# INDEPENDENT AUDITOR'S REPORT

To the Members of Allcargo Inland Park Private Limited

## Report on the Audit of the Standalone Ind AS Financial Statements

### Opinion

We have audited the accompanying Standalone Ind AS Financial Statements of Allcargo Inland Park Private Limited("the Company"), which comprise the Balance sheet as at 31 March 2022, the Statement of Profit and Loss(including Other Comprehensive Income), Statement of Changes in Equity and Statement of Cash Flows for the year then ended and Notes to the Financial Statements, including a summary of significant accounting policies and other explanatory information(hereinafter referred to as "Ind AS Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone Ind AS Financial Statements give the information required by the Companies Act, 2013 (" the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2022, its loss including other comprehensive income, changes in equity and its cash flows for the year ended on that date which are designed to prepare the Consolidated Ind AS Financial Statements of Allcargo Logistics Limited as at 31 March 2022.

### Basis for Opinion

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

### Emphasis of Matter

We draw attention to the note 29 to the financial statements which gives the details of the demerger and the final order approving the scheme for arrangement received from NCLT. Based on the said scheme, the Company has demerged its warehousing business ('Demerged undertaking') to Allcargo Multimodal Private Limited w.e.f 01st April, 2021 (the appointed date).

### Key Audit Matters

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

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

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report and Shareholder's Information, but does not include the standalone financial statements and our auditor's report thereon.

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

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Management's Responsibility for the Standalone Ind AS Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone Ind AS financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

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

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

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

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

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

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

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

**Other Matters**

This report is issued solely for the purpose of inclusion in the Consolidated Ind AS Financial Statement of Allcargo Logistics Limited. This report may not be useful for any other purpose.

Our audit opinion is not modified in respect of the above.

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## Report on Other Legal and Regulatory Requirements

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

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

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

(c) The Balance Sheet, the Statement of Profit and Loss, the Statement of Changes in Equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.

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

(e) On the basis of the written representations received from the directors as on 31 March, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.

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

(g) In our opinion and to the best of our information and according to the explanations given to us, the Company being a private company, section 197 of the Act is not applicable.

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

(i) The Company does not have any pending litigations which would impact its financial position.

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

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

(iv) (a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall:

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

(b) The management has represented, that, to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities

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("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall:

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

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

(v) The Company has not declared or paid any dividend during the year.

**For Shaparia Mehta & Associates LLP**
**Chartered Accountants**
**(Firm's Registration No. 112350W/ W-100051)**

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**Sanjiv Mehta**
**Partner**
**Membership No. 034950**
**Mumbai, 23rd May, 2022**
**UDIN: 22034950AKBUHH4905**

**Annexure A to the Independent Auditor's Report**

The Annexure referred to in our Independent Auditors' Report to the members of the Company on the financial statements for the year ended 31st March, 2022, we report that:

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

(B) The Company has no intangible assets for the period under audit.

(b) The Company has no fixed assets except Leasehold land. Accordingly, no fixed assets were physically verified during the year.

(c) The Company holds no immovable properties except for Leasehold land which is taken on lease over a lease period of 90 years from Government of India (Railways).

(d) The Company has not revalued its Property, Plant and Equipment or intangible assets or both during the year.

(e) As per the information and explanation provided to us by the Company, the Company does not hold any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made there under, hence the reporting under this clause of the order is not applicable to the Company.

(ii) (a) The Company is a service Company and does not hold any physical inventories at the end of the year, accordingly reporting under this clause of the order is not applicable to the Company.

(b) The Company has no outstanding working capital loans from banks or financial institutions at any point of time during the year, hence the reporting under this clause of the order is not applicable to the Company.

(iii) During the year, the Company has not made any investments, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties, hence the reporting under this clause of the order is not applicable to the Company.

(iv) According to the information and explanations given to us and on the basis of our examination of the books of accounts, the Company has not provided any loan, guarantees, security or made any investment where provisions of section 185 and 186 of the Companies Act, 2013 are applicable. Consequently, the reporting under this clause of the order is not applicable to the Company.

(v) In our opinion and according to the information and explanations given to us the Company has not accepted any deposits from the public so as to require any compliance of the directives of Reserve Bank of India or the provisions of section 73 or 76 of the Companies Act, 2013. As explained to us, the Company has not received any order passed by the Company Law Board or the National Company Law Tribunal or any court or other forum.

(vi) According to the information and explanation given to us, maintenance of cost records in not applicable to the Company. Hence reporting under this clause of the order is not applicable to the Company.

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(vii) (a) In our opinion and according to the information and explanations given to us, the Company is normally regular in depositing undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income-tax, sales tax, service tax, duty and customs, duty of excise, value added tax, cess and any other applicable statutory dues to the appropriate authorities though there are slight delays in few cases. There are no outstanding statutory dues as on the last day of the financial year for a period of more than six months from the date they became payable.
(b) According to the information and explanations given to us, the statutory dues referred to in the sub-clause (a) are not involved in any dispute with the concerned department or authorities.

(viii) There are no transactions which were not recorded in the books of account have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961), hence accordingly, the reporting under this clause of the order is not applicable to the Company.

(ix) (a) In our opinion and according to the information and explanations given to us by the Company, the Company has not defaulted in repayment of loans or borrowing to financial institutions, banks, government or dues to debenture holders during the year.

(b) The Company has not been declared wilful defaulter by any bank or financial institution or any other lender.

(c) The Company has not taken term loan from banks or financial institutions.

(d) The company not raised any funds on short term basis which have been utilized for long term purposes.

(e) The company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

(f) The company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

(x) (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, reporting under this clause of the order is not applicable to the Company.

(b)The company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year. Accordingly, reporting under this clause of the order is not applicable to the Company.

(xi) (a) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per the information and explanations given by the management, we report that no fraud by the company or on the company by its officers or employees has been noticed or reported during the period under audit.

(b) No report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) We have not come across any whistle blower complaints received during the year from the Company.

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(xii) The Company is not a Nidhi Company as defined under section 406 of the Companies Act, 2013. Accordingly, reporting under this clause of the order is not applicable to the Company.

(xiii) In our opinion and according to the information and explanations given to us, the Company is not required to constitute an audit committee, accordingly provisions of Section 177 of the Companies Act, 2013 are not applicable to the Company. All transactions with the related parties are in compliance with Section 188 of Companies Act, 2013 during the period under audit. The Company has complied with the requirement of disclosing the details of all the related parties in the financial statements, as required by the applicable accounting standards.

(xiv) In our opinion and according to the information and explanation given to us, the Company is not required to appoint an internal auditor as per provisions of Section 138 of the Companies Act, 2013. Hence the reporting under this clause of the order is not applicable to the Company.

(xv) On the basis of information and explanation given to us, the Company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the reporting under this clause of the order is not applicable to the Company.

(xvi) (a) The Company is not a Non-Banking Financial Company and accordingly it's not registered under section 45-IA of the Reserve Bank of India Act, 1934.

(b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without a valid Certificate of Registration (CoR) from the Reserve bank of India as per the Reserve Bank of India Act, 1934;

(c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by Reserve Bank of India, hence reporting under this clause of the order is not applicable to the Company.

(d) There is no Core Investment Company as part of the Group, hence, the requirement to report under this clause of the order is not applicable to the Company.

(xvii) The company has incurred cash losses of Rs. 62,09,134 in the current financial year and no cash loss in the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditor during the year under audit.

(xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, 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 the 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.

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(xx) According to the information and explanation given to us, provisions of Section 135 of the Companies Act, 2013 relating to 'Corporate Social Responsibility' is not applicable to this Company. Hence reporting under the sub-clauses of the order is not applicable to the Company.

(xxi) According to the information and explanation given to us, the Company does not have subsidiaries or associate companies and is not required to prepare consolidated financial statements. Accordingly, clause 3(xxi) of the Order is not applicable.

**For Shaparia Mehta & Associates LLP**
**Chartered Accountants**
**(Firm's Registration No. 112350W/ W-100051)**

SHAPARIA MEHTA & ASSOCIATES LLP
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**Sanjiv Mehta**
**Partner**
**Membership No. 034950**
**Mumbai, 23rd May, 2022**
**UDIN: 22034950AKBUHH4905**

## Annexure - B to the Independent Auditor's Report

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

1. We have audited the internal financial controls over financial reporting of Allcargo Inland Park Private Limited ("the Company") as of March 31, 2022 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended and as at on that date.

