fully devoted to comprehensive ESG values.

Environment

At the heart of our operation lies a commitment to environmental stewardship and preserving our invaluable natural and non-renewable energy resources.

As a frontrunner specialising in the field of steel construction for buildings, we take immense pride in our relentless pursuit of energy efficiency, our drive to minimise waste generation, and our dedication to creating indoor environments that prioritise the well-being of occupants. This dedication sets us apart as innovators, charting a new course in construction practices distinct from conventional methods.

Our structures are characterised by their environmentally conscious design and construction, aligning with our mission to mitigate the negative impact of buildings on both the environment and their inhabitants. Key highlights of our green building approach include:

Recyclable Steel

We utilise 100% steel in our buildings, which boasts a recyclability rate of up to 90%.

Reduced Carbon Footprint

Our construction sites play a pivotal role in curbing carbon emissions by effectively managing solid and construction waste, thus promoting responsible construction practices.

Energy Efficient Production

We employ state-of-the-art steel building fabrication methods, significantly reducing greenhouse gas emissions in our advanced manufacturing facilities.

Climate-Responsive Design

Our buildings are engineered, designed, and conceptualised, considering local climatic conditions and available natural resources such as solar energy, wind patterns, and rainwater.

Natural Ventilation Systems

Our structures incorporate intelligent natural ventilation systems, which facilitate proper air circulation and help regulate indoor temperatures.

Advanced Insulation

We integrate insulated and reflective roof and wall systems coated with Galvalume which effectively reduces heat transfer and enhances thermal insulation.

Low VOC Paints

We prioritise the use of Low VOC (volatile organic compounds) paints, contributing to reduced heat transfer while maintaining indoor air quality.

Sustainability beyond Demolition

Even post-demolition, our structures stand out as environmentally conscious choices, leaving behind minimal waste.

Elevated Certification Ratings

Our commitment to green building practices empowers our projects to achieve higher LEED and IGBC ratings, showcasing our dedication to environmental responsibility.

Social

Our People

At Interarch, our individuals distinguish themselves as visionaries, technically proficient pioneers, and forward-thinking experts within the realm of business. Their unwavering passion, unyielding commitment, and boundless ambition are the driving forces behind our continued success in navigating the increasingly competitive landscape of PEBs, forging a path to triumph.

Our visionary founders passionately declare, 'We invest in people', a principle that forms the very core of Interarch's corporate and HR philosophy. We strongly believe in attracting top-tier talents, equipping them with an empowering organisational framework and providing a clear path for their professional growth. Our team members showcase exceptional capabilities, excelling both as independent contributors and as harmonious team players. Our leaders ardently strive to nurture an environment that fosters enthusiasm, determination to excel, and a never-ending pursuit of excellence.

We fully acknowledge the significance of consistently advancing our workforce's knowledge, skills, and proficiencies, and we have made substantial investments towards their training and development. Our employees are actively involved in an ongoing spectrum of training initiatives that encompass the following.

Managerial Development & Leadership Orientation	These programmes are tailored to foster competencies, crucial for navigating intricate business scenarios
ISO Awareness Training	Our workforce is equipped with awareness and understanding of ISO standards to ensure adherence to quality practices
On-the-Job Training	We provide practical, hands-on training that enables employees to learn while actively contributing to their roles
Technical Training	Our technical programmes equip employees with the expertise required to excel in their specialised fields
Erectors Training	This programme is specifically designed for our erectors, refining their skills to guarantee flawless, seamless and precise assembly

Our training and educational initiatives are thoughtfully designed to promote employee growth and enhance performance. These initiatives aim to share knowledge and cultivate personal development in crucial areas such as self-esteem, cognitive abilities, and confidence, thereby contributing to the well-rounded advancement of each individual.

Communities

Embracing CSR as an integral part of our corporate ethos, we have taken significant steps to make a positive impact on society and the environment. We actively engage in initiatives aimed at community development, environmental sustainability, and employee well-being. Through partnerships with local communities and non-profit organisations, we have championed various social causes, including education, healthcare, and skill development, thereby contributing to the betterment of society.

Avasara Academy

We have been actively involved in offering funding support to Avasara Academy. Since its establishment in 2015, the Avasara Leadership Institute has been dedicated to empowering 3,000 adolescent girls across various programmes in Mumbai and Pune. Currently, Avasara is deeply engaged with 368 girls from grades 6 to 12 in this year's cohort at Avasara Academy in Pune.

Chikitsa

We have been instrumental in financially supporting Chikitsa's mission to provide free healthcare services to the underprivileged. During FY 2022-23, Chikitsa's three base primary healthcare clinics recorded a remarkable 50,782 patient visits. Moreover, Chikitsa collaborated with local Government authorities to administer 1,622 vaccinations and immunisations, contributing to community health. In addition to medical services, Chikitsa played a crucial role in educating and counselling community members on topics, such as family planning and reproductive health.

Furthermore, during FY 2022-23, Chikitsa extended its support by providing free monthly food rations to 100 disadvantaged families, particularly those with pregnant women and infants, as a nutritional intervention to combat malnutrition.

NariNiketan

Our financial support to the NariNiketan Trust has been utilised towards the holistic betterment of women and children in our community. It provides a loving and secure home for orphaned and destitute children, ensuring their overall growth and development. NariNiketan operates an adoption centre, facilitating the placement of these deserving orphans into suitable families, ensuring they find the love and care they deserve. Additionally, it runs a school within its premises, focussing on educating underprivileged children. NariNiketan also conducts vocational courses, including stitching, knitting, embroidery, and fabric painting, providing women with valuable skills that can enhance their economic prospects.

Governance

At Interarch, our core foundation is built upon the principles of robust corporate governance, which steer our business operations. We are deeply committed to upholding the highest standards of sound corporate governance across our entire organisation. Our goal is to consistently maintain ethical behaviour and responsible practices. To achieve this, we have established a resilient corporate governance framework that fosters active engagement with all stakeholders. Our dedication lies in our ability to adapt and evolve in response to the dynamic business landscape.

Our governance framework is anchored in the principles of an effective Board of Directors, as mandated by relevant laws. We consistently pursue a vision of exemplary governance, striving to achieve the highest standards of transparency, accountability, awareness, and fairness in every aspect of our operations.

To reinforce this commitment, our management consistently provides the Board of Directors with comprehensive reports in a timely manner, thus enhancing transparency and improving oversight of our operations. We instil professionalism as a fundamental value among all our employees. We empower the executives by entrusting them with specific responsibilities and granting the requisite authority, while holding them accountable for their actions and duties.

Board of Directors

At Interarch, we have strategically formed our Company's Board. The diversity in expertise and knowledge among our Board members plays a pivotal role in upholding the highest standards of corporate governance.

During our meticulous selection process, we hold in high regard the identification of individuals hailing from diverse backgrounds, each equipped with the requisite skills, expertise, and experiences required to steer our organisation towards its strategic zenith. Our Board members collectively possess a wide-ranging skill set encompassing areas such as sales and marketing, business and senior management, leadership and governance, legal and regulatory affairs, finance, accounting, risk management, ESG (Environmental, Social, and Governance), cybersecurity, and technological prowess.

Our regular quarterly Board meetings serve as a crucial platform for assessing our Company's performance and drawing upon the invaluable insights and guidance of our esteemed members. These gatherings foster a holistic evaluation of our operations and play a central role in shaping our strategic decision-making processes.

The Board of Directors executes its duties either as a full Board or through an array of specialised committees, established to oversee specific operational domains. We are committed to continuously enhancing the efficiency and efficacy of our endeavours, with a focus on fostering economic prosperity and creating long-term value for both the enterprise and our stakeholders. Our Company has a rich history of upholding fair, transparent, and ethical governance practices. To ensure compliance with statutory regulations, we have created a comprehensive system, employing both internal and external auditors.

Interarch is committed to fair and transparent conduct in all its affairs. We emphasise professionalism and honesty, fortified by robust safeguards that shield employees and Directors, who report issues, from any form of reprisal. We also provide direct access to designated individuals for reporting. Best practices followed by our Company include the following policies:

Vigil Mechanism Policy

Code of Conduct for Employees Policy

Alcohol & Drugs Policy

HR Ethics & Value Policy

Board of Directors

BUILDING THE FUTURE

WITH OUR VISIONARY LEADERSHIP

Arvind Nanda
Managing Director

Gautam Suri
Director

Ishaan Suri
Director

Viraj Nanda
Director

Dhanpal Arvind Jhaveri
Nominee Director of M/S OIH Mauritius Limited

Vishal Sharma
Nominee Director of M/S OIH Mauritius Limited

Management Team

BUILDING ON TRUST

AND STRATEGY THROUGH OUR PRUDENT MANAGEMENT

Manish Kumar Garg
Chief Executive Officer

Navaz Cheriya Malikakkal
Chief Operating Officer

Mahesh Verma
President (Operations)

Anil Kumar Chandani
Chief Financial Officer

BUILDING TOMORROW'S INDIA

THROUGH OUR LANDMARK PROJECTS

We take immense pride in showcasing our flagship projects, which epitomise innovation and excellence in the construction industry. Spanning from iconic commercial complexes to state-of-the-art industrial facilities, our diverse portfolio consistently establishes new benchmarks in architectural design and engineering. Our commitment to customer satisfaction, coupled with our dedicated team, continues to shape remarkable buildings, while upholding the highest standards of quality and sustainability.

Havells India Limited, Sri City

Exide Energy Solutions Limited, Bengaluru

Greenpanel Industries Limited, Chittoor

TP Solar Limited, Tirunelveli

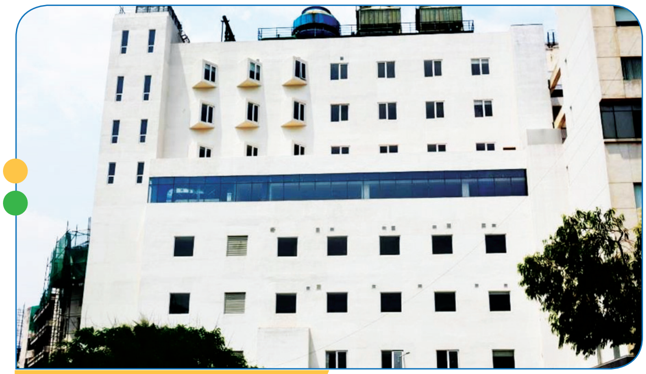
Tata Projects Limited, Chennai

Indira Gandhi International Airport Terminal 3, New Delhi

Maxxis Rubber India Private Limited, Sanand

Lenskart Solutions Private Limited, Bhiwadi

Asian Paints Limited, Mysuru



Fortis Hospital, Bengaluru

Rail Vikas Nigam Limited, Jhansi

Thapar Institute of Engineering and Technology, Patiala

Fujita- Rudraksh International Cooperation & Convention Centre, Varanasi

Blue Star Climatech Limited, Sri City

JSW Steel Coated Products Limited, Rajpura

Balaji Multiflex Private Limited, Rajkot

Club One Estates, Shimla

Grasim Industries Limited, Ludhiana & Panipat

Kia India Private Limited, Anantapur

ReNew Power Private Limited, Jaipur & Dholera

Awards

BUILDING A LEGACY OF
EXCELLENCE THROUGH RECOGNITION

Interarch sets a benchmark in the Indian PEB industry for receiving three back-to-back 'Best Project of the Year' awards for a single project in FY 2022-23. The project is first-of-its-kind - International Cooperation & Convention Centre 'Rudraksha' in Varanasi.

CORPORATE INFORMATION

Board of Directors

Arvind Nanda
Managing Director

Gautam Suri

Ishaan Suri

Viraj Nanda

Dhanpal Jhaveri
Nominee Director

Vishal Sharma
Nominee Director

CSR Committee

Arvind Nanda

Gautam Suri

Vishal Sharma

Chief Executive Officer

Manish Kumar Garg

Chief Financial Officer

Anil Kumar Chandani

Company Secretary

Nidhi Goel

Auditors

S. R. Batliboi & Co LLP

Cost Auditor

JSN & Co

Internal Auditors

RITS & Associates

SHRP & Associates

Bankers

State Bank of India

Bank of Baroda

HDFC Bank Limited

IndusInd Bank Limited

ICICI Bank Limited

IDFC Bank Limited

Yes Bank Limited

Registrar and Transfer Agent

Link Intime India Private Limited

C 101, 247 Park, L B S Marg,
Vikhroli (West),
Mumbai - 400 083, Maharashtra
Ph: 022 4918 6000
Fax: +91 022-49186060

Registered Office

Farm No. 8, Khasara No. 56/23/2
Dera Mandi Road, Mandi
Village, Tehsil Mehrauli,
New Delhi - 110 047

Email: info@interarchbuildings.com

CIN

U45201DL1983PTC017029

Website

www.interarchbuildings.com

Factories

D-1/1, SIPCOT Industrial
Park, Mambakkam
Maduranthagam,
Kanchipuram - 602 117,
Tamil Nadu
Ph: 044 2959 0182

F-19, SIPCOT Industrial Park,
Irungattukottai, Sriperumbudur,
Chennai - 602 117,
Tamil Nadu
Ph: 044 2715 6092

14 & 14-A, SIIDCUL, Sector-2
Pantnagar, District Rudrapur,
Udham Singh Nagar - 263 153,
Uttarakhand
Ph: 059 4425 0394

1424-1429, Khat No. 339 &
Khasra No. 276 min, Village
Kishanpur, Pargana-Rudrapur,
Tehsil-Kichha, District-Udham
Singh Nagar - 263 148,
Uttarakhand

MANAGEMENT

DISCUSSION AND ANALYSIS

Economic Overview

Global Economy

The year 2022 was marked by a sense of cautious optimism as the world embraced a new beginning, with the residual impact of the Covid-19 pandemic gradually abating. Nevertheless, the global economy continued to face a slew of formidable challenges, including mounting inflationary pressures, geopolitical tensions, the Russia-Ukraine conflict, and the implementation of tighter monetary policies. In response to the rising inflation, central banks across various nations opted to raise interest rates, subsequently affecting the bond market. Furthermore, major international banks found themselves facing significant hurdles amidst the tightened monetary policies, resulting in a downturn in their performance, including the unfortunate collapse of Silicon Valley Bank.

Given the complex macroeconomic landscape across the world, the International Monetary Fund (IMF) anticipates a contraction in the global growth rate. From 3.4% in 2022, it is expected to slump down to 2.8% in 2023, while marginally improving to reach 3.0% in 2024. Concurrently, advanced economies are projected to face a substantial slowdown in growth, declining from 2.7% in 2022 to 1.3% in 2023, with a slight uptick to 1.4% in 2024 due to the prevailing geoeconomic fragmentation. On the other hand, emerging markets and developing economies are expected to demonstrate a stronger economic prospects than advanced economies, with the average growth rate for these economies reaching 3.9% in 2023, with a projected increase to 4.2% in 2024.

Global Economic Growth (% Change)

	Year-on-Year		
	Estimate	Projections	
	2022	2023	2024
World	3.4	2.8	3.0
Advanced Economies	2.7	1.3	1.4
The US	2.1	1.6	1.1
Euro Area	3.5	0.8	1.4
Emerging Markets and Developing Economies	**4.0**	**3.9**	**4.2**
Middle East and Central Asia	5.3	2.9	3.5
Emerging and Developing Asia	4.4	5.3	5.1
Sub-Saharan Africa	3.9	3.6	4.2
Latin America and the Caribbean	4.0	1.6	2.2

Outlook

Looking ahead, medium-term growth estimates are predicted to experience a widespread decline in the future. While some of this deceleration can be attributed to the natural convergence of once swiftly advancing economies such as China and South Korea, recent sluggishness may also be caused by more concerning factors. These factors include the lingering effects of the Covid-19 pandemic, a sluggish pace of structural reforms, escalating trade tensions, diminishing direct investment, and slower adoption of innovation and technology in fragmented regions. A divided and polarised world is unlikely to make progress for everyone or effectively confront global issues, such as climate change or any pandemic preparedness.

(Source: https://www.imf.org/en/Publications/WEO/Issues/2023/04/11/world-economic-outlook-april-2023)

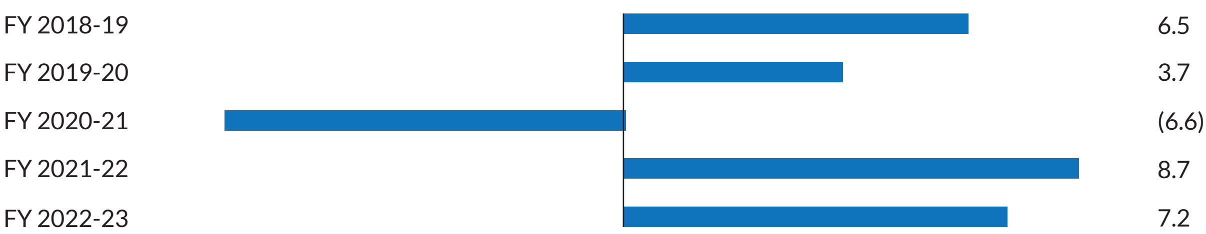
Indian Economy

Amidst the volatile global macroeconomic scenario, Indian economy has demonstrated an incredible recovery, surpassing many other nations and positioning itself for a return to its pre-Covid-19 growth trajectory in FY 2022-23. During the past decade, India has ascended from being the tenth-largest economy globally to become a significant player in the global economic landscape, currently holding the fifth-largest position. This strong economic momentum can be attributed to major reforms, including liberalisation, a reduction in bureaucratic hurdles and corruption, substantial investments in infrastructure, and improved accessibility to financing for small and medium-sized enterprises.

In FY 2022-23, India has achieved a GDP growth rate of 7.2%, buoyed by a favourable business environment, robust industrial output, increased consumer spending, widespread vaccination coverage, rising GST collections, and the vision of 'Aatmanirbhar Bharat'. Although the growth estimate for FY 2022-23 has been revised downward from the 8.7% recorded in FY 2021-22, it still outperforms that of major economies and slightly surpasses the average growth rate of the Indian economy in the decade leading up to the Covid-19 pandemic.

Initiatives such as 'Amritkaal' and 'Saptarishis' have the mandate of bridging economic disparities, empowering individuals in rural areas, boosting technological capabilities, and reducing dependence on Government assistance. The Government's strategy, focussed on inclusive development, is complemented by endeavours to expand infrastructure, unlock untapped potential, promote sustainable growth, leverage the demographic dividend of the youth population, and strengthen the financial sector, serving as crucial drivers propelling India towards a promising and prosperous future.

GDP Growth Rate in India (in %)



In India, retail inflation, measured by the Consumer Price Index (CPI), reached 6.8% in FY 2022-23. The Russia-Ukraine war has disrupted the global supply chain system, leading to higher crude oil prices and food shortages worldwide. The conflict has further disrupted the restoration of supply chains, which were previously impacted by Covid-19 lockdowns and limited trade traffic. Other than the Russia-Ukraine conflict, crop failures also played a major role in augmenting the global food shortage, resulting from excessive heat in some parts of the country.

Outlook

India, despite encountering distinctive challenges and inherent risks within the current global economic landscape, maintains its position as a promising economy. The implementation of key reforms like the Goods and Services Tax (GST) and the Insolvency and Bankruptcy Code (IBC) has significantly enhanced the efficiency, transparency, and financial discipline of the Indian economy, leading to overall improvement in its functioning.

The Indian Government, over the years, has been proactive in introducing a slew of measures to stimulate economic growth and development. These include increasing capital expenditure and reducing compliance burdens, both of which are anticipated to attract investments and generate job opportunities, thereby fostering sustained long-term economic growth. The robust credit growth and resilience observed in the financial market further contribute to a stable investment environment, bolstering the country's economic prospects.

Multiple factors are expected to play key roles in driving India's economic growth. These include the normalisation of supply chains, the return of capital flows to India, and stable domestic inflation rates below 6%. Going forward, these factors are likely to boost private sector investment and improve animal spirits. Consequently, the Economic Survey projects a baseline real GDP growth of 6.5% for FY 2023-24.

(Source: https://www.indiabudget.gov.in/economicsurvey/doc/echapter.pdf)

Industry Overview

Industrial Sector in India

India's industrial sector holds a significant position, contributing around 30% to the nation's Gross Value Added (GVA). In FY 2022-23, this sector faced notable challenges, notably due to the Russia-Ukraine conflict. While there were substantial disruptions in the supply chain, they did not reach the severity initially anticipated. Nonetheless, the industry had to address the challenges of rising prices and scarcity of essential commodities. Despite these obstacles, the industrial sector maintained a positive outlook and displayed remarkable resilience in the midst of adversity.

Steel Industry

India has solidified its position as one of the world's leading steel manufacturers, consistently ranking third or fourth in terms of global production and upholding a renowned reputation for producing top-quality steel. In a remarkable development, India has also risen to become the world's second-largest consumer of finished steel. Despite these achievements, India's per capita steel consumption remains relatively modest at approximately 77.2 kg, though it has experienced a remarkable 50% increase over the past eight years. This figure pales compared to the global average of 233 kg per capita steel consumption, representing roughly one-third of the worldwide average.

Projections indicate that India's steel consumption is on an upward trajectory, with an anticipated growth rate of 7.5% for the current fiscal year, extending to March 2024. The booming domestic construction sector, railways, and capital goods industries primarily drive this surge in demand. The Indian Steel Association (ISA) forecasts a steel demand of 128.9 Million tonnes in FY 2023-24, a significant rise from the 119.9 Million tonnes recorded in the previous year.

Notably, the steel sector has thrived on the back of India's robust economic growth, with sectors such as automotive and consumer durables expected to further bolster steel consumption.

Looking ahead to the period 2030-2031, the steel industry in India is estimated to necessitate an additional capital expenditure of ₹ 10 Lacs Crore and an electricity supply of 27 GW to accommodate anticipated capacity expansion and rising demand. Employment in the sector is set to grow from the current 25 Lacs people engaged in direct and indirect roles to an impressive 36 Lacs jobs by 2031, making a substantial contribution to the country's economic development.

Over the years, the Government has introduced various programmes aimed at stimulating growth in the domestic steel sector. These initiatives include infrastructure projects like rail track electrification, dedicated freight lanes, high-speed rail ventures, affordable housing schemes, and power transmission improvements. Furthermore, the Ministry of Steel has instituted a series of measures to fortify the sector's resilience. These measures encompass the digitisation of mining operations to ensure a secure supply of raw materials, enhance production efficiency, and promote the transition toward an eco-friendly steel industry. The Government also seeks to expand the capabilities of domestic steel plants, facilitate supply through cutting-edge greenfield capacity additions, and establish value-added steel clusters, all contributing to the sector's long-term growth.

(Source: https://steel.gov.in/sites/default/files/MoS%20AR%20 2022-23.pdf
https://www.clearias.com/steel-industry-india/)

Pre-Engineered Buildings Industry

The Pre-Engineered Building (PEB) sector has experienced significant growth, with a notable 12% expansion in the aftermath of the COVID-19 pandemic. The Indian Pre-Engineered Steel Buildings market is currently undergoing a robust expansion, driven by the extensive infrastructure development initiatives and the growing adoption of PEB systems within the industrial landscape. Key sectors, including automotive, power generation, logistics, pharmaceuticals, fast-moving consumer goods (FMCG), and capital goods are emerging as substantial growth catalysts for the PEB industry in India.

The most significant hurdle facing India's prefabricated and pre-engineered building solutions is the gradual shift in perception from traditional construction methods to steel structures. While this shift is happening over time, its pace remains relatively slow, and there is still some resistance to readily embracing change. Many individuals and organisations tend to perceive conventional construction methods as cheaper and superior, often overlooking the substantial long-term advantages that pre-engineered steel structures can offer.

Currently, several states are proactively introducing investor-friendly policies aimed at enticing investments. The Central Government is directing its efforts toward developing Multi-Modal Logistics Hubs and Industrial corridors, with multinational corporations (MNCs) expected to make substantial investments in India. Additionally, the evolving consumer preferences favouring online delivery models are anticipated to further drive demand.

Promisingly, continued robust growth is expected in sectors such as Data Centers, Multi-storey steel structures, manufacturing, logistics, and warehousing. Consequently, the overall industry outlook is exceptionally positive for the foreseeable future.

(Source: https://www.mgsarchitecture.in/building-materials-products/precast-peb/242-pre-engineered-construction-in-india-a-way-forward.html)

Opportunities

The Indian economy demonstrated a robust growth rate of 7.2% in FY 2022-23. This growth can be attributed to various government initiatives, including the PM Gati Shakti Yojana and PLI schemes and a renewed emphasis on job creation. Increased exports and a revival of private capital expenditure also contributed to this economic upturn. Currently, the industry possesses ample capacity to meet demand for the next five years. Additionally, the rising purchasing power in rural India augurs well for the industry's prospects. Everest remains positioned as a dominant player in the market.

The real estate sector is on track to reach a valuation of US$ 1 Trillion by 2030, with a growing adoption of dry construction techniques. This trend is expected to grow exponentially in the total building market. Furthermore, with the resurgence of the capital expenditure cycle and global companies pursuing a 'China + 1' strategy, the Pre-Engineered Building (PEB) industry is projected to expand at a CAGR of 12% until 2030. Notably, there is substantial demand emanating from various sectors, including defense, data centers, and warehousing, in addition to traditional sectors like automotive, chemicals, and manufacturing.

Emerging Trends in the Pre-Engineered Buildings Industry

Increased Use of Steel in Buildings for Data Centres and Infrastructure Projects

The utilisation of steel is on the rise within the context of Pre-Engineered Buildings. This growing popularity can be attributed to their inherent strength, lightweight properties, and ease of fabrication. Furthermore, they provide architects and builders with increased design flexibility.

Tall Buildings

Pre-engineered structures are experiencing an increasing trend in their use for tall commercial and residential structures. They bring speed, space saving, and versatility to these structures.

Green Building Certifications

Sustainability plays a pivotal role in the pre-engineered building (PEB) sector, as an increasing number of manufacturers are actively seeking green building certifications such as LEED. This dedication to eco-friendliness underscores the industry's commitment to meeting environmental standards and meeting the expectations of its clients.

Advanced Design Optimisation

The emergence of sophisticated design optimisation software has transformed the field of pre-engineered building (PEB) engineering. It allows for the development of structures that either maintain or enhance their strength while requiring less material. This leads to cost savings and a diminished environmental footprint, aligning with the industry's sustainability goals.

Advanced Fabrication Technology

The fabrication of pre-engineered buildings (PEBs) is reaping substantial benefits from technological advancements, including the utilisation of CNC machines, robotic welding, and 3D modeling software. These innovations guarantee exceptional precision, quality, and efficiency in the manufacturing process.

Modular Construction

Modular construction techniques, which entail the use of prefabricated components, are gaining popularity in the pre-engineered building (PEB) industry. This method facilitates quicker assembly and provides flexibility to incorporate design changes as needed.

Internet of Things (IoT) Integration

The integration of the Internet of Things (IoT) is on the rise within the realm of pre-engineered buildings (PEBs). IoT sensors and controls are being deployed to monitor, automate, and analyse data, thereby elevating the functionality and efficiency of these structures.

(Source: https://medium.com/steel-fabrication-india/what-are-the-latest-trends-in-pre-engineered-buildings-peb-and-structures-8de2b9cf5f39#:~:text=Advanced%20fabrication%20technology%3A%20The%20use,is%20gaining%20popularity%20in%20PEBs.)

Outlook

The construction sector in India has experienced remarkable growth in recent decades, and the introduction of pre-engineered buildings (PEBs) has been a pivotal factor driving this expansion. As awareness of the benefits of PEB construction continues to spread, the adoption of prefabricated structures is gaining rapid momentum across the nation. This surge in popularity is primarily attributed to their ability to offer swift construction timelines and versatility in design, making them an appealing choice for a wide variety of applications.

Thanks to their robust durability and earthquake-resistant properties, PEBs have proven to be particularly well-suited for use in high-risk areas. What was once a niche choice has now evolved into a mainstream preference across various sectors, including construction, healthcare, aviation, residential housing, restaurants, malls, and more. The trajectory of PEB adoption in India is unmistakably upward, as indicated by the continually rising trend.

Company Overview

Interarch Building Products Private Limited ('Interarch' or 'the Company'), established in the year 1983, has played a pioneering role in introducing high-end metal interior products to the Indian market. Since its inception, Interarch has consistently been the torchbearer of innovation, leading the way in various segments, including metal ceilings, blinds, metal roofing, and pre-engineered buildings.

Over the course of 40 years, Interarch has evolved into a preeminent turnkey provider of Pre-Engineered Steel Construction Solutions in India, leveraging its commitment to excellence and innovation. Its comprehensive capabilities encompass the entire spectrum, from design and manufacturing to logistics, supply, and on-site project execution for pre-engineered steel buildings.

Interarch maintains strong collaborations with industry leaders involved in project development and construction. The Company's strategic support is instrumental in the successful realisation of critical industrial, commercial, and infrastructure projects across the country. With a rich history of innovation and an unparalleled dedication to quality, Interarch has firmly established itself as a trusted and respected partner for transformative construction solutions in India.

Interarch's USPs

01 Repeat business from stellar customers

02 Customer perception and drive towards customer delight

03 Robust project delivery mechanism

04 Formidable team built over 40 years

Financial Performance

Profit and Loss (₹ in Lacs unless stated otherwise)	FY 2022-23 (As per Ind AS)	FY 2021-22 (As per IGAAP)	FY 2020-21 (As per IGAAP)	FY 2019-20 (As per IGAAP)	FY 2018-19 (As per IGAAP)
Revenue from Operations	11,2393	83,158	57,596	71,937	69,850
EBITDA	11,310	3,709	2,109	5,290	1,801
EBITDA Margin (%)	10.00	4.45	3.63	7.33	2.57
Other Income	672	260	425	233	310
Profit Before Tax	10,895	2,927	1,797	4,536	896
Profit After Tax	8,146	2,198	1,385	3,964	692
Profit After Tax Margin (%)	7.20	2.63	2.39	5.49	0.99
Earnings per Share (₹)	54.31	14.65	9.24	26.42	4.61

Financial Ratios

Particulars	FY 2022-23 (As per Ind AS)	FY 2021-22 (As per IGAAP)	% Change	Reason for Change	Formula Used
Interest Coverage Ratio (x)	91.32	11.46	696.69	On account of increase in profit before interest and tax in current year	Numerator: Profit before Interest and Tax Denominator: Interest Expenses
Current Ratio (x)	1.83	1.81	1.10	N/A	Numerator: Current Assets Denominator: Current Liabilities
Gross Debt Equity Ratio (x)	0.04	0.01	253.32	On account of increase in total debt in current year	Numerator: Gross Debt* = Current + Non-Current Borrowings Denominator: Total Equity
Net Debt Equity Ratio (x)	(0.25)	(0.33)	(23.10)	N/A	Numerator: Net Debt* = Current + Non-Current Borrowings - Cash and Bank Balances Denominator: Total Equity
Operating Profit Margin (%)	10.06	4.46	125.62	On account of increase in EBITDA in current year	Numerator: EBITDA Denominator: Revenue from Operations
Net Profit Margin (%)	7.25	2.64	174.62	On account of increase in net profit after tax in current year	Numerator: Net Profit after Taxes** Denominator: Revenue from Operation
Return on Equity (%)	22.70	8.57	164.88	On account of increase in net profit after tax in current year	Numerator: Net Profit after Taxes** Denominator: Average Total Equity
Trade Receivables Turnover Ratio (x)	7.23	7.34	(1.50)	N/A	Numerator: Revenue from Operation Denominator: Average Trade Receivable
Inventory Turnover Ratio (x)	5.40	4.88	10.66	N/A	Numerator: Cost of Goods Sold Denominator: Average Inventory
Return on Capital Employed (%)	26.42	12.30	114.80	On account of increase in Profit before interest and tax in the current year.	Numerator: Profit before Interest and Tax Denominator: Capital Employed = Tangible Net worth + Total Debt*

* Total debts include lease liabilities with respect to right of use of assets in FY 2022-23.
** Profit after tax before other comprehensive income in FY 2022-23.

Risks and their Mitigation Strategy

Every organisation is exposed to various risks that can affect its operations and revenue. These risks are inherent to the organisation's functioning and can substantially affect its overall performance. Therefore, it is imperative to remain vigilant and attuned to the business environment, proactively identifying emerging uncertainties and potential threats.

Interarch has identified a range of risks that may affect its operations, including business dynamics, market and industry, political, environmental, disaster, liquidity, credit, foreign exchange, human resource, and legal risks. These risks encompass a wide range and can stem from both internal and external factors, including shifts in market dynamics, alterations in regulatory landscapes, or occurrences of natural disasters. The Company has a strong risk governance framework and has outlined a detailed action plan to mitigate various risks.

Risk	Description	Mitigation Strategy
Industry Risk	The Company faces economic sensitivity as construction projects, essential for pre-engineered buildings, can be delayed or cancelled during economic downturns, potentially affecting the Company's revenue and profitability. Furthermore, fierce industry competition and the adoption of aggressive pricing strategies present challenges, underscoring the importance of prioritising innovation and delivering outstanding customer service to sustain a competitive advantage.	• The Company offers the assurance of being a reputed home-grown Indian company with an excellent track record, strong financial background and a nationwide network of distributors and builders assuring local professional support. • This is due to several success factors, including Interarch's superior design centre, state-of-art manufacturing facilities, a large team of trained and dedicated workforce, secure delivery of material, project completion within stipulated cost and time boundaries and repeat business from stellar customers.
Price Risk	The momth-on-month volatility of steel prices poses a significant risk to the Company's profitability.	Interarch's variable price models protects its margins against fluctuation of steel prices.

