



**N P PAI & CO.,**  
**CHARTERED ACCOUNTANTS**

D.No. 8-2-26, Kalsank, Badagupet, Udupi - 576101  
Tel. (Off.) : 0820-2525279, 9483032550 Cell : 9448857679 email : nppai@yahoo.com

**INDEPENDENT AUDITOR'S REPORT**  
**TO THE MEMBERS OF MANIPAL PROPERTIES LIMITED**

**Report on the Financial Statements**

**Opinion**

We have audited the Financial Statements of **MANIPAL PROPERTIES LIMITED (CIN: U45201TN1999PLC043271)** ("the Company"), which comprise the Balance Sheet as at March 31, 2023, and the Statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date, and a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the 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 the 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 March 31, 2023, the profit and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

**Basis for Opinion**

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

**Emphasis of the matter**

We draw attention Note No. 24.1.B of financial statement, with regard to management's evaluation of impact of COVID-19 on the future performance of the Company.  
Our opinion is not modified in respect of this matter.



### **Other Information (other than the Financial Statements and Auditors' Report thereon)**

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report but does not include the Financial Statements and our auditors' report thereon. The Board's Report including Annexures to Board's Report is expected to be made available to us after the date of this auditors' report.

Our opinion on the Financial Statements does not cover the other information and we will not express any form of assurance conclusion thereon.

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

When we read the Board's Report including Annexures to Board's Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

### **Management's Responsibility for the Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Financial Statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS and other accounting principles generally accepted in India. 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 statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors 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 the Board of Directors 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 Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered



material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- Identify and assess the risks of material misstatements of the Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide 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 controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls 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 auditors' report to the related disclosures in the Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Financial Statements.

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

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

#### **Report on Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the 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 including Other Comprehensive Income, 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 financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- (e) The observations made by us under the paragraph "Emphasis of the Matter" will not have any adverse effect on the functioning of the Company.
- (f) On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164(2) of the Act.
- (g) 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".
- (h) With respect to the other matters to be included in Auditors' Report in accordance with the requirements of section 197(16) of the Act, as amended:  
To the best of our information and according to the explanations given to us, the Company has not paid any remuneration to its directors during the year and accordingly the question of making further reporting therein does not arise.
- (i) 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. The management has represented that to the best of its knowledge and belief, other than as disclosed in notes to accounts (if any), no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity, including foreign entity, with the understanding, whether recorded in writing or otherwise, that the Intermediary shall whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company





(Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

- v. The management has also represented that, to the best of its knowledge and belief, other than as disclosed in notes to accounts (if any), no funds have been received by the company from any persons or entities, including foreign entities, with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- vi. Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under clause (iv) and (v) contain any material misstatement.
- vii. The Company has not declared or paid or distributed any amount as Dividend during the year and therefore the question of further reporting on this aspect does not arise.

For N P Pai & Company  
CHARTERED ACCOUNTANTS  
Registration Number: 115271W

*Padmanabha P. N.*

CA Padmanabha Pai N  
Proprietor  
( M No. 039351)



Place: Manipal  
Date: 19<sup>th</sup> May 2023

UDIN: 23039351BGWUFT4756

**ANNEXURE "A" TO INDEPENDENT AUDITOR'S REPORT**  
**(issued to the Members of MANIPAL PROPERTIES LIMITED)**  
**REFERRED TO IN PARAGRAPH 1 UNDER THE HEADING**  
**"REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS" OF EVEN DATE**  
**(YEAR ENDING 31<sup>ST</sup> MARCH 2023)**

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 and on the basis of such checks as we considered appropriate, and according to the information and explanations given to us, we further report that:

1. As evidenced from the records produced before us and according to the information given to us, the Company does not own any property, plant and equipment at any time during the year under audit. As evident from the records produced before us and as per the information received by us, no proceedings initiated or pending against the Company for holding the benami property under the Benami Transactions (Prohibition) Act 1988 (45 of 1988). Other sub-clauses of Clause 3(i) of the Order are not applicable to the Company.
2. The Company does not hold any inventory at any time during the year under audit. Further the Company has not raised any borrowings on the security of Current Assets. Therefore, the provisions of clause 3(ii) of the Order not applicable to the Company.
3. According to the information and explanations given to us, during the year under audit, the Company has not granted/renewed any loans, has not made any advances in the nature of loans, has not made any fresh investments, has not provided guarantee or has not provided any security, (secured or unsecured) to companies, firms, Limited Liability firms or any other parties. Therefore, the paragraph 3(iii) of the Order is not applicable. However, the Company has made investments in equity shares of the other Company during the earlier year/s and has during the earlier year/s made full provision for the same in the books of accounts.
4. According to the information and explanations given to us, the Company has not given loans, not made any investments, not provided any guarantees and not given any securities during the year under audit. Accordingly, the question of reporting on compliance of section 185 and 186 of the Act does not arise. Therefore, the paragraph 3(iv) of the Order is not applicable to the Company.
5. The Company has not accepted any amount as deposits from the public or not accepted any amounts deemed to be deposits. Therefore paragraph 3 (v) of the order not applicable to the Company.
6. The maintenance of cost records under section 148(1) of the Companies Act 2013 is not applicable to the Company, since no such records specified by the Central

  
N. P. PAI & CO.  
CHARTERED ACCOUNTANTS  
19/05/23

Government. Therefore paragraph 3 (vi) of the order is not applicable to the company.

7. a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company is generally regular in depositing undisputed statutory dues including Goods and Service Tax, provident fund, employees' state insurance, income tax, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and other statutory dues, applicable to it, with the appropriate authorities. According to the information and explanations given to us there were no outstanding statutory dues as aforesaid as on the date of Balance Sheet for a period of more than six months from the date they became payable.  
(b) According to the records of the company made available to us and as per the information and explanations given to us, there are no statutory dues as referred in sub-clause a above, which have not been deposited on account of any dispute.
8. According to the records of the Company made available to us and as per the information and explanations given to us, there are no transactions relating to previous unrecorded income that were surrendered or disclosed as income, in the tax assessments under the Income Tax Act 1961 during the year.
9. According to the records of the Company made available to us and as per the information and explanations given to us, the Company does not have any loans or borrowings from any persons at any time during the year and nothing has come to our knowledge that the Company has been declared as wilful defaulter by any Bank or Financial Institution or any other lender. On the examination of the records and financial statements of the Company and on the basis of information gathered by us, we are of the opinion that the funds raised on short term basis by the Company has not been utilised for long term purposes. Other sub clauses of Clause (ix) of the order are not applicable to the Company.
10. According to the records of the Company made available to us and as per the information and explanations given to us, the Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and also the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible). Accordingly, paragraph 3(x) of the Order is not applicable.
11. a. According to the information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the year.  
b. To the best of our knowledge, no report under sub-section (12) of section 143 of the Companies Act 2013 has been filed in form ADT 4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules 2014 with the Central Government during the year and upto the date of this report.  
c. According to the records of the Company made available to us and as per the information and explanations given to us, the Company has not received any whistle blower complaints during the year and accordingly the question of considering such complaints does not arise.



12. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.
13. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties, are in compliance with 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards. We are informed that the Company has not formed the Audit Committee, since the provisions of section 177 of the Companies Act 2013 read with the relevant rules, is not applicable to the Company.
14. According to the records of the Company made available to us and as per the information and explanations given to us, the Company does not have any internal audit system and accordingly the question of considering the internal audit report does not arise.
15. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
16. As evidenced from the records produced before us and as per information given to us, we are of the Opinion that (a) the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934. (b) The Company has not carried on any business of Non-Banking Financial or Housing Finance Activities. (c) The Company is not a Core Investment Company as defined under the regulations made by the Reserve Bank of India. (d) There are no Core Investment Companies in the Group.
17. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not incurred cash losses in the financial year and in the immediately preceding financial year.
18. There has been no resignation of the statutory auditors during the year and accordingly, paragraph 3(xviii) of the Order is not applicable.
19. On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention and knowledge, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that the Company is not capable of meeting its liabilities existing as at the date of the Balance Sheet as and when they fall due within a period of one year from

  
  
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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 Audit Report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year form the balance sheet date will get discharged by the Company as and when they fall due.

20. The Company is not required to spend amount towards Corporate Social Responsibility (CSR). Accordingly, paragraph 3(xx) of the Order is not applicable.