### Management's Responsibility for Internal Financial Controls

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

### Auditor's Responsibility

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

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

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

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

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

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

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

**Inherent Limitations of Internal Financial Controls over Financial Reporting**

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

**Opinion**

7. In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

**For Shaparia Mehta & Associates LLP**
**Chartered Accountants**
**(Firm's Registration No. 112350W/ W-100051)**

SHAPARIA MEHTA & ASSOCIATES LLP * CHARTERED ACCOUNTANTS * MUMBAI

**Sanjiv Mehta**
**Partner**
**Membership No. 034950**
**Mumbai, 23rd May, 2022**
**UDIN: 22034950AKBUHH4905**

Allcargo Inland Park Private Limited
(formerly ECU Line (India) Pvt Ltd)
Balance sheet as at 31 March 2022

| Assets | Notes | 31 March 2022 | 31 March 2021 |
|---|---|---|---|
| **Non-current assets** | | | |
| Property, Plant and Equipment | 2 | 34,91,82,335 | 2,09,42,92,492 |
| Capital work-in-progress | 3 | 8,28,48,012 | 13,04,44,795 |
| Financial assets | | | |
| Other financial assets | 4 | - | 2,06,17,288 |
| Non-current tax assets (net) | 16(a) | - | 7,87,932 |
| Other non-current assets | 5 | - | 6,23,570 |
| **Total Non-current assets** | | **43,20,30,347** | **2,24,67,66,077** |
| **Current assets** | | | |
| Financial assets | | | |
| Loans and advances | 6 | - | 1,26,000 |
| Trade Receivables | 7 | - | 3,72,70,328 |
| Cash and cash equivalents | 8 | - | 3,49,25,053 |
| Contract Assets | 9 | - | 3,39,85,356 |
| Current tax assets (net) | 16(a) | - | 1,01,32,082 |
| Other current assets | 5 | 80,29,850 | 7,86,18,448 |
| **Total - Current assets** | | **80,29,850** | **19,50,57,268** |
| **Total Assets** | | **44,00,60,197** | **2,44,18,23,344** |
| **Equity and Liabilities** | | | |
| **Equity** | | | |
| Share capital | 10 | 24,05,00,000 | 24,05,00,000 |
| Other equity | 11 | (1,18,43,483) | 2,15,87,199 |
| **Equity attributable to equity holders of the parent** | | **22,86,56,517** | **26,20,87,199** |
| Non-controlling interests | | | - |
| **Total Equity** | | **22,86,56,517** | **26,20,87,199** |
| **Non-current Liabilities** | | | |
| Financial Liabilities | | | |
| Borrowings | 12 | 20,98,83,449 | 2,07,00,03,943 |
| Other financial liabilities | 13 | - | 2,65,76,618 |
| Deferred tax Liabilities (net) | 16(a) | 11,47,201 | 1,19,35,795 |
| Other Non-current liablities | 14 | - | 2,27,70,150 |
| **Total - Non Current liabilities** | | **21,10,30,650** | **2,13,12,86,506** |
| **Current Liabilities** | | | |
| Financial liabilities | | | |
| Trade payables | | | |
| a) Dues of micro and small enterprises. | 15 | - | - |
| b) Dues of other than micro and small enterprises | 15 | 1,09,530 | 46,92,187 |
| Other Financial Liabilities | 13 | - | 3,41,37,449 |
| Other payables | 16 | 2,63,500 | 30,77,349 |
| Other current liabilities | 14 | - | 65,42,655 |
| **Total - Current liabilities** | | **3,73,030** | **4,84,49,640** |
| **Total equity and liabilities** | | **44,00,60,197** | **2,44,18,23,345** |
| **Significant accounting policies** | 1 | | |
| **Notes to the financial statements** | 2-32 | | |

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

**As per our report of even date attached**

**For Shaparia Mehta & Associates LLP**
ICAI firm registration No.112350W/W100051
Chartered Accountants

SHAPARIA MEHTA & ASSOCIATES LLP * CHARTERED ACCOUNTANTS * MUMBAI

**Sanjiv Mehta**
Partner
Membership No.034950

**For and on behalf of Board of directors of Allcargo Inland Park Private Limited (formerly ECU Line (India) Pvt Ltd)**
**CIN No: U63010MH2007PTC176472**

ALLCARGO INLAND PARK PRIVATE LIMITED

**Shashi Kiran Shetty**
Director
DIN NO:00012754

**Prabhakar Shetty**
Managing Director
DIN NO:00013204

**Jatin Chokshi**
Chief Financial Officer
M.No.035018

**Y.Navya Sri Swathi**
Company Secretary
M.No.A58479

Mumbai
Date: 23rd May, 2022

Mumbai
Date: 23rd May, 2022

AKP JD

Allcargo Inland Park Private Limited
(formerly ECU Line (India) Pvt Ltd)
Statement of Profit and Loss for the year ended 31 March 2022

| | Notes | 31 March 2022 | 31 March 2021 |
|---|---|---|---|
| **Incomes** | | | |
| Revenue from operations | 17 | - | 17,15,87,712 |
| Other income | 18 | 50,000 | 43,18,703 |
| **Total incomes** | | **50,000** | **17,59,06,415** |
| **Expenses** | | | |
| Cost of services rendered | 19 | - | 63,25,818 |
| Finance costs | 20 | 60,07,644 | 6,44,77,981 |
| Depreciation and amortisation | 21 | 40,45,356 | 4,53,43,680 |
| Other expenses | 22 | 2,51,491 | 2,79,94,337 |
| **Total expenses** | | **1,03,04,491** | **14,41,41,816** |
| **Profit before tax** | | **(1,02,54,491)** | **3,17,64,599** |
| **Tax expense:** | 16(a) | | |
| Current tax | | - | - |
| Deferred tax charge/(credit) | | - | 90,20,778 |
| Adjustment of tax relating to earlier periods | | - | - |
| **Total tax expense** | | - | **90,20,778** |
| **Profit for the year (A)** | | **(1,02,54,491)** | **2,27,43,821** |
| **Total Comprehensive income for the year** | | **(1,02,54,491)** | **2,27,43,821** |
| **Earnings per equity share (nominal value of Rs 10 each)** | 23 | | |
| Basic EPS | | (0.43) | 0.95 |
| Diluted EPS | | (0.09) | 0.21 |
| **Significant accounting policies** | 1 | | |
| **Notes to the financial statements** | 2-32 | | |

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

**As per our report of even date attached**

**For Shaparia Mehta & Associates LLP**
ICAI firm registration No.112350W/W100051

Chartered Accountants

**Sanjiv Mehta**
Partner
Membership No.034950

**For and on behalf of Board of directors of**
**Allcargo Inland Park Private Limited (formerly ECU Line (India) Pvt Ltd)**
**CIN No: U63010MH2007PTC176472**

**Shashi Kiran Shetty**
Director
DIN NO:00012754

**Prabhakar Shetty**
Managing Director
DIN NO:00013204

**Jatin Chokshi**
Chief Financial Officer
M.No.035018

**Y.Navya Sri Swathi**
Company Secretary
M.No.A58479

Mumbai
Date: 23rd May, 2022

Mumbai
Date: 23rd May, 2022

Allcargo Inland Park Private Limited
(formerly ECU Line (India) Pvt Ltd)
Statement of Cash Flows for the period ended 31 March 2022

| | 31 March 2022 | 31-Mar-21 |
|---|---|---|
| **Operating activities** | | |
| Profit before tax from continuing operations | (1,02,54,491) | 3,17,64,599 |
| Profit before tax from discontinued operations | - | - |
| **Profit before tax** | (1,02,54,491) | 3,17,64,599 |
| **Adjustments to reconcile profit before tax to net cash flows:** | | |
| Depreciation of property, plant and equipment | 40,45,356 | 4,53,43,680 |
| Finance costs | 60,07,644 | 6,44,77,981 |
| ***Working capital adjustments:*** | | |
| (Decrease)/ Increase in trade payables, other current and non current liabilities | 1,08,990 | (10,76,68,317) |
| (Decrease)/ Increase in Provisions | 78,500 | (24,28,903) |
| Decrease / (increase) in Financial Assets Current & Non-Current | (27,550) | (1,91,67,288) |
| Decrease / (increase) in other Current & Non-current assets | | (11,04,26,286) |
| **Cash generated from/ (used in) operating activities** | (41,550) | (9,81,04,534) |
| Income tax paid (including TDS) (net) | - | (1,01,32,082) |
| **Net cash flows generated from/ (used in) operating activities (A)** | **(41,550)** | **(10,82,36,616)** |
| **Investing activities** | | |
| Conversion of CWIP to Fixed Assets | - | (60,32,69,425) |
| Capital work in progress | (3,48,83,503) | 46,40,15,787 |
| **Net cash flows from / (used in) investing activities (B)** | **(3,48,83,503)** | **(13,92,53,638)** |
| **Financing activities** | | |
| Equity portion of optionally convertible debentures | - | - |
| Borrowings/ (Repayment of Borrowings) from Related Party | - | (30,92,12,917) |
| Borrowings from Bank | - | 62,91,08,786 |
| Finance costs | - | (6,17,01,682) |
| **Net cash flows from / (used in) financing activities (C)** | - | 25,81,94,187 |
| **Net increase / (decrease) in cash and cash equivalents (A+B+C)** | **(3,49,25,053)** | **1,07,03,932** |
| Opening balance of cash and cash equivalents (Ref note: 8) | 3,49,25,053 | 2,42,21,121 |
| **Cash and cash equivalents at the end (Ref note: 8)** | **-** | **3,49,25,053** |