Design & Engineering Risk	The Company can face structural issues or other complications during construction if errors are made during the initial design stage. Moreover, inadequate engineering practices can lead to buildings that fail to adhere to safety regulations or meet the desired quality benchmarks.	• Interarch holds the ISO 9001 certification from UL Inc. USA, affirming its competence in designing and fabricating pre-engineered steel building systems and structures. • The engineering tasks involved in structural steel design encompass a comprehensive analysis and design of the entire structure. • Each building is designed considering quality and expert detailing for every application. Buildings are analysed using custom-developed tools, complete fabrication and shop drawings generated for each building.
Safety Risk	The Company is exposed to electrical and fire risks, especially metal roofing materials, necessitating proper grounding and fire-resistant designs. Further, Extreme weather conditions and the handling of heavy materials require attention to prevent accidents.	Interarch has taken proactive steps to enhance organisational safety, aiming to prevent injuries, incidents, and occupational illnesses. The Company adheres to a robust Occupational Health & Safety System (OH&S) aligned with ISO 45001:2018 standards, underscoring its commitment to achieving its primary organisational objectives.
Environmental Risk	The Company's PEB projects must adhere to stringent local environmental regulations governing land usage, waste management, and related aspects. It is important to achieve sustainability objectives and obtaining environmental certifications as they can pose significant hurdles within the context of PEB projects.	• The Company strongly emphasises eco-friendliness and sustainable, low-maintenance solutions in our buildings. Furthermore, it assists projects in achieving higher LEED and IGBC ratings, enhancing their certification levels. • As a specialist in metal buildings, the Company focusses on energy efficiency, waste minimisation, and fostering healthier indoor spaces for occupants. This sets Interarch apart from traditional construction methods, showcasing its commitment to sustainable building practices.

Human Resource (HR)

Interarch's Human Resource department holds its employees in high regard. It is committed to fostering a workplace that encourages respect, engagement, collaboration, teamwork, a supportive environment, and personal growth, while respecting individual freedom. The Company thrives on diversity, dynamism, and professionalism, creating a vibrant atmosphere filled with exciting opportunities to explore new perspectives, while embracing individuality. Interarch's workforce not only comprises strong individuals but also cohesive team members. The Company's leadership is dedicated to nurturing a positive work atmosphere characterised by passion, a strong drive for success, and a commitment to delivering high-quality work. Additionally, it places a strong emphasis on continuously enhancing the knowledge, skills, and capabilities of its employees and has invested significantly in their training and development.

Information Technology (IT)

Interarch acknowledges the pivotal role that information technology plays in both its manufacturing operations and overall business strategy. The Company's IT strategy is aligned with its broader business objectives, with a strong focus on efficiency, fostering innovation and security. Its IT governance framework ensures effective management of its technology investments and adequate mitigation of risks. Interarch is transitioning the Business-Critical ERP Application system to cloud-based platforms, thereby enabling improved availability, scalability, and flexibility. This highlights the Company's dedication to strengthening its information security measures to protect its data and uphold the trust of its stakeholders.

Corporate Social Responsibility (CSR)

Interarch's commitment to Corporate Social Responsibility involves responsible business practices that engage all stakeholders in decision-making and operations. This entails the adoption of business policies that prioritise ethical values, fairness, environmental consciousness, gender sensitivity, and inclusivity towards the differently-abled. The Company actively contributes to the social and economic development of the communities in which it operates, aiming to build a better, sustainable way of life for the weaker sections of society and raise the country's human development index. To facilitate this commitment, the Company has established the Corporate Social Responsibility (CSR) policy, which aligns with the Section 135 of the Companies Act 2013 and CSR Rules specified by the Ministry of Corporate Affairs, Government of India. These policies extend to all CSR projects undertaken by the Company, with a primary focus on initiatives concerning women's empowerment, public health and education promotion.

Environment, Health & Safety (EHS)

Interarch adheres to a comprehensive Occupational Health & Safety (OH&S) system, thoughtfully aligned with ISO 45001:2018 requirements, highlighting its commitment to its fundamental objectives.

Within the Company, the primary focus is on preventing all types of incidents, injuries, occupational illnesses, and the spread of Covid-19. It is dedicated to safeguarding the environment, and actively engaging every employee, supplier, and erector in these endeavours.

Interarch prioritises the welfare of its employees and those affected by its operations. The Company has a profound commitment to preventing accidents, injuries, and health issues, considering these efforts as essential business imperatives. It is wholeheartedly focussed on fostering a positive culture of health and safety, and promoting the well-being of its stakeholders.

Internal Control Systems and their Adequacy

Interarch has established a comprehensive internal control system aimed at protecting assets, accurately authorising and documenting transactions, and ensuring precise reporting. This system undergoes regular audits by both internal and external agencies to evaluate its effectiveness. The audit scope covers a range of operational processes, ensuring compliance with established standards and policies. Audit reports are presented to the Board, which assesses matters related to adherence, system reliability, authorisation procedures, and asset protection measures. Moreover, Interarch's statutory and internal auditors hold meetings with the Senior Management to review findings and corrective actions, promoting transparency and the ongoing enhancement of internal controls.

Cautionary Statement

Investors are cautioned that this discussion contains statements that involve risks and uncertainties. Words like anticipate, believe, estimate, intend, will, expect, and other similar expressions are intended to identify such forward-looking statements. The Company assumes no responsibility to amend, modify, or revise any forward-looking statements, on the basis of any subsequent developments, information, or events. Besides, the Company cannot guarantee that these assumptions and expectations are accurate or will be realised. Actual results, performance, or achievements could differ materially from those projected in any such forward-looking statements.

DIRECTORS' REPORT

TO THE MEMBERS:

Your Directors take pleasure in presenting the 40th Annual Report on the business and operations of the Company together with the Audited Financial Accounts for the year ended March 31, 2023.

FINANCIAL HIGHLIGHTS

(In ₹ Lacs)

Particulars	F.Y 2022-23	F.Y 2021-22
Revenue from operations	1,12,392.60	83,494.24
Other Income	1,246.46	591.37
Total Revenue	1,13,639.06	84,085.61
Profit Before Interest and Depreciation, prior period expense and exceptional item	11,884.51	3,880.44
Finance Charges	259.62	445.49
Provision for Depreciation	729.62	1,175.73
Profit Before prior period, exceptional item and tax	10,895.27	2,259.22
Income Tax Expense	2749.03	545.86
Profit for the year	8,146.24	1,713.36
Other comprehensive income (net of taxes)	-92.6	97.71
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	**8,053.64**	**1,811.07**

STATE OF COMPANY'S AFFAIRS:

Total Gross Turnover for the current year is ₹ 1124 Crores, showing increase of 34.62% as compared to the previous year. The Company has reported a profit after tax of ₹ 81.46 Crores as compared to a profit of ₹ 17.13 Crores in the previous year.

CHANGE IN NATURE OF BUSINESS, IF ANY

There is no change in the nature of business of the Company during the year.

DIVIDEND:

No Dividend is declared for the current financial year.

CHANGES IN SHARE CAPITAL

During the year under review the Company, there is no change in the Paid up Equity Share Capital of the Company which as on March 31, 2023 was ₹ 150,006,000

WEB ADDRESS, WHERE ANNUAL RETURN TO BE PLACED

Presently, the Company doesn't maintain any web address for the Annual Return. The Extract of Annual Return as required under section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014, in Form MGT-9 is annexed (Annexure: 1)

INFORMATION ABOUT SUBSIDIARY/ JV/ ASSOCIATE COMPANY

Company does not have any Subsidiary, Joint venture or Associate Company.

TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCTION AND PROTECTION FUND

Since there was no unpaid/unclaimed Dividend declared and paid last year, the provisions of Section 125 of the Companies Act, 2013 do not apply.

FUTURE OUTLOOK

It gives your Company a great pleasure to give you a brief report about your Company 2022-23 has been a good year for us, and a big jump from the previous year which was already a decent increase from the past. Your Company's turnover and profitability has improved dramatically and so has the Order Bookings. The market continues to look up and the upcoming projects in the market are noticeably higher in number and larger in size than before. Foreign companies are coming and investing in large numbers as are Large Indian concerns.

Your Company is in a very good position to capitalise on this as it continues to be recognised as one of the TOP players in Pre Engineered Buildings industry. Your Company's reputation with Consultants, Indian and Foreign companies, Large Contracting and Infrastructure companies is very good and we are normally their preferred partners.

Since at this level, industry is growing very fast and they want the projects done with high quality, speed and safety standards, your Company is getting projects of its' choice. Your Company has many new clients like Grasim, TATA Solar, Renew Power, Flipkart, Havells, Exide, Emmvee, Ascendas-first space etc. been added to your company Partner list along with the Regular clients and repeat orders. Partners like Indospace, Horizon (Blackstone backed) and Welspun have started placing most of their warehousing orders on us. Use of steel in Buildings is also catching up due to speed, quality, environment and labour issues. India is giving Infrastructure a major push and Interarch stand in a very good position to capitalise on this due to our skill in doing high-rise, schools, hospitals, villas, commercial offices, Data Centres etc. Besides traditional PEB markets of Industrial buildings, Data Centre is also a

DIRECTORS' REPORT (Contd.)

very promising field in the coming years and we hope to score well here.

Your Company has also decided to set up a new plant in the Southern region and have finalised purchase of land in Andhra Pradesh. We hope this new plant will be operational within 12 months. This will add to your Company capacity to achieve the turnovers it want in the coming years. In the next 18 months or so, your Company wants to add another new plant in the Western region also. Your Company is looking for land in Gujarat. Your Company has added capacity in our existing plants in Uttarakhand and Tamil Nadu also.

Your Company has added new members to our Engineering team and Project teams to give a better experience to our partner clients and add new skills as we are getting more and more large value orders.

Your Company financial position is strong and we hope to go for an IPO or some other fund raising in the coming 12 months to enable us to setup new capacities and become financially stronger.

Your Company has started major marketing exercise all over India to meet new clients, reconnect with old clients and create new markets. Your Company is doing this by holding seminars and presentation in all Major towns and cities and we plan to continue doing this. This greatly helps in knowing the clients' needs and showing him how he can use steel to make ALL types of buildings. Steel is the way to build in the future and all Countries have used steel to do fast and high quality buildings. India is now on a High Growth path and will need to build buildings using Steel and more so, Pre-engineered Steel Buildings.

Your Company stands in an excellent pole position currently to capitalise fully on this. Your Company has high level of Engineering expertise and Marketing reach, besides the great reputation we have built up over last 25 years. This will take us to new peaks in the coming years with a Booming India

MATERIAL CHANGES AND COMMITMENTS

No material changes and commitments affecting the financial position of the Company occurred between the ends of the financial year to which these financial statements relate on the date of this report.

MEETINGS OF THE BOARD OF DIRECTORS

During the FY 2022-23, the Company held eight (8) board meetings of the Board of Directors as per Section 173 of Companies Act, 2013 which is summarised below. The provisions of Companies Act, 2013 were adhered to while considering the time gap between two meetings.

S. No.	Date of Meeting	Board Strength	No. of Directors Present
01	22/04/2022	06	05
02	12/07/2022	06	05
03	25/07/2022	06	05
04	22/08/2022	06	05
05	26/09/2022	06	05
06	23/12/2022	06	05
07	10/02/2023	06	05
08	24/03/2023	06	05

STATUTORY AUDITORS:

In 35th AGM, M/s S.R. Batliboi & Co. LLP, Chartered Accountants, having Firm Registration No. 301003E/E300005 have been appointed as the Statutory Auditor of the Company for the period of 5 years till the conclusion of the forthcoming 40th AGM

In view of the forgoing, the reappointment of Statutory Auditors is being sought from the members at the ensuring AGM for their appointment as the Statutory Auditors for the other term of five years.

INTERNAL AUDITORS:-

M/s SHRP & Associates, Chartered Accountants have been conducting periodic internal audit of all operations of the Company at Plot No.14, Sector 2, IIE Pantnagar, Rudrapur, Uttarakhand and Khasra No.276A, 2 Kms. on Kichha-Rudrapur Road, Kichha-263148 (Uttarakhand) and M/s RITS AND ASSOCIATES,. Chartered Accountants have been conducting periodic internal audit for Factory at Sipcot, Tamil Nadu.

COST AUDITORS

Pursuant to Section 148 of the Act, read with the Companies (Cost Records and Audit) Rules 2014, Your Company has appointed M/s JSN & CO as the cost auditors of the Company to conduct audit of cost accounting records maintained by the Company for various products manufactured by the Company for the year ending on March 31, 2024, at a remuneration of ₹ 65,000/-, subject to the ratification of their remuneration by the shareholders in the ensuring Annual General Meeting.

CORPORATE SOCIAL RESPONSIBILTY

Your Company has been constantly working towards promoting equality, including and empowering the under-represented and underserved communities. Your Company invests in the areas of education, inclusion and livelihood through non-profits and social enterprises. Your Company's constant endeavor has been to support initiatives in the chosen focus areas of CSR, including certain unique initiatives. Your Company has a duly constituted CSR Committee, which is responsible for fulfilling the CSR objectives of your Company. The Board of Directors has adopted a CSR policy which is in line with the provisions of the Act. The CSR Policy of your Company lays down the philosophy and approach of your Company towards its CSR commitment.

Annual Report on Corporate Social Responsibility Activities of your Company is enclosed as Annexure – 2 and forms a part of this report

VIGIL MECHANISM/ WHISTLE BLOWER POLICY

The Company has adopted a Whistle Blower Policy, to provide a formal mechanism to the Directors and employees to report their concerns about unethical behaviour, actual or suspected fraud or violation of the Company's Code of Conduct or ethics policy. The Policy provides for adequate safeguards against victimisation of employees who avail of the mechanism and also provides for direct access to the Chief Ethics Counsellor and Designated Directors.

LOANS, GUARANTEES AND INVESTMENTS

There were no loans, guarantees or investments made by the Company under Section 186 of the Companies Act, 2013, during the year under review and hence the said provision is not applicable.

LOAN FROM DIRECTORS

The Company has taken loan from Directors during the year under review. Details of which has been given in Note No. 36 in the financial statement.

RELATED PARTY TRANSACTIONS

All related party transactions that were entered into during the financial year were on an arm's length basis and were in the ordinary course of business. There are no materially significant related party transactions made by the Company with Promoters, Directors, Key Managerial Personnel or other designated persons which may have a potential conflict with the interest of the Company at large and Approval of the Board of Directors & shareholders was obtained wherever required.

Further all the necessary details of transaction entered with the related parties in accordance with applicable accounting standard are provided at Note No. 36 of the Annual Account.

CONSERVATION OF ENERGY:

During the year ended March 31, 2023 a number of measures have been introduced to reduce energy consumption to keep the maximum demand down to the minimum level.

TECHNOLOGY ABSORPTION:

During the year the Company continues to encourage the indigenous industries for import substitution. Wherever possible, imports are avoided and all possible steps are being taken for indigenisation. The updating of technology has helped to make available to the customer products of high standard and quality.

RISK MANAGEMENT

The Company does not have any Risk Management Policy as the elements of risk threatening the Company's existence are very minimal.

DIRECTORS

There are no changes in composition of Board of Directors of your Company in this Financial Year

DEPOSITS

Your Company has not accepted any deposits from the public, during the year under review, within the meaning of Section 73 of the Companies Act, 2013 read with the Companies (Acceptance of Deposits) Rules, 2014, and no amount of principal or interest on Deposits from the public was outstanding as on the date of Balance sheet.

SHARES

a. BUY BACK OF SECURITIES

The Company has not bought back any of its securities during the year under review.

b. SWEAT EQUITY

The Company has not issued any Sweat Equity Shares during the year under review.

c. BONUS SHARES

The Company has not issued any Bonus Shares during the year under review.

d. RIGHT ISSUE SHARES

The Company has not issued any Right Shares during the year under review.

e. EMPLOYEES STOCK OPTION PLAN

The Company has not provided any Stock Option Scheme to the employees.

SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE

No significant or material orders were passed by the any Regulators or Courts or Tribunals which impact the going concern status and Company's operations in future.

LABOUR UNREST

During the previous year ended March 31, 2022, one of the plants of the Company in Uttarakhand, Pantnagar Plant witnessed some labour unrest, where the workmen resorted to deliberate "Go Slow production" resulting in fall in the production at Pantnagar Plant. The management of the Company did tripartite conciliation meetings with the jurisdictional Assistant Labour Commissioner Pantnagar. However no agreement could be made due to the adamant attitude of worker Union Representatives. Company had to declare Partial Lock Out as per the provisions of Section 6 (S) of the UP Industrial Dispute 1948 on March 16, 2022 which got lifted lifted on July 06, 2022 (' Lock out period') and the Pantnagar Plant started to function normal since then. The Production loss in the Pantnagar Plant during the Lockout period was covered by the increasing the production in other plants and engaging some outside job workers.

During the current year, the Labour Secretary (Ministry of Labour and employment , Government of Uttarakhand) declared the lock out Illegal, and the Company has also received a demand of Rs. 184.95 Lacs from Asstt. Labour Commissioner , Pantnagar ('ALC'), towards the wages of workers during the lockout period . The Company has challenged the labour secretary order and demand raised by ALC and filed a writ petition before the Hon'ble High Court, Uttarakhand. The Hon'ble High Court has granted stay on the demand raised and the above matter is still pending to be adjudicated.

In regard to the above matter, the Company, based on the advice of its legal counsel, believes that there is no probable cash outflow in this regard.

During the year 2022-23, 428 workers which were part of labour union went on strike w.e.f. September 6, 2022 which continued till December 15, 2022 in Pant Nagar and Kichha plants (428 workers out of which 330 workers were from Pant Nagar and 98 workers were from Kichha Plant)

The labour union reached an agreement with the Company which was signed.

In the said agreement it was agreed that company will provide increment to the striking workers w.e.f. January 01, 2023 instead of July 01, 2022.Same will be payable in July 2023 as an arrear and workers agreed that they will not demand increment for previous months i.e., July 2022 to Dec 2022.

Production in these units have resumed with full vigor. Production loss during the strike period was managed with increasing production in other unit and by outsourcing the production to job workers.

DISCLOSURE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (Prevention, Prohibition and Redressal) Act, 2013

The Company has in place a policy on Prevention Prohibition and Redressal of Sexual harassment of Women at Workplace pursuant to the requirements of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. Company is committed to provide a safe and conducive work environment to its employees. During the year under review, there were no cases filed pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

PARTICULARS OF EMPLOYEES

The information required pursuant to Section 197 read with Rule, 5 of The Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 in respect of employees of the Company is not applicable to the Company.

FOREIGN EXCHANGE EARNINGS AND OUTGO

The details of foreign exchange and outgo are as under:

₹ in Lacs

			March 31, 2023	March 31, 2022
a)	Earning at F.O.B Value		27.65	-
b)	Outgo:			
	i)	Import of raw material	127.23	102.33
	ii)	Foreign Travel	15.13	2.22
	iii)	Others	60.51	17.61
	iv)	Capital goods	278.15	-
	v)	Stores, Spares & Packing material	0.57	9.35

DETAILS OF APPLICATION / ANY PROCEEDING PENDING UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016

The Company has filed following application against the corporate Debtors under the Insolvency and Bankruptcy code 2016 which are pending as on March 31, 2023

DIRECTORS' REPORT (Contd.)

CONPLAINANTS/ RESPONDENTS	Type of Case	Claim Amount (₹)	Jurisdiction	Status as on March 31, 2023
INTERARCH BUILDING PRODUCTS PVT LTD Vs. SYMPHONIA GRAPHICS PVT. LTD.	Section 9, before NCLT	5,75,19,643	National Company Law Tribunal, Jaipur Bench	The matter has been filed before NCLT Jaipur for initiation for corporate Insolvency resolution process against the corporate Debtor on March 06, 2020. Hon'ble Court was pleased to note that the matter is partly heard by a different bench and therefore was pleased to list the matter before a Special Bench. On December 02, 2021. court was please to take on record application for urgent hearing on January 10, 2022 and January 11, 2022. Arguments of both the parties are completed on February 21, 2022. Waiting for court order.

DETAILS OF DIFFERENCE BETWEEN AMOUNT OF THE VALUATION DONE AT THE TIME OF ONE TIME SETTLEMENT AND THE VALUATION DONE WHILE TAKING LOAN FROM THE BANKS OR FINANCIAL INSTITUTIONS ALONG WITH THE REASONS THEREOF

As Company has not done any one time settlement during the year under review hence no disclosure is required.

DIRECTORS' RESPONSIBILITY STATEMENT U/S 217(2AA):

Pursuant to Section 134(5) of the Companies Act, 2013 the Board of Directors of the Company confirms that-

a) in the preparation of the annual accounts for the year ended March 31, 2023, the applicable accounting standards read with requirements set out under Schedule III to the Act, have been followed and there are no material departures from the same;

b) the Directors have 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 as at March 31, 2023 and of the profit of the Company for the year ended on that date;

c) the Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d) the Directors have prepared the annual accounts on a 'going concern' basis;

e) the Directors have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and are operating effectively; and

f) the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

BOARD'S COMMENTS ON THE AUDITORS' REPORT

The observations of the Statutory Auditors, when read together with the relevant notes to the accounts and accounting policies are self-explanatory and do not calls for any further comment.

DETAIL OF FRAUD AS PER AUDITORS REPORT

No fraud in the Company during the Financial Year ended March 31, 2023 has been reported by auditors in their audit report for the Financial Year ended March 31, 2023.

INTERNAL FINANCIAL CONTROLS

The Company's internal audit systems are geared towards ensuring adequate internal controls commensurate with the size and needs of the business, with the objective of efficient conduct of operations through adherence to the Company's policies, identifying areas of improvement, evaluating the reliability of Financial Statements, ensuring compliances with applicable laws and regulations and safeguarding of assets from unauthorised use.

DIRECTORS' REPORT (Contd.)

The report on the Internal Financial controls under clause (i) of sub-section 3 of Section 143 of the Companies Act, 2013, by the Auditor, is annexed to the Auditor report as **"Annexure-2"**

ACKNOWLEDGEMENT

Your Directors wish to thank you all our partners in this journey, especially our Investors and Bankers, our vendors and transporters and most importantly OUR TEAM INTERARCH

Your Company looks forward to another super year with all your support!

For and on behalf of the Board

	ARVIND NANDA	**GAUTAM SURI**
	MANAGING DIRECTOR	DIRECTOR
	DIN NO: 00149426	**DIN NO:** 00149374
Place: Noida	Address: Farm No. 8, Haveli Dera Mandi Road,	Address: F-36 Radhe Mohan Drive
Dated: August 17, 2023	Mehrauli, New Delhi-110047	Gadaipur Bandh, New Delhi-110030

ANNEXURE - I

FORM NO. MGT 9

EXTRACT OF ANNUAL RETURN

As on financial year ended on March 31, 2023

Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company (Management & Administration) Rules, 2014.

(All the business activities contributing 10 % or more of the total turnover of the Company shall be stated)

I. REGISTRATION & OTHER DETAILS:

1	CIN	U45201DL1983PTC017029
2	Registration Date	30th November 1983
3	Name of the Company	INTERARCH BUILDING PRODUCTS PVT LTD
4	Category/Sub-category of the Company	COMPANY LIMITED BY SHARES/ INDIAN NON -GOVERNMENT COMPANY
5	Address of the Registered office & contact details	FARM NO-8, KHASARA NO. 56/23/2, DERA MANDI ROAD MANDI VILLAGE, TEHSIL MEHRAULI, NEW DELHI-110047
6	Whether listed company	NO
7	Name, Address & contact details of the Registrar & Transfer Agent, if any.	LINK INTIME INDIA PRIVATE LTD;C 101, 247 PARK, LBS MARG, VIKHROLI (W)MUMBAI 400083; Phone – 0 2 2 4 9 1 8 6 0 0 0

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

S. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the Company
1	Steel Products	7301 to 7326	100%

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES

SN	Name and address of the Company	CIN/GLN	Holding/ Subsidiary/ Associate	% of shares held	Applicable Section
N.A.					

IV. SHARE HOLDING PATTERN

(Equity share capital breakup as percentage of total equity)

(i) Category-wise Share Holding

Category of Shareholders	No. of Shares held at the beginning of the year [As on 31-March-2022]			No. of Shares held at the end of the year [As on 31-March-2023]			% Change during the year
	Demat	Total	% of Total Shares	Demat	Total	% of Total Shares	
A. Promoters							
(1) Indian							
a) Individual/ HUF	1,18,95,500	1,18,95,500	79.30%	1,18,95,500	1,18,95,500	79.30%	0.00%
b) Central Govt	0	-	0.00%	0	-	0.00%	0.00%
c) State Govt(s)	0	-	0.00%	0	-	0.00%	0.00%
d) Bodies Corp.	11,05,000	11,05,000	7.37%	11,05,000	11,05,000	7.37%	0.00%
e) Banks / FI	0	-	0.00%	0	-	0.00%	0.00%
f) Any other	0	-	0.00%	0	-	0.00%	0.00%
Sub Total (A) (1)	1,30,00,500	1,30,00,500	86.67%	1,30,00,500	1,30,00,500	86.67%	0.00%

ANNEXURE - I (Contd.)

Category of Shareholders	No. of Shares held at the beginning of the year [As on 31-March-2022]			No. of Shares held at the end of the year [As on 31-March-2023]			% Change during the year
	Demat	Total	% of Total Shares	Demat	Total	% of Total Shares	
(2) Foreign							
a) NRI Individuals	0	0	0.00%	0	0	0	0.00%
b) Other Individuals	0	0	0.00%	0	0	0	0.00%
c) Bodies Corp.	0	0	0.00%	0	0	0	0.00%
d) Any other	0	0	0.00%	0	0	0	0.00%
Sub Total (A) (2)	**0**	**0**	**0.00%**	**0**	**0**	**0**	**0.00%**
TOTAL (A)	**1,30,00,500**	**1,30,00,500**	**86.67%**	**1,30,00,500**	**1,30,00,500**	**86.67%**	**0.00%**
B. Public							
1. Institutions							
a) Mutual Funds	0	0	0.00%	0	0	0.00%	0.00%
b) Banks / FI	0	0	0.00%	0	0	0.00%	0.00%
c) Central Govt	0	0	0.00%	0	0	0.00%	0.00%
d) State Govt(s)	0	0	0.00%	0	0	0.00%	0.00%
e) Venture Capital Funds	0	0	0.00%	0	0	0.00%	0.00%
f) Insurance	0	0	0.00%	0	0	0.00%	0.00%
g) FIIs	0	0	0.00%	0	0	0.00%	0.00%
h) Foreign Venture Capital Funds	0	0	0.00%	0	0	0.00%	0.00%
i) Others (specify)	0	0	0.00%	5	5	0.00%	0.00%
Sub-total (B)(1):-	**0**	**0**	**0.00%**	**5**	**5**	**0.00%**	**0.00%**
2. Non-Institutions							
a) Bodies Corp.							
i) Indian	0	0	0.00%	0	0	0.00%	0.00%
ii) Overseas	20,00,000	20,00,000	13.33%	20,00,000	20,00,000	13.33%	0.00%
b) Individuals	0	0	0.00%	0	0	0.00%	
i) Individual shareholders holding nominal share capital upto	0	0	0.00%	0	0	0.00%	0.00%
	0	0	0.00%	0	0	0.00%	
	0	0	0.00%	0	0	0.00%	
	0	0	0.00%	0	0	0.00%	
ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh	0	0	0.00%	0	0	0.00%	0.00%
	0	0	0.00%	0	0	0.00%	
	0	0	0.00%	0	0	0.00%	
	0	0	0.00%	0	0	0.00%	
c) Others (specify)	100	100	0.00%	100	100	0.00%	
Sub-total (B)(2):-	**20,00,000**	**20,00,000**	**13.33%**	**20,00,000**	**20,00,000**	**13.33%**	**0.00%**
Total Public (B)	**20,00,100**	**20,00,100**	**13.33%**	**20,00,100**	**20,00,100**	**13.33%**	**0.00%**
C. Shares held by Custodian for GDRs & ADRs	0	0	0.00%	0	0	0.00%	0.00%
	0	0		0	0		
	0	0		0	0		
Grand Total	1,50,00,600	1,50,00,600	100.00%	1,50,00,600	1,50,00,600	100.00%	0.00%

ANNEXURE - I (Contd.)

(ii) Shareholding of Promoter

SN	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% change in shareholding during the year
		No. of Shares	% of total Shares of the Company	% of Shares Pledged / encumbered to total shares	No. of Shares	% of total Shares of the Company	% of Shares Pledged / encumbered to total shares	
1	Gautam Suri	47,75,300	31.83%	0	47,75,300		0	0.00%
2	M/s Taipan Associates Pvt. Ltd	5,80,000	3.87%	0	5,80,000		0	0.00%
3	Arvind Nanda	59,20,200	39.47%	0	59,20,200		0	0.00%
4	Ishaan Suri	5,99,900	3.92%	0	5,99,900		0	0.00%
6	M/s IGS Holdings Pvt. Ltd	5,25,000	3.50%	0	5,25,000		0	0.00%
7	Shobhna Suri	6,00,100	4.00%	0	6,00,100		0	0.00%
	Total	**1,30,00,500**	**86.67%**	**0**	**1,30,00,500**	**86.67%**		**0.00%**

(iii) Change in Promoters' Shareholding (please specify, if there is no change)

SN	Particulars	Date	Reason	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
				No. of shares	% of total shares	No. of shares	% of total shares
	At the beginning of						0.00%
	Changes during the year				0.00%		0.00%
					0.00%		0.00%
	At the end of the				0.00%		0.00%

(iv) Shareholding Pattern of top ten Shareholders

(Other than Directors, Promoters and Holders of GDRs and ADRs):

NA.

(v) Shareholding of Directors and Key Managerial Personnel:

SN	Shareholding of each Directors and each Key Managerial Personnel	Date	Reason	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
				No. of shares	% of total shares	No. of shares	% of total shares
1	Name						
	At the beginning of	Gautam Suri		47,75,300	31.83%		0.00%
	Changes during the			0	0.00%		0.00%
	At the end of the				0.00%	47,75,300	31.83%

ANNEXURE - I (Contd.)

SN	Shareholding of each Directors and each Key Managerial Personnel	Date	Reason	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
				No. of shares	% of total shares	No. of shares	% of total shares
2	Name						
	At the beginning of	Arvind Nanda		59,20,200	39.47%		0.00%
	Changes during the			0	0.00%		0.00%
	At the end of the				0.00%	59,20,200	39.47%

V. INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment.

(Amt. ₹ Lacs)

Particulars	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year				
i) Principal Amount	171.11	165.00	0.00	336.11
ii) Interest due but not paid	0	0	0	0
iii) Interest accrued but not due	0	0	0	0.00
Total (i+ii+iii)	**171.11**	**-**	**-**	**336**
Change in Indebtedness during the financial year				
* Addition	947	-145		802
* Reduction				0
Net Change	947	-145	0	802
Indebtedness at the end of the financial year				
i) Principal Amount	1,118	20	-	1,138
ii) Interest due but not paid	0	0	0	-
iii) Interest accrued but not due	0	0	0	0.00
Total (i+ii+iii)	**1,118**	**20.00**	**-**	**1,138.37**

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

SN.	Particulars of Remuneration	Name of MD/WTD/ Manager		Total Amount
	Name	Arvind Nanda		(₹ in lacs)
	Designation	MD		
1	Gross salary			70.21
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961			
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961			
	(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961			

ANNEXURE - I (Contd.)

SN.	Particulars of Remuneration	Name of MD/WTD/ Manager		Total Amount
2	Stock Option	-	-	-
3	Sweat Equity	-	-	-
4	Commission - as % of profit - others, specify	-	-	-
5	Others, please specify	-	-	-
	Total (A)	**-**	**-**	**70.21**

SN.	Particulars of Remuneration	Name of MD/WTD/ Manager		Total Amount
	Name	Gautam Suri		(₹ in lacs)
	Designation	DIRECTOR & CHIEF TECHNICAL ADVISOR		
1	Gross salary			56.45
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961			
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961			
	(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961			
2	Stock Option	-	-	-
3	Sweat Equity	-	-	-
4	Commission - as % of profit - others, specify	-	-	-
5	Others, please specify	-	-	-
	Total (A)	**0.00**	**-**	**56.45**

SN.	Particulars of Remuneration	Name of MD/WTD/ Manager		Total Amount
	Name	VIRAJ NANDA		(₹ in lacs)
	Designation	DIRECTOR		
1	Gross salary			16.17
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961			
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961			
	(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961			
2	Stock Option	-	-	-
3	Sweat Equity	-	-	-

ANNEXURE - I (Contd.)

SN.	Particulars of Remuneration	Name of MD/WTD/ Manager		Total Amount
4	Commission - as % of profit - others, specify	-	-	-
5	Others, please specify	-	-	-
	Total (A)	**0.00**	**-**	**16.17**

C. Remuneration to Key Managerial Personnel other than MD/Manager/WTD

SN.	Particulars of Remuneration	Name		Total Amount
	Name	MANISH GARG		(₹ in lacs)
	Designation	CEO		
1	Gross salary			153.37
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961			
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961			
	(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961			
2	Stock Option	-	-	-
3	Sweat Equity	-	-	-
4	Commission - as % of profit - others, specify	-	-	-
5	Others, please specify	-	-	-
	Total (A)	**0**	**-**	**153.37**

SN.	Particulars of Remuneration			Total Amount
	Name	ANIL KUMAR CHANDANI		(₹ in lacs)
	Designation	CFO		
1	Gross salary			78.76
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961			
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961			
	(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961			
2	Stock Option	-	-	-

ANNEXURE - I (Contd.)