PLACE: MANIPAL  
DATE : 19<sup>th</sup> May 2023



For N P Pai & Company  
CHARTERED ACCOUNTANTS  
Registration Number: 115271W

*Padmanabha P. N.*

CA Padmanabha Pai N  
Proprietor ( M No. 039351)

UDIN: 23039351BGWUFT4756

**ANNEXURE "B" TO INDEPENDENT AUDITOR'S REPORT**  
**(issued to the Members of MANIPAL PROPERTIES LIMITED)**  
**REFERRED TO IN PARAGRAPH 2(g) UNDER THE HEADING**

**"REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS" OF EVEN DATE**

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

We have audited the internal financial controls over financial reporting of Manipal Properties Limited ("the Company") as of 31<sup>st</sup> March 2023 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

**Management's Responsibility for Internal Financial Controls**

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include 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**

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

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

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

  
19/05/23

### **Meaning of Internal Financial Controls over Financial Reporting**

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

### **Inherent Limitation of Internal Financial Controls over Financial Reporting**

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

### **Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31<sup>st</sup> March 2023 based on the internal controls 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.

PLACE: MANIPAL  
DATE : 19<sup>th</sup> May 2023



For N P Pai & Company  
CHARTERED ACCOUNTANTS  
Registration Number: 115271W

*Padmanabha P. N.*

CA Padmanabha Pai N  
Proprietor ( M No. 039351)  
UDIN: 23039351BGWUFT4756

**MANIPAL PROPERTIES LIMITED**  
CIN : U45201TN1999PLC043271


**BALANCE SHEET AS AT 31ST MARCH, 2023**


Particulars	Note No.	As at 31st March, 2023		As at 31st March, 2022	
		Rs in lakhs		Rs in lakhs	
<b>ASSETS</b>					
<b>I. Non-current assets</b>					
a) Investment Property	1		274.72		276.26
b) Financial Assets					
(i) Investments	2		-		-
c) Non Current Tax Assets (Net)	3		0.45		0.09
d) Other Non Current Assets	4		0.11		0.11
<b>Total Non-Current Assets (I)</b>			<b>275.28</b>		<b>276.46</b>
<b>II. Current assets</b>					
a) Financial Assets					
(i) Trade Receivables	5		-		-
(ii) Cash and cash equivalents	6		2.00		2.96
(iii) Bank balances other than (ii) above	7		69.82		17.00
(iv) Other Financial Assets	8		1.69		0.29
<b>Total Current Assets (II)</b>			<b>73.51</b>		<b>20.25</b>
<b>TOTAL ASSETS (I+II)</b>			<b>348.79</b>		<b>296.71</b>
<b>EQUITY AND LIABILITIES</b>					
<b>I. EQUITY</b>					
a) Equity Share capital	9		10.00		10.00
b) Other Equity	10		293.76		262.01
<b>Total Equity (I)</b>			<b>303.76</b>		<b>272.01</b>
<b>LIABILITIES</b>					
<b>II. Non Current Liabilities</b>					
a) Financial Liabilities					
(i) Other Financial Liabilities	11		33.47		18.35
b) Other Non Current Liabilities	12		6.79		3.52
<b>Total Non Current Liabilities (II)</b>			<b>40.26</b>		<b>21.87</b>
<b>III. Current liabilities</b>					
a) Financial Liabilities					
(i) Trade Payables	13				
i. Total outstanding dues of Micro Enterprises and Small Enterprises			-		-
ii. Total outstanding dues of creditors other than Micro Enterprises and Small Enterprises			0.28		0.28
(ii) Other Financial Liabilities	14		-		-
b) Other current liabilities	15		4.49		2.55
c) Current Tax Liabilities (Net)	16		-		-
<b>Total Current Liabilities (III)</b>			<b>4.77</b>		<b>2.83</b>
<b>TOTAL EQUITY AND LIABILITIES (I+II+III)</b>			<b>348.79</b>		<b>296.71</b>
Significant accounting policies and key accounting estimates and judgements-Annexed herewith					
Other Disclosures and notes forming part of Financial Statements	24				

Notes 1 to 24 and 'Significant accounting policies and key accounting estimates and judgements' form an integral part of the Financial Statements

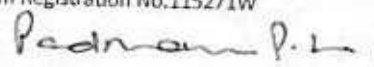
Place: Manipal  
Date: 19th May 2023

As per our report of even date  
For N P Pai & Co.,  
Chartered Accountants  
Firm Registration No.115271W

  
Prabhakar Pai S  
Director  
DIN - 02966362

  
P Vaman Malva  
Director  
DIN - 00120272



  
CA Padmanabha Pai  
Proprietor  
Membership No. 039351





STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH , 2023

Particulars	Note No.	2022-23		2021-22	
		Rs in lakhs		Rs in lakhs	
<b>I. INCOME</b>					
Revenue From Operations	17		55.46		36.60
Other Income	18		5.95		2.35
<b>Total Income (I)</b>			<b>61.41</b>		<b>38.95</b>
<b>II. EXPENSES</b>					
Finance Costs	19		3.26		1.83
Depreciation and Amortization Expense	20		1.54		1.54
Other expenses	21		18.98		10.04
<b>Total Expenses (II)</b>			<b>23.78</b>		<b>13.41</b>
<b>III. Profit before exceptional items and tax (I-II)</b>			<b>37.63</b>		<b>25.54</b>
IV. Exceptional Items			-		-
<b>V. Profit before Tax (III-IV)</b>			<b>37.63</b>		<b>25.54</b>
VI. Tax expense					
Current Tax	22	5.88	5.88	4.09	4.09
<b>VII. Profit for the year (V-VI)</b>			<b>31.75</b>		<b>21.45</b>
VIII. Other Comprehensive Income					
IX. Total Comprehensive Income (VII+VIII)			<b>31.75</b>		<b>21.45</b>
VIII. Earnings per Equity Share					
Basic/Diluted earning per share in Rs. Ps. (of Rs.100 each fully paid)	23		317.46		214.50
Other Disclosures and notes forming part of Financial Statements	24				

Notes 1 to 24 and 'Significant accounting policies and key accounting estimates and judgements' form an integral part of the Financial Statements

Place: Manipal  
Date : 19th May 2023

As per our report of even date  
For N P Pai & Co.,  
Chartered Accountants  
Firm Registration No.115271W

*Padmanabha Pai*  
CA Padmanabha Pai  
Proprietor  
Membership No. 039351

*Prabhakar Pai S*  
Prabhakar Pai S  
Director  
DIN - 02966362

*P Vaman Mallya*  
P Vaman Mallya  
Director  
DIN - 00120272



MANIPAL PROPERTIES LIMITED  
CIN : U45201TN1999PLC043271

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2023

A. EQUITY SHARE CAPITAL

Rs in lakhs

AS AT 31ST MARCH 2023

Balance as at 1st April, 2022	Changes in equity Share Capital due to prior period errors	Restated balance as at 1st April, 2022	Changes in equity Share Capital during the year 2022-23	Balance as at 31st March, 2023
10.00	-	10.00	-	10.00

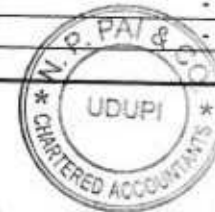
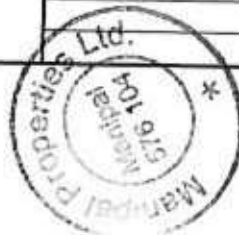
AS AT 31ST MARCH 2022

Balance as at 1st April, 2021	Changes in equity Share Capital due to prior period errors	Restated balance as at 1st April, 2021	Changes in equity Share Capital during the year 2021-22	Balance as at 31st March, 2022
10.00	-	10.00	-	10.00

B. OTHER EQUITY

AS AT 31ST MARCH 2023

Particulars	Retained Earnings	Other Comprehensive Income - Changes in Fair Value of Defined Benefit Plan-Gratuity	Total
Balance as at 1st April, 2022	262.01	-	262.01
Changes in Accounting policy or prior period errors	-	-	-
Restated balance as at 1st April, 2022	262.01	-	262.01
Total Comprehensive Income for the current year	31.75	-	31.75
Dividends	-	-	-
Transfer to retained earnings	-	-	-
Any other changes	-	-	-
Balance as at 31st March, 2023	293.76	-	293.76



## AS AT 31ST MARCH 2022

Particulars	Retained Earnings	Other Comprehensive Income - Changes in Fair Value of Defined Benefit Plan- Gratuity	Total
Balance as at 1st April, 2021	240.56	-	240.56
Changes in Accounting policy or prior period errors	-	-	-
<b>Restated balance as at 1st April, 2021</b>	<b>240.56</b>	<b>-</b>	<b>240.56</b>
Total Comprehensive Income for the current year	21.45	-	21.45
Dividends	-	-	-
Transfer to retained earnings	-	-	-
Any other changes	-	-	-
<b>Balance as at 31st March, 2022</b>	<b>262.01</b>	<b>-</b>	<b>262.01</b>

Notes 1 to 24 and 'Significant accounting policies and key accounting estimates and judgements' form an integral part of the Financial Statements

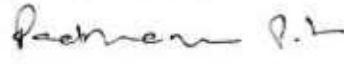
Place: Manipal  
Date: 19th May 2023

As per our report of even date  
For N P Pai & Co.,  
Chartered Accountants  
Firm Registration No. 115271W