**As per our report of even date attached**

**For Shaparia Mehta & Associates LLP**
ICAI firm registration No.112350W/W100051

Chartered Accountants

SHAPARIA MEHTA & ASSOCIATES LLP * CHARTERED ACCOUNTANTS * MUMBAI

**Sanjiv Mehta**
Partner
Membership No.034950

**For and on behalf of Board of directors of Allcargo Inland**
**CIN No: U63010MH2007PTC176472**

ALLCARGO INLAND PARK PRIVATE LIMITED

**Shashi Kiran Shetty**
Director
DIN NO:00012754

**Prabhakar Shetty**
Managing Director
DIN NO:00013204

**Jatin Chokshi**
Chief Financial Officer
M.No.035018

**Y.Navya Sri Swathi**
Company Secretary
M.No.A58479

Mumbai
Date: 23rd May, 2022

Mumbai
Date: 23rd May, 2022

Allcargo Inland Park Private Limited
(formerly ECU Line (India) Pvt Ltd)
Statement of Changes in Equity for the year ended 31 March 2022

**(A) Equity Share Capital:**

| Equity shares of INR 10 each issued, subscribed and fully paid | No. | Amount |
|---|---|---|
| **At 01 April 2020** | 2,40,50,000 | 24,05,00,000 |
| Issue of share capital | - | - |
| **At 31 March 2021** | **2,40,50,000** | **24,05,00,000** |
| Issue of share capital | - | - |
| **At 31 March 2022** | **2,40,50,000** | **24,05,00,000** |

**(B) Other Equity:**

For the year ended 31 March 2022

| Particulars | Reserves & Surplus | | | | | Total Other Equity |
|---|---|---|---|---|---|---|
| | Equity Component of Optionally Convertible Debentures | Capital Reserve | Capital Redemption Reserve | Securities premium account | Balance in Statement of Profit and Loss | |
| **As at 1st April 2021** | 16,708 | - | - | (27,24,000) | 2,42,94,491 | 2,15,87,199 |
| **Impact on reserves on account of Demerger** | | | | | | |
| a) Opening Ind AS Adjustments transferred | - | - | - | - | (4,05,38,368) | (4,05,38,368) |
| b) Reserves arising on transfer of opening Assets & Liabilites | - | - | - | - | (3,06,02,565) | (3,06,02,565) |
| c) Reserves arising on transfer of Assets & Liabilites | - | - | - | - | 3,85,63,284 | 3,85,63,284 |
| **Net reserves after taking impact of Demerger** | **16,708** | **-** | **-** | **(27,24,000)** | **(82,83,158)** | **(1,09,90,449)** |
| **Impact on reserves on account of OCD** | | | | | (1,93,88,816) | (1,93,88,816) |
| Equity Component of Optionally Convertible Debentures | 2,87,90,274 | - | - | - | - | 2,87,90,274 |
| Net Profit for the period | - | - | - | - | (1,02,54,491) | (1,02,54,491) |
| **As at 31 March 2022** | **2,88,23,690** | **-** | **-** | **(54,48,000)** | **(3,79,26,465)** | **(1,18,43,483)** |

For the year ended 31 March 2021

| Particulars | Reserves & Surplus | | | | | Total Other Equity |
|---|---|---|---|---|---|---|
| | Equity Component of Optionally Convertible Debentures | Capital Reserve | Capital Redemption Reserve | Securities premium account | Balance in Statement of Profit and Loss | |
| **As at 1st April 2020** | 16,708 | - | - | (27,24,000) | 15,50,670 | (11,56,621) |
| Net Profit for the period | - | - | - | - | 2,27,43,821 | 2,27,43,821 |
| **As at 31 March 2021** | **16,708** | **-** | **-** | **(27,24,000)** | **2,42,94,491** | **2,15,87,199** |

As per our report of even date attached

**For Shaparia Mehta & Associates LLP**
ICAI firm registration No.112350W/W100051

Chartered Accountants

SHAPARIA MEHTA & ASSOCIATES LLP MUMBAI CHARTERED ACCOUNTANTS

**Sanjiv Mehta**
Partner
Membership No.034950

Mumbai
Date: 23rd May, 2022

**For and on behalf of Board of directors of Allcargo Inland Park Private Limited (formerly ECU Line (India) Pvt Ltd)**
**CIN No: U63010MH2007PTC176472**

ALLCARGO INLAND PARK PRIVATE LIMITED

**Shashi Kiran Shetty**
Director
DIN NO:00012754

**Prabhakar Shetty**
Managing Director
DIN NO:00013204

**Jatin Chokshi**
Chief Financial Officer
M.No.035018

**Y.Navya Sri Swathi**
Company Secretary
M.No.A58479

Mumbai
Date: 23rd May, 2022

## 1. Significant accounting policies

### 1.1 (a) Statement of compliance

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (the 'Ind AS') notified under the Companies (Indian Accounting Standards) (Amendment) Rules, 2017 under the provisions of the Companies Act, 2013 (the 'Act') and subsequent amendments thereof.

**(b) Basis of preparation**

The financial statements have been prepared on a historical cost basis, except for the certain financial assets and liabilities measured at fair value (refer accounting policy regarding financial instruments) which have been measured at fair value or revalued amount. Historical cost is generally based on the fair value of the consideration given in exchange of goods or services. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

### 1.2 Summary of significant accounting policies

**(a) Use of estimates**

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

**a. Current versus non-current classification**

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

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

All other assets are classified as non-current.

A liability is current when:

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

The Company classifies all other liabilities as non-current.

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

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

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**(b) Fair value measurement**

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

**(c) Revenue recognition**

Rental income from warehouses given on lease to parties is recognised on a straight-line basis over the term of the relevant lease.

Reimbursement of cost is recognized as income under the head CAM, electricity and water charges recovered based on the terms mentioned in the lease agreement.

Interest income is recognised on time proportion basis.

Dividend income, if any is recognised when the right to receive the payment is established by the balance sheet date.

**(d) Leases**

**Company as a lessor**

At the inception of the lease the Company classifies each of its leases as either an operating lease or a finance lease. The Company recognises lease payments received under operating leases as income on a straight- line basis over the lease term. In case of a finance lease, finance income is recognised over the lease term based on a pattern reflecting a constant periodic rate of return on the lessor's net investment in the lease. When the Company is an intermediate lessor it accounts for its interests in the head lease and the sub-lease separately. It assesses the lease classification of a sub-lease with reference to the right-of-use asset arising from the head lease, not with reference to the underlying asset. If a head lease is a short term lease to which the Company applies the exemption described above, then it classifies the sub-lease as an operating lease.

**(e) Taxes**

**Current Income tax**

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

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

**Deferred tax**

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

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

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

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

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CHARTERED ACCOUNTANTS

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.

**(f) Property, plant and equipment & Capital work in progress**

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

The Company identifies and determines cost of each component / part of the asset separately, if the component / part has a cost which is significant to the total cost of the asset and has useful life that is materially different from that of the remaining asset.

As on reporting date, the Company has completed construction of part warehouses which are capitalised under Property, plant and equipment and warehouses which are under construction is shown as Capital work in progress in the financial statements. The same will get capitalised once it becomes ready for operation and subject to further regulatory and other approvals. Capital work in progress are stated at cost. (refer note. 28 to the financial statements)

**Depreciation**

The Company provides depreciation on Property, plant and equipment using the Straight Line Method, based on the useful lives estimated by the management. The identified components are depreciated separately over their useful lives; the remaining components are depreciated over the life of the principal asset. The management has estimated the useful lives of all its tangible assets as per the useful life specified in Part 'C' of Schedule II to the Act.

*The Company has used the following useful lives to provide depreciation on the tangible assets:*

| *Category* | *Useful lives (in years)* |
|---|---|
| Building | 30 |
| Plant and machinery | 15 |
| Electrical equipment | 10 |

Freehold land is stated at cost

Lease hold land is depreciated over the lease term of 90 years.

Tangible assets held for sale is valued at lower of their carrying amount and net realizable value. Any write-down is recognized in the statement of profit and loss.

**Impairment of non-financial assets (tangible assets)**

The Company assesses Property, plant and equipment with finite life 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 or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. 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. In such cases, the recoverable amount is determined for the CGU to which the asset belongs. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its 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 or loss unless the asset is carried at a revalued amount, in which case, the reversal is treated as a revaluation increase.

**(g) Borrowing costs**

Borrowing costs includes interest, amortisation of ancillary cost over the period of loans which are incurred in connection with arrangements of borrowings.