SN.	Particulars of Remuneration			Total Amount
3	Sweat Equity	-	-	-
4	Commission - as % of profit - others, specify	-	-	-
5	Others, please specify	-	-	-
	Total (A)	**0.00**	**-**	**78.76**

SN.	Particulars of Remuneration			Total Amount
	Name	NIDHI GOEL		(₹ in lacs)
	Designation	COMPANY SECRETARY		
1	Gross salary			15.23
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961			
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961			
	(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961			
2	Stock Option	-	-	-
3	Sweat Equity	-	-	-
4	Commission - as % of profit - others, specify	-	-	-
5	Others, please specify	-	-	
	Total (A)	0.00	-	15.23

VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES: NONE

ANNEXURE -II

1. BRIEF OUTLINE ON CSR POLICY OF THE COMPANY.

For Interarch, Corporate Social Responsibility means responsible business practices through the involvement of all stakeholders in the decision making process and in operations. It entails having business policies that are ethical, equitable, environmentally conscious, gender sensitive, and sensitive towards the differently abled. To actively contribute to the social and economic development of the communities in which we operate. In so doing build a better, sustainable way of life for the weaker sections of society and raise the country's human development index.

CSR Objectives

1. Demonstrate commitment to the common good through responsible business practices and good governance
2. To directly or indirectly take up programmes that benefit the communities in & around its Work Centre and results, over a period of time, in Enhancing the quality of life & economic wellbeing of the local populace.
3. Engender a sense of empathy and equity among employees of Interarch to motivate them to give back to the society.

2. COMPOSITION OF CSR COMMITTEE:

Sl. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1	Mr. Arvind Nanda	Chairman/Managing Director	2	2
2	Mr. Gautam Suri	Member/Director	2	2
3	Mr. Vishal Sharma	Member/Nominee Director	2	2

3. Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the Company. **https://www.interarchbuildings.com/key-policies.asp**

4. Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social responsibility Policy) Rules, 2014, if applicable (attach the report). **Not Applicable for the financial year under review.**

5. Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any: **Not Applicable**

6. Average net profit of the Company as per section 135(5). **₹ 328,265,981 /-**

7. (a) Two percent of average net profit of the Company as per section 135(5) : **₹ 6,565,320/-**

(b) Surplus arising out of the CSR projects or programmes or activities of the previous financial years: **Not Applicable**.

(c) Amount required to be set off for the financial year, if any: : **₹ 1,205/-**

(d) Total CSR obligation for the financial year (7a+7b- 7c). : **₹ 65, 64,115/-**

8. (a) CSR amount spent or unspent for the financial year:

Total Amount Spent for the Financial Year. (in ₹)	Amount Unspent (in ₹)				
	Total Amount transferred to Unspent CSR Account as per section 135(6).		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5).		
	Amount.	Date of transfer.	Name of the Fund	Amount.	Date of transfer.
65,65,000/-	Nil		NIl		

(b) Details of CSR amount spent against ongoing projects for the financial year: **Not Applicable**

(c) Details of CSR amount spent against **other than ongoing projects** for the financial year:

ANNEXURE - II (Contd.)

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	
Sl. No.	Name of the Project	Item from the list of activities in schedule VII to the Act.	Local area (Yes/ No).	Location of the project.		Amount spent for the project (in ₹).	Mode of implementation on Direct (Yes/ No).	Mode of implementation - Throug implementing agency.	
				State.	District.			Name.	CSR registration number.
1	(iii)	Empowering Women	No	Nakodar Road, Jalandhar.		15,00,000	NO	NARI NIKETAN TRUST	CSR00017767
2	(i)	Public Health	yes	Rudrapur, Uttranchal	Udham Singh Nagar	12,00,000	NO	SOUBHAGYA NIRMALAM FOUNDATION	CSR00013069
3	(i)	Public Health	yes	New Delhi		10,00,000	NO	CHIKITSA	CSR00006071
4	(ii)	Promoting Education	yes	New Delhi		5,00,000	NO	DELHI COUNCIL FOR CHILD a WELFARE	CSR00005527
5	(i)	Public Health	yes	Rudrapur, Uttranchal	Udham Singh Nagar	13,65,000	NO	INTERARCH FOUNDATION	CSR00003235
6	(ii)	Promoting Education	yes	Delhi NCR,		10,00,000	NO	AVASARA LEADERSHIP INSTITUTE	CSR00003007.
	TOTAL					**65,65,000**			

(d) Amount spent in Administrative Overheads: **Not Applicable**

(e) Amount spent on Impact Assessment, if applicable: **Not Applicable**

(f) Total amount spent for the Financial Year (8b+8c+8d+8e): **₹ 65,65,000 /-**

(g) Excess amount for set off, if any

Sl. No.	Particular	Amount (in ₹)
(i)	Two percent of average net profit of the Company as per section 135(5) EXCLUDING XCESS AMOUNT SPENT LAST YEAR	65, 64,115/-
(ii)	Total amount spent for the Financial Year	65,65,000
(iii)	Excess amount spent for the financial year [(ii)-(i)]	885
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	-
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	885

9. (a) Details of Unspent CSR amount for the preceding three financial years: **NIL**

(b) Details of CSR amount spent in the financial year for ongoing projects of the preceding financial year(s): **Not Applicable**

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year

(Asset-wise details).(a) Date of creation or acquisition of the capital asset(s).: **None**

(b) Amount of CSR spent for creation or acquisition of capital asset: **Nil**

(c) Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc.: **Not Applicable**

ANNEXURE - II (Contd.)

(d) Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset). **Not Applicable**

11. Specify the reason(s), if the Company has failed to spend two per cent of the average net profit as per section 135(5). **Not Applicable**

For and on behalf of the Board

Place: Noida
Dated: August 17, 2023

ARVIND NANDA
MANAGING DIRECTOR
DIN NO: 00149426
Address: Farm No. 8, Haveli Dera Mandi Road, Mehrauli, New Delhi-110047

GAUTAM SURI
DIRECTOR
DIN NO: 00149374
Address: F-36 Radhe Mohan Drive Gadaipur Bandh, New Delhi-110030

INDEPENDENT AUDITOR'S REPORT

To the Members of
Interarch Building Products Private Limited

Report on the Audit of the Financial Statements

OPINION

We have audited the accompanying Ind AS financial statements of Interarch Building Products Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2023, the Statement of Profit and Loss including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statements of Changes in Equity for the year then ended, and notes to the Ind AS financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

BASIS FOR OPINION

We conducted our audit of the Ind AS financial statements in accordance with the Standards on Auditing (SAs), as specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Ind AS Financial Statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Ind AS financial statements.

OTHER INFORMATION

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Director's Report', but does not include the Ind AS financial statements and our auditor's report thereon. The Director's Report is expected to be made available to us after the date of this auditor's report.

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

In connection with our audit of the Ind AS financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether such other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

RESPONSIBILITIES OF MANAGEMENT FOR THE IND AS FINANCIAL STATEMENTS

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with the Companies (Indian Accounting Standards Rules, 2015, as amended This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgements 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 Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE IND AS FINANCIAL STATEMENTS

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

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

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

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

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

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in the **"Annexure 1"** a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143 (3) of the Act, we report that:
   (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
   (b) In our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
   (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, 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 Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended
   (e) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023, from being appointed as a director in terms of Section 164 (2) of the Act;

INDEPENDENT AUDITOR'S REPORT (Contd.)

(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company with reference to these Ind AS financial statements and the operating effectiveness of such controls, refer to our separate Report in **"Annexure 2"** to this report;

(g) The provisions of Section 197 read with Schedule V of the Act are not applicable to the Company for the year ended March 31, 2023;

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

i. The Company has disclosed the impact of pending litigations on its financial position in its Ind AS financial statements – Refer Note 35 to the Ind AS financial statements;

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

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

iv. a) The management has represented that, to the best of its knowledge and belief, as disclosed in the note 44 to the Ind AS financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other person(s) or entity(ies) identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b) The management has represented that, to the best of its knowledge and belief, as disclosed in the note 44 to the Ind AS financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other person(s) or entity(ies) identified in any manner whatsoever by or on behalf of the Funding Parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c) Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.

v. No dividend has been declared or paid during the year by the Company

vi. As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable for the Company only w.e.f. April 01, 2023, reporting under this clause is not applicable.

For **S.R. Batliboi & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per **Anil Gupta**
Partner
Membership Number: 87921
UDIN: 23087921BGXAVJ5599

Place of Signature: Noida
Date: June 20, 2023

"ANNEXURE 1" REFERRED TO IN PARAGRAPH 1 UNDER THE HEADING OF "REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS" OF OUR AUDIT REPORT OF EVEN DATE

Re: Interarch Building Products Private Limited ('the Company')

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

(i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment.

(B) The Company has maintained proper records showing full particulars of intangibles assets.

(b) All Property, Plant and Equipment were physically verified by the management during the FY 2022-23 in accordance with a planned programme of verifying them once in three years which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

(c) The title deeds of all the immovable properties (other than properties where the Company is the lessee, and the lease agreements are duly executed in favour of the lessee) are held in the name of the Company.

(d) The Company has not revalued its property, plant and equipment (including Right of use assets) or intangible assets during the year ended March 31, 2023.

(e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

(ii) (a) The management has conducted physical verification of inventory including inventory lying with third parties at reasonable intervals during the year. In our opinion the coverage and the procedure of such verification by the management is appropriate. No discrepancies of 10% or more in aggregate for each class of inventory were noticed on such physical verification.

(b) As disclosed in note 14(b) to the financial statements, the Company has been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks or financial institutions during the year on the basis of security of current assets of the Company. Based on the records examined by us in the normal course of audit of the financial statements, the quarterly returns/ statements filed by the Company with such banks or financial institutions are in agreement with the books of accounts of the Company.

(iii) (a) During the year, the Company has not made investment in, provided any loans or advances in the nature of loans secured or unsecured, stood guarantee or provided security to companies, firms, Limited Liability Partnerships or any other parties except loan to employees which are as follow:

Particulars	Amount (Rs. in Lacs)
Aggregate amount of loans provided during the year	52.36
Balance outstanding as at balance sheet date in respect of above loans	25.27

(b) The terms and conditions of the grant of all such loans to employees are not prejudicial to the Company's interest.

(c) In respect of loans granted to employees, the schedule of repayment of principal and payment of interest has been stipulated and the repayment or receipts are regular.

(d) There are no amounts of such loans granted to employees which are overdue for more than ninety days.

(e) The Company has not granted loan to a company which had fallen due as at the balance sheet date

(f) The Company has not granted any loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to any Company or any other parties. Accordingly, the requirement to report on clause 3(iii)(f) of the Order is not applicable to the Company.

(iv) There are no loans, investments, guarantees, and security in respect of which provisions of Sections 185 and 186 of the Companies Act, 2013 are applicable and accordingly, the requirement to report on clause 3(iv) of the Order is not applicable to the Company.

(v) The Company has neither accepted any deposits from the public nor accepted any amounts which

"ANNEXURE 1" INDEPENDENT AUDITOR'S REPORT (Contd.)

are deemed to be deposits within the meaning of Sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.

(vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under Section 148(1) of the Companies Act, 2013, related to the manufacture of its products, and are of the opinion that prima facie, the specified accounts and records have been made and maintained. We have not, however, made a detailed examination of the same.

(vii) (a) Undisputed statutory dues including goods and service tax, provident fund, employees' state insurance, income-tax, duty of custom, duty of excise, value added tax, cess and other statutory dues have generally been regularly deposited with the appropriate authorities though there has been a slight delay in a few cases. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

(b) The dues of goods and services tax, provident fund, employees' state insurance, income-tax, duty of custom, duty of excise, value added tax, cess, and other statutory dues which have not been deposited on account of any dispute, are as follows:

Name of the Statute	Nature of dues	Amount (Rs. in Lacs)	Period to which the amount relates	Forum where dispute is pending
Finance Act,1994	Interest on Service Tax (Non-payment of interest on Service Tax demand on import of design charges under reverse charge)	125.37	2008-09 and 2009-10	Commissioner Customs, Excise & Service Tax Appellate Tribunal, Noida
West Bengal Value Added Tax Act, 2003	VAT (Non-production of documents in support of the VAT return)	312.06	2007-2008 to 2009-2010	Senior Joint Commissioner, Commercial Tax, Kolkata
Goa, Daman and Diu (Sales Tax) Act, 1964	Sales Tax (Higher duty demand on account of wrong classification of goods)	44.04	2001-2002	Bombay High Court at Goa
Karnataka, Value Added Tax, 2003	VAT (Higher duty demand on account of wrong classification of goods)	Liability not ascertainable*	2012-2013	Deputy commissioner of Commercial Taxes, Karnataka
Jharkhand Value Added Tax 2005	VAT (including penalty) (Demand of tax and penalty on account of excess deduction of labour cost)	15.76	2008-09	Joint commissioner of Commercial Tax, Jharkhand
Income Tax Act, 1961	Income Tax (Disallowance under Section 80-IB)	129.34	A.Y.2006-2007	Income Tax Appellate Tribunal (ITAT), New Delhi
Income Tax Act, 1961	Income Tax (Double taxation of Interest Income and disallowance of other amount allowable as deduction)	46.44	A.Y. 2020-2021	Commissioner of Income Tax (Appeals)
Central Sales Tax Act, 1956	CST (Non Submission of Form F)	1.38	2010-2011	Additional Commissioner (DVAT), Delhi
Pondur Panchayat, Tamil Nadu	House Tax (Demand raised by Pondur Panchayat towards non payment of House Tax)	13.92	2010-11 to 2022-23	President (A) Executive Officer, Sriperumbudur Panchayat Union

"ANNEXURE 1" INDEPENDENT AUDITOR'S REPORT (Contd.)

Name of the Statute	Nature of dues	Amount (Rs. in Lacs)	Period to which the amount relates	Forum where dispute is pending
State Industries Promotion Corporation of Tamilnadu Limited (SIPCOT) Rules	Infrastructure and Amenities charges with respect to Industrial Building approval (including interest)	17.55	2008-09 to 2022-23	Madras High Court
Finance Act, 1994	Service Tax (Service tax on service provided to be categorised under Works contract service (including penalty)).	Liability not ascertainable**	June 2007 to March 2014	Customs Excise & Service Tax Appellate Tribunal, Allahabad
Employees Provident Fund & Miscellaneous Provisions Act, 1952	Provident fund	30.83	2007-08 to 2014-15	Central Government Industrial Tribunal (CGIT)-cum-Labour Court, Lucknow
Finance Act, 1994	Interest on Service Tax and Krishi Kalyan Cess (KKC))	143.36	2017-18 to 2021-22	Directorate General of Goods & Service Tax Intelligence Unit, Dehradun

* Refer note 35(i) of financial statements

** Refer note 35(iii) of financial statements

(viii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.

(ix) (a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

(b) The Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.

(c) Term loans were applied for the purpose for which the loans were obtained.

(d) On an overall examination of the financial statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.

(e) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on clause 3(ix)(e) of the Order is not applicable to the Company.

(f) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on Clause 3(ix)(f) of the Order is not applicable to the Company.

(x) (a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments). Accordingly, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.

(b) The Company has not made any preferential allotment or private placement of shares /fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.

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

(b) During the year, no report under Sub-section (12) of Section 143 of the Companies Act, 2013 has been filed by us in Form ADT – 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

"ANNEXURE 1" INDEPENDENT AUDITOR'S REPORT (Contd.)

(c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

(xii) The Company is not a nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a), (b) and (c) of the Order is not applicable to the Company.

(xiii) Transactions with the related parties are in compliance with Section 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provisions of Section 177 are not applicable to the Company and accordingly the requirements to report under clause 3(xiii) of the Order insofar as it relates to Section 177 of the Act is not applicable to the Company.

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

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

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

(xvi) (a) The provisions of Section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause 3(xvi)(a) of the Order is not applicable to the Company.

(b) The Company is not engaged in any Non-Banking Financial or Housing Finance activities. Accordingly, the requirement to report on clause 3(xvi)(b) of the Order is not applicable to the Company.

(c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi)(c) of the Order is not applicable to the Company.

(d) There is no Core Investment Company as a part of the Group, hence, the requirement to report on clause 3(xvi)(d) of the Order is not applicable to the Company.

(xvii) The Company has not incurred cash losses in the current financial year and in the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors during the year and accordingly requirement to report on Clause 3(xviii) of the Order is not applicable to the Company.

(xix) On the basis of the financial ratios disclosed in note 43 to the financial statements, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx) (a) In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Companies Act (the Act), in compliance with second proviso to sub section 5 of Section 135 of the Act. This matter has been disclosed in note 26 to the financial statements.

(b) There are no unspent amounts in respect of ongoing projects, that are required to be transferred to a special account in compliance of provision of sub section (6) of Section 135 of Companies Act. This matter has been disclosed in note 26 to the financial statements.

(xxi) There are no other companies as part of the Group. The Company is not required to prepare consolidated financial statement, hence, the requirement to report on clause 3(xxi) of the Order is not applicable to the Company.

For **S.R. Batliboi & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per **Anil Gupta**
Partner
Membership Number: 87921
UDIN: 23087921BGXAVJ5599

Place of Signature: Noida
Date: June 20, 2023

"ANNEXURE 2" TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE IND AS FINANCIAL STATEMENTS OF INTERARCH BUILDING PRODUCTS PRIVATE LIMITED

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

We have audited the internal financial controls with reference to Ind AS financial statements of Interarch Building Products Private Limited ("the Company") as of March 31, 2023 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

MANAGEMENT'S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS

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

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these Ind AS financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing as specified under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to these Ind AS financial statements was established and maintained and if such controls operated effectively in all material respects.

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

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

MEANING OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THESE IND AS FINANCIAL STATEMENTS

A Company's internal financial controls with reference to Ind AS financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial controls with reference to these Ind AS financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorisations of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THESE IND AS FINANCIAL STATEMENTS

Because of the inherent limitations of internal financial controls with reference to these Ind AS financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be

“ANNEXURE 2” INDEPENDENT AUDITOR’S REPORT (Contd.)

detected. Also, projections of any evaluation of the internal financial controls with reference to these Ind AS financial statements to future periods are subject to the risk that the internal financial control with reference to these Ind AS financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

OPINION

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to these Ind AS financial statements and such internal financial controls with reference to these Ind AS financial statements were operating effectively as at March 31, 2023, based on the internal control criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI

For **S.R. Batliboi & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per **Anil Gupta**
Partner
Membership Number: 87921
UDIN: 23087921BGXAVJ5599

Place of Signature: Noida
Date: June 20, 2023

BALANCE SHEET

AS AT MARCH 31, 2023

(Amount in Lacs, unless otherwise stated)

Particulars	Notes	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
ASSETS				
Non-current assets				
Property, plant and equipment	3	10,391.94	9,903.68	10,623.63
Investment properties	4	283.46	307.55	467.74
Intangible assets	5	3.70	13.15	17.76
Right-of-use assets	6	5,357.58	5,260.91	5,342.78
Financial assets				
(i) Investments	7(a)	501.02	0.58	0.58
(ii) Trade receivables	7(b)(i)	3,837.04	2,795.11	3,328.98
(iii) Other financial assets	7(f)	159.84	406.69	94.67
Non-current tax assets	8	187.85	139.30	727.99
Other non-current assets	9	408.32	193.87	68.36
Total non-current assets		**21,130.75**	**19,020.84**	**20,672.49**
Current assets				
Inventories	10	13,697.58	13,412.76	9,791.77
Contract assets	7(b)(ii)	2,792.94	2,124.60	1,660.91
Financial assets				
(i) Trade receivables	7(b)(i)	15,870.75	8,570.13	6,872.18
(ii) Cash and cash equivalents	7(c)	5,866.32	4,010.48	498.62
(iii) Bank balances other than (ii) above	7(d)	6,054.44	5,165.37	6,198.53
(iv) Loans	7(e)	27.63	33.66	26.20
(v) Other financial assets	7(f)	101.83	118.24	91.33
Current tax assets	8	-	560.06	-
Other current assets	11	1,960.33	1,359.17	1,135.40
Total current assets		**46,371.82**	**35,354.47**	**26,274.94**
Total assets		**67,502.57**	**54,375.31**	**46,947.43**
EQUITY AND LIABILITIES				
Equity				
Equity share capital	12	1,500.06	1,500.06	1,500.06
Other equity	13	38,427.84	30,331.85	28,478.23
Total equity		**39,927.90**	**31,831.91**	**29,978.29**
Liabilities				
Non-current liabilities				
Financial liabilities				
(i) Lease liabilities	14(a)	577.74	414.75	419.68
(ii) Borrowings	14(b)	110.56	101.92	12.60
Government grants	15	5.86	7.33	8.79
Net employee defined benefit liabilities	33	906.38	1,974.77	1,928.49
Deferred tax liabilities (net)	30	588.47	246.91	612.50
Total non-current liabilities		**2,189.01**	**2,745.68**	**2,982.06**
Current liabilities				
Contract liabilities	16	10,602.61	8,759.09	4,598.23
Financial liabilities				
(i) Lease liabilities	14(a)	56.70	33.82	28.20
(ii) Borrowings	14(b)	1,027.81	234.20	182.83
(iii) Trade payables	14(c)			
- Total outstanding dues of micro enterprises and small enterprises		907.10	734.23	676.55
- Total outstanding dues of creditors other than micro enterprises and small enterprises		9,458.91	7,311.72	6,363.29
(iv) Other financial liabilities	14(d)	1,186.44	1,109.98	1,009.60
Provisions	17	137.48	115.78	250.02
Government grants	15	1.47	1.47	1.47
Net employee defined benefit liabilities	33	800.00	154.43	182.93
Other current liabilities	18	1,207.14	1,230.05	693.96
Liabilities for current tax (net)	8	-	112.95	-
Total current liabilities		**25,385.66**	**19,797.72**	**13,987.08**
Total liabilities		**27,574.67**	**22,543.40**	**16,969.14**
Total equity and liabilities		**67,502.57**	**54,375.31**	**46,947.43**
Summary of significant accounting policies	2			

The accompanying notes form an integral part of these financial statements.
As per our report of even date.

For S. R. Batliboi & Associates LLP
ICAI Firm Registration No. 301003E/E300005
Chartered Accountants

For and on behalf of the Board of Director of
Interarch Building Products Pvt. Ltd.

Per Anil Gupta
Partner
Membership no. 87921

Arvind Nanda
(Managing Director)
DIN: 00149426

Gautam Suri
(Director)
DIN: 00149374

Manish Kumar Garg
(Chief Executive Officer)

Anil Kumar Chandani
(Chief Financial Officer)

Nidhi Goel
(Company Secretary)
Membership no. A19279

Place : Noida
Date : June 20, 2023

Place : Noida
Date : June 20, 2023

STATEMENT OF PROFIT AND LOSS

FOR THE YEAR ENDED MARCH 31, 2023

(Amount in Lacs, unless otherwise stated)

Particulars	Notes	For the year ended March 31, 2023	For the year ended March 31, 2022
INCOME			
Revenue from operations	19	1,12,392.60	83,494.24
Other income	20	1,246.46	591.37
Total income (I)		**1,13,639.06**	**84,085.61**
EXPENSES			
Cost of raw material and components consumed	21	74,273.53	56,943.62
Increase in inventories of finished goods and work-in-progress	22	(1,025.19)	(458.92)
Employee benefits expense	23	9,336.30	8,922.28
Finance costs	24	259.62	445.49
Depreciation and amortisation expense	25	729.62	1,175.73
Other expenses	26	19,169.91	14,798.19
Total expenses (II)		**1,02,743.79**	**81,826.39**
Profit before tax (I-II=III)		**10,895.27**	**2,259.22**
Tax expense			
- Current tax	30	2,323.44	928.05
- Adjustment of income tax relating to earlier years (net)	30	52.89	16.27
- Deferred tax charge/(credit)	30	420.09	(385.23)
- Deferred tax charge/(credit) for earlier year	30	(47.39)	(13.23)
Income tax expense (IV)		**2,749.03**	**545.86**
Profit for the year (III-IV=V)		**8,146.24**	**1,713.36**
Other comprehensive income (VI)			
Item that will not be re-classified to profit or loss			
Remeasurement gains/(losses) of defined benefit liability		(123.74)	130.58
Income tax effect		31.14	(32.87)
Other comprehensive income for the year (net of tax) (VI) - gain/(loss)		**(92.60)**	**97.71**
Total comprehensive income for the year (V+VI = VII)		**8,053.64**	**1,811.07**
Earnings per equity share			
Basic & Diluted (in ₹)	31	54.31	11.42
(Face value of ₹ 10.00 (March 31, 2022: ₹ 10.00)			
Summary of significant accounting policies.	2		

The accompanying notes form an integral part of these financial statements.

As per our report of even date.

For S. R. Batlilboi & Associates LLP
ICAI Firm Registration No. 301003E/E300005
Chartered Accountants

Per Anil Gupta
Partner
Membership no. 87921

Place : Noida
Date : June 20, 2023

For and on behalf of the Board of Director of
Interarch Building Products Pvt. Ltd.

Arvind Nanda
(Managing Director)
DIN: 00149426

Gautam Suri
(Director)
DIN: 00149374

Manish Kumar Garg
(Chief Executive Officer)

Anil Kumar Chandani
(Chief Financial Officer)

Nidhi Goel
(Company Secretary)
Membership no. A19279

Place : Noida
Date : June 20, 2023

STATEMENT OF CASH FLOW

FOR THE YEAR ENDED MARCH 31, 2023

(Amount in Lacs, unless otherwise stated)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
A. CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax	10,895.27	2,259.22
Adjustments for:		
Depreciation and amortisation expense	729.62	1,175.73
Allowance for doubtful debts and advances	-	579.39
Bad debts/advances written off (net)	258.37	92.38
Bad debts recovered	(50.70)	(15.91)
Net gain on disposal of property, plant and equipment	(10.88)	(8.31)
Net gain on sale of investment properties	(6.19)	(94.67)
Fair value gain on financial instruments at fair value through profit or loss	(1.03)	-
Government grants	(1.47)	(1.47)
Interest income	(574.12)	(327.04)
Provision for doubtful debts/ advances written back (net)	(448.68)	-
Guarantee charges	42.35	42.55
Interest expense	120.63	321.00
Operating profit before working capital changes	10,953.17	4,022.87
Adjustments for:		
(Decrease) / Increase in provisions	(524.86)	14.12
Increase in trade payables	2,497.71	1,006.10
Increase in other financial liabilities	92.08	119.03
Increase in other liabilities	1,852.04	4,511.95
(Increase) in trade receivables	(8,194.65)	(1,803.83)
Decrease / (Increase) in loans	6.03	(7.46)
Increase in inventories	(284.82)	(3,620.99)
Increase in other assets	(1,318.28)	(338.01)
Decrease / (Increase) in other financial assets	33.98	(490.61)
Cash generated from operations	5,112.40	3,413.17
Direct taxes paid (net of refunds)	1,977.78	802.73
Net cash generated from operating activities (A)	3,134.62	2,610.44
B. CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment and intangible assets	(1,364.75)	(387.25)
Proceeds from sale of property, plant and equipment	26.62	17.85
Proceeds from sale of investment properties	23.40	236.89
Purchase of investments	(500.00)	-
Proceeds from bank deposits (having original maturity more than three months)	(642.78)	720.28
Interest received	552.60	327.91
Net cash (used in)/generated from investing activities (B)	(1,904.91)	915.68

STATEMENT OF CASH FLOW (Contd.)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from long-term borrowings	77.11	141.35
Repayment of long-term borrowings	(49.22)	(67.79)
Proceeds from short-term borrowings (net)	774.36	67.13
Interest paid	(62.74)	(85.17)
Interest paid on lease liability	(61.84)	(41.19)
Payment towards principal portion of lease liability	(51.54)	(28.59)
Net cash flow generated from/(used in) financing activities (C)	626.13	(14.26)
Net increase in cash and cash equivalents (A+B+C)	**1,855.84**	**3,511.86**
Cash and cash equivalents at the beginning of the year	4,010.48	498.62
Cash and cash equivalents at the end of the year	**5,866.32**	**4,010.48**

Components of cash and cash equivalents

Particulars		As at March 31, 2023	As at March 31, 2022
Balance with banks:			
- in current accounts		10.97	7.81
- in cash credit accounts		421.07	919.37
Deposits with original maturity of less than three months		5,430.14	3,077.13
Cheques/drafts on hand		-	3.40
Cash on hand		4.14	2.77
Cash and cash equivalents [refer note 7(c)(i)]		**5,866.32**	**4,010.48**
Summary of significant accounting policies.	2		

Notes:

(i) The Statement of cash flows has been prepared in accordance with 'Indirect method' as set out in Ind AS - 7 - 'Statement of cash flows'.

(ii) Non-cash financing and investing activities

Particulars		As at March 31, 2023	As at March 31, 2022
Acquisition/ modification of right to use assets		237.42	29.28

(iii) Refer Note 7(c)(ii) for Change in liabilities arising from financing activities.

The accompanying notes form an integral part of these financial statements.

As per our report of even date.

For S. R. Batlilboi & Associates LLP
ICAI Firm Registration No. 301003E/E300005
Chartered Accountants

For and on behalf of the Board of Director of
Interarch Building Products Pvt. Ltd.

Per Anil Gupta
Partner
Membership no. 87921

Arvind Nanda
(Managing Director)
DIN: 00149426

Gautam Suri
(Director)
DIN: 00149374

Manish Kumar Garg
(Chief Executive Officer)

Anil Kumar Chandani
(Chief Financial Officer)

Nidhi Goel
(Company Secretary)
Membership no. A19279

Place : Noida
Date : June 20, 2023

Place : Noida
Date : June 20, 2023

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED MARCH 31, 2023

(Amount in Lacs, unless otherwise stated)

A. Equity share capital

Particulars	Note	Numbers	Amount
Balance as at April 01, 2021	12	1,50,00,600	1,500.06
Changes in equity share capital during the year		-	-
Balance as at March 31, 2022	12	**1,50,00,600**	**1,500.06**
Changes in equity share capital during the year		-	-
Balance as at March 31, 2023	**12**	**1,50,00,600**	**1,500.06**

B. Other equity

Particulars	Note	Equity component of guarantee (Note-13)	Reserve and surplus			Total
			Securities premium (Note 13)	General reserve (Note 13)	Retained earnings (Note 13)	
Balance as at April 01, 2021	**13**	**-**	**9,149.97**	**5,659.12**	**13,814.86**	**28,623.95**
Changes in accounting policy or prior period errors					(145.72)	(145.72)
Restated balances as at April 01, 2021		**-**	**9,149.97**	**5,659.12**	**13,669.14**	**28,478.23**
Addition during the year		42.55				42.55
Profit for the year		-	-	-	1,713.36	1,713.36
Other comprehensive income for the year		-	-	-	97.71	97.71
Balance as at March 31, 2022	**13**	**42.55**	**9,149.97**	**5,659.12**	**15,480.21**	**30,331.85**
Balance as at April 01, 2022	13	42.55	9,149.97	5,659.12	15,480.21	30,331.85
Addition during the year		42.35				42.35
Profit for the year		-	-	-	8,146.24	8,146.24
Other comprehensive income for the year		-	-	-	(92.60)	(92.60)
Balance as at March 31, 2023	**13**	**84.90**	**9,149.97**	**5,659.12**	**23,533.85**	**38,427.84**

STATEMENT OF CHANGES IN EQUITY (Contd.)

NATURE AND PURPOSE OF RESERVES

Securities premium

Securities premium account represents the amount received in excess of par value of securities (equity shares). The reserve is utilised in accordance with the provisions of the Companies Act, 2013.

General reserve

This represents appropriation of profit by the Company. General reserve is created by a transfer from one component of equity to another and is not an item of other comprehensive income.

Retained earnings

Retained earnings are the profits that the Company has earned till date, less any transfers to general reserve. Retained earnings include re-measurement loss / (gain) on defined benefit plans, net of taxes that will not be reclassified to Statement of Profit and Loss.

The accompanying notes form an integral part of these financial statements.

As per our report of even date.

For S. R. Batlilboi & Associates LLP ICAI Firm Registration No. 301003E/E300005 Chartered Accountants	For and on behalf of the Board of Director of **Interarch Building Products Pvt. Ltd.**		
Per Anil Gupta Partner Membership no. 87921	**Arvind Nanda** (Managing Director) DIN: 00149426		**Gautam Suri** (Director) DIN: 00149374
	Manish Kumar Garg (Chief Executive Officer)	**Anil Kumar Chandani** (Chief Financial Officer)	**Nidhi Goel** (Company Secretary) Membership no. A19279
Place : Noida Date : June 20, 2023		Place : Noida Date : June 20, 2023	

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2023

(Amount in Lacs, unless otherwise stated)

1. CORPORATE INFORMATION

Interarch Building Products Private Limited ("the Company") was incorporated on November 30, 1983 as a private limited Company under the provisions of the Companies Act applicable in India. The Company's registered office is Farm No.-8, Khasra No. 56/23/2, Dera Mandi Road. Mandi Village, Tehsil Mehrauli, New Delhi-110047. The Company is engaged in the manufacturing, supply, erection and installation of Pre- engineered steel construction solutions, metal roofing & cladding system, metal false ceiling and light gauge framing system.

The financial statements for the year ended March 31, 2023 were approved by the Board of Directors and authorised for issue on June 20, 2023.

2. SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and presentation requirements of Division II of Schedule III to the Companies Act, 2013, (Ind AS compliant Schedule III), as applicable to the financial statements.

The financial statements up to year ended March 31, 2022 were prepared in accordance with the accounting standards notified under Section 133 of the Companies Act, 2013 read together with the Companies (Accounting Standards) Rules 2021 and presentation requirements of Division I of Schedule III to the Companies Act, 2013 ('Previous GAAP/Indian GAAP').

These financial statements for the year ended March 31, 2023 are the first financial statements of the Company that has been prepared in accordance with Ind AS.

The transition from previous GAAP to Ind AS has been accounted for in accordance with the Ind AS 101 "First Time Adoption of Indian Accounting Standards", with April 01, 2021 being the transition date. In accordance with the Ind AS 101 "First time adoption of Indian Accounting Standard", the Company has presented a reconciliation [from the presentation of Indian GAAP financial statements to Ind AS] of total equity as at April 01, 2021, March 31, 2022 and statement of profit and loss for the year ended March 31, 2022. Refer note 42 for an explanation of how the transition from previous GAAP to Ind AS has affected the Company's financial position, financial performance and cash flows.