  
Prabhakar Pai S  
Director  
DIN - 02966362

  
P Vaman Mallya  
Director  
DIN - 00120272



  
CA Padmanabha Pai  
Proprietor  
Membership No. 039351

STATEMENT OF CASH FLOW FOR THE YEAR ENDED 31ST MARCH, 2023

Particulars	2022-23		2021-22	
	Rs in lakhs		Rs in lakhs	
<b>A. CASH FLOW FROM OPERATING ACTIVITIES</b>				
Profit for the year		31.75		21.45
Tax expense		5.88		4.09
Depreciation		1.54		1.54
Unwinding charges IND AS Adjustment		3.19		1.82
Rent income IND AS Adjustment		(3.48)		(2.01)
Interest income		(2.47)		(0.29)
<b>Operating Profit before working capital changes</b>		36.41		26.60
Adjustments for:				
(Increase)/Decrease in Trade receivables				3.60
Increase/(Decrease) in other financial liabilities (Current & Non current)		20.15		(5.96)
Increase/(Decrease) in other current liabilities		0.47		0.06
Increase/(Decrease) in Trade payables				(0.32)
<b>Cash (used in)/generated from operations</b>		57.03		23.98
Taxes Refund/ (Paid)		(6.24)		(4.77)
<b>Net Cash (used in)/ from operating activities (A)</b>		50.79		19.21
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>				
Term Deposit with Bank withdrawn (kept)		(52.82)		(17.00)
Interest on Term Deposits		1.07		
		(51.75)		(17.00)
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>				
Net Increase/(Decrease) in cash and cash equivalents(A+B+C)		(0.96)		2.21
Cash & Cash Equivalents at the beginning of the year		2.96		0.75
Cash & Cash Equivalents at the end of the year		2.00		2.96

Significant accounting policies and key accounting estimates and Judgements-Annexed herewith

Other Disclosures and notes forming part of Financial Statements: Note 24

Notes 1 to 24 and 'Significant accounting policies and key accounting estimates and judgements' form an integral part of the Financial Statements.

Other Notes: I. Cash Flow Statement is prepared under Indirect Method as prescribed under IND AS 7.

II. Cash and cash equivalents do not include bank deposits with maturity period beyond 3 months, earmarked deposits, Deposits kept as margin money.

III. There are no cash flow from financing activities and accordingly the question of making further disclosures with regard to cash flow from financing activities does not arise.

Place : Manipal

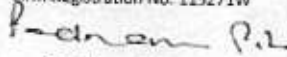
Date : 19th May 2023

  
Prabhakar Pai S  
Director  
DIN - 02966362

  
P Vaman Malysa  
Director  
DIN - 00120272



For N P Pal & Company  
Chartered Accountants  
Firm Registration No. 115271W



CA Padmanabha Pai N  
Proprietor  
Membership No. 039351



NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023

NOTE 1  
INVESTMENT PROPERTY  
(Refer Note 1.01 to 1.06)

Particulars	Gross Block					Depreciation				Net Block		Rs in lakhs
	As at 31st March, 2022	Additions	Disposals/ Adjustments	Disposals/ Adjustments	As at 31st March 2023	As at 31st March, 2022	Depreciation for the year	Adjustments	As at 31st March 2023	As at 31st March 2023	As at 31st March, 2022	
	Rs. in Lakhs											
Freehold Land	214.66	-	-	-	214.66	-	-	-	-	-	-	-
Free Hold Building	70.84	-	-	-	70.84	9.24	1.54	-	10.78	214.66	214.65	214.65
<b>Total</b>	<b>285.50</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>285.50</b>	<b>9.24</b>	<b>1.54</b>	<b>-</b>	<b>10.78</b>	<b>274.72</b>	<b>276.26</b>	<b>276.26</b>

Particulars	Gross Block					Depreciation				Net Block		Rs. in Lakhs
	As at 31st March, 2021	Additions	Disposals/ Adjustments	Disposals/ Adjustments	As at 31st March, 2022	As at 31st March, 2021	Depreciation for the year	Adjustments	As at 31st March, 2022	As at 31st March, 2022	As at 31st March, 2021	
	Rs. in Lakhs											
Freehold Land	214.66	-	-	-	214.66	-	-	-	-	-	-	-
Free Hold Building	70.84	-	-	-	70.84	7.70	1.54	-	9.24	214.66	214.65	214.65
<b>Total</b>	<b>285.50</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>285.50</b>	<b>7.70</b>	<b>1.54</b>	<b>-</b>	<b>9.24</b>	<b>61.60</b>	<b>63.14</b>	<b>63.14</b>

Note 1.01

Land represents proportionate undivided share of land for the office premises (situated in a Building complex) owned. Building represents two number of office premises (Office Units) situated on the aforesaid land. The Company has given all of the office premises on rent, the income of which is disclosed vide note 17.

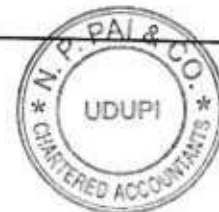
Note 1.02

As disclosed in note 1.04 below, the fair value of the investment property is more than the Book Value and accordingly the question of impairing the same does not arise.

Note 1.03

Amount Recognised in the statement of profit and loss:

Particulars	Rs. in Lakhs	
	As at 31st March 2023	As at 31st March, 2022
Rental Income	55.46	36.60
Less: Direct Operating Expenses that		
a. Did not generate rental income	18.98	10.04
b. Generated Rental Income	-	-
<b>Profit before depreciation</b>	<b>36.48</b>	<b>26.56</b>
Less: Depreciation	1.54	1.54
<b>Profit after depreciation</b>	<b>34.94</b>	<b>25.02</b>



NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023

NOTE 1  
INVESTMENT PROPERTY  
(Refer Note 1.01 to 1.06)

Rs in lakhs

Note 1.04

	As at 31st March 2023	As at 31st March, 2022
Fair Value of the investment property	1107.72	1107.72

Note 1.05

Disclosures with regard to Measurement, Depreciation Method, Useful life etc of investment property is given vide subnote (d) of Significant Accounting Policies and Key Accounting estimates and judgements.

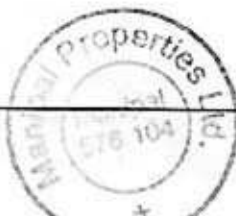
Note 1.06

The original cost of investment property ( Free hold Building ) is Rs. 100.54 Lakhs. ( i.e, original cost as per previous GAAP ). The Company has not revalued the property at any time and accordingly the question of disclosure with regard to revaluation of property does not arise. The fair value of investment property as disclosed in Note 1.04 above is based on the valuation report dated 1st April 2021 issued by a registered valuer as defined under rule 2 of Companies (Registered Valuers and Valuation Rules) 2017. The Company has not valued property since then, considering the cost involved in obtaining valuation report and also considering the opinion of the management that the fair value of property is not less than the value as stated in note 1.04 above.. Note 24.05(b) forms part of this note and the same is to be referred to.



**MANIPAL PROPERTIES LIMITED**  
CIN : U45201TN1999PLC043271  
**NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023**

	As at 31st March, 2023		As at 31st March, 2022	
	Units	Rs in lakhs	Units	Rs in lakhs
<b>NOTE 2</b>				
(Refer Note 2.01)				
<b>INVESTMENTS</b>				
Equity Instruments:				
<b>I. Unquoted Investments in Equity Shares of</b>				
Blue Cross Builders & Investors Ltd	39970	4.01	39970	4.01
Less: provision for diminution in the value of investment		4.01		4.01
<b>TOTAL (Aggregate Value of Unquoted Investments) (after provisions) (measured at Fair Value through profit &amp; loss)</b>		-		-
<b>NOTE 2.01</b>				
<b>Category Wise Non Current Investment (after provisions)</b>	<b>As at 31st March, 2023</b>		<b>As at 31st March, 2022</b>	
Financial assets measured at cost				
Financial assets carried at amortised cost				
Financial assets measured at fair value through other comprehensive income				
Financial assets measured at Fair value through Profit & Loss				
<b>Total Non Current Investment</b>				
The whole of the investments impaired, for the reason that the networth of the investee Company is negative. Accordingly no amount is disclosed in the above table. The investment is measured at Fair Value through Profit & Loss. The list given in this note shall be considered as disclosure under subsection 4 of Section 186 of the Companies Act, 2013. The Investments were made for strategic purposes.				
<b>NOTE 3</b>				
<b>NON CURRENT TAX ASSETS (NET)</b>				
(Refer note 3.01 below)				
Unsecured and considered good				
Advance Income Tax and TDS (Net of Provisions for Current Tax)		0.45		0.09
Note 3.01: Also refer Note 24.11 to the Financial Statements for disclosures pursuant to IND AS 12 "Income Taxes".				
<b>NOTE 4</b>				
<b>OTHER NON CURRENT ASSETS</b>				
(Refer note 4.01 below)				
Unsecured and considered good				
Other Receivables (Unsecured considered good)		0.11		0.11
Note 4.01: This above amount represents amount receivable in the ordinary course of business and not material in nature. No such amounts are due from directors or other officers of the company either severally or jointly with any other person nor such amounts are due from firms or private companies respectively in which any director is a partner, a director or a member.				
<b>Note 5</b>				
<b>TRADE RECEIVABLES - CURRENT</b>				
Refer Note 5.01 below)				
Undisputed:				
a. Trade Receivables considered good - Secured				
b. Trade Receivables considered good - Unsecured				
c. Trade Receivables which have significant increase in Credit Risk				
d. Trade Receivables - credit impaired				
<b>Note 5.01</b>				
No trade or other receivable are due from directors or other officers of the company either severally or jointly with any other person. Nor any trade or other receivable are due from firms or private companies respectively in which any director is a partner, a director or a member.				
<b>Note 6</b>				
<b>CASH AND CASH EQUIVALENTS</b>				
Balances with Scheduled Banks in current account		2.00		2.96
<b>TOTAL</b>		<b>2.00</b>		<b>2.96</b>