Borrowing costs that are attributable to the acquisition, construction of qualifying assets are treated as direct cost and are considered as part of cost of such assets. A qualifying asset is an asset that necessarily requires a substantial period of time to get ready for its intended use or sale. Capitalisation of borrowing costs is suspended in the period during which the active development is delayed beyond reasonable time due to other than temporary interruption. All other borrowing costs are charged to the Statement of Profit and Loss as incurred.

**(h) Provisions and Contingent Liability**

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

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

**(i) 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**

All financial assets are recognised initially at fair value. Transaction costs that are directly attributable to the acquisition or issue of the financial asset, that are not at fair value through profit or loss, are added to the fair value on initial recognition. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

**Subsequent measurement**

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

**a. Debt instruments at amortised cost**

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

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

b. 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.

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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. This category generally applies to trade and other receivables.

**b. Equity investments**

All equity investments in scope of Ind AS 109 are measured at fair value. 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. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L

**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:

- The rights to receive cash flows from the asset have expired, or
- The Company has transferred the finacial assets and the transfer qualifies for dercognition under Ind AS 109.

**Impairment of financial assets**

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on the financial assets which are not fair valued through statement of profit and loss. Provision for trade receivables is continued to be measured and provided for debtors exceeding 180 days from its due date. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognising impairment loss allowance based on 12-month ECL. ECL impairment loss allowance (or reversal) recognized during the period is recognized as income/ expense in the statement of profit and loss. This amount is reflected under the head 'other expenses' in the statement of profit and loss.

**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 including bank overdrafts, financial guarantee contracts and derivative financial instruments.

**Subsequent measurement**

The measurement of financial liabilities depends on their classification, as described below:

**Loans and borrowings**

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CHARTERED ACCOUNTANTS

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.

**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 or loss.

**(j) Cash and cash equivalents**

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

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

**(k) Cash flow statement**

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

**(l) Earnings per equity share**

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

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

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MUMBAI
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## 2 Property, Plant and Equipment

| | Freehold Land | Leasehold Land | Building | Plant & machinery | Electrical Equipments | Total |
|---|---|---|---|---|---|---|
| Gross Block | | | | | | |
| Opening balance at 01 April 2020 | 48,65,22,030 | 36,40,93,158 | 60,30,40,761 | 6,00,55,554 | 3,88,29,022 | 1,55,25,40,525 |
| Additions ( Refer note 28) | - | | 51,82,83,120 | 5,16,14,719 | 3,33,71,586 | 60,32,69,425 |
| Balance As at 31st March 2021 | 48,65,22,030 | 36,40,93,158 | 1,12,13,23,881 | 11,16,70,273 | 7,22,00,608 | 2,15,58,09,950 |
| Opening balance at 01 April 2021 | 48,65,22,030 | 36,40,93,158 | 1,12,13,23,881 | 11,16,70,273 | 7,22,00,608 | 2,15,58,09,950 |
| Assets transferred on Demerger | (48,65,22,030) | - | (1,12,13,23,881) | (11,16,70,273) | (7,22,00,608) | (1,79,17,16,792) |
| Additions ( Refer note 28) | - | - | - | - | - | - |
| Balance As at 31st March 2022 | - | 36,40,93,158 | - | - | - | 36,40,93,158 |
| Depreciation and impairment | | | | | | |
| Opening balance at 01 April 2020 | - | 68,20,110 | 67,18,197 | 13,37,980 | 12,97,492 | 1,61,73,778 |
| Depreciation for the year | - | 40,45,356 | 2,96,62,189 | 59,07,450 | 57,28,685 | 4,53,43,680 |
| Closing balance at 31 March 2021 | - | 1,08,65,466 | 3,63,80,386 | 72,45,430 | 70,26,177 | 6,15,17,458 |
| Opening balance at 01 April 2021 | - | 1,08,65,466 | 3,63,80,386 | 72,45,430 | 70,26,177 | 6,15,17,458 |
| Assets transferred on Demerger | - | - | (3,63,80,386) | (72,45,430) | (70,26,177) | (5,06,51,992) |
| Depreciation for the year | - | 40,45,356 | - | - | - | 40,45,356 |
| Closing balance at 31 March 2022 | - | 1,49,10,823 | - | - | - | 1,49,10,823 |
| Net Block | | | | | | |
| At 31 March 2021 | 48,65,22,030 | 35,32,27,692 | 1,08,49,43,496 | 10,44,24,843 | 6,51,74,431 | 2,09,42,92,492 |
| At 31 March 2022 | - | 34,91,82,335 | - | - | - | 34,91,82,335 |

## 3 Capital work-in-progress

| | Amount |
|---|---|
| Opening balance at 01 April 2019 | 13,03,55,626 |
| Additions | 1,16,60,30,294 |
| Deletions : Capitalised to Fixed Assets | (70,19,25,338) |
| Balance as at 31st March 2020 | 59,44,60,582 |
| Opening balance at 01 April 2020 | 59,44,60,582 |
| Additions | 13,92,53,638 |
| Deletions : Capitalised to Fixed Assets | (60,32,69,425) |
| Closing balance at 31 March 2021 | 13,04,44,795 |
| Opening balance at 01 April 2021 | 13,04,44,795 |
| Additions | - |
| Deletions : Assets transferred on Demerger | (4,75,96,784) |
| Closing balance at 31 March 2022 | 8,28,48,012 |

| | 31 March 2022 | 31 March 2021 |
|---|---|---|
| Components of CWIP | | |
| Interest Component | 4,06,21,325 | 4,54,04,115 |
| Other Capital Expenditure | 4,22,26,686 | 8,50,40,681 |
| | 8,28,48,011 | 13,04,44,796 |

Capital Work in Progress
Ageing Schedule :
As at 31st March,2022

| Particulars | Amount in CWIP for period of | | | | Total |
|---|---|---|---|---|---|
| | Less than 1 Year | 1-2 Years | 2-3 Years | More than 3 Years | |
| Rail link project | 3,85,29,236 | 4,43,18,775 | | | 8,28,48,011 |
| | 3,85,29,236 | 4,43,18,775 | - | - | 8,28,48,011 |

As at 31st March,2021

| Particulars | Amount in CWIP for period of | | | | Total |
|---|---|---|---|---|---|
| | Less than 1 Year | 1-2 Years | 2-3 Years | More than 3 Years | |
| Warehousing projects | 8,61,26,021 | | | | 8,61,26,021 |
| Rail link project | 4,43,18,775 | | | | 4,43,18,775 |
| Total | 13,04,44,796 | - | - | - | 13,04,44,796 |

## 4 Other Financial assets

| | Non-current portion | | Current portion | |
|---|---|---|---|---|
| | 31 March 2022 | 31 March 2021 | 31 March 2022 | 31 March 2021 |
| To parties other than related parties | - | - | - | - |
| Security deposits | | | | |
| Unsecured, considered good | - | 14,50,000 | - | - |
| Fixed Deposits with Bank | - | 1,91,67,288 | | |
| Total Financial Assets | - | 2,06,17,288 | - | - |

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5 Other Assets

| | Non-current portion | | Current portion | |
|---|---|---|---|---|
| | 31 March 2022 | 31 March 2020 | 31 March 2022 | 31 March 2020 |
| Others | | | | |
| Prepaid expenses | - | 6,23,570 | - | 77,25,752 |
| Capital advances | | | | |
| Unsecured, considered good | - | - | 80,00,000 | 6,88,96,172 |
| Advances for supply of services | - | - | 29,850 | 3,28,778 |
| Input Tax Credit | - | - | - | 16,67,746 |
| Other advances | | | | |
| **Total Other Assets** | **-** | **6,23,570** | **80,29,850** | **7,86,18,448** |

6 Loans and Advances

| | 31 March 2022 | 31 March 2020 |
|---|---|---|
| **Other short term loans and advances** | | |
| Advance to employees | - | 1,26,000 |
| | **-** | **1,26,000** |

7 Trade Receivables

| | 31 March 2022 | 31 March 2021 |
|---|---|---|
| Trade receivables | - | 44,48,315 |
| Receivables from related parties (Refer note 25b) | - | 3,28,22,013 |
| **Total trade receivables** | **-** | **3,72,70,328** |
| Trade Receivables considered good - Secured | - | - |
| Trade Receivables considered good - Unsecured | - | 3,72,70,328 |
| Trade Receivables which have significant increase in Credit Risk | - | - |
| Trade Receivables - credit impaired | - | - |
| | - | 3,72,70,328 |
| Provision for doubtful receivables | - | - |
| **Total Trade receivables** | **-** | **3,72,70,328** |