The financial statements have been prepared on a historical cost basis, except for the following assets and liabilities which have been measured at fair value or revalued amount:

a) Property, plant and equipment

b) Right-of-use assets

c) Certain financial assets and liabilities measured at fair value (refer accounting policy regarding financial instruments)

d) Lease liability is measured at the present value of the remaining lease payments, discounted using the lessee's incremental borrowing rate at the date of initial application.

e) Net defined benefit (asset)/ liability

The Company has prepared the financial statements on the basis that it will continue to operate as a going concern.

The financial Statements are presented in Indian Rupee (₹) and all values are rounded to the nearest Lacs.(₹ 00,000), except when otherwise indicated.

2.2 Summary of significant accounting policies

I. Current versus non-current classification

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

a) Expected to be realised or intended to be sold or consumed in normal operating cycle; or

b) Held primarily for the purpose of trading; or

c) Expected to be realised within twelve months after the reporting period; or

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

All other assets are classified as non-current.

A liability is current when:

a) It is expected to be settled in normal operating cycle; or

b) It is held primarily for the purpose of trading; or

c) It is due to be settled within twelve months after the reporting period; or

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

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

All other liabilities are classified as non-current.

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

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

II. Foreign currencies

Items included in the financial statements are measured using the currency of the primary economic environment in which the entity operates ("the functional currency"). The financial statements are presented in Indian rupee (₹), which is Company's functional and presentation currency.

Transactions and balances

Transactions in foreign currencies are initially recorded by the Company's at functional currency spot rates at the date the transaction first qualifies for recognition. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date. Exchange differences arising on settlement or translation of monetary items are recognised in profit or loss. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of initial transaction.

All foreign exchange gains and losses are presented in the statement of profit and loss on a net basis.

In determining the spot exchange rate to use on initial recognition of the related asset, expense or income (or part of it) on the derecognition of a non-monetary asset or non-monetary liability relating to advance consideration, the date of the transaction is the date on which the Company initially recognises the non-monetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, the Company determines the transaction date for each payment or receipt of advance consideration.

III. Fair value measurement

The Company measures financial instrument, such as, derivatives at fair value at each balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

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

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

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

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement 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 input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

by reassessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Company's finance department includes team that determines the policies and procedures for both recurring fair value measurement, such as valuation of assets and liabilities required for financial reporting purposes, including level 3 fair values.

External valuers are involved for valuation of significant assets, such as Property, plant and equipment and Right of use assets- leasehold land and liabilities such as corporate guarantee and personal guarantee. Involvement of external valuers is decided upon annually by the finance team after discussion with and approval by the Chief Financial Officer (CFO), Chief Executive Officer (CEO) and Managing Director (MD). Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained.

The finance team and CFO decides, after discussions with the CEO, MD and external valuers, which valuation techniques and inputs to use for each case. At each reporting date, the finance team analyses the movements in the values of assets and liabilities which are required to be remeasured or re-assessed as per the Company's accounting policies. For this analysis, the finance team verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents.

The finance team also compares the change in the fair value of each asset and liability with relevant external sources to determine whether the change is reasonable.

On an interim basis, the finance team present the valuation results to the CFO, CEO, MD and the Company's independent auditors. This includes a discussion of the major assumptions used in the valuations.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

Fair value related disclosure for financial instruments and non-financial assets which are measured at fair value are disclosed in the relevant notes.

IV. Revenue from contract with customer

The Company enters into two types of contracts with customers i.e. fixed price contract and variable price contract. Variable price contracts are such contracts wherein price of goods or services is calculated by reference to a base steel price agreed with customers at the time of contract execution. The Company enters in variable price contracts for sale of pre-engineered building and sale of building material contracts. Under these contracts, price of pre-engineered building and building material are calculated in reference to steel prices.

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangements, because it typically controls the goods or services before transferring them to the customer.

The disclosure of significant accounting judgements, estimates and assumptions relating to revenue from contracts with customers are provided in Note 32.

Sale of Pre-engineered building (PEB) contracts

In respect of pre-engineered building contracts, revenue is recognised over a period of time using the input method (equivalent to percentage of completion method; POCM) of accounting with contract costs incurred determining the degree of completion of the performance obligation.

Revenue is measured based on the transaction price, which is the consideration, adjusted for volume discounts, price concessions and incentives, if any, as specified in the contract with the customer. Revenue also excludes taxes collected from customers on behalf of the government.

Percentage of completion is determined on the basis of proportion of the costs of shipment made and cost of erection incurred as against

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

the total estimated cost of shipment and erection.

Contracts are combined when the Company believes the underlying goods and services are a single performance obligation, single commercial objective or the consideration in one contract depends on another. Else contracts are separated.

Where the total cost of a contract, based on technical and other estimates is expected to exceed the corresponding contract value, such expected loss is provided for. The effect of any adjustment from revisions to estimate is included in the statement of profit and loss for the period in which revisions are made.

Liquidated damages (LD) represents the expected claim which the Company may need to pay for non-fulfilment of certain commitments as per the terms of respective sales contract. These are determined on case to case basis considering the dynamics of each contract and the factors relevant to that sale.

The Company has applied Ind AS 115 "Revenue from contracts with customers" which establishes a comprehensive framework for determining whether, how much and when revenue is to be recognised. Ind AS 115 replaces Ind AS 18 "Revenue" and Ind AS 11 "Construction Contracts". The effect of initially applying this standard is recognised at the date of initial application (i.e. April 1, 2021). The Company has adopted Ind AS 115 using the modified retrospective transition approach. Under the modified retrospective approach, there were no significant adjustments required to the retained earnings at April 1, 2021. Also, the application of Ind AS 115 did not have any significant impact on recognition and measurement of revenue and related items in the financial statements.

Sale of Products

Building materials

Revenue from sale of building materials is recognised at the point in time when control of the asset is transferred to the customer, generally on delivery of the material. The payment terms depends upon each contract entered into with the customer. The Company considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated (e.g., warranties). In determining the transaction price for the sale of material, the Company considers the effects of variable consideration, the existence of significant financing components, non cash consideration, and consideration payable to the customer (if any).

(i) Variable Consideration

If the consideration in a contract includes a variable amount, the Company estimates the amount of consideration to which it will be entitled in exchange for transferring the goods to the customer. The variable consideration is estimated at contract inception and constrained until it is highly probable that a significant revenue reversal in the amount of cumulative revenue recognised will not occur when the associated uncertainty with the variable consideration is subsequently resolved.

The revenue on account of extra claims on Pre-engineering Building contracts are accounted for at the time of acceptance/ settlement by the customers, due to uncertainties attached there to.

(ii) Significant financing component

The Company applies the practical expedient for short-term advances received from customers. That is, the promised amount of consideration is not adjusted for the effects of a significant financing component if the period between the transfer of the promised good or service and the payment is one year or less.

(iii) Warranty obligations

The Company typically provides warranties for general repairs of defects that existed at the time of sale. These assurance-type warranties are accounted for under Ind AS 37 Provisions, Contingent Liabilities and Contingent Assets.

(iv) Installation services

The Company provides installation services that are bundled together with the sale of products to a customer.

Contracts for bundled sales of product and installation services are considered as one performance obligations because company

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

believes underlying goods and services are a single performance obligation, single commercial objective or the consideration in one contract depends on another.

The Company recognises revenue from installation services over time because the customer simultaneously receives and consumes the benefits provided to them. The Company uses an input method in measuring progress of the installation services because there is a direct relationship between the Company's effort (i.e., based on the labour hours incurred) and the transfer of service to the customer. The Company recognises revenue on the basis of the labour hours expended relative to the total expected labour hours to complete the service.

Interest income

Interest income is recognised on a time proportion basis taking into account the amount outstanding and the applicable interest rate. Interest income is included under the head "other income" in the statement of profit and loss.

Other

Other items of income are accounted as and when the right to receive such income arises and it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably.

Contract balances

a. Contract Assets:

Revenue earned but not billed to customers against erection and sale of goods and services is reflected as Contract assets because the receipt of consideration is conditional on Company's performance under the contract (i.e transfer control of related goods or services to the customer). Upon completion of the installation and acceptance by the customer, the amount recognised as contract assets is reclassified to trade receivables.

Contract assets are subject to impairment assessment. Refer to accounting policies on impairment of financial assets in Section XVI Financial instruments – initial recognition and subsequent measurement.

b. Trade Receivables

A receivable is recognised if an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due). Refer to accounting policies of financial assets in section XVI (Financial instruments – initial recognition and subsequent measurement.

c. Contract Liabilities:

A contract liability is recognised if a payment is received or a payment is due (whichever is earlier) from a customer before the Company transfers the related goods or services. Contract liabilities are recognised as revenue when the Company performs under the contract (i.e., transfers control of the related goods or services to the customer).

V. Government grants

Government grants are recognised where there is reasonable assurance that the grant will be received, and all attached conditions will be complied with. When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods that the related costs, for which it is intended to compensate, are expensed. When the grant relates to an asset, it is recognised as income in equal amounts over the expected useful life of the related asset. When the Company receives grants of non-monetary assets, the asset and the grant are recorded at fair value amounts and released to profit or loss over the expected useful life in a pattern of consumption of the benefit of the underlying asset i.e. by equal annual instalments. The Company has elected to present the grant in the balance sheet as deferred income, which is recognised in profit or loss on a systematic and rational basis over the useful life of the asset.

VI. Taxes:

a. Current Income Tax

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

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023 (Contd.)

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Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and considers whether it is probable that a taxation authority will accept an uncertain tax treatment. The Company shall reflect the effect of uncertainty for each uncertain tax treatment by using either most likely method or expected value method, depending on which method predicts better resolution of the treatment.

b. Deferred tax

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

Deferred tax liabilities are recognised for all taxable temporary differences, except when the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except when the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised, or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

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

The Company offsets deferred tax assets and deferred tax liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority.

In assessing the recoverability of deferred tax assets, the Company relies on the same forecast assumptions used elsewhere in the financial statements and in other management reports.

c. Goods and service taxes (GST) paid on acquisition of assets or on incurring expenses

Expenses and assets are recognised net of the amount of goods and service taxes paid, except :

- when the tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case, the tax paid is recognised as part of the cost of acquisition of the

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023 (Contd.)

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asset or as part of the expense item, as applicable.

- when receivables and payables are stated with the amount of tax included.

The net amount of tax recoverable from, or payable to, the taxation authority is included as part of other current assets or liabilities in the balance sheet.

VII. Property, plant and equipment

Under the previous GAAP, Property, plant and equipment and capital work in progress were carried in the balance sheet at cost net of accumulated depreciation and accumulated impairment loss (if any). On transition to Ind AS, the Company has elected to measure all items of property, plant and equipment at the date of transition i.e. April 01, 2021 to Ind AS at its fair value and use that fair values as its deemed cost at that date.

Capital work in progress is stated at cost, net of accumulated impairment loss, if any. Plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Such cost includes the cost of replacing part of the plant and equipment and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in profit or loss as incurred. The present value of the expected cost for the decommissioning of an asset after its use (if any) is included in the cost of the respective asset if the recognition criteria for a provision are met. As per estimate of the management, the Company does not have any expected cost of decommission on any asset.

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance. When significant parts are required to be replaced at regular intervals, the Company recognises such parts as separate component of assets and depreciates separately based on their specific useful life. When an item of PPE is replaced, then its carrying amount is de-recognised and cost of the new item of PPE is recognised.

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

a. Depreciation on Factory buildings on Freehold land and Factory building on leasehold land having gross block of ₹ 2,183.24 Lacs and ₹ 3,051.10 Lacs is calculated on straight line basis over the remaining useful life after considering the overall useful life of 40 years, (as reassessed by management in an earlier years based on technical evaluation) which is higher than the useful life prescribed in Schedule II to the Companies Act, 2013.

b. Depreciation on Non factory building on Freehold land and Non factory building on leasehold land having gross block of ₹ 116.06 Lacs and ₹ 229.42 Lacs is calculated on straight line basis over the remaining useful life after considering the overall useful life of 40 years, (as reassessed by management in an earlier years based on technical evaluation) which is lower than the useful life prescribed in Schedule II to the Companies Act, 2013.

c. Machinery spares are depreciated on straight line basis over the remaining useful life of related plant and equipment or useful life of spare part, whichever is lower.

d. Second hand vehicle of ₹ 38.35 Lacs is depreciated on straight line basis over the remaining useful life after considering the overall useful life of seven years, which is lower than the life prescribed in Schedule II to the Companies Act, 2013.

e. Depreciation on all other property, plant and equipment is provided on a straight line basis using the rates arrived at based on the useful lives estimated by the management, which are equal to the corresponding rates prescribed in Schedule II to the Companies Act, 2013.

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023 (Contd.)

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The Company, based on technical assessment made by technical expert and management estimate, depreciates Buildings and certain items of plant and equipment over estimated useful lives which are different from the useful life prescribed in Schedule II to the Companies Act, 2013. The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

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

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

VIII. Investment properties

On transition to Ind As (i.e. April 01, 2021), the Company has elected to continue with the carrying value of all investment properties measured as per the previous GAAP and use that carrying value as the deemed cost of investment properties.

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

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

Depreciation on electrical fittings & furniture and fixtures components of investment property having gross block of ₹ 3.70 Lacs is calculated on a straight line basis using the rates arrived at based on the useful life estimated by the management, which are equal to corresponding life prescribed in Schedule II to the Companies Act, 2013.

Depreciation on factory buildings component of investment property having gross block of ₹ 132.52 Lacs is calculated on a straight line basis over the remaining useful life after considering the overall useful life of 40 years (as re-assessed by the management in an earlier year based on technical evaluation), which is higher than the useful life prescribed in Schedule II to Companies Act, 2013.

Depreciation on residential property component of investment property of ₹ 30.52 Lacs, which is yet to be available for use, will be calculated once the said property is available for use.

Depreciation on Leasehold land component of investment property taken on lease is calculated over the useful life or the period of primary lease of 90 years, whichever is lower.

Though the Company measures investment properties using cost-based measurement, the fair value of investment properties are disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer applying a valuation model recommended by the International Valuation Standards Committee.

Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of derecognition. In determining the amount of consideration from the derecognition of investment properties the Company considers the effects of variable consideration, existence of a significant financing component, non-cash consideration, and consideration payable to the buyer (if any).

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

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IX. Intangible assets:

On transition to Ind AS, the Company has elected to continue with the carrying value of all intangible assets recognised as at April 1, 2021 measured as per the previous GAAP and use that carrying value as the deemed cost of such other intangible assets.

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses. Internally generated intangibles, excluding capitalised development costs, are not capitalised and the related expenditure is reflected in profit or loss in the period in which the expenditure is incurred.

Intangible assets with finite lives are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on intangible assets with finite lives is recognised in the statement of profit and loss unless such expenditure forms part of carrying value of another asset.

An intangible asset is derecognised upon disposal (i.e., at the date the recipient obtains control) or when no future economic benefits are expected from its use or disposal. Any gain or loss arising upon derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss. when the asset is derecognised.

Computer software:

Cost relating to software and software licenses, which are acquired, are capitalised and amortised on a straight-line basis over their estimated useful lives of three years or actual period of license, whichever is lower.

X. Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

XI. Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Company as a Lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

i) Right of Use Assets:

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

Plant and machinery	8 years
Building	10 years
Land	90/99 years

If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023 (Contd.)

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The right-of-use assets are also subject to impairment. Refer to the accounting policies in section XIII. Impairment of non-financial assets.

ii) Lease Liabilities:

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset. The cost and accumulated depreciation for right of use assets where the leases gets matured or disposed off before maturity are de-recognised from the balance sheet and the resulting gains/(losses) are included in the statement of profit and loss within other expenses /other income. Lease liabilities and right of use assets have been presented as separate line in the balance sheet. Lease payments have been classified as cash used in financing activities.

iii) Short-term leases and leases of low-value assets

The Company applies the short-term lease recognition exemption to its short-term leases of building and plant and equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option), except in case of lease contracts with related parties since there exist economic incentive for the Company to continue using the leased premises for a period longer than 11 months and considering the contract is with the related parties, it does not foresee non-renewal of the lease term for future periods, thus basis the substance and economic of the arrangements, management believes that under Ind AS 116, the lease terms in the arrangements with related parties have been determined considering the period for which management has an economic incentive to use the leased assets (i.e., reasonably certain to use the asset for the said period of economic incentive). Such assessment of incremental period is based on management assessment of various factors including the remaining useful life of the assets as on the date of transition. The management has assessed period of arrangement with related parties as 10 years as at April 01, 2021. It also applies the lease of low-value assets recognition exemption to leases of plant and equipment that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

Company as a Lessor

Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases.

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Rental income arising is accounted for on a straight-line basis over the lease terms. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Company to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Company's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

XII. Inventories

Inventories are valued at the lower of cost and net realisable value.

i. Raw materials and components, packing materials and stores and spares:

Cost includes cost of purchase and other costs incurred in bringing the inventories to their present location and condition. However, materials and other items held for use in the production of inventories are not written down below cost if the finished products in which they will be incorporated are expected to be sold at or above cost. Cost of raw materials and components, packing materials and stores and spares is determined on a moving weighted average method. Stores and spares which do not meet the definition of property, plant and equipment are accounted as inventories.

ii. Work in progress, Semi-finished goods and finished goods.

Lower of cost and net realisable value. Cost includes cost of direct materials and labour and a proportion of manufacturing overheads based on normal operating capacity. Cost is determined on a moving weighted average basis.

iii. Scrap.

Scrap is valued at net realisable value.

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

XIII. Impairment of non - financial assets

The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's fair value less costs of disposal and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples or other available fair value indicators.

The Company bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of the Company's CGUs to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year. To estimate cash flow projections beyond periods covered by the most recent budgets/forecasts, the Company extrapolates cash flow projections in the budget using a steady or declining growth rate for subsequent years, unless an increasing rate can be justified. In any case, this growth rate

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does not exceed the long-term average growth rate for the products, industries, or country or countries in which the Company operates, or for the market in which the asset is used.

Impairment losses of continuing operations including impairment on inventories, are recognised in the statement of profit and loss.

The impairment assessment for all assets is made at each reporting date to determine whether there is an indication that previously recognised impairment losses no longer exist or have decreased. If such indication exists, the Company estimates the asset's or CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the statement of profit and loss unless the asset is carried at a revalued amount, in which case, the reversal is treated as revaluation increase.

The Company assesses where climate risks could have a significant impact, such as the introduction of emission-reduction legislation that may increase manufacturing costs. These risks in relation to climate-related matters are included as key assumptions where they materially impact the measure of recoverable amount, These assumptions have been included in the cash-flow forecasts in assessing value-in-use amounts.

XIV. Provisions, contingent liabilities and contingent assets

i. General

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Company expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

ii. Onerous contracts

If the Company has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Company recognises any impairment loss that has occurred on assets dedicated to that contract. An onerous contract is a contract under which the unavoidable costs (i.e., the costs that the Company cannot avoid because it has the contract) of meeting the obligations under the contract exceed the economic benefits expected to be received under it. The unavoidable costs under a contract reflect the least net cost of exiting from the contract, which is the lower of the cost of fulfilling it and any compensation or penalties arising from failure to fulfil it. The cost of fulfilling a contract comprises the costs that relate directly to the contract (i.e., both incremental costs and an allocation of costs directly related to contract activities).

iii. Contingent liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non- occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle obligation. A contingent liability also arises in extremely rare cases where there is a liability that can not be recognised because it cannot be

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023 (Contd.)

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measured reliably. The Company does not recognise a contingent liability but discloses its existence in the financial statements.

iv. Contingent assets

Contingent assets are not recognised in the financial statement. however, when the realisation of income is virtually certain, then the related asset is not a contingent asset and its recognition is appropriate.

XV. Retirement and other employee benefits

Provident fund

Retirement benefit in the form of provident fund is a defined contribution scheme. The Company has no obligation, other than the contribution payable to the provident fund. The Company recognises contribution payable to the provident fund scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognised as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognised as an asset to the extent that the pre-payment will lead to , for example, a reduction in future payment or a cash refund.

Defined benefit plan

The Company operates one defined benefit gratuity plan for its employees. The Company's net obligation in respect of defined benefit gratuity plan is calculated by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The calculation of defined benefit obligations is performed annually by a qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Company, the recognised asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan ('the asset ceiling'). To calculate the present value of economic benefits, consideration is given to any applicable minimum funding requirements.

Remeasurements of the net defined benefit liability, which comprise actuarial gains and losses, the return on plan assets (excluding interest) and the effect of the asset ceiling (if any, excluding interest), are recognised immediately in OCI. The Company determines the net interest expense (income) on the net defined benefit liability (asset) for the period by applying the discount rate determined by reference to market yields at the end of the reporting period on government bonds. This rate is applied on the net defined benefit liability (asset), both as determined at the start of the annual reporting period, taking into account any changes in the net defined benefit liability (asset) during the period as a result of contributions and benefit payments. Net interest expense and other expenses related to defined benefit plans are recognised in profit or loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service ('past service cost' or 'past service gain') or the gain or loss on curtailment is recognised immediately in profit or loss. The Company recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Short term employee benefits

Accumulated leave, which is expected to be utilised within the next 12 months, is treated as short-term employee benefit. The Company measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date. The Company recognises expected cost of short-term employee benefit as an expense, when an employee renders the related service.

Long term employee benefits

The Company treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method at the reporting date. Actuarial gains/losses are immediately taken to the statement of profit and loss and are not deferred. The obligations are presented as current liabilities in the balance sheet if the

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023 (Contd.)

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entity does not have an unconditional right to defer the settlement for at least twelve months after the reporting date.

XVI. Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets:

Initial recognition and measurement:

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, fair value through other comprehensive income (OCI), and fair value through profit or loss. The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Company's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient, the Company initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient are measured at the transaction price determined under Ind AS 115. Refer to the accounting policies in section (IV) Revenue from contracts with customers.

In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level. Financial assets with cash flows that are not SPPI are classified and measured at fair value through profit or loss, irrespective of the business model.

The Company's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both. Financial assets classified and measured at amortised cost are held within a business model with the objective to hold financial assets in order to collect contractual cash flows while financial assets classified and measured at fair value through OCI are held within a business model with the objective of both holding to collect contractual cash flows and selling.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

i. Financial assets at amortised cost (debt instruments)

ii. Financial assets at fair value through other comprehensive income (FVTOCI) with recycling of cumulative gains and losses (debt instruments)

iii. Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)

iv. Financial assets at fair value through profit or loss

Financial assets at amortised cost (debt instruments)

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

i. The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

ii. Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

This category is the most relevant to the Company. After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the profit or loss. The losses arising from impairment are recognised in the profit or loss. The Company's financial assets at amortised cost includes trade receivables, and security deposit included under other non-current financial assets. For more information on receivables refer note 7(b) and 7(f).

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Financial assets at fair value through OCI (FVTOCI) (debt instruments)

A 'financial asset' is classified as at the FVTOCI if both of the following criteria are met:

i. The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and

ii. The asset's contractual cash flows represent SPPI

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. For debt instruments, at fair value through OCI, interest income, foreign exchange revaluation and impairment losses or reversals are recognised in the profit or loss and computed in the same manner as for financial assets measured at amortised cost. The remaining fair value changes are recognised in OCI. Upon derecognition, the cumulative fair value changes recognised in OCI is reclassified from the equity to profit or loss.

The Company has not designated any financial asset (debt instruments) at FVTOCI.

Financial assets designated at fair value through OCI (equity instruments)

Upon initial recognition, the Company can elect to classify irrevocably its equity investments as equity instruments designated at fair value through OCI when they meet the definition of equity under Ind AS 32 Financial Instruments: Presentation and are not held for trading. The classification is determined on an instrument-by-instrument basis. Equity instruments which are held for trading and contingent consideration recognised by an acquirer in a business combination to which Ind AS103 applies are classified as at FVTPL.

Gains and losses on these financial assets are never recycled to profit or loss. Dividends are recognised as other income in the statement of profit and loss when the right of payment has been established, except when the Company benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at fair value through OCI are not subject to impairment assessment.

The Company has not designated any financial asset (equity instruments) as at FVTOCI.

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are carried in the balance sheet at fair value with net changes in fair value recognised in the statement of profit and loss.

This category includes such financial assets which the Company had not irrevocably elected to classify at fair value through OCI. The Company has designated investments in mutual funds (debt instruments) in this category.

Embedded Derivatives

A derivative embedded in a hybrid contract, with a financial liability or non-financial host, is separated from the host and accounted for as a separate derivative if: the economic characteristics and risks are not closely related to the host; a separate instrument with the same terms as the embedded derivative would meet the definition of a derivative; and the hybrid contract is not measured at fair value through profit or loss. Embedded derivatives are measured at fair value with changes in fair value recognised in profit or loss. Reassessment only occurs if there is either a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required or a reclassification of a financial asset out of the fair value through profit or loss category.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognised (i.e. removed from the Company's balance sheet) when:

i. The rights to receive cash flows from the asset have expired, or

ii. The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Impairment of financial assets

Further disclosures relating to impairment of financial assets are also provided in the following notes:

i. Disclosures for significant assumptions – see Note 32

ii. Trade receivables and contract assets – see Note 7(b)

The Company recognises an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Company expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For trade receivables and contract assets, the Company applies a simplified approach in calculating ECLs. Therefore, the Company does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Company has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

The Company considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the Company may also consider a financial asset to be in default when internal or external information indicates that the Company is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Company. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

Financial Liabilities:

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables, loans and borrowings.

Subsequent measurement

For purposes of subsequent measurement, financial liabilities are classified in two categories:

i. Financial liabilities at fair value through profit or loss

ii. Financial liabilities at amortised cost (loans and borrowings)

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments. Gains or losses on liabilities held for trading are recognised in the profit or loss. Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognised in OCI. These gains/ losses are not subsequently transferred to P&L. However, the Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit and loss. The Company has not designated any financial liability as at fair value through profit or loss.

Financial liabilities at amortised cost (Loans and borrowings)

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss. This category generally applies to borrowings. For more information refer Note 14(b).

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

Reclassification of financial assets

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognised gains, losses (including impairment gains or losses) or interest. The following table shows various reclassification and how they are accounted for:

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

Original classification	Revised classification	Accounting treatment
Amortised cost	FVTPL	Fair value is measured at reclassification date. Difference between previous amortised cost and fair value is recognised in profit or loss.
FVTPL	Amortised Cost	Fair value at reclassification date becomes its new gross carrying amount. EIR is calculated based on the new gross carrying amount.
Amortised cost	FVTOCI	Fair value is measured at reclassification date. Difference between previous amortised cost and fair value is recognised in OCI. No change in EIR due to reclassification.
FVTOCI	Amortised cost	Fair value at reclassification date becomes its new amortised cost carrying amount. However, cumulative gain or loss in OCI is adjusted against fair value. Consequently, the asset is measured as if it had always been measured at amortised cost.
Original classification	**Revised classification**	**Accounting treatment**
FVTPL	FVTOCI	Fair value at reclassification date becomes its new carrying amount. No other adjustment is required.
FVTOCI	FVTPL	Assets continue to be measured at fair value. Cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss the reclassification date.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

XVII. Cash and cash equivalents:

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, that are readily convertible to a known amount of cash and subject to an insignificant risk of changes in value. For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

XVIII. Dividend:

The Company recognises a liability to pay dividend to equity holders of the parent when the distribution is authorised, and the distribution is no longer at the discretion of the Company. As per the corporate laws in India, a distribution is authorised when it is approved by the shareholders. A corresponding amount is recognised directly in equity.

XIX. Earnings per share:

Basic earnings per share is calculated by dividing the net profit or loss attributable to equity holders of Company (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the period.

The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in a rights issue, share split, and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding, without a corresponding change in resources.

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

XX. Segment Reporting

The Company prepares its segment information in conformity with the accounting policies adopted for preparing and presenting the financial statements of the Company as whole.

XXI. Use of significant accounting judgements, estimates and assumptions

In preparing the financial statements, management has made judgements and

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

estimates that affect the application of the Company's accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognised prospectively.

Information about judgements made in applying accounting policies that have the most significant effects on the amounts recognised in the financial statements are given at note no. 32.

XXII. Changes in accounting policies and disclosures

New and amended standards

April 01, 2023

The Ministry of Corporate Affairs ("MCA") has carried out amendments to the following Ind AS which are effective from 01 April 2023. The adoption of following mentioned amendments had no impact on the financial statements of the Company.

(i) Definition of Accounting Estimates - Amendments to Ind AS 8

(ii) Disclosure of Accounting Policies - Amendments to Ind AS 1

(iii) Deferred Tax related to Assets and Liabilities arising from a Single Transaction - Amendments to Ind AS 12

March 31, 2023

The Ministry of Corporate Affairs ("MCA") has carried out amendments to the following accounting standards which are effective from April 01, 2022. The adoption of following mentioned amendments had no impact on the financial statements of the Company.

(i) Onerous Contracts – Costs of Fulfilling a Contract – Amendments to Ind AS 37

(ii) Reference to the Conceptual Framework – Amendments to Ind AS 103

(iii) Property, Plant and Equipment: Proceeds before Intended Use – Amendments to Ind AS 16

(iv) Ind AS 101 First-time Adoption of Indian Accounting Standards – Subsidiary as a first-time adopter

(v) Ind AS 109 Financial Instruments – Fees in the '10 per cent' test for derecognition of financial liabilities

(vi) Ind AS 41 Agriculture – Taxation in fair value measurements

March 31, 2022

The Ministry of Corporate Affairs ("MCA") has carried out amendments to the following accounting standards which are effective from April 01, 2021. The adoption of following mentioned amendments had no impact on the financial statements of the Company.

(i) Interest Rate Benchmark Reform – Phase 2: Amendments to Ind AS 109, Ind AS 107, Ind AS 104 and Ind AS 116

(ii) Conceptual framework for financial reporting under Ind AS issued by ICAI

(iii) Ind AS 116: COVID-19 related rent concessions

(iv) Ind AS 103: Business combination

(v) Amendment to Ind AS 105, Ind AS 16 and Ind AS 28

April 01, 2021

The Ministry of Corporate Affairs ("MCA") has carried out amendments to the following accounting standards which are effective from April 01, 2020. The adoption of following mentioned amendments had no impact on the financial statements of the Company.

(i) Ind AS 116: Covid-19-Related Rent Concessions

(ii) Ind AS 103: Business Combinations

(iii) Ind AS 1 and Ind AS 8: Definition of Material

(iv) Ind AS 107 and Ind AS 109: Interest Rate Benchmark Reform

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

3. SIGNIFICANT ACCOUNTING POLICIES

Particulars	Freehold land	Building on freehold land	Building on leasehold land	Electrical Fittings	Plant and equipment	Office equipment	Furniture and fixtures	Computers	Vehicles	Total
Fair value										
Balance as at April 01, 2021	**2,174.60**	**2,231.62**	**3,280.51**	**251.24**	**2,286.50**	**37.49**	**42.40**	**36.09**	**283.18**	**10,623.63**
Additions during the year	-	13.54	-	1.24	113.52	7.98	0.13	28.52	169.63	334.56
Disposals during the year	-	-	-	-	(8.89)	(0.57)	-	(1.79)	(5.55)	(16.80)
Balance as at March 31, 2022	**2,174.60**	**2,245.16**	**3,280.51**	**252.48**	**2,391.13**	**44.90**	**42.53**	**62.82**	**447.26**	**10,941.39**
Additions during the year	-	54.15	-	21.33	670.88	4.95	8.59	43.57	273.82	1,077.29
Disposals during the year	-	-	-		(2.22)	(0.09)		(0.89)	(29.09)	(32.29)
Balance as at March 31, 2023	**2,174.60**	**2,299.31**	**3,280.51**	**273.81**	**3,059.79**	**49.76**	**51.12**	**105.50**	**691.99**	**11,986.39**
Accumulated depreciation										
Balance as at April 01, 2021	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Depreciation for the year	-	69.98	116.95	121.15	592.76	20.37	23.31	28.92	71.53	1,044.97
Disposals during the year	-	-	-	-	(3.04)	(0.55)	-	(1.70)	(1.97)	(7.26)
Balance as at March 31, 2022	**-**	**69.98**	**116.95**	**121.15**	**589.72**	**19.82**	**23.31**	**27.22**	**69.56**	**1,037.71**
Depreciation for the year	-	70.43	116.95	20.00	242.17	9.81	9.16	22.50	81.27	572.29
Disposals during the year	-	-	-	-	(1.54)	(0.08)	-	(0.85)	(13.08)	(15.55)
Balance as at March 31, 2023	**-**	**140.41**	**233.90**	**141.15**	**830.35**	**29.55**	**32.47**	**48.87**	**137.75**	**1,594.45**
Net block										
Balance as at April 01, 2021	**2,174.60**	**2,231.62**	**3,280.51**	**251.24**	**2,286.50**	**37.49**	**42.40**	**36.09**	**283.18**	**10,623.63**
Balance as at March 31, 2022	**2,174.60**	**2,175.18**	**3,163.56**	**131.33**	**1,801.41**	**25.08**	**19.22**	**35.60**	**377.70**	**9,903.68**
Balance as at March 31, 2023	**2,174.60**	**2,158.90**	**3,046.61**	**132.66**	**2,229.44**	**20.21**	**18.65**	**56.63**	**554.24**	**10,391.94**

Notes:

(i) On transition to Ind AS (i.e. April 01, 2021), the Company has elected to measure Property, plant and equipment at the date of transition to Ind AS at its fair value and use fair value as its deemed cost at that date.

Fair value of Property, plant and equipment are based on valuations performed by an accredited independent valuer who is a registered valuer as defined under rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017. Fair value of property, plant and equipment was determined by using the below mentioned methods. The valuations performed by the valuer are based on active market prices, significantly adjusted for difference in the nature, location or condition of the specific assets and depreciation where applicable.