**MANIPAL PROPERTIES LIMITED**  
CIN : U45201TN1999PLC043271  
**NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023**

	As at 31st March, 2023	As at 31st March, 2022
<b>Note 7</b> <b>OTHER BANK BALANCES - CURRENT</b>		
Term Deposits with Scheduled Bank maturing within 12 months from the Balance sheet Date	69.82	17.00
<b>Note 8</b> <b>OTHER FINANCIAL ASSETS - CURRENT</b>		
Unsecured and considered good Interest receivable on Term Deposits with Bank	1.69	0.29
<b>NOTE 9</b> <b>EQUITY SHARE CAPITAL</b> (Refer Note 9.01 to 9.05)		
<b>Authorised Capital</b> 10,000/- (PY 10,000) Equity shares of Rs.100/- each	10.00	10.00
<b>Issued, Subscribed &amp; Paid - up</b> 10,000 (PY 10,000) Equity Shares of Rs 100/- each fully paid up	10.00	10.00
	10.00	10.00
	10.00	10.00

**Note 9.01 : Reconciliation of number of shares**

	As at 31st March, 2023		As at 31st March, 2022	
	Number of Shares	Amount ( Rs in lakhs)	Number of Shares	Amount ( Rs in lakhs)
<b>EQUITY SHARES</b>				
Balance as at the beginning of the year	10,000	10.00	10,000	10.00
Issued during the period				
Balance as at the end of the year	10,000	10.00	10,000	10.00

**Note 9.02 : Shares issued during the period**

Number of shares issued during the year Nil (P.Y. Nil)

**Note 9.03: Rights, preferences and restrictions attached to shares**

**Equity Shares:** The company has one class of equity shares having a par value of Rs.10 per share. Each shareholder is eligible for one vote per each share held. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except in the case of interim dividend. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company (after distribution of all preferential amounts) in proportion to their shareholding.

**Note 9.04: Shares held by the holding company M/s ICDS Limited, its nominees**

	As at 31st March, 2021		As at 31st March, 2022	
	Number of Shares	Amount ( Rs in lakhs)	Number of Shares	Amount ( Rs in lakhs)
10,000 (PY 10,000) Equity Shares of Rs 100/- each fully paid up	10,000	10.00	10,000	10.00

**Note 9.05: Details of shares held by promoters of the company**

Equity Shares held by promoters at the end of the Year			% Change during the year
Promotor Name	No. of Shares	% of total shares	
M/s ICDS Limited and its nominees	10,000	100	No Changes during the year
<b>Total</b>	10,000	100	No Changes during the year





**MANIPAL PROPERTIES LIMITED**  
CIN : U45201TN1999PLC043271  
**NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023**

As at 31st March, 2023

As at 31st March, 2022

Note 9.05 : Details of shares held by shareholders holding more than 5% of the aggregate shares in the company

Name of the Shareholder	As at 31st March, 2023		As at 31st March, 2022	
	Number of Shares	Percentage	Number of Shares	Percentage
M/s ICDS Ltd and its nominees	10,000	100	10,000	100
<b>NOTE 10 OTHER EQUITY</b>				
<b>Retained Earnings</b>				
Balance at the beginning of the year	262.01		240.56	
Profit for the year	31.75		21.45	
	293.76		262.01	
Less: Appropriations		293.76		262.01
<b>TOTAL</b>		<b>293.76</b>		<b>262.01</b>

OTHER FINANCIAL LIABILITIES - NON CURRENT Others:	Rs in lakhs		Rs in lakhs	
Rent Deposit (other than to related party) (as adjusted under Ind AS)		33.47		18.35

OTHER LIABILITIES - NON CURRENT Others:	Rs in lakhs		Rs in lakhs	
Advance Rent - IND AS Adjustment		6.79		3.52
<b>TOTAL</b>		<b>6.79</b>		<b>3.52</b>

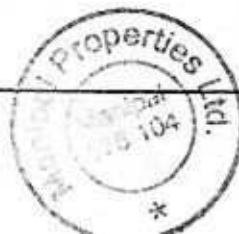
TRADE PAYABLES - CURRENT (Refer Note 13.01 below) For Goods & Services	Rs in lakhs		Rs in lakhs	
i. Total outstanding dues of Micro Enterprises and Small Enterprises				
ii. Total outstanding dues of creditors other than Micro Enterprises and Small Enterprises. Undisputed		0.28		0.28
<b>TOTAL</b>		<b>0.28</b>		<b>0.28</b>

**Note 13.01**  
There are no outstanding dues at any time during the year and also at any time during the comparative year, to Micro and Small Enterprises. Accordingly there are no other disclosures required to be made, as required under Para FA to "General Instructions for preparation of Balance Sheet" of Division II of Schedule III to Companies Act 2013. However the ageing schedule is given vide Note 24(10A)(a). There are no disputed trade payables and also no trade payables related to unbilled items.

OTHER FINANCIAL LIABILITIES - CURRENT Others:	Rs in lakhs		Rs in lakhs	
<b>TOTAL</b>				

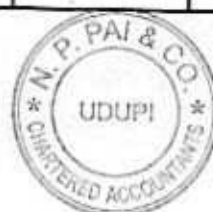
OTHER CURRENT LIABILITIES Others:	Rs in lakhs		Rs in lakhs	
Advance Rent - IND AS Adjustment		3.48		2.01
Statutory Dues Payable		1.01		0.54
<b>TOTAL</b>		<b>4.49</b>		<b>2.55</b>

CURRENT TAX LIABILITIES (NET)	Rs in lakhs		Rs in lakhs	



**MANIPAL PROPERTIES LIMITED**  
**CIN : U45201TN1999PLC043271**  
**NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023**

Particulars	2022-23 Rs in lakhs		2021-22 Rs in lakhs	
<b>NOTE 17</b>				
<b>REVENUE FROM OPERATIONS</b> (Refer Note 17.01)				
Rent on premises		55.46		36.60
<b>Note 17.01</b>				
The rent as above represents rent received on property held as Investments, which are given on cancellable operating leases. The Company has not earned any revenue, which are covered under IND As 115 "Revenue from Contracts with Customers". Accordingly no disclosures required to be made under the aforesaid standard.				
<b>NOTE 18</b>				
<b>OTHER INCOME</b>				
Unwinding Rental Income - IND AS adjustment with regard to lease		3.48		2.01
Interest Income on :				
Bank Term Deposits		2.47		0.29
Income Tax Refund				0.05
<b>TOTAL</b>		<b>5.95</b>		<b>2.35</b>
<b>NOTE 19</b>				
<b>FINANCE COSTS</b>				
Bank Charges		0.07		0.01
Interest paid :				
Unwinding Charges - IND AS Adjustments with regard to lease		3.19		1.82
<b>TOTAL</b>		<b>3.26</b>		<b>1.83</b>
<b>NOTE 20</b>				
<b>DEPRECIATION AND AMORTIZATION EXPENSE</b> (on investment property)		1.54		1.54
<b>NOTE 21</b>				
<b>OTHER EXPENSES</b>				
Legal and Consultancy Charges		4.56		4.54
License, Rates, Taxes & Fees		2.69		2.57
Repairs & Maintenance		9.19		2.33
Payments to Auditor for:				
Statutory Audit	0.28		0.28	
Other Services	0.08			
Brokerage & Commission		0.36		0.28
Directors sitting Fees		2.02		
Miscellaneous Expenses		0.08		0.08
		0.08		0.24
<b>TOTAL</b>		<b>18.98</b>		<b>10.04</b>
<b>NOTE 22</b>				
<b>TAXATION</b>				
Income Tax Recognised in Statement of Profit and Loss				
Current Tax		5.88		4.09
<b>TOTAL</b>		<b>5.88</b>		<b>4.09</b>
Also refer Note 24.11 to the Financial Statements for disclosures pursuant to IND AS 12 "Income Taxes".				
<b>NOTE 23</b>				
<b>EARNINGS PER EQUITY SHARE</b>				
Net Profit/ (Loss) attributable to Equity Shareholder		31.75		21.45
Weighted Average number of Equity Shares of Rs.100 each		10,000.00		10,000.00
Basic/Diluted earning per share in Rs. Ps. (of Rs.100 each fully paid)		<b>317.46</b>		<b>214.50</b>



# MANIPAL PROPERTIES LIMITED

CIN - U45201TN1999PLC043271

## ANNEXURE TO FINANCIAL STATEMENTS FOR THE YEAR 2022-23

### SIGNIFICANT ACCOUNTING POLICIES, KEY ACCOUNTING ESTIMATES AND JUDGEMENTS:

#### I. Corporate Information:

The Registered office of the Company is at Chennai (State: Tamilnadu). The Company has earned income from letting out premise. During the year the Company has not carried on any other Business. Whole of the Share Capital of the Company is held by its holding Company i.e. ICDS Limited, a listed Company having its registered office at Manipal.