**Trade receivable ageing :**
**As at 31st March 2021**

| Particulars | Current but not due | Outstanding for following periods from due date of payment | | | | |
|---|---|---|---|---|---|---|
| | | Less than 6 Months | 6 Months - 1 Year | 1-2 Years | 2-3 Years | Total |
| Undisputed Trade Receivables – considered good | - | 3,72,70,328 | - | - | - | **3,72,70,328** |
| Undisputed Trade Receivables – which have significant increase in credit risk | - | - | - | - | - | - |
| Undisputed Trade receivable – credit impaired | - | - | - | - | - | - |
| Disputed Trade receivables - considered good | - | - | - | - | - | - |
| Disputed Trade receivables – which have significant increase in credit risk | - | - | - | - | - | - |
| Disputed Trade receivables – credit impaired | - | - | - | - | - | - |
| | | | | | | **3,72,70,328** |

8 Cash and cash equivalents

| | 31 March 2022 | 31 March 2021 |
|---|---|---|
| **Cash and bank balances** | | |
| **Balances with banks** | | |
| - On current accounts | - | 3,48,75,055 |
| Cash on hand | - | 49,998 |
| | **-** | **3,49,25,053** |

**For the purpose of the statement of cash flows, cash and cash equivalents comprise the following:**

| | 31 March 2022 | 31 March 2021 |
|---|---|---|
| Balances with banks: | | |
| - On current accounts | - | 3,48,75,055 |
| Cash on hand | - | 49,998 |
| | **-** | **3,49,25,053** |

**Changes in liabilities arising from financing activities**

| **Particulars** | **01-Apr-21** | **Cashflows** | **Others*** | **31-Mar-22** |
|---|---|---|---|---|
| Loan from Related Party | 1,19,08,95,157 | - | (98,10,11,709) | 20,98,83,449 |
| Loan from Banks | 87,91,08,786 | - | (87,91,08,786) | - |
| **Total liabilities from financing activities** | **2,07,00,03,943** | **-** | **(1,86,01,20,494)** | **20,98,83,449** |

* Liabilities transferred on account of Demerger

## 9 Contract Assets

| | 31 March 2022 | 31 March 2021 |
|---|---|---|
| Unbilled Revenue | - | 14,58,151 |
| Rent straightlining income | - | 3,25,27,205 |
| | - | 3,39,85,356 |

## 10 Share capital

**Authorised capital:**

| | Equity shares Nos | Equity shares Amount |
|---|---|---|
| **At 1 April 2020** | 2,50,00,000 | 25,00,00,000 |
| Increase / (decrease) during the year | - | - |
| **At 31 March 2021** | 2,50,00,000 | 25,00,00,000 |
| Increase / (decrease) during the year | - | - |
| **At 31 March 2022** | 2,50,00,000 | 25,00,00,000 |

**Terms/ rights attached to equity shares**

The Company has only one class of equity shares having par value of Rs.10 per share. Each holder of equity shares is entitled to one vote per share. The equity shares are entitled to receive dividend as declared from time to time. Voting rights cannot be exercised in respect of shares on which any call or other sums payable have not been paid. Failure to pay any amount called up on shares may lead to forfeiture of the shares.

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

**Issued equity capital:**

| **Issued, subscribed and fully paid-up:** | Issued equity share capital Nos | Issued equity share capital Amount |
|---|---|---|
| **At 1 April 2020** | 2,40,50,000 | 24,05,00,000 |
| Changes during the period | - | - |
| **At 31 March 2021** | 2,40,50,000 | 24,05,00,000 |
| Changes during the period | - | - |
| **At 31 March 2022** | 2,40,50,000 | 24,05,00,000 |

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

| Name of shareholders | As at 31 March 2022 Nos | As at 31 March 2022 % holding in the class | As at 31 March 2021 Nos | As at 31 March 2021 % holding in the class |
|---|---|---|---|---|
| **Equity shares of Rs.10 each fully paid** | | | | |
| Allcargo Logistics Limited, the Holding Company | 2,40,49,999 | 100% | 2,40,49,999 | 100% |

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

| | As at 31 March 2022 Nos | As at 31 March 2022 Amount | As at 31 March 2021 Nos | As at 31 March 2021 Amount |
|---|---|---|---|---|
| **Equity Shares** | | | | |
| At the beginning of the year | 2,40,50,000 | 24,05,00,000 | 2,40,50,000 | 24,05,00,000 |
| Issued during the period | - | - | - | - |
| Outstanding at the end of the year | 2,40,50,000 | 24,05,00,000 | 2,40,50,000 | 24,05,00,000 |

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

| Particulars | Number of shares | | | |
|---|---|---|---|---|
| | Equity shares with voting rights | Equity shares with differential voting rights | Compulsorily convertible preference shares | Optionally convertible preference shares |
| As at 31 March, 2021 | | | | |
| Allcargo Logistics Ltd, the Holding Company | 2,40,49,999 | - | - | - |
| ECU International (Asia) Pvt Ltd | 1 | - | - | - |

**(iv) Details of Promoter shareholding**

As at 31.03.2022

| Particulars | Name of Promoter | No. of shares at the beginning of the year | Change during the year | No. of shares at the end of the year | % of Total Shares | % Change during the year |
|---|---|---|---|---|---|---|
| Equity Shares of INR 10 each fully paid | Allcargo Logistics Ltd, the Holding Company | 2,40,49,999 | - | 2,40,49,999 | 100% | - |

As at 31.03.2021

| Particulars | Name of Promoter | No. of shares at the beginning of the year | Change during the year | No. of shares at the end of the year | % of Total Shares | % Change during the year |
|---|---|---|---|---|---|---|
| Equity Shares of INR 10 each fully paid | Allcargo Logistics Ltd, the Holding Company | 2,40,49,999 | - | 2,40,49,999 | 100% | - |

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## 11 Other equity

| Share premium | Amount in Rs |
|---|---|
| At 1st April 2020 | (27,24,000) |
| Addition during the year | - |
| Less: Transaction cost | - |
| At 31 March 2021 | (27,24,000) |
| Addition during the year | - |
| Less: Transaction cost | - |
| At 31 March 2022 | (27,24,000) |

| Surplus in Statement of profit & loss account | Amount in Rs |
|---|---|
| At 1 April 2020 | 15,50,670 |
| Add: Profit during the year | 2,27,43,821 |
| **Net Surplus in the statement of profit & loss account** | **2,42,94,491** |
| At 1 April 2021 | 2,42,94,491 |
| Add: Impact on account of Demerger | (3,25,77,648) |
| Add: Impact on account of OCD | (1,93,88,816) |
| Add: Profit during the year | (1,02,54,491) |
| **Net Surplus in the statement of profit & loss account** | **(3,79,26,465)** |

| Equity Component of Optionally Convertible Debenture(OCD) | Amount in Rs |
|---|---|
| At 1 Apr 2020 | 16,708 |
| Add:- Addition | - |
| Less:- Deletion | - |
| At 31 Mar 2021 | 16,708 |
| Add:- Addition | 2,87,90,274 |
| Less:- Deletion | - |
| At 31 Mar 2022 | 2,88,06,982 |

| | |
|---|---|
| Total Other Equity as at 31 March 2022 | (1,18,43,483) |

## 12 Borrowings

| | Effective interest rate % | Maturity | 31 March 2022 | Effective interest rate % | 31 March 2021 |
|---|---|---|---|---|---|
| Non-current borrowings | | | | | |
| Loan from related party (Unsecured) | | | | | |
| Loan from AllCargo | 0.0001% | Repayable on demand | - | 0.0001% | 35,54,81,142 |
| Compound financial instruments | | | | | |
| Optionally convertible Debentures | 0.0001% | 20 Years | 20,98,83,449 | 0.0001% | 83,54,14,015 |
| Other borrowings (secured) | | | | | |
| Standered Chartered (Term Loan) | - | 5 Years | - | 11.55% | 25,00,00,000 |
| Kotak Mahindra Bank (LRD)** | 7.50% | 20 Years | - | 8.55% | 62,91,08,786 |
| Total non-current borrowings* | | | 20,98,83,449 | | 2,07,00,03,943 |
| Aggregate secured loans | | | - | | 87,91,08,786 |
| Aggregate unsecured loans | | | 20,98,83,449 | | 1,19,08,95,157 |

## 13 Other financial liabilities

| | Non-current portion | | Current portion | |
|---|---|---|---|---|
| | 31 March 2022 | 31 March 2021 | 31 March 2022 | 31 March 2021 |
| Security deposits received | - | 2,65,76,618 | - | - |
| **Other financial liabilities at amortised cost** | | | | |
| Interest accrued and due on borrowings | - | - | - | 1,064 |
| Capital Expenditure:- | | | | |
| Creditors | - | - | - | 1,87,68,833 |
| Provisions | - | - | - | - |
| Retention Money | | | - | 1,53,67,552 |
| Total other financial liabilities | | 2,65,76,618 | - | 3,41,37,449 |