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

(ii) Description of Property, plant and equipment, valuation techniques used and key inputs to valuation on such property, plant and equipment:

Particulars	Valuation Methodology	Significant unobservable Inputs	April 01, 2021
Freehold Land	Comparable listing method under market approach	Comparable rate per sq. mt Covid impact**	Range : ₹ 3,000 - ₹ 4,000 Rate used after covid impact: ₹ 3,040 5.00%
Building Plant and equipment Electrical fittings	Replacement cost method under Cost approach	Useful life: Building Plant and equipment Electrical fittings Depreciation method Covid impact**	40 Years (as reassessed by management in an earlier years based on technical evaluation) As per Schedule II of Companies Act, 2013 As per Schedule II to the Companies Act, 2013 Straight Line Method 5.00%
Office equipment Furniture and fixtures Computers Vehicles	Book Value*	Covid impact**	5.00%

*Based on judgement of valuer, the respective blocks do not have material impact on the valuation of the Company and thus the valuer has valued them at book value less 5% covid impact.

**The valuer has considered the impact of Covid at a discount of 5.00% on fair value of the respective assets.

The approaches used to determine fair value of the assets are provided in note 32.

(iii) If property, plant and equipment were measured using the cost model. The carrying amounts would be as follows:

Net book value	March 31, 2023	March 31, 2022	April 01, 2021
Cost	14,578.39	13,627.06	13,408.81
Accumulated depreciation	(6,650.13)	(6,241.45)	(5,859.12)
Net carrying amount	7,928.26	7,385.61	7,549.69

(iv) All movable and immovable assets are subject (except vehicles charged exclusively to the financer) to charge created against cash credit facilities from banks. (Refer Note 14(b))

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

4. INVESTMENT PROPERTIES

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Cost			
Opening balance	314.71	467.74	-
Additions during the year	-	-	
Disposals during the year	(17.61)	(153.03)	-
Closing balance (A)	**297.10**	**314.71**	**-**
Accumulated Depreciation			
Opening balance	7.16	-	-
Depreciation for the year	6.88	9.47	-
Disposals during the year	(0.40)	(2.31)	-
Closing balance (B)	**13.64**	**7.16**	**-**
Net block (C=A-B)	**283.46**	**307.55**	**467.74**

Notes:

(i) On transition to Ind AS (i.e. April 01, 2021), the Company has elected to continue with the carrying value of all investment properties measured as per the previous GAAP and use that carrying value as the deemed cost of the investment properties.

(ii) The Company as per circular resolution of the Board of Directors dated January 25, 2021 resolved to sell nine residential flats at Metropolis City, Plot A, IIE, SIDCUL Pant Nagar, Uttrakhand (Cost: ₹ 170.64 Lacs as at April 01, 2021).

(iii) During the year ended March 31, 2022, eight residential flats, Pant Nagar (Cost : ₹ 153.03 Lacs and net block : ₹ 150.72 Lacs) were sold at a sale value of ₹ 245.37 Lacs (net of brokerage of ₹ 2.11 Lacs) and the Company entered into an agreement to sell the pending one residential flat(Cost ₹ 17.61 Lacs, Net Block: ₹ 17.27 Lacs as at March 31, 2022) for which advance of ₹ 1.00 Lacs was received from prospective buyers (April 01, 2021: ₹ 9.50 Lacs), which is included under Other current liabilities (refer note-18). The pending one residential flat has been sold during the current year ended 31 March 2023 at the consideration of ₹ 24.00 Lacs (Cost: ₹ 17.61 Lacs, Net block ₹ 17.21 Lacs).

(iv) Information regarding income and expenditure of Investment properties

Particulars	As at March 31, 2023	As at March 31, 2022
Rental income derived from investment properties	135.39	121.86
Direct operating expenses (including repairs and maintenance) arising from investment properties that generating rental income	(2.49)	(2.49)
Direct operating expenses (including repairs and maintenance) arising from investment properties that did not generate rental income	-	-
Profit arising from investment properties before depreciation and indirect expenses	132.90	119.37
Depreciation	**6.88**	**9.47**
Profit arising from investment properties before indirect expenses	**126.02**	**109.90**

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

(v) Fair value

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Completed Investment properties	3,671.47	3,702.80	3,772.50
Investment properties under construction	32.05	30.52	30.52

Breakup:

Particulars		As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Investment properties	Fair value*	3,703.52	3,733.32	3,803.02
	Cost	283.46	307.55	467.74

* including amount of ₹ 32.05 Lacs (March 31, 2022: ₹ 30.52 Lacs)(April 01, 2021: ₹ 30.52 Lacs) pertaining to residential flat which is under construction.

Investment property is subject to charge created against cash credit facilities from banks. (Refer Note 14(b))

These valuations are based on valuations performed by an accredited independent valuer who is a specialist in valuing these types of investment properties and is a registered valuer as defined under rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017. A valuation model in accordance with that recommended by the International Valuation Standards Committee has been applied. The valuations performed by the valuer are based on active market prices, significantly adjusted for difference in the nature, location or condition of the specific assets. The Company has no restrictions on the realisability of its investment properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

Description of investment properties, valuation techniques used and key inputs to valuation on such investment properties:

Particulars	Valuation Methodology	Significant unobservable Inputs	March 31, 2023	March 31, 2022	April 01, 2021
Greater Noida property (Land) - Commercial	Comparable listing method under Market Approach	Comparable rate per sq mt Covid impact**	Range : ₹ 30,000 - ₹ 45,000 Rate used after covid impact: ₹ 27,000 0.00%	Range : ₹ 30,000 - ₹ 45,000 Rate used after covid impact: ₹ 27,000 0.00%	Range : ₹ 30,000 - ₹ 45,000 Rate used after covid impact: ₹ 25,650 5.00%
Greater Noida property (Building) - Commercial*	Replacement Cost method under Cost Approach	Useful life Depreciation Method Covid impact**	40 Years (as reassessed by management in an earlier years based on technical evaluation) Straight Line Method 0.00%	40 Years (as reassessed by management in an earlier years based on technical evaluation) Straight Line Method 0.00%	40 Years (as reassessed by management in an earlier years based on technical evaluation) Straight Line Method 5.00%
Lavasa properties - Residential	Guideline rate method under Market Approach	Land Guidelines rate per sq mt Flat Guidelines rate per sq mt % of completion for flat	Rate used : ₹ 4,860 Rate used : ₹ 55,130 60.00%	Rate used : ₹ 4,620 Rate used : ₹ 52,500 60.00%	Rate used : ₹ 4,620 Rate used : ₹ 52,500 60.00%
Pant Nagar flats - Residential	Actual Sale Price	Covid impact**	0.00%	0.00%	0.00%

* including electrical fittings & furniture and fixtures of ₹ 4.35 Lacs (March 31, 2022: ₹ 3.70 Lacs)

The approaches used to determine fair value of the assets are provided in note 32.

** Covid impact

The valuer has considered the impact of Covid at a discount of 5.00% on fair value of the respective assets.

However, for assets where guideline rate method under market approach is used, the impact of covid is not considered, instead the guideline/circle rate as on valuation dates is considered.

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

5. INTANGIBLE ASSETS

Particulars	Computer Softwares	Total
Cost		
Balance as at April 01, 2021	**17.76**	**17.76**
Additions during the year	5.53	5.53
Disposals during the year	-	-
Balance as at March 31, 2022	**23.29**	**23.29**
Additions during the year	**0.27**	**0.27**
Disposals during the year	**-**	**-**
Balance as at March 31, 2023	**23.56**	**23.56**
Amortisation		
Balance as at April 01, 2021	**-**	**-**
Amortisation for the year	**10.14**	**10.14**
Disposals during the year	**-**	**-**
Balance as at March 31, 2022	**10.14**	**10.14**
Amortisation for the year	**9.72**	**9.72**
Disposals during the year	-	-
Balance as at March 31, 2023	**19.86**	**19.86**
Net block		
Balance as at April 01, 2021	**17.76**	**17.76**
Balance as at March 31, 2022	**13.15**	**13.15**
Balance as at March 31, 2023	**3.70**	**3.70**

Notes:

(i) The Company has elected Ind AS 101 exemption and continue with the carrying value for all of its intangible assets as its deemed cost (net of depreciation) as at the date of transition (i.e. April 01, 2021).

(ii) All intangibles assets are subject to charge created against cash credit facilities from banks. (Refer Note 14(b))

6. RIGHT-OF-USE ASSETS

Particulars	Leasehold Land (refer notes below)	Buildings	Plant and equipment	Total
Fair value				
Balance as at April 01, 2021	**4,894.90**	**447.88**	**-**	**5,342.78**
Additions during the year	-	-	29.28	29.28
Disposals during the year	-	-	-	-
Balance as at March 31, 2022	**4,894.90**	**447.88**	**29.28**	**5,372.06**
Additions during the year	**-**	**-**	**-**	**-**
Modification during the year	**-**	**237.42**	**-**	**237.42**
Disposals during the year	**-**	**-**	**-**	**-**
Balance as at March 31, 2023	**4,894.90**	**685.30**	**29.28**	**5,609.48**

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)
(Amount in Lacs, unless otherwise stated)

Particulars	Leasehold Land (refer notes below)	Buildings	Plant and equipment	Total
Accumulated Depreciation				
Balance as at April 01, 2021	**-**	**-**	**-**	**-**
Depreciation for the year	65.72	44.79	0.64	111.15
Disposals during the year	-	-	-	-
Balance as at March 31, 2022	**65.72**	**44.79**	**0.64**	**111.15**
Depreciation for the year	65.72	71.17	3.86	140.75
Disposals during the year	-	-	-	-
Balance as at March 31, 2023	**131.44**	**115.96**	**4.50**	**251.90**
Net carrying value				
Balance as at April 01, 2021	**4,894.90**	**447.88**	**-**	**5,342.78**
Balance as at March 31, 2022	**4,829.18**	**403.09**	**28.64**	**5,260.91**
Balance as at March 31, 2023	**4,763.46**	**569.34**	**24.78**	**5,357.58**

Notes:

(i) On transition to Ind AS (i.e. April 01, 2021), the Company has elected to measure right to use assets at its fair value and use fair value as its deemed cost.

(ii) Fair value of Leasehold land are based on valuations performed by an accredited independent valuer who is a registered valuer as defined under rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017. Fair value of leasehold land was determined by using the below method. The valuations performed by the valuer are based on active market prices, significantly adjusted for difference in the nature, location or condition of the specific assets.

(iii) Leasehold lands are subject to charge created against cash credit facilities from banks. (Refer Note 14(b))

Description of leasehold lands, valuation techniques used and key inputs to valuation on such leasehold lands:

Particulars	Valuation Methodology	Significant unobservable Inputs	April 01, 2021
Tamil Nadu -D1/1	Comparable listing method under Market Approach	Comparable rate per acre Covid impact**	Range : ₹ 2.00 -₹ 3.50 Lacs Rate used after covid impact: (₹ 3.00 Lacs) 5.00%
Tamil Nadu - F19	Comparable listing method under Market Approach	Comparable rate per acre Covid impact**	Range: ₹ 2.50 -₹ 4.00 Lacs Rate used after covid impact: ₹ 2.25 Lacs 5.00%
Noida Head Office	Comparable listing method under Market Approach	Comparable rate per sq mt Covid impact**	Rate used after covid impact (₹ 0.90 Lacs) 5.00%
Pantnagar Plant	Guideline rate method under Market Approach	Allotment Rate per sq mt	Rate used: ₹ 6,500

**The valuer has considered the impact of Covid at a discount of 5.00% on fair value of the respective assets.

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

The approaches used to determine fair value of the assets are provided in note 32.

(iii) If right to use assets (leasehold land) were measured using the cost model. The carrying amounts would be as follows:

Net book value	March 31, 2023	March 31, 2022	April 01, 2021
Cost	546.58	546.58	546.58
Accumulated depreciation	(96.69)	(90.71)	(84.74)
Net carrying amount	449.89	455.87	461.84

7. FINANCIAL ASSET

7 (a). Investment

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Non current			
Investment in government securities (at amortised cost)			
National Savings certificate*	-	0.58	0.58
Quoted Investments			
Investment in mutual funds (at fair value through profit or loss)			
9,88,737.72 (March 31, 2022: Nil, April 01, 2021: Nil) units of HDFC Nifty SDL Index Fund Regular Growth of ₹ 10/- each	100.26	-	-
9,84,231.82 (March 31, 2022: Nil, April 01, 2021: Nil) units of ICICI Prudential Nifty SDL Index Fund Growth of ₹ 10/- each	100.26	-	-
9,71,211.84 (March 31, 2022: Nil, April 01, 2021: Nil) units of Nippon India Nifty AAA PSU Bond Plus SDL Index Fund - Growth Plan of ₹ 10/- each	100.19	-	-
9,65,762.03 (March 31, 2022: Nil, April 01, 2021: Nil) units of Tata Crisil-IBX Gift Index Fund- Regular Plan Growth of ₹ 10/- each	100.09	-	-
9,57,898.27 (March 31, 2022: Nil, April 01, 2021: Nil) units of Aditya Birla Sun Life Nifty SDL Plus PSU Bond Fund Regular Growth of ₹ 10/- each	100.22	-	-
Total	**501.02**	**0.58**	**0.58**
Aggregate book value of quoted investments	501.02	-	-
Aggregate market value of quoted investments (note 38)	501.02	-	-
Aggregate value of unquoted investments	-	0.58	0.58

*The above security were lien with sales tax and other government department.

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

7 (b) (i) Trade receivables

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Non current			
Trade receivables	3,837.04	2,795.11	3,328.98
Total	**3,837.04**	**2,795.11**	**3,328.98**
Current			
Trade receivables	15,870.75	8,570.13	6,872.18
Total	**15,870.75**	**8,570.13**	**6,872.18**
Break up of security details			
Trade receivables			
Non Current			
Secured, considered good	-	-	-
Unsecured, considered good	3,837.04	2,795.11	3,328.98
Unsecured, considered doubtful	164.75	140.18	270.86
Current			
Secured, considered good	-	-	-
Unsecured, considered good	15,870.75	8,570.13	6,872.18
Unsecured, considered doubtful	655.13	1,643.40	1,193.81
Total (A)	**20,527.67**	**13,148.82**	**11,665.83**
Impairment Allowance (allowance for bad and doubtful debts)			
Non current			
Trade receivables which have significant increase in credit risk	-	-	(140.82)
Trade receivables - credit impaired	(164.75)	(140.18)	(130.04)
Current			
Trade receivables which have significant increase in credit risk	-	(1,213.60)	(811.31)
Trade receivables - credit impaired	(655.13)	(429.80)	(382.50)
Total (B)	**(819.88)**	**(1,783.58)**	**(1,464.67)**
Total trade receivables (A-B)	**19,707.79**	**11,365.24**	**10,201.16**

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

Trade receivables Ageing Schedule

As at March 31, 2023

Particulars	Non current but not due	Current but not due	Outstanding for following periods from due date of payment					Total
			Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables - considered good	3,837.04	681.29	13,653.39	473.60	181.14	-	612.93	19,439.39
(ii) Undisputed Trade Receivables - credit impaired	164.75	29.25	586.24	20.34	7.78	-	-	808.36
(iii) Disputed Trade Receivables - considered good	-	-	-	-	268.40	-	-	268.40
(iv) Disputed Trade Receivables - credit impaired	-	-	-	-	11.52	-	-	11.52
Total	**4,001.79**	**710.54**	**14,239.63**	**493.94**	**468.84**	**-**	**612.93**	**20,527.67**

As at March 31, 2022

Particulars	Non current but not due	Current but not due	Outstanding for following periods from due date of payment					Total
			Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables - considered good	2,795.11	77.87	8,137.71	284.77	65.24	4.55	-	11,365.25
(ii) Undisputed Trade Receivables - significant increase in credit risk	-	-	12.79	17.18	78.46	6.44	26.71	141.58
(iii) Undisputed Trade Receivables - credit impaired	140.18	3.91	408.11	14.28	3.27	0.23	-	569.98
(iv) Disputed Trade Receivables - significant increase in credit risk	-	-	5.00	1.00	28.23	111.45	926.34	1,072.02
Total	**2,935.29**	**81.78**	**8,563.61**	**317.23**	**175.20**	**122.66**	**953.05**	**13,148.82**

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

As at April 01, 2021

Particulars	Non current but not due	Current but not due	Outstanding for following periods from due date of payment					Total
			Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables - considered good	3,328.98	685.85	5,159.23	290.33	148.39	93.82	-	9,706.61
(ii) Undisputed Trade Receivables - significant increase in credit risk	140.82	-	92.43	0.27	40.80	-	4.88	279.20
(iii) Undisputed Trade Receivables - credit impaired	130.04	26.79	201.54	11.34	5.80	3.67	58.81	437.98
(iv) Disputed Trade Receivables - considered good	-	-	9.32	-	211.78	273.46	-	494.55
(v) Disputed Trade Receivables - significant increase in credit risk	-	-	-	-	92.40	228.56	351.97	672.93
(vi) Disputed Trade Receivables - credit impaired	-	-	0.36	-	8.27	10.68	55.24	74.56
Total	**3,599.84**	**712.64**	**5,462.88**	**301.94**	**507.44**	**610.19**	**470.90**	**11,665.83**

No trade or other receivable are due from directors or other officers of director is a partner, a director or a member.

All current assets (including trade receivables) are subject to charge created against cash credit facilities from bank. (Refer Note 14(b))

7 (b) (ii) Contract assets

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Current			
Contract assets			
- Unbilled revenue	2,792.94	2,124.60	1,660.91
Total (A)	**2,792.94**	**2,124.60**	**1,660.91**
Impairment Allowance (allowance for bad and doubtful debts)			
Contract assets - credit impaired	-	-	-
Total (B)	**-**	**-**	**-**
Total contract assets (A-B)	**2,792.94**	**2,124.60**	**1,660.91**

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

Set out below is the movement in the allowance for expected credit losses of trade receivables and contract assets:

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Impairment Allowance (allowance for bad and doubtful debts)			
Opening Balance	1,783.58	1,464.67	881.54
Provision for expected credit losses (net)	(963.70)	318.91	583.13
Closing Balance	**819.88**	**1,783.58**	**1,464.67**

All current assets (including contract assets) are subject to charge created against cash credit facilities from bank. (Refer Note 14(b))

7 (c) Cash and cash equivalents

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Balances with banks:			
- On current accounts	10.97	7.81	20.98
- On cash credit accounts	421.07	919.37	312.06
Deposits with original maturity of less than three months*	5,430.14	3,077.13	160.01
Cheques/drafts on hand	-	3.40	-
Cash on hand	4.14	2.77	5.57
Total	**5,866.32**	**4,010.48**	**498.62**

* Fixed deposits/ margin money deposit of ₹ 99.13 Lacs (March 31, 2022: ₹ 28.13 Lacs, April 01, 2021: Nil) have been held as margin money against issuance of bank guarantee and letter of credits provided in favour of government authorities, customers and suppliers.

All current assets (including cash and cash equivalents) are subject to charge created against cash credit facilities from bank. (Refer Note 14(b))

7 (c) (i) For the purpose of the statement of cash flows, cash and cash equivalents comprise the following:

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Balances with banks :			
- On current accounts	10.97	7.81	20.98
- On cash credit accounts	421.07	919.37	312.06
Deposits with original maturity of less than three months	5,430.14	3,077.13	160.01
Cheques/drafts on hand	-	3.40	-
Cash on hand	4.14	2.77	5.57
Total	**5,866.32**	**4,010.48**	**498.62**

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

7 (c) (ii) Changes in liabilities arising from financing activities -

Particulars	April 01, 2022	Cash flows (net)	Changes in fair values	New leases/ Modification	Interest on lease liability	March 31, 2023
Current borrowings [note 14(b)]	193.74	774.36	-	-	-	968.10
Non Current borrowings (including current maturities from long term borrowings [note 14(b)]	142.38	27.89	-	-	-	170.27
Lease liabilities [note 14(a)]	448.57	(113.40)	-	237.42	61.84	634.43
Total liabilities from financing activities	**784.69**	**688.85**	**-**	**237.42**	**61.84**	**1,772.80**

Particulars	April 01, 2021	Cash flows (net)	Changes in fair values	New leases	Interest on lease liability	March 31, 2022
Current borrowings [note 14(b)]	126.61	67.13	-	-	-	193.74
Non Current borrowings (including current maturities from long term borrowings [note 14(b)]	68.82	73.56	-	-	-	142.38
Lease liabilities [note 14(a)]	447.88	(69.78)	-	29.28	41.19	448.57
Total liabilities from financing activities	**643.31**	**70.91**	**-**	**29.28**	**41.19**	**784.69**

7 (d) Bank balances other than cash and cash equivalents

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Deposits with remaining maturity of less than twelve months *	6,054.44	5,165.37	6,198.53
Total	**6,054.44**	**5,165.37**	**6,198.53**

* Fixed deposits / margin money deposit of ₹ 4,954.44 Lacs (March 31, 2022 ₹ 3,888.17 Lacs, April 01, 2021: ₹ 1,554.52 Lacs) have been held as margin money against issuance of bank guarantee and letter of credits provided in favour of government authorities, customers and suppliers and of ₹ Nil (March 31, 2022 ₹ 0.26 Lacs, April 01, 2021: ₹ Nil) have been pledged with sales tax authorities.

Fixed deposits are subject to charge created against cash credit facilities from bank. (Refer Note 14(b))

7 (e) Loans

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Current (Unsecured considered good)			
Loan to employees	27.63	33.66	26.20
Total	**27.63**	**33.66**	**26.20**

All current assets (including loans) are subject to charge created against cash credit facilities from bank. (Refer Note 14(b))

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

7 (f) Other financial assets

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Non-current (Unsecured considered good)			
Deposits with banks with remaining maturity of more than twelve months #	66.84	313.13	0.25
Security deposits			
- Related parties (refer note 36) ##	18.00	18.00	18.00
- Others	75.00	75.56	76.42
Total	**159.84**	**406.69**	**94.67**
Current (Unsecured considered good)			
Interest accrued on bank deposits and others	79.87	58.35	59.22
Security deposits			
- Related parties (refer note 36) ##	-	-	0.03
- Others	21.96	19.80	32.08
Insurance claim receivable	-	40.09	-
Total	**101.83**	**118.24**	**91.33**

Fixed deposits / margin money deposit of ₹ 66.55 Lacs (March 31, 2022 ₹ 312.13 Lacs, April 01, 2021: Nil) have been held as margin money against issuance of bank guarantee and letter of credits provided in favour of government authorities, customers and suppliers and of ₹ 0.28 Lacs (March 31, 2022 ₹ Nil, April 01, 2021: ₹ 0.25 Lacs) have been pledged with sales tax authorities.

All current assets are subject (including other financials assets) to charge created against cash credit facilities from bank. (Refer Note 14(b))

Security Deposit from related parties includes :-

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Dues from partnership firm (Intertec) in which the Company's director is a partner			
Non current	18.00	18.00	18.00
Current	-	-	-
Dues from directors			
Non current	-	-	-
Current	-	-	0.03

Breakup of Financial Assets carried at amortised cost

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Investment in government securities [refer note 7(a)]	-	0.58	0.58
Trade Receivables [refer note 7(b)(i)]	19,707.79	11,365.24	10,201.16
Cash and Cash equivalent [refer note 7(c)]	5,866.32	4,010.48	498.62
Bank balances other than cash and cash equivalents [refer note 7(d)]	6,054.44	5,165.37	6,198.53
Loans [refer note 7(e)]	27.63	33.66	26.20
Other Financial assets [refer note 7(f)]	261.67	524.93	186.00
Total	**31,917.85**	**21,100.26**	**17,111.09**

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

8. INCOME TAX ASSETS / (LIABILITIES)

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Opening balance	586.40	727.99	967.60
Add: Taxes paid (net of refunds)	1,977.78	802.73	147.27
Less: Tax expense	(2,376.33)	(944.32)	(386.88)
Closing balance	**187.85**	**586.40**	**727.99**
Non current tax assets (net)	187.85	139.30	727.99
Current tax assets (net)	-	560.06	-
Liabilities for current tax (net)	-	(112.95)	-

9. OTHER NON-CURRENT ASSETS

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Unsecured, considered good			
Advances for Property, plant and equipment	312.94	40.75	13.37
Prepaid expenses	7.12	11.83	18.00
Balances with statutory/government authorities	88.26	141.29	36.99
Total	**408.32**	**193.87**	**68.36**

10. INVENTORIES

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
(All inventories except for scrap are valued at the lower of cost or net realisable value			
Raw materials (In transit of ₹ 44.21 (March 31, 2022: ₹ 258.99, April 01, 2021: ₹ 269.34))	8,966.29	9,713.75	6,564.97
Work in progress	2,021.34	1,496.37	1,646.36
Semi finished goods	2,383.27	1,904.67	1,288.70
Finished goods (In transit of ₹ 3.06 (March 31, 2022: ₹ 4.36, (April 01, 2021: ₹ Nil))	19.02	19.56	24.44
Packing materials	42.02	39.96	37.76
Stores and spares	230.01	224.98	213.89
Scrap	35.63	13.47	15.65
Total	**13,697.58**	**13,412.76**	**9,791.77**

All current assets (including inventories) are subject to charge created against cash credit facilities from bank. (Refer Note 14(b))

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

11. OTHER CURRENT ASSETS

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Unsecured, and considered good except where otherwise stated			
Prepaid expenses	160.71	143.58	178.69
Balances with statutory/government authorities			
- VAT/ Entry tax recoverable	107.95	141.59	197.02
- Others	793.50	565.35	522.72
Advance to employees	9.72	4.71	7.65
Advances for goods & services			
- Considered good	888.45	503.94	229.32
- Considered doubtful	-	41.45	43.63
Less: Allowance for doubtful advances	-	(41.45)	(43.63)
Total	**1,960.33**	**1,359.17**	**1,135.40**

All current assets are subject to charge created against cash credit facilities from bank. (Refer Note 14(b))

12. EQUITY SHARE CAPITAL

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Authorised:			
20,000,000 (March 31, 2022: 20,000,000, April 01, 2021: 20,000,000) equity shares of ₹10 each	2,000.00	2,000.00	2,000.00
Issued, subscribed and fully paid up:			
1,50,00,600 (March 31, 2022: 1,50,00,600, April 01, 2021: 1,50,00,600) equity shares of ₹10 each	1,500.06	1,500.06	1,500.06
Total	**1,500.06**	**1,500.06**	**1,500.06**

a. Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Particulars	As at March 31, 2023		As at March 31, 2022	
	Number	Amount	Number	Amount
Equity shares				
Balance at the beginning of the year	1,50,00,600	1,500.06	1,50,00,600	1,500.06
Balance at the end of the year	**1,50,00,600**	**1,500.06**	**1,50,00,600**	**1,500.06**

b. Terms and rights attached to equity shares

The Company has only one class of equity shares having par value of ₹ 10 per share (previous year value of ₹ 10). Each holder of equity shares is entitled to one vote per share.

The holders of equity shares are entitled to receive dividends as declared from time to time.

In the event of liquidation of the Company, all preferential amounts, if any, shall be discharged by the Company. The remaining assets of the Company shall be distributed to the holders of equity shares in proportion to the number of shares held to the total equity shares outstanding as on that date.

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)
(Amount in Lacs, unless otherwise stated)

One of the shareholder of the Company viz. M/s OIH Mauritius Limited (formerly known as M/s Indivision India Partners) has the following additional rights as per the Share Subscription Agreement and Shareholders Agreement namely:-

a. Participate in any contract which involves an amount in excess of ₹ 100.00 Lacs which is outside the ordinary course of business;

b. Commencement or settlement of litigation where the amount involved is above ₹ 100.00 Lacs in a single claim in any particular financial year;

c. Vote in meetings on decisions where decision regarding divestment of or sale of assets, investments, lease, license or exchange or pledge in any other way proposing to dispose off any assets or undertaking of the Company except for those transactions which are in the ordinary course of business and those which have specifically been contemplated under the Transaction documents;

d. Participate in decision regarding commencement of business/unit/division outside India;

e. Participate in decisions regarding revision in the salaries/compensation paid to the directors of the Company, including the Promoters;

f. Participate in the appointment or removal of the Chief Executive Officer, the Chief Financial Officer, and the Chief Operating Officer of the Company;

g. Participate in decision regarding Initial Public Offering (IPO) by the Company and appointment of merchant bankers for an IPO.

c. Terms of Exit of M/s OIH Mauritius Limited ((formerly known as M/s Indivision India Partners (Investor)

As per the Shareholder's Agreement entered on December 4, 2007 between M/s OIH Mauritius Limited (formerly known as M/s Indivision India Partners), Mauritius, a public company limited by shares with limited life, Interarch Building Products Private Limited ('Company') and Promoters (namely Mr. Arvind Nanda, Mr. Gautam Suri, M/s Taipan Associates Private Limited and M/s IGS Holdings Private Limited and their respective successors and permitted assigns) (collectively referred as "Parties"); and Share Subscription Agreement entered on even date, the Company had issued 1,00,000 equity shares of ₹ 100 each @ premium of ₹ 9,900 each. As on date, Indivision India Partners holds 2,000,000 equity share of ₹ 10 each after split and bonus shares.

The Investor shall have the exit rights as below:

During the exit period (6 months commencing from the expiry of the IPO Period), Investor shall have the right to sell the entire shares to a third party mutually agreed upon by the Parties. The Parties hereby agree and acknowledge that they shall take all reasonable steps to ensure that a mutually acceptable third party purchaser acquires the Investor Shares on terms and conditions acceptable to the Investor.

The right of the Investor, during the Exit period shall also include the right to cause the Company to take all necessary steps and co-operate to facilitate the Investor exit by way of an Offer for Sale (OFS) of the shares and seeking a listing of the Company on the exchange(s). The Investor shall have the right in priority to offer all the Investor Shares for sale in the OFS of the Company.

For the avoidance of doubt, it is clarified, that during the Exit period, the promoters right of first offer stand suspended. Where the Investor requires prior legal, governmental or regulatory consent, for disposing the Investor Shares then, not withstanding any other provision of this Agreement, that party shall only be obliged to acquire the shares once such consent or approval is obtained and the parties shall use their reasonable endeavours to obtain any such required approvals. Any period within which the transfer of the Investor Shares has to be completed shall be extended by such further period as is necessary for the purpose of obtaining the above approvals.

In the event that upon the completion of the Exit period, the parties have not been successful in finding a third party purchaser or concluding the OFS, then for the period extending from after the completion of the Exit period to the next 6 months (Phase II), the Investor will have the right to sell only to the Promoter or cause the Company to buy back and the Promoter or the Company, as the case may be, will have an obligation to purchase or buy back all the Investor Shares at the fair market value determined in accordance with the procedure as mutually agreed and set out in the Shareholder's Agreement. The purchase of the Investor Shares by the Promoters and/or the Company will be completed in Phase II. Notwithstanding, the other provisions of the Shareholder's Agreement, in the event that the Company and/or the Promoters fail to purchase the Investor Shares during Phase II, as contemplated under the Shareholder's Agreement, the Investor shall have the right to sell the Investor Shares to any third party.

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

d. Details of shareholders holding more than 5% shares in the Company as on year end

Particulars	As at March 31, 2023		As at March 31, 2022	
	No of shares held	% of holding	No of shares held	% of holding
Mr. Gautam Suri	47,75,300	31.83%	47,75,300	31.83%
Mr. Arvind Nanda	59,20,200	39.47%	59,20,200	39.47%
M/s OIH Mauritius Limited ((formerly known as M/s Indivision India Partners	20,00,000	13.33%	20,00,000	13.33%

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

e. Details of shares held by promoters

As at 31 March 2023

Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% Change during the year
Mr. Gautam Suri	47,75,300	-	47,75,300	31.83%	-
Mr. Arvind Nanda	59,20,200	-	59,20,200	39.47%	-
Mrs. Shobhna Suri	6,00,100	-	6,00,100	4.00%	-
Mr. Ishaan Suri	5,99,900	-	5,99,900	4.00%	-
M/s Taipan Associates Private Limited	5,80,000	-	5,80,000	3.87%	-
M/s IGS Holding Private Limited	5,25,000	-	5,25,000	3.50%	-
Total	**1,30,00,500**	**-**	**1,30,00,500**	**86.67%**	**-**

As at 31 March 2022

Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% Change during the year
Mr. Gautam Suri	47,75,300	-	47,75,300	31.83%	-
Mr. Arvind Nanda	59,20,200	-	59,20,200	39.47%	-
Mrs Shobhna Suri	6,00,100	-	6,00,100	4.00%	-
Mr.Ishaan Suri	5,99,900	-	5,99,900	4.00%	-
M/s Taipan Associates Private Limited	5,80,000	-	5,80,000	3.87%	-
M/s IGS Holding Private Limited	5,25,000	-	5,25,000	3.50%	-
Total	**1,30,00,500**	**-**	**1,30,00,500**	**86.67%**	**-**

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)
(Amount in Lacs, unless otherwise stated)

As at 31 March 2021

Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% Change during the year
Mr. Gautam Suri	47,75,300	-	47,75,300	31.83%	-
Mr. Arvind Nanda	59,20,200	-	59,20,200	39.47%	-
Mrs Shobhna Suri	6,00,100	-	6,00,100	4.00%	-
Mr. Ishaan Suri	5,99,900	-	5,99,900	4.00%	-
M/s Taipan Associates Private Limited	5,80,000	-	5,80,000	3.87%	-
M/s IGS Holding Private Limited	5,25,000	-	5,25,000	3.50%	-
Total	**1,30,00,500**	**-**	**1,30,00,500**	**86.67%**	**-**

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

g. Aggregate number of bonus shares issued, share issued for consideration other than cash and shares bought back during the period of five years immediately preceding the reporting date.