#### II. Significant Accounting Policies:

##### a. Basis of Preparation and Presentation of Financial Statements

###### Statement of Compliance

The financial statements of the Company have been prepared to comply with the Indian Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013. The Indian Accounting Standards are prescribed under Section 133 of the Act read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 as amended till date.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use. These financial statements are called Ind AS financial statements.

The Company's financial statements are presented in Indian Rupees, which is also its functional currency. All the values are rounded off to the nearest lakhs except where otherwise stated.

These financial statements have been prepared on accrual basis under the historical cost convention except for Certain Financial Assets and Liabilities, which have been measured at their fair values. Further, the carrying value of all the its Investment Property as on the date of transition has been considered as deemed cost as provided under Ind AS 101 "First-time adoption of Indian Accounting Standards".

The Company has made disclosures in this financial statement, which are as required to be disclosed under Schedule III to Companies Act 2013 and also under the applicable Accounting Standards and such disclosures are being made to the extent applicable. The financial statements are being prepared in the format as specified under Division II of Schedule III to Companies Act 2013, after including therein the heads, to the extent applicable to the Company.

These financial statements have been approved for issue by the Board of Directors at their meeting held on 19th May 2023 at Manipal, Karnataka.



The Balance Sheet, the Statement of Changes in Equity and the Statement of Profit and Loss have been prepared and presented in the format prescribed in Division II of Schedule III to Companies Act, 2013. The Statement of Cash Flows has been prepared as per the requirements of Ind AS 7 'Statement of Cash Flows'. The disclosures as prescribed in Division II of Schedule III to the Companies Act, 2013 have been presented by way of notes forming part of the financial statements along with other disclosures required under Ind AS.

**b. Use of Estimates**

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

**Critical Accounting Estimates**

***Allowance of bad and doubtful debts on trade receivables/Advances***

When determining the lifetime expected credit losses for trade receivables, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Company's historical experience and credit assessment and including forward-looking information. Judgements are required in assessing the recoverability of other advances including other receivables and determining whether a provision against those advances/receivables is required. Factors considered include relations with the counterparty, the amount and timing of anticipated future payments and any possible actions that can be taken to mitigate the risk of non-payment.

***Provisions***

Provisions and liabilities are recognized in the period when it becomes probable that there will be a future outflow of funds resulting from past operations or events and the amount of cash outflow can be reliably estimated. The timing of recognition and quantification of the liability requires the application of judgement to existing facts and circumstances and these judgements are subject to change. The carrying amounts of provisions and liabilities are reviewed regularly and revised to take into account changing facts and circumstances.

**Deferred Tax Assets**

Significant management judgment is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits. The amount of total deferred tax assets could change if estimates of projected future taxable income or if tax regulations undergo a change.

***Impairment of Non-Financial Assets***

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the greater of the asset's fair value (or Cash Generating Unit's (CGU's) fair value) less costs of disposal and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or a group of assets. Where 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.





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

#### ***Impairment of Financial Assets***

The impairment provisions for financial assets are based on assumptions about risk of default and expected cash loss rates. The Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation based on Company's history, existing market conditions as well as forward looking estimates at the end of each reporting period.

#### **c. Fair Value Measurement**

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 under current market conditions.

The Company categorizes assets and liabilities measured at fair value into one of three levels depending on the ability to observe inputs employed in their measurement which are described as follows:

- i. Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities.
- ii. Level 2 inputs are inputs that are observable, either directly or indirectly, other than quoted prices included within level 1 for the asset or liability.
- iii. Level 3 inputs are unobservable inputs for the asset or liability reflecting significant modifications to observable related market data or Company's assumptions about pricing by market participants.





**d. Investment properties and depreciation thereon:**

Property that is held for long-term rental yields or for capital appreciations or both, and that is not occupied by the company, is classified as investment property. Investment property is measured initially at its cost, including the related transaction cost and where applicable borrowing costs. Subsequent expenditure is capitalised to the assets carrying amount only when it is probable that future economic benefit associated with the expenditure flow to the Company and the cost of the same can be measured reliably. All other repairs and maintenance cost are expensed when incurred. When part of an investment property is replaced, the carrying amount of replaced property is derecognised.

Investment properties are depreciated using the straight line method over their estimated useful lives. Investment properties generally have useful life of 60 years. The useful life has been determined based on the technical evaluation performed by the management's expert.

The Company on transition to Ind AS, has elected to continue with the carrying value of all of its investment property recognised as at April 1, 2016 ('the transition date') measured as per the previous GAAP in terms of paragraphs D7AA & D13AA of Ind AS 101 - 'First-time Adoption of Indian Accounting Standards' and use that carrying value as the deemed cost of the investment property.

**e. Taxes on Income**

Income tax expense for the period comprises of current and deferred income tax. Income Tax expense is recognised in Statement of Profit and Loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity, in which case tax is also recognised in other comprehensive income or in equity, as appropriate. Current Income Tax, for current and prior periods is recognised in the Statement of Profit and loss at the amount expected to be paid to or recovered from the tax authorities, using tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date.

Deferred income tax assets and liabilities are recognised for all temporary differences between the carrying amounts of assets and liabilities in the financial statements and their corresponding tax bases used in the computation of taxable profit. The Company recognizes a deferred tax asset arising from unused tax losses or tax credit only to the extent that it is probable that sufficient future taxable profits will be available against which unused tax losses or tax credits can be utilized by the entity. Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The carrying amount of deferred tax liabilities and assets are reviewed at the end of each reporting period. Deferred tax assets and liabilities are presented in the Balance Sheet after setting off the same against each other.



Deferred tax assets include Minimum Alternative Tax (MAT) paid, if any, in accordance with the tax laws in India, which is likely to give future economic benefits in the form of availability of set off against future income tax liability. Accordingly, MAT, if any, is recognised as deferred tax asset in the balance sheet when the asset can be measured reliably and it is probable that the future economic benefit associated with asset will be realized.

Advance Income Tax paid (including tax deducted at source, tax paid on self-assessment or otherwise) and provision for Current Income Tax are presented in the Balance Sheet after setting off the same against each other.

**f. Financial Instruments**

**1. Initial Recognition and Measurement**

The Company recognizes financial assets and financial liabilities if any, when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognised at Fair Value on initial recognition, except for trade receivable which is initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities that are not at fair value through profit or loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date, i.e., the date that the Company commits to purchase or sell the asset.

**2. Subsequent Measurement**

**a) Non Derivative Financial Instruments**

***Financial Assets carried at Amortized Cost***

A financial asset is subsequently measured at amortized cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows, and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on principal amount outstanding.

***Financial Assets at Fair Value through Other Comprehensive Income (FVTOCI)***

A financial asset other than equity investment is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity investments, the subsequent changes in the fair value are recognised in other comprehensive income.

***Financial Assets at Fair Value through Profit or Loss (FVTPL)***

A financial asset which is not classified in any of the above categories is subsequently fair valued through profit or loss.

***Financial Liabilities***

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognised in a business combination if any which is subsequently measured at a fair value through profit and loss. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.



### **Other Equity Investments**

All other equity investments if any, are measured at fair value, with value changes recognised in Statement of Profit and Loss, except for those equity investments for which the Company has elected to present the value changes in 'Other Comprehensive Income'.

### **Financial Guarantee Contracts**

The Company has neither given nor obtained any financial guarantee to any other person and therefore has not framed any policy on the same.

### **b) Derivative Financial Instruments**

The company does not hold such instruments and accordingly has not framed any policy with regard to the same.