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14 Other liabilities

| | Non-current portion | | Current portion | |
|---|---|---|---|---|
| | 31 March 2022 | 31 March 2021 | 31 March 2022 | 31 March 2021 |
| Statutory dues payable | | | | |
| TDS Payable | - | - | - | 7,91,362 |
| GST Payable | - | - | - | 23,00,738 |
| Deferred Lease Income | - | 2,27,70,150 | - | 34,50,554 |
| Payable to Allcargo Limited | - | | - | - |
| | - | 2,27,70,150 | - | 65,42,655 |

15 Trade payables

| | 31 March 2022 | 31 March 2021 |
|---|---|---|
| a) Total outstanding dues of micro enterprises and small enterprises | - | - |
| b) Total outstanding dues of creditors other than micro enterprises and small enterprises | 1,09,530 | 46,92,187 |
| | 1,09,530 | 46,92,187 |

Trade payable ageing

As on 31st March, 2022

| Particulars | Less than 1 year | 1-2 year | 2-3 years | More than 3 years | Total |
|---|---|---|---|---|---|
| Total outstanding dues of micro enterprises and small enterprises | - | - | - | - | - |
| Total outstanding dues of creditors other than micro and small enterprises | 1,09,530 | - | - | - | 1,09,530 |
| Disputed dues of micro enterprises and small enterprises | - | - | - | - | - |
| Disputed dues of creditors other than micro enterprises and small enterprises | - | - | - | - | - |
| | | | | | 1,09,530 |

As on 31st March, 2021

| Particulars | Less than 1 year | 1-2 year | 2-3 years | More than 3 years | Total |
|---|---|---|---|---|---|
| Total outstanding dues of micro enterprises and small enterprises | - | - | - | - | - |
| Total outstanding dues of creditors other than micro and small enterprises | 46,92,187 | - | - | - | 46,92,187 |
| Disputed dues of micro enterprises and small enterprises | - | - | - | - | - |
| Disputed dues of creditors other than micro enterprises and | - | - | - | - | - |
| | | | | | 46,92,187 |

16 Other payables

| | 31 March 2022 | 31 March 2021 |
|---|---|---|
| Provision for expenses | 2,63,500 | 30,77,349 |
| Payable to Related Party | - | - |
| | 2,63,500 | 30,77,349 |

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Allcargo Inland Park Private Limited
(formerly ECU Line (India) Pvt Ltd)
Notes to the financial statements as at and for the year ended 31 March 2022

16(a) Income Tax Assets

| | Non-current portion | | Current portion | |
|---|---|---|---|---|
| | 31 March 2022 | 31 March 2021 | 31 March 2022 | 31 March 2021 |
| Income Tax Assets | - | 7,87,932 | | 1,01,32,082 |
| | - | 7,87,932 | - | 1,01,32,082 |

16(a) Deferred tax liability (net) and Income tax expense

The major components of income tax expense for the years ended 31 March 2022 and 31 March 2021 are:

| Statement of profit and loss:<br>Profit or loss section | 31 March 2022 | 31 March 2021 |
|---|---|---|
| **Current income tax:** | | |
| Current income tax charge | - | - |
| Adjustments in respect of current income tax of previous year | - | - |
| **Deferred tax:** | | |
| Relating to origination and reversal of temporary differences | - | 90,20,778 |
| **Income tax expense reported in the statement of profit or loss** | - | 90,20,778 |
| | | |
| **Income tax expense charged to OCI** | - | - |

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for 31 March 2022 and 31 March 2021:

| | 31 March 2022 | 31 March 2021 |
|---|---|---|
| Accounting profit before tax from continuing operations | (1,02,54,491) | 3,17,64,599 |
| Profit/(loss) before tax from a discontinued operation | - | - |
| **Accounting profit before income tax** | (1,02,54,491) | 3,17,64,599 |
| At India's statutory income tax rate of 25.168% (31st March 2021: 25.168%l) | - | 79,94,514 |
| Deferred tax not created on previous loss | - | - |
| Depreciation disallowed on lease hold property | - | 10,18,135 |
| Other disallowance | - | 8,129 |
| | | |
| **At the effective income tax rate of 0% (31 March 2021 : 28.40%)** | - | 90,20,779 |
| Income tax expense reported in the statement of profit and loss | - | 90,20,778 |
| Income tax attributable to a discontinued operation | - | - |
| | - | 90,20,778 |

16(a). Deferred tax:

Deferred tax relates to the following:

| | Balance Sheet | | Profit and loss | |
|---|---|---|---|---|
| | 31 March 2022 | 31 March 2021 | 31 March 2022 | 31 March 2021 |
| Accelerated depreciation for tax purposes | - | (3,08,31,242) | 3,08,31,242 | (2,37,30,163) |
| Liability Portion of Optionally Convertible Debentures | (11,47,201) | (3,960) | (11,43,241) | 210 |
| Rent income straightlining | - | (81,86,447) | 81,86,447 | (67,79,203) |
| Bunsiness loss carried forward | - | 2,91,02,382 | (2,91,02,382) | 2,33,68,257 |
| Deferred Lease Expense on Security Deposit | - | 65,99,227 | (65,99,227) | (20,19,671) |
| Fair valuation of security deposits | - | (69,87,212) | 69,87,212 | 17,68,335 |
| Term Loan Processing fees | - | (16,28,544) | 16,28,544 | (16,28,544) |
| **Deferred tax (expense)/income** | | | 1,07,88,594 | (90,20,779) |
| **Deferred tax assets/(liabilities) net.** | (11,47,201) | (1,19,35,795) | | |
| | | | | |
| MAT Credit entitlement | - | - | - | - |
| **Net deferred tax assets/(liabilities)** | (11,47,201) | (1,19,35,795) | - | - |

Reconciliation of deferred tax assets/(liabilities) (net):

| | 31 March 2022 | 31 March 2021 |
|---|---|---|
| **Opening balance as of 1 April** | 1,19,35,795 | 29,15,017 |
| Tax income/(expense) during the period recognised in profit or loss | - | 90,20,778 |
| *Transferred on account of Demerger | (1,07,88,594) | - |
| **Closing balance as at 31 March** | 11,47,201 | 1,19,35,795 |

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.

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**17 Revenue from operations**

| | 31 March 2022 | 31 March 2021 |
|---|---|---|
| Warehousing Rental income | - | 12,66,04,757 |
| Rent Straightlining Income | - | 2,69,35,805 |
| | - | **15,35,40,562** |
| **Other operating revenue** | | |
| CAM Charges Recoverable | - | 97,39,986 |
| Electricity Charges Recoverable | - | 81,47,234 |
| CAM Water Charges Recoverable | - | 1,59,930 |
| | - | **1,80,47,150** |
| **Total Revenue from Operations** | - | **17,15,87,712** |

**18 Other income**

| | 31 March 2022 | 31 March 2021 |
|---|---|---|
| Operating lease income (SD taken) | - | 32,45,624 |
| Interest on Fixed Deposit with Banks | - | 8,87,779 |
| Interest on IncomeTax Refund | - | 1,43,298 |
| Other income | 50,000 | 42,002 |
| | **50,000** | **43,18,703** |

**19 Cost of services rendered**

| | 31 March 2022 | 31 March 2021 |
|---|---|---|
| Other operational cost | | |
| Cost of services rendered | - | 63,25,818 |
| | - | **63,25,818** |

**20 Finance costs**

| | 31 March 2022 | 31 March 2021 |
|---|---|---|
| Interest on Loans | - | 6,17,00,846 |
| Interest on Optionally Convertible Debenture | 60,07,644 | 836 |
| Interest on Security Deposit | - | 27,76,300 |
| | **60,07,644** | **6,44,77,981** |

**21 Depreciation and Amortisation**

| | 31 March 2022 | 31 March 2021 |
|---|---|---|
| Depreciation on Tangible Assets (Refer Note 2) | 40,45,356 | 4,53,43,680 |
| | **40,45,356** | **4,53,43,680** |

**22 Other expenses**

| | 31 March 2022 | 31 March 2021 |
|---|---|---|
| Electricity Charges | - | 1,02,20,161 |
| Insurance | - | 2,29,389 |
| Legal and professional fees | - | 1,23,04,128 |
| Rates and taxes | 2,500 | 19,04,441 |
| Bank Charges | - | 22,677 |
| Payment to auditors (refer note 1 below) | 2,48,500 | 2,30,000 |
| Security expenses | - | 8,10,931 |
| Contract staff expenses | - | 36,250 |
| CG Commission | - | 22,36,360 |
| Sundry expenses | 490 | - |
| | **2,51,490** | **2,79,94,337** |

**Note 1**

| **Payments to the auditor:** | 31 March 2022 | 31 March 2021 |
|---|---|---|
| **As auditor** | | |
| Audit fees | 1,37,500 | 1,25,000 |
| Limited Review Fees | 45,000 | 45,000 |
| Other Fees | 66,000 | 60,000 |
| **In other capacity:** | | |
| Other services (certification fees) | - | - |
| Reimbursement of expenses | - | - |
| | **2,48,500** | **2,30,000** |

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**23. Earnings Per Share (EPS)**

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

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders of the parent (after adjusting for interest on the optionally convertible debentures) by the weighted average number of Equity shares outstanding during the year plus the weighted average number of Equity shares that would be issued on conversion of all the dilutive potential Equity shares into Equity shares.