	March 31, 2022	March 31, 2021	March 31, 2020	March 31, 2019	March 31, 2018
	Number	Number	Number	Number	Number
Equity shares allotted as fully paid bonus shares	-	-	-	-	75,00,300

13. OTHER EQUITY

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Equity Components of Guarantee	84.90	42.55	-
Reserves and surplus			
Securities premium account	9,149.97	9,149.97	9,149.97
General reserve	5,659.12	5,659.12	5,659.12
Retained earnings	23,533.85	15,480.21	13,669.14
Total	**38,427.84**	**30,331.85**	**28,478.23**

Particulars	As at March 31, 2023	As at April 01, 2021
Equity Components of Guarantee*		
As at April 01	42.55	-
Addition during the year	42.35	42.55
As at March 31	**84.90**	**42.55**
Securities premium account		
As at April 01	9,149.97	9,149.97
As at March 31	**9,149.97**	**9,149.97**

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

Particulars	As at March 31, 2023	As at April 01, 2021
General reserve		
As at April 01	5,659.12	5,659.12
Add: transfer during the year		-
As at March 31	**5,659.12**	**5,659.12**
Retained earnings		
As at April 01	15,480.21	13,814.86
Changes in accounting policy or prior period errors (net of tax)	-	(145.72)
Restated as at April 01	15,480.21	13,669.14
Net profit for the year	8,146.24	1,713.36
Items of other comprehensive income recognised directly in retained earnings		
Remeasurements of post-employment benefit obligation, net of tax	(92.60)	97.71
As at March 31	**23,533.85**	**15,480.21**

* The fair value of the guarantee received by the Company from promoter directors and M/s Intertec for fund and non fund based limit considered as contribution by Shareholders and credited to the equity.

(Refer note 36(b))

14. FINANCIAL LIABILITIES

14 (a) Lease liabilities

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Non- Current (refer note 34)	577.74	414.75	419.68
Current (refer note 34)	56.70	33.82	28.20
Total	**634.44**	**448.57**	**447.88**

Refer note 40(c) for maturity profile of lease liabilities.

14 (b) Borrowings

Promoter Name	Effective interest rate (%)	Maturity/ Repayment terms	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Non current borrowings					
Secured					
Vehicle loans	6.80 - 10.75	As per repayment terms of loan schedule	110.56	101.92	12.60
Total			**110.56**	**101.92**	**12.60**
Current borrowing					
Secured					
Cash credit from banks	Refer below note 1(f)	On demand	948.10	28.74	36.61

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

Promoter Name	Effective interest rate (%)	Maturity/ Repayment terms	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Current maturities of long-term borrowings					
- Vehicle loans			59.71	40.46	56.22
Unsecured					
Borrowings from related parties (refer note 36)	Refer below note 3	On demand	20.00	165.00	90.00
Total			**1,027.81**	**234.20**	**182.83**

Refer note 40(c) for maturity profile of borrowings

Notes:

1. Cash credit facilities from banks are secured by:
   (a) First pari-passu charge by way of hypothecation of entire current assets including book debts and inventory of the Company, both present and future.
   (b) These facilities, are further collaterally secured by first pari-passu charge over the entire movable fixed assets including plant & machinery including intangible assets (except vehicles charged exclusively to the financer), both present and future, of the Company.
   (c) Cash credit facilities from all banks are secured by charge by way of equitable mortgage on immovable properties situated at: (a) Plot No. B-30, Sector-57, Noida, Uttar Pradesh (owned by the Company); (b) Plot No. B-33, Sector-57, Noida, Uttar Pradesh (owned by M/s Intertec (Partnership Firm)): (c) Plot No. 28A, Udyog Vihar, Greater Noida, Uttar Pradesh, being immovable properties (owned by M/s Intertec (Partnership Firm)) and (d)Plot No. D-1/1, SIPCOT, Industrial area, Sriperumbudur, Chennai, Tamil Nadu, (owned by the Company).e) Khasra no.-276-A, Village Kisanpur, Pargana Rudrapur, Tehsil Kichha, Jila Udham Singh Nagar, Uttarakhand (owned by the Company).; (f) Plot No.29, Udyog Vihar, Greater Noida, Uttar Pradesh(owned by the Company). (g) Plot no.14 & 14A, Sector-2, Pant Nagar, Udham Singh Nagar, Uttarakhand(owned by the Company); and (h) Plot no F 19, SIPCOT Industrial Park, Sriperumpudur, Kanchipuram (TN) (owned by the Company).
   (d) Further, secured by (a) personal guarantee of two directors of the Company to all Banks (namely Mr. Arvind Nanda and Mr. Gautam Suri) and (b) corporate guarantee of M/s Intertec (Partnership Firm).
   (e) In respect of working capital loans, quarterly returns or statements of current assets filed by the Company with banks are in agreement with the books of accounts.
   (f) The cash credit facilities are repayable on demand and carry interest @ 7.50% p.a to 11.10% p.a (March 31, 2022: 7.8% p.a. to 10.95% p.a, April 01, 2021: 10.05% to 11.50% p.a.).
2. Vehicles loans amounting to ₹ 170.27 Lacs (March 31, 2022: ₹ 142.38 Lacs, April 01, 2021: ₹ 68.82 Lacs) are secured by hypothecation of underlying vehicles.
3. Unsecured loan from directors are repayable on demand and carry interest @ 6.00% (March 31, 2022: 6.00%, April 01, 2021: 6.00%).
4. The Company has not defaulted on any loan payables.

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

14 (c) Trade payables

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Trade payables (including acceptances)			
- total outstanding dues of micro enterprises and small enterprises (refer note below for details of dues to micro and small enterprises)	907.10	734.23	676.55
- total outstanding dues of creditors other than micro enterprises and small enterprises	9,458.91	7,311.72	6,363.29
Total	**10,366.01**	**8,045.95**	**7,039.84**

Trade payables Ageing Schedule

As at March 31, 2023

Particulars	Outstanding for following periods from due date of payment						Total
	Unbilled dues	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	45.64	228.34	534.48	4.78	42.84	51.02	907.10
Total outstanding dues of creditors other than micro enterprises and small enterprises	1,014.74	1,829.60	6,374.17	107.19	18.81	65.43	9,409.94
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	7.81	17.91	4.01	19.24	48.97
Total	**1,060.38**	**2,057.94**	**6,916.46**	**129.88**	**65.66**	**135.69**	**10,366.01**

As at March 31, 2022

Particulars	Outstanding for following periods from due date of payment						Total
	Unbilled dues	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	44.05	342.74	231.81	63.23	39.45	12.95	734.23
Total outstanding dues of creditors other than micro enterprises and small enterprises	979.25	4704.45	1250.04	111.93	112.24	70.37	7228.28
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	39.21	20.98	3.42	-	19.83	83.44
Total	**1,023.30**	**5,086.40**	**1,502.83**	**178.58**	**151.69**	**103.15**	**8,045.95**

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

As at April 01, 2021

Particulars	Outstanding for following periods from due date of payment						Total
	Unbilled dues	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	124.40	249.55	186.41	72.12	44.07	-	676.55
Total outstanding dues of creditors other than micro enterprises and small enterprises	1,334.25	2,552.28	2,116.86	195.32	98.87	33.95	6,331.53
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	0.59	8.36	-	15.61	7.20	31.76
Total	**1,458.65**	**2,802.42**	**2,311.63**	**267.44**	**158.55**	**41.15**	**7,039.84**

Trade payables are non-interest bearing and are normally settled within 0 - 45 days.

14 (d) Other financial liabilities

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Payable on purchase of Property, plant and equipment *	2.36	17.36	37.14
Employee dues	1,142.31	1,050.23	932.20
Security deposits-payable	39.42	39.42	38.42
Interest accrued and due on borrowings	1.52	2.20	1.23
Interest accrued but not due on borrowings	0.83	0.77	0.61
Total	**1,186.44**	**1,109.98**	**1,009.60**

*Includes dues of micro enterprises and small enterprises amounting ₹ Nil (March 31, 2022 : ₹ 0.58 Lacs, April 01, 2021: ₹ Nil)

Break up of financial liabilities carried at amortised cost

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Lease liabilities (non-current) [refer note 14(a)]	577.74	414.75	419.68
Borrowings (non current) [refer note 14(b)]	110.56	101.92	12.60
Borrowings (current) [refer note 14(b)]	1,027.81	234.20	182.83
Lease liabilities (current) [refer note 14(a)]	56.70	33.82	28.20
Trade payables [refer note 14(c)]	10,366.01	8,045.95	7,039.84
Other financial liabilities [refer note 14(d)]	1,186.44	1,109.98	1,009.60
Total financial liabilities carried at amortised cost	**13,325.26**	**9,940.62**	**8,692.75**

Note:

Details of dues to Micro, Small and Medium Enterprises as per MSMED Act, 2006

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

On the basis of the information and records available with management, details of dues to micro and small enterprises as defined under the MSMED Act, 2006 are as below:

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
1. The principal amount and interest due thereon remaining unpaid to any supplier as at the end of accounting year			
- Principal amount *	907.10	734.81	676.55
- Interest thereon	-	-	-
2. The amount of interest paid by the buyer in terms of section 16 of the MSMED Act 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-	-
3. The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act 2006.	-	-	-
4. The amount of interest accrued and remaining unpaid at the end of each accounting year	-	-	-
5. The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act 2006	-	-	-

*includes dues of micro enterprises and small enterprises amounting ₹ Nil (March 31, 2022 : ₹ 0.58 Lacs, April 01, 2021: ₹ Nil) pertaining to Payable on purchase of Property, plant and equipment [refer note 14(d)]

15. GOVERNMENT GRANT

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Government grant	7.33	8.80	10.26
Total	**7.33**	**8.80**	**10.26**
Non Current	5.86	7.33	8.79
Current	1.47	1.47	1.47

Particulars	As at April 01, 2021
Balance as at April 01, 2021	**10.26**
Received during the year	**-**
Released to the statement of profit and loss	(1.47)
Balance as at March 31, 2022	**8.80**
Received during the year	-
Released to the statement of profit and loss	(1.47)
Balance as at March 31, 2023	**7.33**

Government grants have been received for the purchase of certain items of property, plant and equipment. There are no unfulfilled conditions or contingencies attached to these grants.

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

16. CONTRACT LIABILITIES

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Contract liabilities			
- Deferred revenue	2,112.92	748.02	722.49
- Advances from customers	8,489.69	8,011.07	3,875.74
Total	**10,602.61**	**8,759.09**	**4,598.23**
Current	10,602.61	8,759.09	4,598.23
Non- current	-	-	-

17. PROVISIONS

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Provision for employee benefits			
Compensated absences	137.00	103.81	100.51
Other provision			
Anticipated loss on contract	0.48	11.97	149.51
Total	**137.48**	**115.78**	**250.02**
Current	137.48	115.78	250.02
Non- current	-	-	-

Information about individual provisions and significant estimates

Loss order is provided for the contracts where the Company expects to incur a loss. The table below gives information about movement in provision for anticipated loss on contracts. For further details.

Movements in provisions

Particulars	As at April 01, 2021
Balance as at April 01, 2021	**149.51**
Created during the year	11.97
Utilised during year	(149.51)
Balance as at March 31, 2022	**11.97**
Charged to profit or loss	0.48
Utilised during year	(11.97)
Balance as at March 31, 2023	**0.48**

18. OTHER CURRENT LIABILITIES

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Statutory dues payable	891.59	910.17	559.09
Interest payable on statutory dues	315.55	318.88	125.37
Advance against Sale of Flats appearing under Investment Properties	-	1.00	9.50
Total	**1,207.14**	**1,230.05**	**693.96**

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)
(Amount in Lacs, unless otherwise stated)

19. REVENUE FROM OPERATIONS

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Revenue from contracts with customers		
Revenue from Pre-engineered building contracts	98,613.68	72,134.07
Sale of products		
- Building materials	12,043.40	9,375.66
Other operating revenue		
- Scrap sales	1,655.47	1,446.29
- Other services	80.05	538.22
Total	**1,12,392.60**	**83,494.24**

Disaggregated revenue information

Set out below is the disaggregation of the Company's revenue from contracts with customers:

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Building materials:		
Metal ceilings and corrugated roofing	2,879.56	2,355.14
Steel structure	8,211.04	5,961.16
Light gauge framing systems	42.83	167.67
	11,133.43	**8,483.97**
Bought out items	909.97	891.69
	12,043.40	**9,375.66**
Pre-engineered building	98,613.68	72,134.07
Others	1,735.52	1,984.51
Total revenue from contracts with customers	**1,12,392.60**	**83,494.24**
Timing of revenue recognition		
Goods transferred at a point in time	13,698.87	10,821.95
Pre-engineered building contracts and other services transferred over time	98,693.73	72,672.29
Total revenue from contracts with customers	**1,12,392.60**	**83,494.24**

Contract balances	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Trade receivables [refer note 7(b)(i)]	19,707.79	11,365.24	10,201.16
Contract assets [refer note 7(b)(ii)]	2,792.94	2,124.60	1,660.91
Contract liabilities (refer note 16)	10,602.61	8,759.09	4,598.23

Refer note 7(b)(i) and note 16 for details on trade receivables and Contract liabilities respectively.

Contract asset is recognised when there is excess of revenue earned over billings on contracts with customers.

Right of return assets and refund liabilities are not present in contracts with customers.

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

Reconciling the amount of revenue recognised in the statement of profit and loss with the contracted price:

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Revenue as per contracted price	1,14,164.61	83,494.24
Adjustments:		
- Deesclation amount	(1,772.01)	-
Revenue from contract with customers	**1,12,392.60**	**83,494.24**

Performance obligation

Please refer note 2(iv) in accounting policies for performance obligation in relation to revenue from contracts with customers.

20. OTHER INCOME

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Interest income on:		
Bank deposits	564.95	295.09
Income tax refund	2.31	24.93
Others	6.86	7.02
Rental income on:		
Investment properties	135.39	121.86
Others	18.00	22.11
Provision for doubtful debts/ advances written back (net)	448.68	-
Bad debts recovered	50.70	15.91
Net gain on disposal of property, plant and equipment	10.88	8.31
Net gain on sale of investment properties	6.19	94.67
Fair value gain on financial instruments at fair value through profit or loss	1.03	-
Government grants - income	1.47	1.47
Total	**1,246.46**	**591.37**

Government grants have been received for the purchase of certain items of property, plant and equipment. There are no unfulfilled conditions or contingencies attached to these grants.

21. COST OF RAW MATERIALS AND COMPONENTS CONSUMED

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Inventory at the beginning of the year	9,713.75	6,564.97
Add: Purchases during the year	73,708.71	60,346.38
Add: Creation / (Reversal) of provision for anticipated loss on contracts	(11.49)	(137.54)
Less: Captive consumption	(171.15)	(116.44)
Less: Inventory at the end of the year	(8,966.29)	(9,713.75)
Total	**74,273.53**	**56,943.62**

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

22. INCREASE IN INVENTORIES OF FINISHED GOODS AND WORK-IN-PROGRESS

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Inventories at the beginning of the year		
Finished goods	19.56	24.44
Semi finished goods	1,904.67	1,288.70
Work in progress	1,496.37	1,646.36
Scrap	13.47	15.65
Total inventories at the beginning of the year	**3,434.07**	**2,975.15**
Inventories at the end of the year		
Finished goods	19.02	19.56
Semi finished goods	2,383.27	1,904.67
Work in progress	2,021.34	1,496.37
Scrap	35.63	13.47
Total inventories at the end of the year	4,459.26	3,434.07
Increase in inventories	**(1,025.19)**	**(458.92)**

23. EMPLOYEE BENEFITS EXPENSE

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Salaries, wages, allowances and bonus	8,001.98	7,718.83
Contribution to provident and other funds	626.97	609.73
Gratuity expenses (Note 33)	342.25	313.11
Staff welfare expenses	365.10	280.61
Total	**9,336.30**	**8,922.28**

24. FINANCE COSTS

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Interest on:		
- cash credit from banks and vehicle loans	30.37	53.20
- income tax	18.76	12.37
- lease liabilities	61.84	41.19
- others	9.66	214.24
Guarantee charges	0.57	0.92
Other finance cost	138.42	123.57
Total	**259.62**	**445.49**

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

25. DEPRECIATION AND AMORTISATION EXPENSE

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Depreciation on property, plant and equipment (refer note 3)	572.29	1,044.97
Depreciation on investment properties (refer note 4)	6.88	9.47
Amortisation of intangible assets (refer note 5)	9.71	10.14
Depreciation of right-of-use assets (refer note 6)	140.74	111.15
Total	**729.62**	**1,175.73**

26. OTHER EXPENSES

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Job work and installation charges	11,300.23	7,854.18
Equipment hire and site charges (including insurance of sites amounting to ₹ 47.77 Lacs (previous year ₹ 23.07 Lacs)	324.05	433.72
Consumption of stores, spares and packing materials	2,063.91	1,731.98
Power and fuel	645.95	587.09
Freight and forwarding charges	2,178.60	1,521.30
Rates and taxes	24.52	200.09
Insurance	37.61	43.29
Repairs and maintenance:		
- Plant and machinery	61.48	72.30
- Building	102.07	177.75
- Others	175.57	148.36
Expenditure on corporate social responsibility (refer note below)	65.65	47.60
Advertising and sales promotion	53.08	29.21
Commission to agents (other than of selling agents)	3.42	21.34
Travelling and conveyance	497.04	218.73
Communication costs	40.43	39.46
Printing and stationery	67.32	56.27
Legal and professional fees	562.61	305.48
Payments to auditors (refer note below)	40.69	37.03
Net loss on foreign currency transactions	9.00	0.53
Rent (Note 34)	54.40	48.30
Bad debts/advances written off (net)	814.84	355.04
Less: Provision for doubtful debts and advances adjusted out of above	(556.47)	(262.66)

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Allowance for doubtful debts and advances	-	579.39
Donation	0.29	0.24
Testing expenses	20.89	10.25
Bank charges	431.94	412.01
Security service expenses	91.82	80.76
Miscellaneous expenses	58.97	49.15
Total	**19,169.91**	**14,798.19**

Notes:

Payments to auditors

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
As auditor:		
Audit fees	38.00	36.00
Reimbursement of out of pocket expense	2.69	1.03
Total	**40.69**	**37.03**

Notes:

Corporate Social Responsibility:

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
a. Gross amount required to be spent by the Company during the year	65.65	51.56
b. Total of previous year (shortfall)/excess amount	-	3.97
c. Amount approved by the Board/required to be spent during the year	65.65	47.60

d. Amount spent during the year ended on March 31, 2023:

Particulars	In cash	Yet to be paid in cash	Total
i. Construction/acquisition of any asset	-	-	-
ii. On purposes other than (i) above*	65.65	-	65.65

e. Amount spent during the year ended on March 31, 2022:

Particulars	In cash	Yet to be paid in cash	Total
i. Construction/acquisition of any asset	-	-	-
ii. On purposes other than (i) above*	47.60	-	47.60

* Following are the nature of activities:

(a) Helping in setting up clinics and providing education for women and children.

(b) Promoting all activities for physical, cultural, and social uplifting of the general public

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)
(Amount in Lacs, unless otherwise stated)

27. DERIVATIVE INSTRUMENTS

The Company does not use derivative instruments such as forward exchange contracts to hedge its risk associated with foreign currency fluctuations.

28. Pending Receipt of Appeal effect order for assessment year 2009-10 where the appeal has been decided in favour of the Company by ITAT. Interest on income tax refund has not been recognised there of as the amount is not presently reasonably determinable. Interest income on such refund shall be recognised in the year appeal effect order is received from Income tax authorities.

29. During the previous year ended March 31, 2022, one of the plants of the Company in Uttarakhand, Pantnagar Plant witnessed some labour unrest, where the workmen resorted to deliberate "Go Slow production" resulting in fall in the production at Pantnagar Plant. The management of the Company did tripartite conciliation meetings with the jurisdictional Assistant Labour Commissioner Pantnagar. However no agreement could be made due to the adamant attitude of worker Union Representatives. The Company had to declare Partial Lock Out as per the provisions of Section 6 (S) of the UP Industrial Dispute Act, 1948 on March 16, 2022 which got lifted lifted on July 06, 2022 (' Lock out period') and the Pantnagar Plant started to function normal since then. The Production loss in the Pantnagar Plant during the Lockout period was covered by the increasing the production in other plants and engaging some outside job workers.

During the current year, the Labour Secretary (Ministry of Labour and employment, Government of Uttarakhand) declared the lock out Illegal, and the Company has also received a demand of ₹ 184.95 Lacs from Asstt. Labour Commissioner, Pantnagar ('ALC'), towards the wages of workers during the lockout period. The Company has challenged the labour secretary order and demand raised by ALC and filed a writ petition before the Hon'ble High Court, Uttarakhand. The Hon'ble High Court has granted stay on the demand raised and the above matter is still pending to be adjudicated.

In regard to the above matter, the Company, based on the advice of its legal counsel, believes that there is no probable cash outflow in this regard.

During the year 2022-23, 428 workers which were part of labour union went on strike in Pant Nagar and Kichha plants w.e.f. September 06, 2022 which continued till December 15, 2022 and the labour union reached an agreement between the Company and labour union, which was signed.

In the said agreement, it was agreed that the Company will provide increment to the striking workers w.e.f. January 01, 2023 instead of July 01, 2022. The same will be payable in July 2023 as an arrear and workers agreed that they will not demand increment for earlier months i.e., July 2022 to December 2022.

Production in these units have resumed with full vigour. Production loss during the strike period was managed with increasing production in other unit and by outsourcing the production to job workers.

30. INCOME TAX

The major component of income tax expense for the years ended March 31, 2023 and March 31, 2022 are:

Statement of profit and loss

Profit or loss section:	For the year ended March 31, 2023	For the year ended March 31, 2022
Current income tax:		
Current income tax charge	2,323.44	928.05
Adjustment of income tax relating to earlier year	52.89	16.27
Deferred tax charge/(credit):		
Relating to origination and reversal of temporary differences *	372.70	(398.46)
Income Tax expense reported in the statement of profit and loss	**2,749.03**	**545.86**

* including charge/(credit) of ₹ (47.38) Lacs (March 31, 2022: ₹ (13.23) Lacs) in respect of earlier years

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

OCI section:

Deferred tax related to items recognised in OCI during the year:

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Remeasurements gain/(loss) on defined benefit liability	(31.14)	32.87
Income tax charged to OCI - charge/(credit)	**(31.14)**	**32.87**

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2023 and March 31, 2022.

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Accounting profit before tax	**10,895.27**	**2,259.22**
At statutory income tax rate of 25.168% (March 31, 2022: 25.168%)	2,742.12	568.60
Adjustments in respect of current income tax of earlier years	52.89	16.27
Adjustments in respect of deferred income tax of earlier years	(47.39)	(13.23)
Proceeds from sale of investment property	(1.56)	(23.83)
Tax effect of expenses that are not deductible in determining taxable profit:		
Others (permanent differences)	2.97	(1.95)
At effective income tax rate of 25.22% (Previous year: 24.10%)	**2,749.03**	**545.86**
Income tax expense reported in the statement of profit and loss	**2,749.03**	**545.86**

Deferred tax

Deferred tax relates to the following:	Balance sheet			Statement of profit and loss	
	March 31, 2023	March 31, 2022	April 01, 2021	March 31, 2023	March 31, 2022
Deferred tax liabilities					
Property, plant and equipment and intangible assets	(1,089.94)	(1,068.79)	(1,176.62)	21.15	(107.83)
Right of use assets- Leasehold land	(762.40)	(791.28)	(822.15)	(28.88)	(30.87)
Right of use assets- Others	(149.53)	(108.66)	(112.72)	40.87	(4.06)
Others	-	(6.27)	(2.58)	(6.27)	3.69
Total deferred tax liability (A)	**(2,001.87)**	**(1,975.00)**	**(2,114.07)**	**26.87**	**(139.07)**
Deferred tax assets					
Lease liability	159.67	112.90	112.72	(46.77)	(0.18)
Allowances for credit losses	206.35	459.32	379.61	252.97	(79.71)
Disallowance under section 145A	420.82	465.34	327.20	44.52	(138.14)
Effect of expenditure debited to the statement of profit and loss in the current year/earlier years but allowable for tax purposes on payment basis	624.84	684.87	591.29	60.03	(93.58)
Provision for contingencies	-	-	37.63	-	37.63
Trade payable	-	-	49.01	-	49.01
Others	1.72	5.66	4.11	3.94	(1.55)
Total deferred tax liability (B)	**1,413.40**	**1,728.09**	**1,501.57**	**314.69**	**(226.52)**
Deferred tax assets/(liability) (Net) (A - B)	**(588.47)**	**(246.91)**	**(612.50)**	**341.56**	**(365.59)**

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

The Company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

Reconciliation of deferred tax liabilities (net)	March 31, 2023	March 31, 2022
Opening balance as of 1 April	(246.91)	(612.50)
Tax income/(expense) during the year recognised in profit or loss	(372.70)	398.46
Tax income/(expense) during the year recognised in OCI	31.14	(32.87)
Closing balance as at 31 March	**(588.47)**	**(246.91)**

31. EARNINGS PER SHARE (EPS)

Basic 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.

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

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

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Profit attributable to equity holders	8,146.24	1,713.36
Weighted average number of equity shares in calculating basic and diluted EPS:	1,50,00,600	1,50,00,600
Basic and diluted earnings per equity share (in ₹)	54.31	11.42

32. SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

Other disclosures relating to the Company's exposure to risks and uncertainties includes:

- Capital management Note 41
- Financial risk management objectives and policies Note 40
- Sensitivity analyses disclosures Notes 33 and 40

Judgements

In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the financial statements:

Determining the lease term of contracts with renewal and termination options – company as lessee

The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

The Company has several lease contracts that include extension and termination options. The Company applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Company reassesses the lease term if there is a significant event or change in circumstances that

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)
(Amount in Lacs, unless otherwise stated)

is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customisation to the leased asset).

The Company included the renewal period as part of the lease term for leases with related party, since there exist economic incentive for the Company to continue using the leased premises and it does not foresee non renewal of the lease term for future periods. Furthermore, the periods covered by termination options are included as part of the lease term only when they are reasonably certain not to be exercised.

Refer to Note 43 for information on potential future rental payments.

Property lease classification – company as lessor

The Company has entered into leases on its investment properties. The Company has retains substantially all the risks and rewards incidental to ownership of these properties and accounts for the contracts as operating leases.

Revenue from contracts with customers

The Company applied the following judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers:

Uncertainty on the Estimation of the Total Construction Revenue and Total Construction Cost:

The Company recognises revenue from the construction contracts over the period of contract as per the input method of IND AS 115 "Revenue from contracts with the customers". The contract revenue is determined based on proportion of contract cost incurred to date compared to estimated total contract cost which involves significant judgement, identification of contractual obligations, and the Company's right to receive payments for performance completed till date, risk on collectability due to liquidation damages and other penalties imposed by the customers, change in scope and consequential revised contact price and recognition of the liability for loss making contracts/ onerous obligations etc. The Company has efficient, coordinated system for calculation and forecasting its revenue and expense reporting. However actual project outcome may deviate positively or negatively from the Company's calculation and forecasting which could impact the revenue recognition up to the stage of project completion and is recognised prospectively in the financial statements.

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

Fair value of property, plant and equipment and right to use assets and others

The Company measures its property, plant and equipment and right to use assts (i.e leasehold land) at fair value amounts on transition date. The Company engaged an accredited independent valuer to assess fair value at April 01, 2021. The valuation techniques and key inputs used to determine fair value of the assets are provided in note 3 and 6.

Useful Lives of Property, Plant and Equipment

The Company uses its technical expertise along with historical and industry trends for determining the economic life of an asset/component of an asset. The useful lives are reviewed by the management periodically and revised, if appropriate. In case of a revision, the unamortised depreciable amount is charged over the remaining useful life of the assets.

Fair value of Investment properties

The Company disclose fair value of investment properties. The Company engaged an accredited independent valuer to assess fair value for reporting periods at April 01, 2021, March 31, 2022 and March 31, 2023. The valuation techniques and key inputs used to determine fair value of the assets are provided in note 4.

Approaches used in Valuation Methodology for fair valuation of property, plant and equipment, right to use assets and investment properties and others:

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(Amount in Lacs, unless otherwise stated)

Market Approach

Under this method the recent sales and listings of comparable assets are gathered. Adjustments are then applied to these observations for differences in location, time of sale, and physical characteristics between the subject assets and the comparable assets, to estimate a fair market value for the subject assets.

The comparative analysis performed in this approach focuses on similarities and differences among assets and transactions that affect value including differences in the assets appraised the motivations of buyers and sellers, market conditions at the time of sale, size, location, physical features and economic characteristics. Elements of comparison are tested against market evidence to determine which elements are sensitive to change and how they affect value.

Cost Approach

Under replacement cost method, this is normally the cost of replacing the property with a modern equivalent at the relevant valuation date. An exception is where an equivalent property would need to be a replica of the subject property in order to provide a participant with the same utility, in which case the replacement cost would be that of reproducing or replicating the subject building rather than replacing it with a modern equivalent. The replacement cost reflects all incidental costs, as appropriate, such as the value of the land, infrastructure, design fees, finance costs and developer profit that would be incurred by a participant in creating an equivalent asset.

Provision for expected credit losses of trade receivables and contract assets

The Company makes provision of expected credit losses on trade receivables using a provision matrix. The provision matrix is based on its historical observed default rates, adjusted for forward looking estimates. At every reporting date, the historical observed default rates are updated and Company makes appropriate provision wherever outstanding is for longer period and involves higher risk.

The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Company's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future. The information about the ECLs on the Company's trade receivables and contract assets is disclosed in Note 40.

Taxes

Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies.

Further details on taxes are disclosed in Note 30.

Defined benefit plans (Gratuity benefits)

The cost of the defined benefit gratuity plan and other post-employment benefits and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate; future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate, the management considers the interest rates of government bonds where remaining maturity of such bond correspond to expected term of defined benefit obligation. The underlying bonds are further reviewed for quality. Those having excessive credit spreads are excluded from the analysis of bonds on which the discount rate is based, on the basis that they do not represent high quality corporate bonds.

The mortality rate is based on publicly available mortality tables. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases and gratuity increases are based on expected future inflation rates for the respective countries.

Further details about gratuity obligations are given in Note 33.

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AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

Fair value measurement of financial instruments

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments. See Note 38 and 39 for further disclosures.

Leases - Estimating the incremental borrowing rate

The Company cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Company would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Company 'would have to pay', which requires estimation when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease. The Company estimates the IBR using observable inputs (such as market interest rates) when available.

33. NET EMPLOYEE DEFINED BENEFIT LIABILITIES

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Non- current			
Gratuity	906.38	1,974.77	1,928.49
Total	**906.38**	**1,974.77**	**1,928.49**
Current			
Gratuity	800.00	154.43	182.93
Total	**800.00**	**154.43**	**182.93**

The Company has a defined benefit gratuity plan. Every employee who has completed five or more years of service gets a gratuity on departure at 15 days salary (last drawn salary) for each completed year of service or part thereof in excess of 6 months, as per the provisions of Payment of Gratuity Act, 1972. Earlier the plan was unfunded. The Company has set up a Gratuity Fund on February 02, 2023 for providing benefits to employees and certain sum will be contributed by the Company to the fund from time to time. The fund has been created in the form of a trust and it is governed by the board of trustees. The trustee entered into a Group Gratuity Scheme with insurer and premium paid therefore by the Company will be considered as contribution to the fund. During the current year, the Company has filed the application for approval as per rules contained in Part C of fourth schedule to Income Tax Act, 1961 from Commissioner of Income Tax which is pending till as on date.

The following tables summarise the components of net benefit expense recognised in the statement of profit and loss and amounts recognised in the balance sheet for the gratuity plan:

a) Gratuity

Changes in the defined benefit obligation as at March 31, 2023:

Particulars	For the year ended March 31, 2023			For the year ended March 31, 2022		
	Defined benefit obligation	Fair value of plan assets	Benefit liability	Defined benefit obligation	Fair value of plan assets	Benefit liability
Balance at the beginning of the year	(2,129.20)	-	(2,129.20)	(2,111.42)	-	(2,111.42)
Cost charged to profit and loss						
Service Cost	(193.46)	-	(193.46)	(169.53)	-	(169.53)

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AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

Particulars	For the year ended March 31, 2023			For the year ended March 31, 2022		
	Defined benefit obligation	Fair value of plan assets	Benefit liability	Defined benefit obligation	Fair value of plan assets	Benefit liability
Net Interest expense	(153.09)	4.19	(148.90)	(143.58)	-	(143.58)
Sub-total included in profit and loss (refer note 23)	**(346.55)**	**4.19**	**(342.36)**	**(313.11)**	**-**	**(313.11)**
Benefits Paid	186.81	-	186.81	164.75	-	164.75
Remeasurement gains/(losses) in other comprehensive income						
Return on plan asset (excluding amounts included in net interest expense)	-	(0.91)	(0.91)	-	-	-
Actuarial changes arising from changes in demographic assumptions	-	-	-	-	-	-
Actuarial changes arising from changes in financial assumptions	(184.06)	-	(184.06)	91.91	-	91.91
Experience adjustments	61.34	-	61.34	38.67	-	38.67
Sub-total included in OCI	**(122.72)**	**(0.91)**	**(123.63)**	**130.58**	**-**	**130.58**
Contributions by employer	-	702.00	702.00	-	-	-
Balance at the end of the year	**(2,411.66)**	**705.28**	**(1,706.38)**	**(2,129.20)**	**-**	**(2,129.20)**

The plan assets are managed by the Gratuity Trust formed by the Company. The management of 100% of the funds is entrusted according to norms of Gratuity Trust, whose pattern of investment is available with the Company.