### **3. Derecognition of Financial Instruments**

The Company derecognises a financial asset when the contractual rights to cash flows from the financial asset expire or when it transfer the financial asset and the transfer qualifies for derecognition under Ind AS 109. A financial liability is derecognised from the Company's balance sheet when the obligation specified in the contract is discharged, cancelled or when it expires.

### **4. Fair Value of Financial Instruments**

In determining the fair value of its financial instruments, the Company uses a variety of methods and assumptions that are based on market conditions and risks existing at each reporting date. The methods used to determine fair value include discounted cash flow analysis, available quoted market prices and dealer quotes. All methods of assessing fair value result in general approximation of value and such value may never be actually realised.

For financial assets and liabilities maturing within one year from the reporting date and which are not carried at fair value, the carrying amounts approximate fair value due to the short maturity of these instruments.

### **g. Revenue Recognition**

#### **Revenue from Operations**

The Company has not carried on any activity, earning revenue as covered under IND As 115 "Revenue from Contracts with Customers". Accordingly the Company has not framed any policy therein.

Revenue from renting of premises recognised as stated in clause k below.

#### **Interest Income**

Interest Income from a financial asset is recognized using the effective interest method. Interest on refund of Income Tax is accounted in the year of receipt.



**h. Employee Benefits**

**Short-term employee benefits**

Employee benefits (if any) such as salaries, wages, short term compensated absences, expected cost of bonus, gratia and performance linked rewards such as annual variable pay falling due wholly within twelve months of rendering the service are classified as short term benefits and are expensed in the period in which the employee renders the related service. There are no expenses towards defined benefit plan and no policy framed on the same.

**i Share Capital and Share Premium, Dividend Distribution to Equity Shareholders:**

Ordinary shares are classified as equity, incremental costs directly attributable to the issue of new shares are shown in equity as a deduction net of tax from the proceeds. Par value of the equity share is recorded as share capital and the amount received in excess of the par value is classified as share premium.

The Company recognizes a liability to make cash distributions to equity holders when the distribution is authorized and the distribution is no longer at the discretion of the Company. A distribution is authorized when it is approved by the shareholders. A corresponding amount is recognized directly in other equity along with any tax thereon.

**j. Exceptional Items**

When items of income and expense within profit or loss from ordinary activities are of such size, nature or incidence that their disclosure is relevant to explain the performance of the enterprise for the period, the nature and amount of such material items are disclosed separately as exceptional items.

**k. Lease Transactions**

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

The Company has not entered into financial lease transactions till the date of Balance Sheet and accordingly has not framed any policy with respect to such leases.

The Company has not taken any property on lease as a lessee and accordingly has not framed any policy, as a lessee.

Leases for which the Company is a lessor is classified as a operating lease, considering the policy as stated above.

For operating leases, rental income from operating leases is generally recognised on a straight-line basis over the term of the relevant lease. Where the rentals are structured solely to increase in line with expected general inflation to compensate for the Company's expected inflationary cost increases, such increases are recognised in the year in which such benefits accrue.

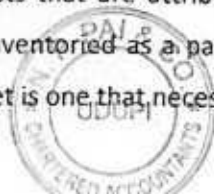
Security Deposit taken in respect of lease transactions are disclosed at amortised cost with the corresponding

effect on Finance Cost/Interest income and Rental income in accordance with Ind AS 109 "Financial Instruments".

**l. Borrowing Cost**

Borrowing cost includes interest expense calculated using the effective interest method, finance expenses in respect of assets acquired on finance lease and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to interest cost.

Borrowing costs that are attributable to the acquisition, construction or production of a qualifying asset, are capitalised/ inventoried as a part of cost of such asset till such time the asset is ready for its intended use. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use.





All other borrowing costs are recognized as expenses in the period in which they are incurred.

**m. Provisions, Contingent Liabilities & Contingent Assets**

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past events & it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost. When the unavoidable costs of meeting obligations under a contract, exceed the economic benefits expected to be received under such contract (onerous contract), then the present obligation under the contract is recognised and measured as a provision.

Contingent liability is disclosed in the notes to accounts when in case of a present obligation arising from past events, it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate of the same is not possible.

Contingent assets are disclosed in the notes to accounts when an inflow of economic benefits is probable.

**n. Impairment of Assets**

**1. Financial Assets**

In accordance with Ind AS 109, the Company applies the Expected Credit Loss ("ECL") model for measurement and recognition of impairment loss on financial assets and credit risk exposures. At present the trade receivables of the Company pertains only to limited number of persons and accordingly the Company has the policy of providing for doubtful debts on a case to case basis. The Company has adopted the same even for the comparative reporting periods. For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. 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 is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date. ECL impairment loss allowance (or reversal) during the period is recognised as income/expense in the Statement of Profit and Loss.





## 2. Non-Financial Assets including Investment Property

As at each Balance Sheet date, the Company assesses whether there is an indication that a non-financial asset may be impaired and also whether there is an indication of reversal of impairment loss recognised in the previous periods. If any indication exists, or when annual impairment testing for an asset is required, the Company determines the recoverable amount and impairment loss is recognised when the carrying amount of an asset exceeds its recoverable amount.

Recoverable amount is determined:

- In case of an individual asset, at the higher of the assets' fair value less cost to sell and value in use; and
- In case of cash generating unit (a group of assets that generates identified, independent cash flows), at the higher of cash generating unit's fair value less cost to sell and value in use.

In assessing value in use, the estimated future cash flows are discounted to their present value using pre-tax discount rate that reflects current market assessments of the time value of money and risk specified to the asset. In determining fair value less cost to sell, recent market transaction are taken into account. If no such transaction can be identified, an appropriate valuation model is used.

Impairment losses of continuing operations, including impairment on inventories, are recognised in the Statement of Profit and Loss, except for properties previously revalued with the revaluation taken to OCI. For such properties, the impairment is recognised in OCI up to the amount of any previous revaluation.

When the Company considers that there are no realistic prospects of recovery of the asset, the relevant amounts are written off. If the amount of impairment loss subsequently decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, then the previously recognised impairment loss is reversed through the Statement of Profit and Loss.

### o. Earnings per share

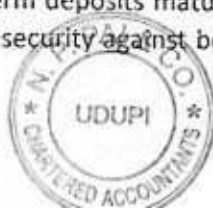
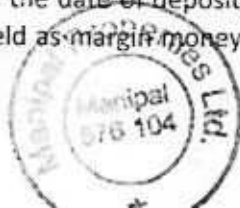
Basic earnings per equity share is calculated by dividing the net profit or loss after tax (before considering other comprehensive income) for the year attributable to equity shareholders of the Company by the weighted average number of equity shares outstanding during the year. Diluted earnings per equity share, if any, is computed by dividing the net profit or loss for the year as adjusted for dividend, interest and other charges to expense or income relating to the dilutive potential equity shares, by the weighted average number of equity shares and dilutive potential equity share outstanding during the period except when the results would be anti-dilutive.

### p. Statement of Cash Flows

Cash flows are reported using the indirect method in accordance with Ind AS 7 "Statement of Cash Flows", whereby profit for the year is adjusted for the effects of transactions of non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and items of income or expenses associated with investing or financing cash flows. The cash flows are segregated into operating, investing and financing activities.

### q. Cash and Cash Equivalents

Cash and cash equivalents comprise cash in hand and at bank (in current accounts) and term deposits maturing within 3 months from the date of deposit. Term deposits maturing beyond 3 months, earmarked balances with banks and deposits held as margin money or security against borrowings etc. have not been considered as Cash and Cash Equivalents.



r. **Operating Cycle for current and 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:

- i. Expected to be realised or intended to be sold or consumed in normal operating cycle,
- ii. Held primarily for the purpose of trading,
- iii. Expected to be realised within twelve months after the reporting period, or
- iv. 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:

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

All other liabilities are classified as non-current.

Based on the nature of activities of the company, the company has determined its operating cycle as 12 months.

s **Disclosure pursuant to Ind AS 108 "Operating Segment"**

The Company operates under a single reportable segment. Hence, disclosures pertaining to segment reporting as required by Ind AS 108 is not applicable to it. However the details with regard to customers with turnover of 10% or more of Company's revenue from operations given under Note 24.02.

t **New and amended Ind AS effective and Annual improvements thereof.**

The Ministry of Company Affairs ("MCA") notifies new accounting standards and or amendments to the existing standards. However no such notifications issued which would have applicable from 1st April 2022.

u **Regrouping of Previous Year's figures**

The Company has the policy of regrouping certain figures for the purpose of better presentation and or to comply with the amended Indian Accounting Standards. Under such circumstances the figures for the Comparative period will also be regrouped.