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

| Particulars | 31 March 2022 | 31 March 2021 |
|---|---|---|
| Net Profit/(loss) after tax attributable to Equity Shareholders for Basic EPS | (1,02,54,491) | 2,27,43,821 |
| Weighted average number of Equity shares for basic EPS | 2,40,50,000 | 2,40,50,000 |
| Outstanding number of Equity shares | 2,40,50,000 | 2,40,50,000 |
| Basic EPS | -0.43 | 0.95 |
| Net Profit/(loss) after tax attributable to Equity Shareholders for Diluted EPS | (42,46,847) | 2,27,44,657 |
| Weighted average number of Equity shares for Diluted EPS | 4,54,94,117 | 10,75,92,975 |
| Diluted EPS | -0.09 | 0.21 |

**24. I) Commitments and contingencies** (Amount in INR)

| Particulars | 31 March 2022 | 31 March 2021 |
|---|---|---|
| Capital commitments | NIL | 18,59,45,326 |
| Other commitments | NIL | NIL |

**II) a. Dues to Micro and small enterprises**

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

| Particulars | 31 March 2022 | 31 March 2021 |
|---|---|---|
| Principal amount remaining unpaid to any supplier as at the period end. | Nil | Nil |
| Interest due thereon | Nil | Nil |
| Amount of interest paid by the Company in terms of section 16 of the MSMED, along with the amount of the payment made to the supplier beyond the appointed day during the accounting period. | Nil | Nil |
| Amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the period) but without adding the interest specified under the MSMED. | Nil | Nil |
| Amount of interest accrued and remaining unpaid at the end of the accounting period | Nil | Nil |
| The amount of further interest remaining due and payable even i`n the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowances as a deductible expenditure under the MSMED Act, 2006 | Nil | Nil |

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**b. Earnings in Foreign Currency:-** Nil

**c. Expenditure in Foreign Currency:-** Nil

**25. Related Party Transactions**

a) List of Related Parties and Relationships

**Holding Company**
Allcargo Logistics Limited

**Fellow Subsidiaries**
Allcargo Multimodal Private Limited
Avvashya CCI Logistics Pvt Ltd.
Avashya Inland Park Private Limited

**Entities in which key managerial personnel are interested**

| Sr. No. | Entity Name |
|---|---|
| 1 | Allcargo Logistics Limited |
| 2 | Allcargo Multimodal Private Limited |

**Key Managerial Personnel**

| Sr. No. | Name |
|---|---|
| 1 | Mr. Shashi Kiran Shetty |
| 2 | Mrs. Arathi Shetty |
| 3 | Mr. Prabhakar Shetty |

b) Transaction with Related Party

The transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions. There have been no guarantees provided or received for any related party receivables or payables. For the year ended 31 March 2022, the Company has not recorded any impairment of receivables relating to amounts owed by related parties (31 March 2021: INR Nil). This assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates.

| Name of Party | Nature of transaction | 31 March 2022 | 31 March 2021 |
|---|---|---|---|
| | | | |
| Allcargo Logistics Limited | **Borrowings:** | | |
| | Opening balance | 35,54,81,142 | 66,46,94,895 |
| | Add: Received | - | 38,43,82,247 |
| | Less: Repaid | - | (69,35,96,000) |
| | Less: Transferred on Demerger | (35,54,81,142) | - |
| | **Closing Balance** | - | **35,54,81,142** |
| | | | |
| | **Optionally Convertible Debentures:** | | |
| | Opening balance | 83,54,13,179 | 83,54,29,750 |
| | Less: Transferred on Demerger | (62,09,88,580) | - |
| | **Closing Balance** | **21,44,41,170** | **83,54,29,750** |

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| | | | |
|---|---|---|---|
| | | | |
| | **Advances:** | | |
| | Opening balance | - | - |
| | Add: Received | - | - |
| | Less: Repaid | | |
| | Closing Balance | - | - |
| | | | |
| | **Interest on Loan (Capitalised to CWIP)** | - | 9 |
| | | | |
| | **Interest on Loan (Expense)** | - | 133 |
| | | | |
| | **Outstanding Payable:** | | |
| | Interest Payable (Loan and OCD) | - | 1064 |
| | | | |
| | Interest on OCD | - | 918 |
| | | | |
| **Allcargo Logistics Limited** | **Payable towards CG Charges** | - | - |
| | CG commission paid | - | 22,36,360 |

| Name of Party | Nature of transaction | 31 March 2022 | 31 March 2021 |
|---|---|---|---|
| | | | |
| **Avvashya CCI Logistics Pvt Ltd.** | Security Deposit received (liability) | - | 72,23,513 |
| | Rent income | - | 3,11,17,565 |
| | Other Operational income | - | 45,61,444 |
| | Trade receivables | - | 3,28,22,013 |
| **Avashya Inland Park Private Limited** | Payables | - | - |

**26. (a) Capital Management**

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

**(b) Financial risk management**

a. Trade receivables

Outstanding customer receivables are regularly monitored and impairment analysis is performed at each reporting date on an individual basis.

b. Liquidity risk

Liquidity risk is defined as the risk that the Company will not be able to settle or meet its obligations on time or at a reasonable price. Management monitors the Company's net liquidity position through forecasts on the basis of monthly business performance and cashflows.

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**27. Fair value**

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

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

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

The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:
Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities
Level 2: other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly
Level 3: techniques which use inputs that have a significant effect on the recorded fair value that are not based on observable market data

| | Carrying amount As at 31-Mar-22 | Amortised cost | Fair value | | |
|---|---|---|---|---|---|
| | | | Level 1 | Level 2 | Level 3 |
| **Financial liabilities** | - | - | - | - | - |
| Optionally Convertible Debentures (OCD) | - | - | - | 21,44,41,170 | - |
| **Total** | - | - | - | **21,44,41,170** | - |

| | Carrying amount As at 31-Mar-21 | Amortised cost | Fair value | | |
|---|---|---|---|---|---|
| | | | Level 1 | Level 2 | Level 3 |
| **Financial liabilities** | - | - | - | - | - |
| Optionally Convertible Debentures (OCD) | - | - | - | 83,54,29,750 | - |
| **Total** | - | - | - | **83,54,29,750** | - |

**28. Capitalisation of blocks completed and Capital Work-in-progress: -**

The Company capitalised 3 warehousing blocks namely "Block E", "Block F" and "Block G". Warehousing "Block H" is still under construction and is estimated to be completed and ready for use in F.Y 2022-23. Based on the NCLT final order obtained approving the Scheme of Arrangement, the entire "Warehousing business" ('Demerged Undertaking') of the Company is demerged with Allcargo Multimodal Private Limited ('Resulting Company'). Pursuant to the scheme becoming effective, All the Block which were capitalised ("Block E", "Block F" and "Block G") and under construction (CWIP) ("Block H") were transferred to the Resulting Company.

The Capital Work-in-progress as on 31st March 2022 stood at Rs._8,28,48,011 which comprises of CWIP Interest cost pertaining to lease hold land of Rs.4,06,21,325 and CWIP related to Rail Link Project amounting to Rs.4,22,26,686. The Rail Link Project is under progress.

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**29. Demerger Note: -**

The Company vide a Board Resolution passed on 15th January, 2021 approved the Scheme of Arrangement between Allcargo Inland Park Private Limited (Demerged company) and Allcargo Multimodal Private Limited (Resulting company) and their respective shareholders to demerge their warehousing business (the demerged undertaking.) The Company filed an application before NCLT for the Scheme of Arrangement on 2nd February, 2021. Subsequent to that NCLT passed the interim order on 08th April, 2021 mentioning the further course of action to be followed by the applicant companies. The NCLT vide its final order dated 01st March 2022 approved the Scheme of Arrangement and the entire "Demerged Undertaking" of Allcargo Inland Park Private Limited has been demerged with Allcargo Multimodal Private Limited, on a going concern basis along with all its rights, privileges and obligations. The said order stated that the appointed date for the said Arrangement to be 01st April 2021. Based on the Scheme of Arrangement, each equity shareholder of the Demerged Company will be given one share in the Resulting Company for 10 shares held in the Demerged Company.

Figures as disclosed on the face of balance sheet and profit and loss statement are not comparable since the figures as on 31st March 2022 includes the effect of demerger whereby the warehousing business of the Company is transferred to Allcargo Multimodal Private Limited w.e.f 01st April, 2021 ('The Appointed date'). The Excess/ shortage arising on difference between assets and liabilities transferred is adjusted in 'Surplus in Statement of profit & loss account' (reserves) under "other equity'. The Assets and Liabilities transferred as on the appointed dated are shown in the table below.