Investment funds	March 31, 2023		March 31, 2022		April 01, 2021	
	Amount	%	Amount	%	Amount	%
ICICI Prudential Life Insurance	503.28	71.36%	NA	NA	NA	NA
Future Generali India Life Insurance Company Limited	200.00	28.36%	NA	NA	NA	NA
Cash and cash equivalent	2.00	0.28%	NA	NA	NA	NA

The principal assumptions used in determining net employee defined benefit liabilities are shown below:

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
	%	%	%
i) Discounting Rate	7.38	7.19	6.80
ii) Future Salary increase	7.00	6.00	6.00
iii) Retirement Age (years)	58.00	58.00	58.00
iv) Mortality Table	100% of IALM (2012 - 14)	100% of IALM (2012 - 14)	100% of IALM (2012 - 14)
v) Attrition at Ages			
- Upto 30 years	3.00	3.00	3.00
- From 31 to 44 years	2.00	2.00	2.00
- Above 44 years	1.00	1.00	1.00

The Company has ceiling limit of ₹ 20.00 Lacs aligned with Payment of Gratuity 1972.

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(Amount in Lacs, unless otherwise stated)

A quantitative sensitivity analysis for significant assumption as at March 31, 2023 is as shown below:

Assumptions	March 31, 2023		March 31, 2023	
	Discount Rate		Future salary increases	
Sensitivity level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(124.07)	134.30	125.79	(118.24)

Assumptions	March 31, 2022		March 31, 2022	
	Discount Rate		Future salary increases	
Sensitivity level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(110.84)	120.14	113.43	(105.98)

The sensitivity analyses above have been determined based on a method that extrapolates the impact on defined benefit obligation as a result of reasonable changes in key assumptions occurring at the end of the reporting period. The sensitivity analyses are based on a change in a significant assumption, keeping all other assumptions constant. The sensitivity analyses may not be representative of an actual change in the defined benefit obligation as it is unlikely that changes in assumptions would occur in isolation from one another.

The following are the maturity profile of defined benefit obligation

Particulars	As at March 31, 2023	As at March 31, 2022
Within the next 12 months (next annual reporting period)	194.09	154.43
Between 2 and 5 years	364.37	333.67
Between 5 years	1,853.21	1,641.09
Total expected payments	**2,411.67**	**2,129.19**

The average duration of the defined benefit plan obligation at the end of the reporting period is 15.69 years (March 31, 2022: 16.22 years, April 01, 2021: 15.90 years).

b) Defined contribution plans

The Company also has certain defined contribution plans. Contributions are made to provident fund, employee pension scheme and employee's state insurance scheme for employees as per regulations. The contributions are made to registered funds administered by the government. The obligation of the Company is limited to the amount contributed and it has no further contractual or any constructive obligation. The expense recognised during the period towards defined contribution plan is ₹ 586.45 Lacs (March 31, 2022: ₹ 572.03 Lacs).

The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 28, 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period when the Code becomes effective.

34. LEASES

Company as a Lessee

The Company has lease contracts for various items of offices, residences, lands and equipment/ machinery used in its operations. Lease of plant and machinery have lease tenure of 8 years, buildings have lease terms of 10 years, while land have lease term of 90/99 years. The Company's obligations under its leases are secured by the lessor's title to the leased assets. There are several lease contracts that include extension and termination options, which are further discussed below. The Company also has certain leases of buildings with lease terms of 12 months or less or with low value and certain leases of equipment/ machinery with low value. The Company applies the 'short-term lease' and 'lease of low-value assets' recognition exemptions for these leases.

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Set out below are the carrying amounts of right-of-use assets recognised and the movements during the period:

Particulars	Land	Buildings	Plant and equipment	Total
As at April 01, 2021	4,894.90	447.88	-	5,342.78
Additions (note 6)	-	-	29.28	29.28
Depreciation expense	65.72	44.79	0.64	111.15
As at March 31, 2022	**4,829.18**	**403.09**	**28.64**	**5,260.91**
Additions/ Modification (note 6)		237.42		237.42
Depreciation expense	65.72	71.17	3.86	140.75
As at March 31, 2023	**4,763.46**	**569.34**	**24.78**	**5,357.58**

Set out below are the carrying amounts of lease liabilities and the movements during the period:

Particulars	As at March 31, 2023	As at March 31, 2022
Opening Balance	448.57	447.88
Additions	-	29.28
Modification	237.42	-
Accretion of interest	61.84	41.19
Payments	(113.39)	(69.78)
Closing Balance	**634.44**	**448.57**
Non - Current	577.74	414.75
Current	56.70	33.82

The maturity analysis of lease liabilities is disclosed in Note 40.

The effective interest rate for lease liabilities is 9.50 % with maturity between 2030-2031.

The following are the amounts recognised in profit and loss account:

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Depreciation expense of right-of-use assets	140.74	111.15
Interest expense on lease liabilities	61.84	41.19
Expense relating to short-term leases & leases of low-value assets (included in other expenses)	54.40	48.30
Total amount recognised in profit and loss	**256.98**	**200.64**

The Company had total cash outflows for leases of ₹ 113.39 (including interest of ₹ 61.84 Lacs) in March 31, 2023 {Previous year: ₹ 69.78 Lacs (including interest payment of ₹ 41.19 Lacs)}. The Company also had non-cash additions to right-of-use assets and lease liabilities of ₹ 237.42 in March 31, 2023 (₹ 29.28 Lacs in March 31, 2022).

The Company has several lease contracts that include extension and termination options. These options are negotiated by management to provide flexibility in managing the leased-asset portfolio and align with the Company's business needs. Management exercises significant judgement in determining whether these extension and termination options are reasonably certain to be exercised (see Note 34).

Company as a Lessor

Commercial property given on operating lease:

The Company has entered into operating lease agreement for leasing a part of the factory at Greater Noida (Uttar Pradesh) (sub-lease agreement), set up on leasehold land as an investment property. The lease term for factory at Greater Noida was for 9 years, with an escalation clause of 15% after completion of every 3 years along with non-cancellable lease period

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of first 3 years. The lease term for the period of 9 years completed on April 30, 2021 and the Company extended the lease period for one year w.e.f May 01, 2021 to April 30, 2022, without rent escalation. The lease term for the period of 1 year completed on April 30, 2022 and the Company renew the lease period for three year w.e.f May 01, 2022 to April 30, 2025 with a cancellable clause which can be exercised by either party .The rental income in respect of such leases recognised in the statement of profit and loss is ₹ 135.39 Lacs (March 31, 2022: ₹ 119.03 Lacs).

Residential flats given on operating lease :

The Company had entered into operating lease agreement for leasing its Pant Nagar residential flats for a short term period of 11 months till previous year. The rental income in respect of such flats recognised in the statement of profit and loss is ₹ Nil (March 31, 2022: 2.83 Lacs).

There are no non-cancellable lease period as on reporting dates hence future minimum rentals receivable for the above leases will be Nil for the reporting period March 31, 2023 and March 31, 2022.

Equipments given on operating lease:

The Company has entered into operating lease agreement for leasing its equipment for a short term period. The rental income in respect of such leases recognised in the statement of profit and loss is ₹ 18.00 Lacs (March 31, 2022: ₹ 22.11 Lacs).

35. COMMITMENTS AND CONTINGENT LIABILITIES

a) Commitments

Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances) : ₹ 1,404.14 Lacs (March 31, 2022: ₹ 69.81 Lacs, April 01, 2021: ₹ 9.61 Lacs).

b) Contingent liabilities:

Particulars	March 31, 2023	March 31, 2022	April 01, 2021
i) Demands received from Sales tax authorities*	382.01	1,110.78	1,109.34
ii) Demands raised by Income tax authorities being disputed by the Company for AY 2006-07 & AY 2020-21	131.46	129.34	162.12
iii) Service tax demand**	Liability not ascertainable	32,073.14	32,073.14
iv) Outstanding bank guarantees by the Company	6,461.32	8,510.43	5,665.71
v) Demand raised by the Director of Town & Country Planning, Chennai, towards Infrastructure and Amenities charges with respect to Industrial Building approval (including interest). The Company has deposited ₹ 7.00 Lacs (March 31, 2022: ₹ 7.00 Lacs, April 01, 2021: ₹ 7.00 Lacs) against the demand which is included in the 'Balances with Statutory/Government Authorities' under note 9 to the financial statements.	24.55	23.52	22.49
vi) Recovery suit filed by a vendor (including interest).	163.11	149.59	136.08
vii) Pending labour cases	Liability not ascertainable	Liability not ascertainable	Liability not ascertainable
viii) Demand raised by Asstt. Labour Commissioner, Pantnagar ('ALC'), towards the wages of workers during the lockout period (refer note 29)	184.95	-	-

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Particulars		March 31, 2023	March 31, 2022	April 01, 2021
ix)	Demand raised by Pondur Panchayat towards non payment of House Tax for the period 2010-11 to 2022-23	13.92	12.18	8.67
x)	Demand received from Regional P.F. Commissioner, Haldwani towards assessment of PF dues related to job workers involved/ engaged in job work by the Company or job work contractors, in connection with the work of the Company. The Company has filed an appeal to Central Government Industrial Tribunal (CGIT)-cum-Labour Court, Lucknow and the same is pending before the authority. The Company has deposited ₹ 3.42 Lacs (March 31, 2022: Nil, April 01, 2021: Nil) against the demand which is included in the Balances with statutory/ government authorities under note 9 to the financial statements.	34.26	-	-
xi)	There are numerous interpretative issues relating to the Supreme Court (SC) judgement on PF dated February 28, 2019. As a matter of caution, the Company has made a provision on a prospective basis from the date of the SC order. The Company will update its provision, on receiving further clarity on the subject.	-	-	-

*Brief description of liabilities for (i) above:

Particulars		March 31, 2023	March 31, 2022	April 01, 2021
(a)	Demand received from Goa Sales Tax authorities towards higher duty on account of wrong classification of goods for FY 2001-02 (including penalty and interest). The Company has filed appeal with Bombay High Court at Goa.	44.04	44.04	44.04
(b)	Demand received from West Bengal Sales Tax authorities towards non production of documents in support of VAT return for FY 2007-08 to FY 2009-10. The Company has made appeal before Senior Joint Commissioner, Kolkata.	312.06	312.06	312.06
(c)	Demand received from Delhi VAT Authorities on non submission of commercial tax Form F regards to inter-state sales for the AY 2010-11 (including interest).	1.38	1.38	1.38

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Particulars	March 31, 2023	March 31, 2022	April 01, 2021
(d) Demand received from Commercial Tax Department, Jamshedpur towards short payment of VAT for the FY 2009-10 on the amount of labour charges disallowed (including interest). The Company has deposited ₹ 0.40 Lacs (March 31, 2022: ₹ 0.40 Lacs, April 01, 2021: ₹ 0.40 Lacs) against the demand which is included in the 'Balances with Statutory/ Government Authorities' (refer note 9 to the financial statements).	0.40	0.40	0.40
(e) Demand received from Commercial Tax Department, Jharkhand towards short payment of VAT for the FY 2008-09 on the amount of labour charges disallowed (including penalty). The Company has deposited ₹ 1.75 Lacs (March 31, 2022: ₹ 1.75 Lacs, April 01, 2021: ₹ 1.75 Lacs) against the demand which is included in the 'Balances with Statutory/Government Authorities' (refer note 9 to the financial statements).	17.51	17.51	17.51
(f) Demand of penalty raised by the sales tax authority towards detention of vehicle. The Company has deposited ₹ 3.46 Lacs (March 31, 2022: ₹ 3.46 Lacs, April 01, 2021: ₹ 3.46 Lacs) against the demand which was included in the 'Balances with statutory/government Authorities' (refer note 9 to the financial statements) in earlier years. The Company has written off this deposited amount during the year.	-	3.46	3.46
(g) Demand received from Deputy commissioner of Commercial Taxes, Government of Karnataka for the FY 2012-13 on account of taxability @14.5% instead of 5% on Work contract tax amounting to ₹ 707.42 Lacs. The Company filed writ petition in High Court which allowed and asked Deputy Commissioner to verify the documents. However, Deputy Commissioner again passed the order raising demand amounting to ₹ 726.93 Lacs. The Company again filed the writ petition against the order passed by Deputy Commissioner. The High Court, Karnataka vide its order dated March 09, 2023, quashed the earlier order giving liberty to Deputy commissioner of Commercial Taxes, Karnataka to compute the tax demand on turnover at the special rate.	Liability not ascertainable	726.93	726.93

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Particulars	March 31, 2023	March 31, 2022	April 01, 2021
(h) Demand on account of Vehicle Detention at Uttarakhand. The matter is pending with statutory authorities The Company has deposited ₹ 2.47 Lacs (March 31, 2022: ₹ 2.47 Lacs, April 01, 2021: ₹ 2.47 Lacs) against the demand which is included in the 'Balances with Statutory/Government Authorities' (refer note 9 to the financial statements).	2.47	2.47	2.47
(i) Demand received from Uttarakhand GST on account of E-way bill not attached with invoice copy at time vehicle checking. The Company has deposited ₹ 1.09 Lacs (March 31, 2022: ₹ 1.09 Lacs, April 01, 2021: ₹ 1.09 Lacs) against the demand which is included in the 'Balances with Statutory/Government Authorities' (refer note 9 to the financial statements).	1.09	1.09	1.09
(j) Demand on account of Vehicle Detention at Uttar Pradesh. The matter is pending with statutory authorities The Company has deposited ₹ 1.44 Lacs (March 31, 2022: ₹ 1.44 Lacs, April 01, 2021: NIL) against the demand which is included in the 'Balances with Statutory/Government Authorities' (refer note 9 to the financial statements).	1.44	1.44	-
(k) Demand on account of Vehicle Detention at Uttrakhand. The matter is pending with statutory authorities The Company has deposited ₹ 1.62 Lacs (March 31, 2022: Nil, April 01, 2021: Nil) against the demand which is included in the 'Balances with Statutory/Government Authorities' under note 9 to the financial statements.	1.62	-	-
Total	**382.01**	**1,110.78**	**1,109.34**

**Brief description of liabilities for (iii) above:

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(Amount in Lacs, unless otherwise stated)

Particulars	March 31, 2023	March 31, 2022	April 01, 2021
(a) The Company during the earlier years received a demand, wherein the service tax authorities alleged that the services provided by the Company are not classifiable under the service category of 'Commercial and industrial construction service' after the introduction of new entry of 'Works contract service' in Finance Act 1994 on June 1 2007 and alleged that the Company is required to pay Service Tax under the service category of 'Works contract service' since June 1 2007 and the cenvat credit availed by it on inputs used should not be admissible. The demand notice issued by the authorities required the Company to opt for composite WCT category of 2% and 4%, whereas Company had already paid full service tax @ 12.36% without prejudice to Company's rights. The Company had filed an appeal before the Hon'ble Customs, Central Excise and Service tax Appellate Tribunal (CESTAT). CESTAT had during the earlier year, remanded back the matter to the adjudicating authority for re-determining the tax liability. During the earlier year, the Company received a readjudicated demand order from the service tax authorities, upholding the basis of demand earlier raised. The Company had filed an appeal before the CESTAT, Allahabad Bench In earlier year, the Company won the appeal. However, in earlier year the Department went into appeal before Supreme Court.			
The Hon'ble Supreme Court heard the appeal of Service Tax Authorities and issued its Order on 02.05.2023. The Supreme Court has remanded back the case to CESTAT to re-compute the demand in terms of Rule 2A, which requires service tax liability to be calculated only on the service portion of the Contract. The Supreme Court has directed CESTAT to do this calculation within 3 months, that is, by 02.08.2023. As per the workings carried out by the Company under various scenarios duly vetted by its learned Advocates representing the Company, in this Case, the Company is eligible to get Refund under Rule 2A. Based on the opinion of the Advocates, the management of the Company does not foresee any liability to arise on the Company due to this Re-Computation to be carried out by CESTAT. The details of demand amount is as under:			

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Particulars	March 31, 2023	March 31, 2022	April 01, 2021
(i) Wrong availment of CENVAT credit on inputs;	Liability not ascertainable	11,173.95	11,173.95
(ii) Short payment of Service tax under WCT scheme vis-à-vis Industrial Construction service (including penalty of ₹ 2,013.19 Lacs);		4,026.38	4,026.38
(iii) Excess duty collected and passed on to the clients and is demanded (including penalty of ₹ 8,007.83 Lacs);		16,872.81	16,872.81
Total		**32,073.14**	**32,073.14**

Based on favourable decision in similar cases and legal opinion obtained by the Company in discussions with the solicitors the Company believes that there is a fair chance of decisions in its favour in respect of all the items listed in (i) to (iii) & (v) to (x) above and hence no provision is considered necessary against the same.

36. RELATED PARTY DISCLOSURE

A. Names of related parties and related party relationship

Nature of Relationship	Nature of the related parties
i) Key Management Personnel (KMP)	a) Mr. Arvind Nanda (Managing Director)
	b) Mr. Gautam Suri (Director)
	c) Mr. Ishaan Suri (Director)
	d) Mr. Viraj Nanda (Director)
	e) Mr. Manish Kumar Garg (CEO)
	f) Mr. Anil Kumar Chandani (CFO)
	g) Mrs. Nidhi Goel (Company Secretary)
ii) Relatives of Key Managerial Personnel	Mrs. Shobhna Suri
iii) Entities on which Key Management Personnel ("KMP") have a significant influence / control	a) M/s Intertec
	b) M/s Signu Real Estates LLP
	c) Aries Developers LLP (formerly known as M/s Aries Developers Private Limited)
	d) M/s Libra Buildwell LLP
	e) M/s Taipan Associates Private Limited
	f) M/s IGS Holding Private Limited
	g) M/s Interarch Foundation
	h) M/s Artfoto Studios
	i) Interarch Employees Group Gratuity Trust

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

B. Related Party Transactions:

The following table provides the total amount of transactions those have been entered into with related parties for the relevant financial years:

(₹ In Lacs)

Transactions during the year	Key Management Personnel		Entities on which Key Management Personnel ("KMP") have a significant influence / control.	
	For the year ended March 31, 2023	For the year ended March 31, 2022	For the year ended March 31, 2023	For the year ended March 31, 2022
1. Sale of products				
- M/s Signu Real Estates LLP	-	-	0.32	-
- M/s Taipan Associates Private Limited	-	-	-	0.49
2. Lease rent payment				
- M/s Intertec	-	-	57.00	39.00
- M/s Aries Developers Private Limited	-	-	42.00	24.00
- M/s Signu Real Estates LLP	-	-	9.00	6.00
3. Reimbursement of expenses received				
- M/s Intertec	-	-	4.83	-
4. Remuneration (refer note (i), (ii) and (iii) below)				
- Mr. Arvind Nanda	32.15	32.21	-	-
- Mr. Gautam Suri	48.07	48.02	-	-
- Mr. Viraj Nanda	16.12	13.47	-	-
- Mr. Manish Kumar Garg	160.49	101.68	-	-
- Mr. Anil Kumar Chandani	83.32	78.39	-	-
- Mrs. Nidhi Goel	16.94	15.11	-	-
5. Finance Cost				
- Mr. Arvind Nanda	1.20	1.20	-	-
- Mr. Gautam Suri	6.87	7.15	-	-
6. Loan taken/adjusted				
- Mr. Gautam Suri	-	75.00	-	-
7. Loan repaid/adjusted				
- Mr. Gautam Suri	145.00	-		
8. Corporate Social Responsibilities payment				
- M/s Interarch Foundation	-	-	13.65	10.10
9. Gratuity Contribution				
- Interarch Employees Group Gratuity Trust			702.00	-
10. Advertisement Expenses				
- M/s Artfoto Studios	-	-	10.20	9.60

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C. Related party balances

a) The following table provides the total amount of balances outstanding (payable/receivable to/from related parties):

Particulars	Key Management Personnel			Entities on which Key Management Personnel ("KMP") have a significant influence / control.		
	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
1. Remuneration Payable						
- Mr. Arvind Nanda	2.49	2.12	2.11	-	-	-
- Mr. Gautam Suri	3.71	3.55	2.23	-	-	-
- Mr. Viraj Nanda	1.53	1.32	-	-	-	-
- Mr. Manish Kumar Garg	7.25	8.07	-			
- Mr. Anil Kumar Chandani	4.55	4.61	-			
- Mrs. Nidhi Goel	1.61	1.32	1.27			
2. Amount Payable						
- Mr. Arvind Nanda	-	0.75	-	-	-	-
3. Unsecured borrowings						
- Mr. Arvind Nanda	20.00	20.00	20.00	-	-	-
- Mr. Gautam Suri	-	145.00	70.00	-	-	-
4. Interest Payable						
- Mr. Arvind Nanda	0.27	0.27	0.27	-	-	-
- Mr. Gautam Suri	0.53	1.93	0.96	-	-	-
5. Security Deposit given						
- M/s Intertec	-	-	-	18.00	18.00	18.00
6. Amount Receivable						
- Mr. Arvind Nanda	-	-	0.03	-	-	-

b) Total facilities/limits (fund and non fund based) from banks are secured by personal guarantee of two promoter directors of the Company viz Mr. Arvind Nanda and Mr. Gautam Suri and Corporate guarantee given by M/s Intertec. The guarantee charges recognised in statement of profit or loss of ₹ 42.35 Lacs (March 31, 2022: ₹ 42.55 Lacs) and correspondingly credited to equity. The loan outstanding (Cash credit from banks) against such facilities/limits is ₹ 948.10 Lacs (March 31, 2022: 28.74 Lacs, April 01, 2021 : ₹ 36.61 Lacs) (Refer note 14(b)). The outstanding amount of drawn facilities from non-fund based limit is ₹ 24,322.20 Lacs (March 31, 2022: ₹ 23,221.03 Lacs, April 01, 2021: ₹ 12,072.71).

c) Short term borrowings from all banks are secured by way of equitable mortgage on immovable properties situated at: (a) Plot No. B-33, Sector- 57, Noida, Uttar Pradesh (Owned by M/s Intertec(Partnership firm) and (b) Plot No. 28A, Udyog Vihar, Greater Noida, Uttar Pradesh, being immovable properties owned by M/s Intertec(Partnership firm).

Notes:

i) The remuneration to the key managerial personnel includes value of perquisites (excluding rent payment) based on the actual payment or evaluated as per Income Tax Rule, 1962.

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

ii) The remuneration paid to Mr. Arvind Nanda excludes rent of ₹ 42.00 Lacs (March 31, 2022: ₹ 24.00 Lacs) paid to M/s Aries Developers Private Limited for his residence.

iii) Remuneration paid to Mr. Gautam Suri excludes rent of ₹ 9.00 Lacs (March 31, 2022: ₹ 6.00 Lacs) paid to M/s Signu Real Estate LLP for his residence.

iv) All related party transactions entered during the year were in ordinary course of business and on arm length basis.

37. SEGMENT INFORMATION

The Company's activities during the year were involved in manufacturing, supply, erection and installation of pre- engineered buildings, metal roofing & cladding system and metal false ceilings. Considering the nature of Company's business and operations, there are no separate reportable segments (business and/or geographical) in accordance with the requirements of Ind AS 108 notified under Section 133 of Companies Act, 2013 and hence, there are no additional disclosures to be provided other than those already provided in the financial statements.

Revenue from major customers

Revenue from customers generating sales of more than 10 % of total revenue with percentage of total revenue are as below:-

Name of the customer	March 31, 2023		March 31, 2022	
Grasim Industries Limited	13,762.70	12.25%	NA	NA

38. FAIR VALUE

Set out below, is a comparison by class of the carrying amounts and fair value of the Company's financial instruments:

The carrying and fair value of financial instruments by categories as at March 31, 2023 were as follows:

Particulars	Amortised Cost	Financial Assets / liabilities at fair value through statement of profit and loss	Financial Assets/ liabilities at fair value through OCI	Carrying Value	Fair Value
Assets:					
Current and non-current					
Investments	-	501.02	-	501.02	501.02
Trade receivables	19,707.79	-	-	19,707.79	19,707.79
Cash and cash equivalents	5,866.32	-	-	5,866.32	5,866.32
Bank balances other than cash and cash equivalents	6,054.44	-	-	6,054.44	6,054.44
Loans	27.63	-	-	27.63	27.63
Other financial assets	261.67	-	-	261.67	261.67
Total	**31,917.85**	**501.02**	**-**	**32,418.87**	**32,418.87**
Liabilities:					
Lease liabilities	634.44	-	-	634.44	634.44
Borrowings	1,027.81	-	-	1,027.81	1,027.81
Non current Borrowings	110.56	-	-	110.56	110.56
Trade payables	10,366.01	-	-	10,366.01	10,366.01
Other financial liabilities	1,186.44	-	-	1,186.44	1,186.44
Total	**13,325.26**	**-**	**-**	**13,325.26**	**13,325.26**

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AS AT MARCH 31, 2023 (Contd.)
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The carrying and fair value of financial instruments by categories as at March 31, 2022 were as follows:

Particulars	Amortised Cost	Financial Assets / liabilities at fair value through statement of profit and loss	Financial Assets/ liabilities at fair value through OCI	Carrying Value	Fair Value
Assets:					
Current and non-current					
Investments	0.58	-	-	0.58	0.58
Trade receivables	11,365.24	-	-	11,365.24	11365.24
Cash and cash equivalents	4,010.48	-	-	4,010.48	4010.48
Bank balances other than cash and cash equivalents	5,165.37	-	-	5,165.37	5165.37
Loans	33.66	-	-	33.66	33.66
Other financial assets	524.93	-	-	524.93	524.93
Total	**21,100.26**	**-**	**-**	**21,100.26**	**21,100.26**
Liabilities:					
Current and non-current					
Lease liabilities	448.57	-	-	448.57	448.57
Borrowings	234.20	-	-	234.20	234.20
Non current Borrowings	101.92	-	-	101.92	101.92
Trade payables	8,045.95	-	-	8,045.95	8,045.95
Other financial liabilities	1,109.98	-	-	1,109.98	1,109.98
Total	**9,940.62**	**-**	**-**	**9,940.62**	**9,940.62**

The carrying and fair value of financial instruments by categories as at April 01, 2021 were as follows:

Particulars	Amortised Cost	Financial Assets / liabilities at fair value through statement of profit and loss	Financial Assets/ liabilities at fair value through OCI	Carrying Value	Fair Value
Assets:					
Current and non-current					
Investments	0.58	-	-	0.58	0.58
Trade receivables	10,201.16	-	-	10,201.16	10,201.16
Cash and cash equivalents	498.62	-	-	498.62	498.62
Bank balances other than cash and cash equivalents	6,198.53	-	-	6,198.53	6,198.53
Loans	26.20	-	-	26.20	26.20
Other financial assets	186.00	-	-	186.00	186.00
Total	**17,111.09**	**-**	**-**	**17,111.09**	**17,111.09**

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

Particulars	Amortised Cost	Financial Assets / liabilities at fair value through statement of profit and loss	Financial Assets/ liabilities at fair value through OCI	Carrying Value	Fair Value
Liabilities:					
Current and non-current					
Lease liabilities	447.88	-	-	447.88	447.88
Borrowings	182.83	-	-	182.83	182.83
Non current Borrowings	12.60	-	-	12.60	12.60
Trade payables	7,039.84	-	-	7,039.84	7,039.84
Other financial liabilities	1,009.60	-	-	1,009.60	1,009.60
Total	**8,692.75**	**-**	**-**	**8,692.75**	**8,692.75**

The management assessed that cash and cash equivalents (including bank balances), trade receivables, loans, trade payables and other current financial assets and liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

Valuation technique used to determine fair value

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

(i) The fair value of lease liabilities is estimated by discounting future cash flows using rates currently available for debt on similar terms, credit risk and remaining maturities.

(ii) The fair values of the Company's interest-bearing borrowings and loans are determined by using DCF method using discount rate that reflects the issuer's borrowing rate as at the end of the reporting period.

(iii) The fair value of security deposits and non current investments approximates the carrying value and hence the valuation technique and inputs have not been given.

(iv) Fair value of investments in mutual funds are based on market observable inputs i.e. Net Asset Value at the reporting date.

39. FAIR VALUE HIERARCHY

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 - Valuation techniques for which the lowest level input 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 the fair value measurement is not based on observable market data.

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(Amount in Lacs, unless otherwise stated)

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

Quantitative disclosures fair value measurement hierarchy for assets and liabilities:

Particulars	Date of valuation	Total	Quoted prices in active markets	Significant observable inputs	Significant unobservable inputs
			(Level 1)	(Level 2)	(Level 3)
Financial assets for which fair values are disclosed:					
Investments	March 31, 2023	501.02	501.02	-	-
	March 31, 2022	0.58	-	-	0.58
	April 01, 2021	0.58	-	-	0.58
Trade receivables	March 31, 2023	19,707.79	-	-	19,707.79
	March 31, 2022	11,365.24	-	-	11,365.24
	April 01, 2021	10,201.16	-	-	10,201.16
Cash and cash equivalents	March 31, 2023	5,866.32	-	-	5,866.32
	March 31, 2022	4,010.48	-	-	4,010.48
	April 01, 2021	498.62	-	-	498.62
Bank balances other than cash and cash equivalents	March 31, 2023	6,054.44	-	-	6,054.44
	March 31, 2022	5,165.37	-	-	5,165.37
	April 01, 2021	6,198.53	-	-	6,198.53
Loans	March 31, 2023	27.63	-	-	27.63
	March 31, 2022	33.66	-	-	33.66
	April 01, 2021	26.20	-	-	26.20
Other financial assets	March 31, 2023	261.67	-	-	261.67
	March 31, 2022	524.93	-	-	524.93
	April 01, 2021	186.00	-	-	186.00

Particulars	Date of valuation	Total	Quoted prices in active markets	Significant observable inputs	Significant unobservable inputs
			(Level 1)	(Level 2)	(Level 3)
Financial liabilities for which fair values are disclosed:					
Lease liabilities	March 31, 2023	634.44	-		634.44
	March 31, 2022	448.57	-	-	448.57
	April 01, 2021	447.88	-	-	447.88
Borrowings	March 31, 2023	1,027.81	-	-	1,027.81
	March 31, 2022	234.20	-	-	234.20
	April 01, 2021	182.83	-	-	182.83
Non current Borrowings	March 31, 2023	110.56	-	-	110.56
	March 31, 2022	101.92	-	-	101.92
	April 01, 2021	12.60	-	-	12.60

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Particulars	Date of valuation	Total	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Trade payables	March 31, 2023	10,366.01	-	-	10,366.01
	March 31, 2022	8,045.95	-	-	8,045.95
	April 01, 2021	7,039.84	-	-	7,039.84
Other financial liabilities	March 31, 2023	1,186.44	-	-	1,186.44
	March 31, 2022	1,109.98	-	-	1,109.98
	April 01, 2021	1,009.60	-	-	1,009.60

There have been no transfers between Level 1 and Level 3 during the year

40. FINANCIAL RISK MANAGEMENT OBJECTIVE AND POLICIES

The Company's principal financial liabilities, comprise loans and borrowings, trade payables, lease liabilities and other financial liabilities. The main purpose of these financial liabilities is to finance the Company's operations and to provide guarantees to support its operations. The Company's principal financial assets include loans, trade receivables, cash and cash equivalents (including bank balances) and other financial assets that derive directly from its operations. The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The Company's senior management is supported by a internal finance team that advises on financial risks and the appropriate financial risk governance framework for the Company. The internal finance team provides assurance to the Company's senior management that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below:

(a) Market Risk:

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: interest rate risk, currency risk and other price risk, such as equity price risk and commodity risk. Financial instruments affected by market risk include loans and borrowings, deposits and investments.

The sensitivity analyses in the following sections relate to the position as at March 31, 2023, March 31, 2022 and April 01, 2021.

The sensitivity analyses have been prepared on the basis that the amount of net debt, the ratio of fixed to floating interest rates of the debt at year end March 31, 2023, March 31, 2022 and April 01, 2021.

The analyses exclude the impact of movements in market variables on the carrying values of gratuity and other post-retirement obligations; provisions; and the non-financial assets and liabilities.

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at March 31, 2023, March 31, 2022 and April 01, 2021.

(i) 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. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's short-term debt obligations with floating interest rates. The risks are managed by periodic monitoring of interest rates.

Interest Rate sensitivity:

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of borrowings affected. With all other variables held constant, the Company's profit before tax is affected through the impact on floating rate borrowings, as follows:

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)
(Amount in Lacs, unless otherwise stated)

Particulars	Increase in interest %		Decrease in interest %	
	Increase/ (decrease) in profit		Increase/ (decrease) in profit	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Effect of Increase/ decrease in floating Interest rate by 100 basis points (1%)	(1.89)	(4.70)	1.89	4.70

(ii) Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates. The Company's exposure to the risk of changes in foreign exchange rates relates primarily to the Company's foreign currency liabilities.

The Company manages its foreign currency risk through a forecast of highly probable foreign currency (FC) cash flows.

Exposure to foreign currency risk

The summary of quantitative data about the Company's exposure to currency risk, as expressed in Indian Rupees, as at March 31, 2023, March 31, 2022 and April 01, 2021 are as below:

(a) Foreign currency risk exposure:

The Company exposure to foreign currency risk at the end of the reporting period, is as follows:

Particulars	March 31, 2023		March 31, 2022		April 01, 2021	
	US$ in Lacs	₹ in Lacs	US$ in Lacs	₹ in Lacs	US$ in Lacs	₹ in Lacs
Trade payables and Payable for Property, plant and equipment	0.03	2.10	0.02	1.76	0.56	40.79
Total	**0.03**	**2.10**	**0.02**	**1.76**	**0.56**	**40.79**
Exposure to foreign currency risk (liability)	**0.03**	**2.10**	**0.02**	**1.76**	**0.56**	**40.79**

Foreign currency sensitivity

The following tables demonstrate the sensitivity to a reasonably possible change in US$ exchange rates, with all other variables held constant. The impact on the Company's profit before tax is due to changes in the fair value of monetary assets and liabilities. The Company's exposure to foreign currency changes for all other currencies is not material.