## MANIPAL PROPERTIES LIMITED

Regd Office: Press Corner, Manipal

CIN - U45201TN1999PLC043271

### NOTE 24

Other Disclosures and Notes forming part of Financial Statements for the year 2022-23

#### 1-A. Disclosure pursuant to Ind AS 37 "Provisions, Contingent Liabilities & Contingent Assets"

##### A. Movement in Provisions:

There are no such provisions.

##### B. Contingent Liabilities

There are no Contingent Liabilities as on 31st March 2023. (P.Y. Rs. NIL)

##### C. Commitments

There are no Commitments as on 31st March 2023. (P.Y. Rs. NIL)

##### D. Disputed Tax/ Duty Demands pending in appeal and other obligations as on 31<sup>st</sup> March 2023

There are no Disputed Tax/Duty Demands as on 31st March 2023. (P.Y. Rs. NIL)

#### 1-B. Disclosure with regard to impact of Covid-19 Global Pandemic

The outbreak of Coronavirus (Covid-19) pandemic globally and in India has caused significant disturbance and slowdown of economic activities in the country. The Company, however, believes strongly that its offerings to the customer would not significantly impact its revenues.

The impact on future revenue streams could come from lower rental incomes on account of waivers / concessions in rent sought by the tenants and cancellation of lease agreement which is the major source of income for the Company. The Company however expects the rental income to be back to the normal levels post the pandemic. However, the impact assessment of COVID-19 is a continuing process given the uncertainties associated with its nature and duration.

The Company has made detailed assessment of its liquidity position for the next year and the recoverability and carrying value of its assets comprising investment properties, investments, other financial and non-financial assets etc. Based on current indicators of future economic conditions, the Company expects to recover the carrying amount of these assets. The situation is changing rapidly giving rise to inherent uncertainty around the extent and timing of the potential future impact of the COVID 19 pandemic which may be different from that estimated as at the date of approval of these standalone financial statements.

Due to the uncertain nature of the pandemic, the Company will continue to be vigilant on various developments / impacts in the future so as to insulate itself from any material adverse impact.

The Company also places on record that the ill effects of Covid-19 outbreak, reduced considerably and economy is back on line.



## 2 Disclosure pursuant to Ind AS 108 "Operating Segment" (Rs. In lakhs)

The Company operates under a single reportable geographical segment. The Company is also operating under one business segment i.e earning income from letting out of the office flats owned by them. Hence, disclosures pertaining to segment reporting as required by Ind AS 108 is not applicable to it. However, the Company has 1 external customer i.e tenant, the revenues from transactions with whom amount to more than 10 % of the Company's revenue from operations ( PY :1 tenant) . The details are as follows:

Particulars	FY 2022-23	FY 2021-22
1	55.46 (100.00%)	36.60 (100.00%)



### 3 Disclosures pursuant to Ind AS 107 "Financial Instruments : Disclosures"

#### Capital Management

The capital structure of the Company consists of net debt (borrowings offset by cash and bank balances) and total equity of the Company. The Company manages its capital to ensure that the Company will be able to continue as going concern while maximising the return to stakeholders through an optimum mix of debt and equity within the overall capital structure. The Company's management reviews its capital structure considering the cost of capital, the risks associated with each class of capital and the need to maintain adequate liquidity to meet its financial obligations when they become due.

#### Financial Risk Management

In the course of its business, the Company is exposed primarily to liquidity risk and credit risk which may impact the fair value of its financial instruments. The company adheres to a robust Financial management framework to address these risks.

#### Market Risk:

The company manages the market risk through a department, which evaluates and exercises independent control over the entire process of market risk management.

#### a. Interest Rate risk:

The Company does not have interest bearing borrowings and therefore the question of making disclosure with regard to "Exposure to interest rate risk and Interest rate sensitivity does not arise.

#### Credit Risk

Credit risk is the risk that counterparty will not be able to meet its obligations under a financial instrument leading to a financial loss. The maximum exposure to credit risk in respect of the financial assets at the reporting date is the carrying value of such assets recorded in the financial statements net of any allowance for losses.

#### Financial Assets for which loss allowance is measured using 12 month Expected Credit Loss

(Rs. in lakhs)

Particulars	As on 31st March 2023	As on 31st March 2022
Cash & Bank balances	2.00	2.96
Other Financial Assets - Current	-	-
Investments-Non Current	-	-
<b>TOTAL</b>	<b>2.00</b>	<b>2.96</b>

Cash and Bank balances as above include Cash & Cash equivalents

Investments- Non Current Rs.4.01 lakhs fully impaired before the transition date and hence disclosed as Rs. Nil in the above table.

#### Financial Assets for which loss allowance is measured using Lifetime Expected Credit loss on case to case basis

There are no trade receivables in the Company. Hence the Company is not exposed to concentration and credit risk. Accordingly the question of disclosing ageing analysis of trade receivables, loss allowance, impairment of trade receivables etc. does not arise.





**Liquidity Risk**

Liquidity Risk refers to the risk that the Company cannot meet its financial obligations on time. The objective of the liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for timely settlement of the obligations.

The Company's department monitors the liquidity, funding as well as settlements of these obligations, in addition to settlement of all other external liabilities. The department monitors its risk of shortage of funds on a regular basis to ensure continuity of funding. In addition, the management monitors the Company's net liquidity position through rolling forecasts on the basis of expected cash flows.

**Maturity Profile of financial liabilities**

(Rs. in lakhs)

As at 31st March 2023				
Particulars	Less than 1 Year	1 to 5 Years	More than 5 Years	Total
Other Financial Liabilities - Non Current	-	-	-	-
Trade Payables	0.28	-	-	0.28
Other Financial Liabilities - Current	-	-	-	-
<b>TOTAL</b>	<b>0.28</b>	<b>-</b>	<b>-</b>	<b>0.28</b>

(Rs. in lakhs)

As at 31st March 2022				
Particulars	Less than 1 Year	1 to 5 Years	More than 5 Years	Total
Other Financial Liabilities - Non Current	-	-	-	-
Trade Payables	0.28	-	-	0.28
Other Financial Liabilities - Current	-	-	-	-
<b>TOTAL</b>	<b>0.28</b>	<b>-</b>	<b>-</b>	<b>0.28</b>

**Fair Value Measurement Hierarchy**

(Rs. in lakhs)

Particulars	As at 31st March 2023			As at 31st March 2022		
	Carrying Amount	Level 1	Level 2	Carrying Amount	Level 1	Level 2
<b>Financial Assets</b>						
<b>At Amortised Cost</b>						
Trade Receivables	-	-	-	-	-	-
Cash and Bank Balances	2.00	-	-	2.96	-	-
Other Financial Assets	-	-	-	-	-	-
<b>At FVTPL</b>						
Investments (Non Current) (*)	-	-	-	-	-	-
<b>At FVTOCI</b>						
Investments (**)	-	-	-	-	-	-
<b>Financial Liabilities</b>						
<b>At Amortised Cost</b>						
Other Financial Liabilities - Non Current	-	-	-	-	-	-
Trade Payables	0.28	-	-	0.28	-	-
Other Financial Liabilities - Current	-	-	-	-	-	-
<b>At FVTPL</b>						
Other Financial Liabilities	-	-	-	-	-	-
<b>At FVTOCI</b>						
Other Financial Liabilities	-	-	-	-	-	-

(\*) Investments - Non Current (FVTPL) Rs 4.01 lakhs, fully impaired before the transition date and hence disclosed as Rs. Nil in the above table. The same are fair valued under level 2.

(\*\*) There are no such investments held under FVTOCI.  
Cash and Bank balances as above include Cash & Cash equivalents.



**4 Disclosures relating to employee benefits as per Ind AS 19 "Employee Benefits"**

The Company has not provided any employee benefits, since there are no employees. Therefore the question of making further disclosure therein does not arise.

- 5 a) In the opinion of the Board of Directors, the assets listed under the heads Non-Current Assets & Current Assets (other than Investments & Investment Property) as stated in note 3 to 8 in the Balance Sheet, have a value on realisation in the ordinary course of business atleast equal to the amount at which they are stated.
- b) The title deeds of all the immovable properties (held as Investment Property) owned by the Company are in the name of the Company.
- c) The Company has not granted any Loans or Advances in the nature of loans to promoters, directors, Key Managerial personnel and related parties (as defined under Companies Act 2013) at any time during year or at any time during the comparative year.
- d) The Company has not availed any borrowing limits from Banks and Financial Institutions on the basis of security of current assets. Accordingly the question of disclosure with regard to filing of quarterly statement of current assets does not arise.
- e) The Company has not entered into any transactions with the Companies struck off under section 248 of Companies Act 2013 either during the year or during comparative year.
- f) No proceedings pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act 1988 and rules made thereunder. There are no transactions not recorded in the books of accounts, which necessitated the surrender or disclosure of income during the year in income tax assessments under Income Tax Act 1961. The Company has not traded and or invested in Crypto Currency or Virtual Currency during the financial year. Accordingly the question of making any disclosure in respect of aforesaid aspects does not arise.
- g) The management of the Company hereby represents 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 person(s) or entity, including foreign entity, with the understanding, whether recorded in writing or otherwise, that the Intermediary shall whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- h) The management has also hereby represents 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, with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- i) The Company has not declared or distributed or paid any amount as dividend during the year under audit. (P Y Rs. Nil)



**6. Disclosure of Related Parties/Related Party Transactions pursuant to Ind AS 24 "Related Party Disclosures"**

**(a) List of Related Parties and Status of Transactions entered during the year**

Sr No.	Name of the Related Party	Nature of relationship	Transaction entered during the year (Yes/No)
1	M/S ICDS Limited, Manipal	Parent Company	Yes

**(b) Disclosure of Related Party Transactions (all the related party transactions were entered into with the Parent Company)**

Sr No.	Nature of Transactions/Parties	2022-23	2021-22
		Rs. Lakhs	Rs. Lakhs
D	Amount of Expenses met by Parent Company reimbursed M/S ICDS Limited, Manipal	9.13	5.96
		D. 9.13	5.96

Related Party Transactions given above are as identified by the Management.