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Note no.29

**Summary of assets and liability transferred on account of demerger:-**

| Balance Sheet As on 01.04.2021 for Demerged undertaking | | | |
|---|---|---|---|
| **Liabilities** | **Amount in Rs.** | **Assets** | **Amount in Rs.** |
| | | | |
| Ocd B Series | (62,09,88,580) | Building | 1,12,13,23,881 |
| Allcargo Global Logistics Ltd | (35,54,81,142) | Plant & machinary | 11,16,70,273 |
| Standerd Cartered Bank-Term Loan | (25,00,00,000) | FREEHOLD LAND | 48,65,22,030 |
| Kotak Bank Term Loan | (63,55,79,478) | ELECTRICAL EQUIPMENT | 7,22,00,608 |
| Tds Payable -Interest | (6) | Acum Dep - Building | (3,63,80,386) |
| Tds Payable- Contractor | (3,60,522) | Acum Dep -Plant & machinary | (72,45,430) |
| Tds Payable-Professional | (3,88,902) | Acum Dep -Electrical Equipment | (70,26,177) |
| Tds Payable Brokerage | (41,932) | CWIP Land & Building | 2,81,62,082 |
| Output Cgst Payable | (11,18,869) | CWIP Plant & machinary | 50,000 |
| Output Sgst Payable | (11,18,869) | CWIP-PEB/Sheeting | 17,39,18,496 |
| Rcm Igst Payable | (63,000) | CWIP-Civil Work | 84,39,61,958 |
| Security Deposit (Liability) | (5,43,38,903) | CWIP-Electrical Work | 3,86,04,400 |
| Interest Payable | (720) | CWIP-Plumbing Work, Strom Water and Fire Tank | 2,51,64,205 |
| Retained Earnings - Ind As | (4,05,38,505) | CWIP-Fire fighting work | 2,52,48,618 |
| Indas-Equity Component Of Ocdb Class | (14,359) | CWIP-Infra and external development work | 36,20,348 |
| Indas-Liability Component Of Ocd B Class | (71,79,53,122) | CWIP-Dock Leveller/fire door/rolling shutter | 98,33,534 |
| Indas-Liability Ocd Class B | 71,79,66,645 | CWIP-Fire doors | 5,96,905 |
| Deferred Lease Income-Current | (34,50,554) | CWIP-Project Approval cost | 4,68,54,313 |
| Deferred Lease Income-Non Current | (2,27,70,150) | CWIP-Project PMC cost | 7,14,20,135 |
| Aerolam Insulation Pvt Ltd | (10,05,159) | CWIP-Interest cost | 12,38,85,789 |
| Allcargo Logistics Ltd-Corporate | (344) | CWIP CAPITALIZATION | (1,30,51,94,762) |
| Baz Employee Control Account | 2,47,470 | Fixed Deposit | 1,91,67,288 |
| C C Dangi And Associates | (5,525) | Security Deposit | 14,50,000 |
| Central Depository Services India Limited | 44,250 | Cash on Hand | 49,998 |
| Dakshin Haryana Bijli Vitran Nigam Ltd | (6,34,556) | Hdfc Bank Ltd - 15730350000219 | 1,12,54,465 |
| Divine Thermal Wrap Pvt Ltd | (3,28,760) | Axis Bank Ltd- 919020032846158 | 925 |
| Kamal Construction | (8,23,607) | Standard Chartered Bank -22105085096 | 3,18,630 |
| Knight Frank (India) Pvt Ltd | (28,87,414) | Kotak Mahindra Bank -1614353209 | 1,40,01,166 |
| Maini Materials Movement Pvt Ltd | 21,03,564 | Kotak Bank Escrow A/C No 1615044748 | 92,99,868 |
| Pragati Infra Solutions Private Limited | (2,64,70,044) | Staff Advance | 1,26,000 |
| Zamil Steel Buildings India Pvt Ltd | 4,98,92,856 | Accrued Income | 14,58,151 |
| Zamil Construction India Pvt Ltd | (3,61,150) | Tds Receivable (A.Y 2020-21) | 7,87,932 |
| Monarch Enterprises | (2,04,435) | Tds Receivable (A.Y 2021-22) | 1,01,32,082 |
| Shree Nm Electricals Ltd | (10,64,000) | Input Igst Cenvat | 76,904 |
| Deffer Tax | (1,19,35,795) | Input Cgst Cenvat | 7,63,920 |
| Ecr Buildtech Private Limited | 82,65,240 | Input Sgst Cenvat | 7,63,922 |
| Conserve Buildcon Llp | (30,72,278) | Rcm Igst Cenvat | 63,000 |
| Thermax Ltd | (1,85,110) | Prepaid Expenses | 83,49,322 |
| G. Square | 49,753 | Accrued Income (Rent Income Straightlining) | 3,25,27,205 |
| Scenario India | (64,500) | Deposit Payable-Non Current | 2,77,62,285 |
| Siddhi Enterprises | (2,986) | Prepaid Processing Fees (Amortised Cost) | 64,70,692 |
| Team Interior Solutions | 4,81,800 | Instakart Services Private Limited | 44,48,315 |
| People Stead India Private Limited | (4,76,088) | Avvashya Cci Logistics Private Limited | 3,28,22,013 |
| Ehs Guru Sustainable Solutions Private Limited | 1,02,958 | | |
| Svam Power Plants (P) Ltd. | 7,080 | | |
| Salcon Safety Devices | (7,58,791) | | |
| Upt Spares And Services Private Limited | 20,178 | | |
| Cosolvers Consulting Services Private Limited | (4,83,629) | | |
| Liability For Expenses | (28,92,349) | | |
| *Rounding Off* | *(1)* | | |
| | | | |
| *Trs. To Reserve And Surplus (Bal. Figure)* | *(3,06,02,565)* | | |
| **Total** | **(2,00,92,84,906)** | **Total** | **2,00,92,84,906** |

Allcargo Inland Park Private Limited
(formerly ECU Line (India) Pvt Ltd)
Notes to the financial statements as at and for the year ended 31 March 2022

**Note no. 30 Disclosure of Ratios**

Following Ratios to be Disclosed :

| Ratio | Numerator | Denominator | Ratio (Current Year) | Ratio (Previous Year) | % Change |
|---|---|---|---|---|---|
| Current ratio | Current Assets | Current Liabilities | 21.53 | 4.03 | 435% |
| Debt- Equity Ratio | Total Debt | Shareholder's Equity | 0.92 | 7.90 | -88% |
| Debt Service Coverage ratio | PAT + Non-cash operating expenses | Interest & Lease Payments + Principal Repayments | -1.71 | 0.35 | -584% |
| Return on Equity ratio | PAT – Preference Dividend | Average Shareholder's Equity | -0.04 | -20.88 | -100% |
| Return on Capital Employed | Earnings before interest and taxes | Tangible Net Worth + Total Debt + Deferred Tax | -0.01 | 16.56 | -100% |
| Return on Investment | Interest (Finance Income) | Investment | - | - | - |

**Ratio Note :**

Ratios are non-comparable due to Demerger impact in current financial year (Refer note no.29)

SHAPARIA MEHTA & ASSOCIATES LLP. * CHARTERED ACCOUNTANTS * MUMBAI

**31. Covid -19 Impact: -**

The Company has assessed the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of Receivables, Investments and other assets / liabilities. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Company, as at the date of approval of these financial results has used internal and external sources of Information. As on current date, the Company has concluded that the Impact of COVID - 19 is not material based on these estimates. Due to the nature of the pandemic, the Company will continue to monitor developments to identify significant uncertainties in future periods, if any.

**32. Prior year comparatives:-**

Previous year's figures have been regrouped / rearranged, wherever necessary to correspond with the current year's classification/disclosure. Figures as disclosed on the face of balance sheet and profit and loss statement are not comparable since the figures as on 31st March 2022 includes the effect of demerger

As per our report of even date attached.

**For Shaparia Mehta & Associates LLP**
ICAI firm registration No.112350W/ W-100051
*Chartered Accountants*

SHAPARIA MEHTA & ASSOCIATES LLP MUMBAI CHARTERED ACCOUNTANTS

**Sanjiv Mehta**
Partner
Membership No: 034950

Mumbai
Date: 23rd May, 2022

**For and on behalf of Board of directors of**
**Allcargo Inland Park Private Limited**
(formerly ECU Line (India) Private Limited)
CIN No: U63010MH2007PTC176472

ALLCARGO INLAND PARK PRIVATE LIMITED

**Shashi Kiran Shetty**
Director
DIN:00012754

**Prabhakar Shetty**
Managing Director
DIN NO:00013204

**Jatin Chokshi**
Chief Financial Officer
M.No.035018

**Y. Navya Sri Swathi**
Company Secretary
M.No.A58479

Mumbai
Date: 23rd May, 2022