Particulars	Increase/ (decrease) in profit		
	March 31, 2023	March 31, 2022	April 01, 2021
US$ sensitivity			
₹/US$ - Increase by 5%	0.11	0.09	2.04
₹/US$ - Decrease by 5%	(0.11)	(0.09)	(2.04)

(iii) Commodity price risk

The Company is exposed to movement in price of steel commodity. Profitability of Company may get affected by movement in the prices of steel. The strategic move of the Company from fixed price contracts to variable price contracts helps mitigate steel price fluctuation risk.

(iv) Equity price risk

Equity price risk is the risk that the value of a equity financial instrument will fluctuate due to changes in market prices.

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)
(Amount in Lacs, unless otherwise stated)

The Company does not hold any quoted or marketable equity financial instruments, hence, is not exposed to any movement in market prices.

(b) 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 operating activities (primarily trade receivables) and from its financing activities, including deposits with banks, foreign exchange transactions and other financial instruments. The Company only deals with parties which has good credit rating/ worthiness given by external rating agencies or based on Company's internal assessment.

Trade receivables and contract assets

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base, including the default risk associated with the industry and location in which customers operate. The Company limits its exposure to credit risk from trade receivables by establishing a maximum payment period. Outstanding customer receivables are regularly monitored and any shipments to major customers are generally covered by letters of credit obtained from reputable banks. The Company makes provision of expected credit losses on trade receivables using a provision matrix. The provision matrix is based on its historical observed default rates, adjusted for forward looking estimates. At every reporting date, the historical observed default rates are updated and Company makes appropriate provision wherever outstanding is for longer period and involves higher risk. Generally, trade receivables are written-off if past due for more than one year and are not subject to enforcement activity. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets disclosed in Note 7 (b)(i). The Company does not hold collateral as security. The letters of credit and other forms of credit insurance are considered integral part of trade receivables and considered in the calculation of impairment. The Company evaluates the concentration of risk with respect to trade receivables and contract assets as low, as its customers are located in several jurisdictions and industries and operate in largely independent markets.

Set out below is the information about the credit risk exposure of the Company's trade receivables and contract asset using provision matrix:

Particulars	Contract asset	Trade receivable						Total
		Not due	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
ECL Rate								
March 31, 2023								
Estimated total gross carrying amount at default	2,792.94	4,712.33	14,239.63	493.94	468.84	-	612.93	23,320.61
ECL- simplified approach	-	194.01	586.24	20.34	19.30	-	-	819.88
Net carrying amount	**2,792.94**	**4,518.32**	**13,653.39**	**473.60**	**449.54**	**-**	**612.93**	**22,500.73**
March 31, 2022								
Estimated total gross carrying amount at default	2,124.60	3,017.07	8,563.61	317.23	175.20	122.66	953.05	15,273.42
ECL- simplified approach	-	144.08	425.90	32.46	109.96	118.12	953.05	1,783.58
Net carrying amount	**2,124.60**	**2,872.99**	**8,137.71**	**284.77**	**65.24**	**4.54**	**-**	**13,489.84**
April 01, 2021								
Estimated total gross carrying amount at default	1,660.91	4,312.48	5,462.88	301.94	507.44	610.19	470.90	13,326.74
ECL- simplified approach	-	297.65	294.33	11.61	147.27	242.91	470.90	1,464.67
Net carrying amount	**1,660.91**	**4,014.83**	**5,168.55**	**290.33**	**360.17**	**367.28**	**-**	**11,862.07**

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

Financial instruments and cash deposits

Credit risk from balances with banks is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the management on an annual basis and may be updated throughout the year subject to approval of the Company's Finance team. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through counterparty's potential failure to make payments.

The Company's maximum exposure to credit risk for the components of the balance sheet at March 31, 2023, March 31, 2022 and April 01, 2021 is the carrying amounts as illustrated in Note 7(c).

Reconciliation of impairment allowance on trade and other receivables and contract asset:

Particulars	Amount (₹ In Lacs)
Impairment allowance as on April 01, 2021	**1,464.67**
Add/ (less): Provision for expected credit losses	318.91
Impairment allowance as on March 31, 2022	**1,783.58**
Add/ (less): Provision for expected credit losses	(963.70)
Impairment allowance as on March 31, 2023	**819.88**

The significant change in the balance of trade receivables and contract asset are disclosed in note 7(b)(i) and 7(b)(ii) respectively.

(c) Liquidity risk

The Company monitors its risk of a shortage of funds using a liquidity planning tool.

Liquidity risk is the risk that the Company will encounter difficulty in meeting obligations associated with its financial liabilities. The Company monitors its risk of a shortage of funds using a liquidity planning tool.

The Company's objective is to maintain a balance between continuing of funding and flexibility through the use of bank overdrafts, bank loans, cash credits, and advance payment terms.

(a) Financing arrangements

The Company has access to the following undrawn borrowings facilities at the end of the reporting

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 01, 2021
Floating rate			
Expiring within on year (Cash credit from banks)	3,551.90	3,971.26	2,963.39
	3,551.90	**3,971.26**	**2,963.39**

(b) Maturities of financial liabilities

The table below summarises the maturity profile of the Company's financial liabilities based on contractual undiscounted payments.

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AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

Balance as at March 31, 2023

Particulars	On demand	Less than 1 year	1 to 5 years	> 5 years	Total undiscounted contractual cash flows	Carrying amount of liabilities
Lease liabilities	-	113.40	453.60	331.65	898.65	634.44
Borrowings						
Vehicle loans*	-	70.01	122.18	-	192.19	171.10
Cash credit from banks	948.10	-	-	-	948.10	948.10
Borrowings from related parties	20.00	-	-	-	20.00	20.00
Trade payables	-	10,366.01	-	-	10,366.01	10,366.01
Other financial liabilities					-	
Payable on purchase of Property, plant and equipment	-	2.36	-	-	2.36	2.36
Employee dues	-	1,142.31	-	-	1,142.31	1,142.31
Security deposits	-	39.42	-	-	39.42	39.42
Interest accrued and due on borrowing	-	1.52	-	-	1.52	1.52

* including interest accrued but not due on borrowings

Balance as at March 31, 2022

Particulars	On demand	Less than 1 year	1 to 5 years	> 5 years	Total undiscounted contractual cash flows	Carrying amount of liabilities
Lease liabilities	-	74.40	297.60	289.05	661.05	448.57
Borrowings	-	-	-	-	-	
Vehicle loans*	-	50.42	116.63	-	167.05	143.15
Cash credit from banks	28.74	-	-	-	28.74	28.74
Borrowings from related parties	165.00	-	-	-	165.00	165.00
Trade payables	-	8,045.95	-	-	8,045.95	8,045.95
Other financial liabilities	-	-	-	-	-	
Payable on purchase of Property, plant and equipment	-	17.36	-	-	17.36	17.36
Employee dues	-	1,050.23	-	-	1,050.23	1,050.23
Security deposits	-	39.42	-	-	39.42	39.42
Interest accrued and due on borrowings	-	2.20	-	-	2.20	2.20

* including interest accrued but not due on borrowings

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)
(Amount in Lacs, unless otherwise stated)

Balance as at April 01, 2021

Particulars	On demand	Less than 1 year	1 to 5 years	> 5 years	Total undiscounted contractual cash flows	Carrying amount of liabilities
Lease liabilities	-	69.00	276.00	345.00	690.00	447.88
Borrowings	-	-	-	-		
Vehicle loans*	-	60.20	13.10	-	73.30	69.43
Cash credit from banks	36.61	-	-	-	36.61	36.61
Borrowings from related parties	90.00	-	-	-	90.00	90.00
Trade payables	-	7,039.84	-	-	7,039.84	7,039.84
Other financial liabilities	-	-	-	-		
Payable on purchase of Property, plant and equipment	-	37.14	-	-	37.14	37.14
Employee dues	-	932.20	-	-	932.20	932.20
Security deposits	-	38.42	-	-	38.42	38.42
Interest accrued and due on borrowings	-	1.23	-	-	1.23	1.23

* including interest accrued but not due on borrowings

41. CAPITAL MANAGEMENT

For the purpose of the Company's capital management, capital includes issued equity capital, securities premium and all other equity reserves attributable to the equity holders of the Company. The 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 covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, interest bearing loans and borrowings, less cash and cash equivalents.

Particulars	March 31, 2023	March 31, 2022	March 31, 2021
Borrowings [Note 14(b)]	1,138.37	336.12	195.43
Less: cash and cash equivalents [Note 7(c)]	5,866.32	4,010.48	498.62
Net debt	**(4,727.95)**	**(3,674.36)**	**(303.19)**
Equity	39,927.90	31,831.91	29,978.29
Total Capital	**39,927.90**	**31,831.91**	**29,978.29**
Capital and net debt	**35,199.95**	**28,157.55**	**29,675.10**
Gearing Ratio	**-13.43%**	**-13.05%**	**-1.02%**

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current period.

No changes were made in the objectives, policies or processes for managing capital during the years ended March 31, 2023, March 31, 2022 and April 01, 2021.

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)
(Amount in Lacs, unless otherwise stated)

42. FIRST-TIME ADOPTION OF IND AS

These financial statements, for the year ended March 31, 2023, are the first financial statement the Company has prepared in accordance with Ind AS. For periods up to and including the year ended March 31, 2022, the Company prepared its financial statements in accordance with the accounting standards notified under Section 133 of the Companies Act, 2013 read together with the Companies (Accounting Standards) Rules 2021 and presentation requirements of Division I of Schedule III to the Companies Act, 2013 ('Previous GAAP/Indian GAAP').

Accordingly, the Company has prepared financial statements which comply with Ind AS applicable for periods ending on March 31, 2023 together with the comparative period data as at and for the year ended March 31, 2022, as described in the summary of significant accounting policies. In preparing these financial statements, the Company's opening balance sheet was prepared as at April 01, 2021, the Company's date of transition to Ind AS. This note explains the principal adjustments made by the Company in restating its Indian GAAP financial statements, including the balance sheet as at April 01, 2021 and the financial statements as at and for the year ended March 31, 2022.

Exemptions applied

Ind AS 101 allows first-time adopters certain exemptions from the retrospective application of certain requirements under Ind AS. The Company has applied the following exemptions:

1. Deemed cost: Property, plant and equipment, intangible assets and right to use assets (leasehold land)

A first-time adopter may elect to measure an item of property, plant and equipment, right to use assets (leasehold land) at the date of transition at its fair value and use that fair value as its deemed cost at that date. In addition to this, Ind AS 101 permits a first-time adopter to elect to continue with the carrying value for intangible assets as recognised in the financial statements as at the date of transition to Ind AS, measured as per the previous GAAP and use that as its deemed cost as at the date of transition.

The Company has elected to measured the property, plant and equipment and right to use assets (leasehold land) at fair value and use it as deemed cost as at the date of transition (i.e. April 01, 2021).The Company is continuing with the carrying value for all of its intangible assets as its deemed cost (net of depreciation) as at the date of transition (i.e. April 01, 2021).

2. Deemed cost: Investment Property

A first-time adopter may elect to continue with the carrying value of Investment Property as recognised in the financial statements as at the date of transition to Ind AS, measured as per the previous GAAP and use that as its deemed cost as at the date of transition. The Company has elected to continue with the carrying value for all of its investment property as recognised in its previous GAAP financial as deemed cost at the transition date.

3. Leases

As per Indian Accounting Standard (Ind AS) 101 First-time Adoption of Ind AS, provides exceptions to the retrospective application of Ind AS 116 lease. Accordingly a first time adopter may assess the classification of each element as finance or an operating lease at the date of transition to Ind ASs on the basis of the facts and circumstances existing as at that date. If there is any lease newly classified as finance lease then the first time adopter may recognise assets and liability at fair value on that date; and any difference between those fair values is recognised in retained earnings. Ind AS 116 requires an entity to assess whether a contract or arrangement contains a lease. In accordance with Ind AS 116, this assessment should be carried out at the inception of the contract or arrangement. However, the Company has used Ind AS 101 exemption where a first time adopter may assess whether a contract existing at the date of transition to Ind AS's contains leases by applying paragraph 9-11 of Ind AS 116 to those contracts on the basis of facts and circumstances existing at that date.

The Company as first time adopter as a lessee recognised lease liabilities and right to use assets, and had adopted following approach to all of its leases by adopting modified retrospective method:

(a) measured a lease liability at the date of transition to Ind AS. The Company has measured that lease liability at the present value of the remaining lease payments, discounted using the lessee's incremental borrowing rate at the date of transition to Ind AS.

(b) measured a right-of-asset at the date of transition to Ind AS. The right-of-use assets were recognised based on the amount equal to the lease liabilities, adjusted for any related prepaid and accrued lease payments previously

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)
(Amount in Lacs, unless otherwise stated)

recognised and reclassification of Leasehold land recognised previously under finance leases from property, plant and equipments.

Practical expedients applied:

In applying Ind AS 116 for the first time, the Company has used the following practical expedients permitted by the standard:

(a) applied a single discount rate to a portfolio of leases with reasonably similar characteristics (i.e. a similar remaining lease term for a similar class of underlying asset in a similar economic environment).

(b) elected not to apply the requirements of recognising lease liabilities and right to use assets for which the lease term ends within 12 months of the date of transition to Ind AS. Instead , the Company accounted these leases as if they were short term leases and have accounted these lease payments as an expense on either a straight line basis over the lease term or another systematic basis.

(c) elected not to apply the requirements of recognising lease liabilities and right to use assets for which the underlying asset is of low value. Instead, the Company accounted these leases as if they were short term leases and have accounted these lease payments as an expense on either a straight line basis over the lease term or another systematic basis.

(d) excluded initial direct costs from the measurement of the right to use assets at the date of transition to Ind AS.

(e) used hindsight, such as in determining the lease term if the contract contains options to extend or terminate the lease.

4. Compound financial instruments

When the liability component of a compound financial instrument is no longer outstanding at the date of transition to Ind AS, a first-time adopter may elect not to apply Ind AS 32 retrospectively to split the liability and equity components of the instrument. The Company has not split the equity and liability component of shares eligible for buy back considering such compound financial instrument is no longer outstanding at the date of transition to Ind AS.

5. Revenue

A first time adopter may apply the transition provisions in paragraph C5 of Ind AS 115. In those paragraphs references to the “date of initial application” shall be interpreted as the beginning of the first Ind AS reporting period. If a first time adopter decides to apply those transition provisions, it shall also apply paragraph C6 of Ind AS 115.

A first time adopter is not required to restate contracts that were completed before the transition date. A completed contract is a contract for which the entity has transferred all of the goods or service identified in accordance with previous GAAP.

The Company has applied the above exemptions and considered date of initial application as date of transition and contract completed before the transition is not restated.

Ind AS mandatory exceptions

1. Estimate

The estimates at April 01, 2021 and at March 31, 2022 are consistent with those made for the same dates in accordance with Indian GAAP (after adjustments to reflect any differences in accounting policies) apart from the following items where application of Indian GAAP did not require estimation:

- Fair valuation of financial instruments carried at FVTPL.
- Determination of the discounted value for financial instruments carried at amortised cost.
- Impairment of financial assets based on expected credit loss model

The estimates used by the Company to present these amounts in accordance with Ind AS reflect conditions at April 01, 2021, the date of transition to Ind AS and as of March 31, 2022.

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

2. Classification and measurement of financial assets

Ind AS 101 requires an entity to assess classification and measurement of financial assets on the basis of the facts and circumstances that exist at the date of transition to Ind AS. The Company has applied the above requirement on transition date.

Effect of Ind AS adoption on the Balance sheet

Reconciliation of Balance Sheet as at April 01, 2021 and March 31, 2022

Particulars	Notes	Balance Sheet as at April 01, 2021			Balance Sheet as at March 31, 2022		
		Previous Indian GAAP*	Effect of transition to Ind AS	Ind AS	Previous Indian GAAP*	Effect of transition to Ind AS	Ind AS
ASSETS							
Non-current assets							
Property, plant and equipment and investment properties	3,5	8,581.38	2,509.99	11,091.37	8,251.16	1,960.07	10,211.23
Intangible assets		17.76	-	17.76	13.15	-	13.15
Right-of-use assets	4, 5	-	5,342.78	5,342.78	-	5,260.91	5,260.91
Financial assets							
(i) Investments		0.58	-	0.58	0.58	-	0.58
(ii) Trade receivables	1	3,459.02	(130.04)	3,328.98	2,935.29	(140.18)	2,795.11
(iii) Loans		-	-	-	-	-	-
(iii) Other financial assets		94.67	-	94.67	406.69	-	406.69
Non-current tax assets		727.99	-	727.99	139.30	-	139.30
Other non-current assets		68.36	-	68.36	193.87	-	193.87
Total non-current assets		**12,949.76**	**7,722.73**	**20,672.49**	**11,940.04**	**7,080.80**	**19,020.84**
Current assets							
Inventories		9,791.77	-	9,791.77	13,412.76	-	13,412.76
Contract assets		1,660.91		1,660.91	2,124.60		2,124.60
Financial assets							
(i) Trade receivables	1	7,254.68	(382.50)	6,872.18	8,999.93	(429.80)	8,570.13
(ii) Cash and cash equivalents		498.62	-	498.62	4,010.48	-	4,010.48
(iii) Bank balances other than (ii) above		6,198.53	-	6,198.53	5,165.37	-	5,165.37
(iv) Loans		26.20	-	26.20	33.66	-	33.66
(v) Other financial assets		91.33	-	91.33	118.24	-	118.24
Current tax assets			-	-	560.06	-	560.06
Other current assets		1,135.40	-	1,135.40	1,359.17	-	1,359.17
Total current assets		**26,657.44**	**(382.50)**	**26,274.94**	**35,784.27**	**(429.80)**	**35,354.47**
Total assets		**39,607.20**	**7,340.23**	**46,947.43**	**47,724.31**	**6,651.00**	**54,375.31**

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

Particulars	Notes	Balance Sheet as at April 01, 2021			Balance Sheet as at March 31, 2022		
		Previous Indian GAAP*	Effect of transition to Ind AS	Ind AS	Previous Indian GAAP*	Effect of transition to Ind AS	Ind AS
EQUITY AND LIABILITIES							
Equity							
Equity share capital		1,500.06	-	1,500.06	1,500.06	-	1,500.06
Other equity	1, 3-8 and 12	23,048.67	5,429.56	28,478.23	25,246.38	5,085.47	30,331.85
Total equity		**24,548.73**	**5,429.56**	**29,978.29**	**26,746.44**	**5,085.47**	**31,831.91**
Liabilities							
Non-current liabilities							
Financial liabilities							
(i) Lease liabilities	4	-	419.68	419.68	-	414.75	414.75
(ii) Borrowings		12.60	-	12.60	101.92	-	101.92
Government grants		8.79		8.79	7.33		7.33
Net employee defined benefit liabilities		1,928.49	-	1,928.49	1,974.77	-	1,974.77
Deferred tax liabilities (net)	10	(655.56)	1,268.06	612.50	(870.05)	1,116.96	246.91
Total non-current liabilities		**1,294.32**	**1,687.74**	**2,982.06**	**1,213.97**	**1,531.71**	**2,745.68**
Current liabilities							
Contract liabilities		4,598.23	-	4,598.23	8,759.09	-	8,759.09
Financial liabilities							
(i) Lease liabilities	4	-	28.20	28.20	-	33.82	33.82
(ii) Borrowings		182.83	-	182.83	234.20	-	234.20
(iii) Trade payables							
- Total outstanding dues of micro enterprises and small enterprises		676.55	-	676.55	734.23	-	734.23
- Total outstanding dues of creditors other than micro enterprises and small enterprises	8	6,168.56	194.73	6,363.29	7,311.72	-	7,311.72
(iv) Other financial liabilities		1,009.60	-	1,009.60	1,109.98	-	1,109.98
Provisions		250.02	-	250.02	115.78	-	115.78
Government grants		1.47	-	1.47	1.47	-	1.47
Net employee defined benefit liabilities		182.93	-	182.93	154.43	-	154.43
Other current liabilities		693.96	-	693.96	1,230.05	-	1,230.05
Liabilities for current tax (net)		-		-	112.95	-	112.95
Total current liabilities		**13,764.15**	**222.93**	**13,987.08**	**19,763.90**	**33.82**	**19,797.72**
Total liabilities		**15,058.47**	**1,910.67**	**16,969.14**	**20,977.87**	**1,565.53**	**22,543.40**
Total equity and liabilities		**39,607.20**	**7,340.23**	**46,947.43**	**47,724.31**	**6,651.00**	**54,375.31**

* The Previous Indian GAAP figures have been reclassified to confirm to Ind AS presentation requirements for the purposes of this note.

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

Reconciliation of profit or loss for the year ended March 31, 2022

Particulars	Notes	For the year ended March 31, 2022		
		Previous Indian GAAP*	Effects of transition to Ind As	Ind AS
INCOME				
Revenue from operations	9	83,158.14	336.10	83,494.24
Other income	3	587.30	4.07	591.37
Total income (I)		**83,745.44**	**340.17**	**84,085.61**
EXPENSES				
Cost of raw material and components consumed		56,943.62	-	56,943.62
Increase in inventories of finished goods and work-in-progress		(458.92)	-	(458.92)
Employee benefits expense	2	8,791.70	130.58	8,922.28
Finance costs	4, 6	403.38	42.11	445.49
Depreciation and amortisation expense	3,4,5	510.60	665.13	1,175.73
Other expenses	1, 4, 6, 9	14,432.80	365.39	14,798.19
Total expenses (II)		**80,623.18**	**1,203.21**	**81,826.39**
Profit before prior period items and tax		3,122.26	(863.04)	2,259.22
Prior period items	8	194.73	(194.73)	-
Profit before tax (I-II=III)		**2,927.53**	**(668.31)**	**2,259.22**
Tax expense (IV)				
- Current tax		928.05	-	928.05
- Adjustment of income tax relating to earlier years (net)		16.27	-	16.27
- Deferred tax charge/(credit)	10	(201.27)	(183.96)	(385.23)
- Deferred tax charge/(credit) for earlier year		(13.23)	-	(13.23)
Total tax expense (IV)		729.82	(183.96)	545.86
Profit for the year (III-IV=V)		2,197.71	(484.35)	1,713.36
Other comprehensive income / (expense) (VI)	11			
Item that will not be re-classified to profit or loss				
Remeasurement gains/(losses) of defined benefit liability	2	-	130.58	130.58
Income tax effect	10	-	(32.87)	(32.87)
Other comprehensive income for the year (net of tax) (VI) - gain/(loss)		**-**	**97.71**	**97.71**
Total comprehensive income for the year (V+VI = VII)		**2,197.71**	**(386.64)**	**1,811.07**

* The Previous Indian GAAP figures have been reclassified to confirm to Ind AS presentation requirements for the purposes of this note.

Footnotes to the reconciliation of Balance Sheet as at April 01, 2021 and March 31, 2022 and profit or loss for the year ended March 31, 2022

1. **Provision for expected credit losses**

   Under Indian GAAP, the Company has created provision for impairment of receivables consists only in respect of specific amount for incurred losses. Under Ind AS, impairment allowance has been determined based on Expected

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)
(Amount in Lacs, unless otherwise stated)

Loss model (ECL). Due to ECL model, the Company impaired its trade receivable by ₹ 512.54 Lacs on transition date i.e. April 01, 2021 leading to decrease in trade receivables and retained earnings as at transition date i.e. April 01, 2021 by ₹ 512.54 Lacs. Corresponding in year end March 31, 2022, there is a additional impairment allowance of ₹ 57.44 Lacs which has been recognised in the statement of profit and loss for the year ended March 31, 2022.

2. Defined benefit liabilities

Both under Indian GAAP and Ind AS, the Company recognised costs related to its post-employment defined benefit plan on an actuarial basis. Under Indian GAAP, the entire cost, including actuarial gains and losses, are charged to profit or loss. Under Ind AS, remeasurements [comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and accordingly the return on plan assets excluding amounts included in net interest on the net defined benefit liability] are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI. Thus remeasurement gains on net defined benefit liability has been recognised in the OCI of ₹ 130.58 Lacs (net of tax of ₹ 97.71 Lacs) and accordingly the employee benefit cost has increased by ₹ 130.58 Lacs in the year ended March 31, 2022.

3. Property, plant and equipment and others

The Company has elected to measure property, plant and equipment at fair value at the date of transition to Ind AS. Hence at the date of transition to Ind AS, an increase of ₹ 2,971.83 Lacs was recognised as fair valuation gain in property, plant and equipment and others. This amount has been recognised against retained earnings leading to increase in retained earning by same amount. Due to change in cost as on April 01, 2021, the depreciation and Net gain on disposal of property, plant and equipment for year ended March 31, 2022 increased by ₹ 559.96 Lacs and ₹ 4.07 Lacs respectively.

4. Leases

Lease recognised as operating leases in previous GAAP

The Company has adopted modified retrospective method of Ind AS 116 and recognised the lease liabilities and right-to-use assets at the date of transition to Ind AS i.e. April 01, 2021 on the leases existing at that date. Lease liability recognised at fair value by measuring at present value of the remaining lease payments, discounted using the incremental borrowing rate at the date of transition to Ind AS. Right to use asset recognised an amount equal to the lease liability, adjusted for any related prepaid, accrued lease payments (if any) previously recognised. Hence at the date of transition to Ind AS i.e. April 01, 2021, lease liability and right to use asset of ₹ 447.88 Lacs were recognised.

This led to increase in depreciation and interest expense by ₹ 45.43 Lacs and ₹ 41.19 Lacs respectively and decrease in (reversal of) rent of ₹ 69.78 Lacs in the year ended March 31, 2022.

5. Disclosure of asset held under finance lease under previous GAAP

The Company has reclassified and disclosed the assets held under finance lease from property, plant and equipment to the right-to-use assets recognised as per Ind AS 116. Accordingly, right-to-use assets is increased and Property, plant and equipment is decreased by ₹ 461.85 Lacs and as the Company has elected to measure right-to-use assets (leasehold land) at fair value at the date of transition to Ind AS, hence an increase of ₹ 4,433.05 Lacs was also recognised as fair valuation gain in right-to-use assets (leasehold land). This amount has been recognised against retained earnings leading to increase in retained earnings by same amount. Due to change in cost of such leasehold land as on April 01, 2021, the depreciation for year ended March 31, 2022 also increased by ₹ 59.73 Lacs.

6. Commission on guarantee

As per provisions of Ind AS, Guarantees received from related parties is indirectly a contribution in form of Equity to the Company. The Company should record the guaranteed charges at fair value / at arm's length transaction. The fair value of the guarantee would have been paid for issuing a similar guarantee for a loan taken by the Company from unrelated third party. The Company had not paid any commission to the related party. Therefore, the Company considered this is akin to deemed capital contribution. Hence, bank charges of ₹ 41.64 Lacs and guarantee charges of ₹ 0.92 Lacs recognised in profit and loss account for the financial year 2021-22 and corresponding impact is credited as equity component as on March 31, 2022.

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

7. Government Grant

As per Ind AS 20, the grants related to depreciable assets are recognised in profit or loss on a systematic and rational basis over the useful life of the respective assets. The Company has credit grant of ₹ 60 Lacs to capital reserve in Indian GAAP. Hence the same is transferred to retained earning on the date of transition considering life of such asset has been expired.

8. Prior period items

Ind AS 8 requires rectification of material prior period errors with retrospective effect. Hence prior period items were shown in comparative year adjusted by restating the opening balances of retained earning and liability at the transition date. Hence the retained earning decreased by 194.73 Lacs. Corresponding impact is recognised in trade payable. Prior period expense of ₹ 194.73 Lacs reduced for the year ended March 31, 2022.

9. Revenue from contract with customer

Revenue from Pre-engineered building contracts

There were no significant adjustments required to the retained earnings at transition date i.e. April 1, 2021. Also, the application of Ind AS 115 did not have any significant impact on recognition and measurement of revenue and related items in the financial statements except reclassification.

The Company has reclassified the revenue reflected in profit and loss account related to pre-engineering building contract from sale of product and service.

Accordingly, revenue from sale of service and sale of building material reduced by ₹ 5,613.28 Lacs and ₹ 51,931.19 Lacs respectively. Corresponding increase in revenue from pre engineering building contract of ₹ 57,544.47 Lacs.

Freight charged from customer.

As per Ind AS 115, if control is transferred to the customer only on receipt/acceptance of goods by him, the composite price will be recognised as revenue at that time (viz., on the fulfilment of the performance obligation) and the forwarding and freight cost incurred by the Company would be recognised as fulfilment cost for supply of the goods. In previous GAAP freight received from customer was netted off from freight cost. The Company has reclassified the freight received amount to revenue from contract with customer. Accordingly the revenue from sale of building material and revenue from pre engineering building contract increased by ₹ 19.63 Lacs and ₹ 316.47 Lacs respectively. Corresponding increase in freight and forwarding expense of ₹ 336.10 Lacs.

10. Deferred tax

Indian GAAP requires deferred tax accounting using the income statement approach, which focuses on differences between taxable profits and accounting profits for the period. Ind AS 12 requires entities to account for deferred taxes using the balance sheet approach, which focuses on temporary differences between the carrying amount of an asset or liability in the balance sheet and its tax base. The application of Ind AS 12 approach has resulted in recognition of deferred tax on new temporary differences which was not required under Indian GAAP. In addition, the various transitional adjustments lead to temporary differences. According to the accounting policies, the Company has to account for such differences. Deferred tax adjustments are recognised in correlation to the underlying transaction either in retained earnings or a separate component of equity.

Accordingly, deferred tax liability is increased by ₹ 1,116.96 Lacs as at March 31, 2022 and by ₹ 1,268.06 Lacs as at April 01, 2021.The deferred tax charge(credit) is increased by ₹ 151.10 Lacs in year ended March 31, 2022.

11. Other comprehensive income

Under Indian GAAP, the Company has not presented other comprehensive income (OCI) separately. Hence, it has reconciled Indian GAAP profit or loss to profit or loss as per Ind AS. Further, Indian GAAP profit or loss is reconciled to total comprehensive income as per Ind AS.

12. Retained earnings

Retained earnings as at April 1, 2021 has been adjusted consequent to the Ind AS transition adjustments.

NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

43. RATIO ANALYSIS AND ITS ELEMENTS

Ratio	%/ Times	Numerator	Denominator	March 31, 2023	March 31, 2022	% change	Reason for variance
Current Ratio	Times	Current assets	Current liabilities	1.83	1.79	2.29%	
Debt-Equity Ratio	Times	Total debt* = Current borrowing + Non current borrowing	Total Equity	0.04	0.02	80.12%	On account of increase in total debt in current year.
Debt Service Coverage Ratio	Times	Earnings for debt service= Net profit before taxes + depreciation and amortisation+ Interest expense	Debt service = Interest & Principal Repayments including lease liability	0.02	24.62	(99.94%)	On account of increase in Earnings for debt service in current year.
Return on Equity Ratio	%	Net profit after taxes**	Average total equity	22.70%	5.54%	309.53%	On account of increase in Net Profit after taxes in current year.
Inventory Turnover Ratio	Times	Cost of goods sold	Average Inventory	5.40	4.87	11.00%	
Trade Receivables Turnover Ratio	Times	Revenue from contracts with customers	Average Trade Receivables	7.23	7.74	(6.57%)	
Trade Payables Turnover Ratio	Times	Net purchases = Gross purchases - purchase return	Average Trade Payables	8.01	8.00	0.08%	
Net Capital Turnover Ratio	Times	Revenue from contracts with customers	Average Working capital	6.15	6.00	2.57%	
Net Profit Ratio	%	Net profit after taxes**	Revenue from contracts with customers	7.25%	2.05%	253.21%	On account of increase in Net Profit after taxes in current year.
Return on Capital Employed	%	Profit before interest and tax	Capital Employed = Tangible Net Worth + Total Debt*	26.42%	7.91%	233.83%	On account of increase in Profit before interest and tax in the current year.
Return on Investment	%	Income on Investment	Average Investments	24.85%	53.34%	(53.42%)	On Account of increase in investment made at the year end.

*Total Debts includes lease liabilities in respect of right of use assets.

** Profit after tax before other comprehensive income

NOTES TO FINANCIAL STATEMENTS AS AT MARCH 31, 2023 (Contd.)

(Amount in Lacs, unless otherwise stated)

44. OTHER STATUTORY INFORMATION

i) The Company does not have any Benami property, where any proceedings has been initiated or pending against the Company for holding any Benami property.

ii) The Company does not have any transactions with struck-off companies under section 248 of The Companies Act, 2013.

iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

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

v) The Company has not advanced any loan or invested fund in any other person(s) or entity(ies), including foreign entities (intermediaries) with the understanding that the intermediary shall:

  a) Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on of the behalf of the Company (ultimate beneficiaries) or

  b) Provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

vi) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (funding party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

  a) Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on of the behalf of the Company (ultimate beneficiaries) or

  b) Provide any guaranty, security or the like to or on behalf of the ultimate beneficiaries.

vii) The Company does not have any such transactions which is not recorded in books of account that have been surrendered or disclosed as income during the year in the tax assessment under the Income Tax Act, 1961 (such as, search or survey or any other relevant provision of the Income Tax Act, 1961).

As per our report of even date.

For S. R. Batlilboi & Associates LLP
ICAI Firm Registration No. 301003E/E300005
Chartered Accountants

Per Anil Gupta
Partner
Membership no. 87921

Place : Noida
Date : June 20, 2023

For and on behalf of the Board of Director of
Interarch Building Products Pvt. Ltd.

Arvind Nanda
(Managing Director)
DIN: 00149426

Gautam Suri
(Director)
DIN: 00149374

Manish Kumar Garg
(Chief Executive Officer)

Anil Kumar Chandani
(Chief Financial Officer)

Nidhi Goel
(Company Secretary)
Membership no. A19279

Place : Noida
Date : June 20, 2023

NOTES

Corporate Head Office

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