Commitments with related parties:

As at year end March 31, 2023, there is no commitment outstanding with any of the related parties.

The transaction from related parties are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances if any, at the year-end are unsecured and settlement occurs in cash.



**7 Impairment of Assets****Non financial Assets including Investment Property**

The management of the company is of the opinion that carrying value of assets does not exceed its recoverable value. Further the Company does not have any information whether internal or external, that indicate that impairment loss may have occurred. Considering all these aspects, the company has not impaired any of the non financial assets. This note is to be read along with note 1.02.

**Financial Assets**

The Company is of the opinion that no impairment is required as on the date of the Balance Sheet. Other financial assets consists mainly of Cash & Bank balances. The Company does not have any information whether internal or external, that indicate that impairment loss may have occurred. Accordingly the company has not impaired any of the those financial assets except the investments (Non Current), which is fully impaired, for the reason that the net worth of the investee Company is full eroded. (As disclosed in note 2)

**8 Disclosures pursuant to Ind AS 116 "Leases"**

The Company has given the premises (held as investment) under cancellable operating lease. The lease rent receivable there on credited to statement of profit and loss account vide note 17. Further adjustment as required under IND AS 109 is being made, wherever the Company has received interest free security deposit.

The nature of leasing activity carried on by the Company is the giving of office premises on operating lease. The management does not foresee any risk associated with any rights in retaining the underlying asset. The lease is supported by lease agreement and lessee is required to hand over the possession of the property back to the Company on expiry of the lease term. There are no other risk management strategy with regard to the lease.

**Year Wise breakup of future Lease Rental Receivables (undiscounted):**

Receivable during next	Building
1st year	33.88
2nd year	36.60
3rd year	55.46
4th year	67.56
5th year	57.17
After 5th year	25.63
<b>Total</b>	<b>276.30</b>

**9 IND AS 1**

Based on the nature of activities, the Company has determined, its operating cycle to be 12 months. Hence, all assets and liabilities, disclosed as current assets or as current liabilities are expected to be recovered or settled in not more than 12 months after the reporting period. Disclosure required by Ind AS 1, "Presentation of Financial Statements", as regards, current assets and current liabilities is as follows :

Current Assets expected to be recovered within 12 months from the reporting date :

(Rs. In lakhs)

Particulars	Note No	As at 31st March 2023	As at 31st March 2022
Trade Receivables	5	-	-
Cash and Cash Equivalents	6	2.00	2.96
Bank Balances other than Cash and Cash Equivalents	7	69.82	17.00
Other Financial Assets	8	1.69	0.29

Current Liabilities expected to be settled within 12 months from the reporting date :

(Rs. In lakhs)

Particulars	Note No	As at 31st March 2023	As at 31st March 2022
Trade payables	13	0.28	0.28
Other financial liabilities (other than those specified above)	14	-	-
Other Current Liabilities	15	4.49	2.55
Current Tax Liabilities	16	-	-



## Ageing Schedules of Trade Payables and Trade Receivables:

### Payables Ageing Schedule:

As at 31st March 2023

(Rs. in lakhs)

Particulars	Outstanding for following periods from due date from payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	-	-	-	-
(ii) Others	0.28	-	-	-	0.28
(iii) Disputed dues- MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
<b>Total Trade Payables</b>	<b>0.28</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.28</b>

As at 31st March 2022

(Rs. in lakhs)

Particulars	Outstanding for following periods from due date from payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	-	-	-	-
(ii) Others	0.28	-	-	-	0.28
(iii) Disputed dues- MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
<b>Total Trade Payables</b>	<b>0.28</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.28</b>

### Receivables Ageing Schedule:

As at 31st March 2023

There are no trade receivables as on the last date of Current Year's Balance Sheet. Therefore the question of preparing ageing schedule for the current year does not arise.

As at 31st March 2022

There are no trade receivables as on the last date of Current Year's Balance Sheet. Therefore the question of preparing ageing schedule for the current year does not arise.





**10-B. Disclosures with regard to Financial Ratios**

Ratio	Numerator	Denominator	FY 2022-23	FY 2021-22	% Variance	Reason for Variance
Current Ratio	Current Assets	Current Liabilities	15.41	7.16	115.37	Due to increase in Term deposit with the bank.
Debt-Equity Ratio	Total Debt	Shareholder's Equity	Not applicable	Not applicable	Not applicable	Not applicable
Debt service coverage Ratio	Earnings before Interest and Tax	Debt Service	Not applicable	Not applicable	Not applicable	Not applicable
Return on equity Ratio	Net profit after tax	Average Share holder's equ	0.11	0.08	34.34	netprofit because of increase in revenue from operation.
Inventory Turnover Ratio	Cost of goods sold	Average inventory	Not applicable	Not applicable	Not applicable	Not applicable
Trade Receivables Turnover Ratio	Sales	Receivables	Not applicable	Not applicable	Not applicable	Not applicable
Trade Payables Turnover Ratio	Purchases	Average Accounts Payables	Not applicable	Not applicable	Not applicable	Not applicable
Net Capital Turnover Ratio	Net Sales	Working Capital	0.81	2.10	-61.60	from operation and increase in current assets due to increase in Term deposit with the bank.
Net Profit Ratio	Net profit	Net sales	0.57	0.59	-2.32	Not applicable
Return on Capital Employed	Earnings before interest and Tax	Capital Employed	0.12	0.09	31.94	Due to increase in revenue from operation.
Return on Investment	Income from Investments	Average Investments	0.12683	0.0903	40.43	from operation which lead to increase in profit after depreciation.

Ratios as above are being disclosed as Number of Times and the variance is being disclosed in terms of percentage.

For the purpose of arriving at the ratios above:

Rent from Property is being considered as Sales. Return on Investment is being arrived at on basis of Income i.e rent earned on investment property.

Reason for variance is being given, where the percentage of variance is 25% or more. The Company has disclosed the ratios only to the extent applicable, considering the nature of activities that being carried on by the Company.



## (A) Major components of tax expense/(income):

Sr.no.	Particulars	2022-23	2021-22
(a)	<b>Profit or Loss Section:</b>		
	(i) <b>Current Income Tax</b>		
	Current Income Tax expense	5.88	4.09
	Tax Expense of Prior Periods	-	-
		5.88	4.09
	(ii) <b>Deferred Tax:</b>		
	Tax expense on origination and reversal of temporary differences	-	-
		-	-
	<b>Income Tax Expense reported in Profit or Loss [(i)+(ii)]</b>	<b>5.88</b>	<b>4.09</b>
(b)	<b>Other Comprehensive Income (OCI) Section:</b>		
	(i) Items not to be reclassified to profit or loss in subsequent periods		
	Deferred Tax expense/(income)	-	-
	On remeasurement of defined benefit plans	-	-
		-	-
	(ii) Items to be reclassified to profit or loss in subsequent periods	-	-
		-	-
	<b>Income Tax Expense reported in Other Comprehensive Income [(i)+(ii)]</b>	<b>-</b>	<b>-</b>
(c)	<b>Retained Earnings(Other Equity):</b>		
	Current Income Tax	-	-
	Deferred Tax	-	-
	<b>Income Tax Expense reported in Retained Earnings (Other Equity)</b>	<b>-</b>	<b>-</b>

## (B) Reconciliation of tax expense and the accounting profit multiplied by domestic tax rate applicable in India:

Sr.no.	Particulars	2022-23	2021-22
(a)	<b>Profit before Tax</b>	37.63	25.54
(b)	Corporate tax rate as per Income Tax Act 1961	26.00%	26.00%
(c)	<b>Tax on Accounting Profit (a*b)</b>	<b>9.78</b>	<b>6.64</b>
(d)	(i) Tax on items not tax deductible (net)	0.51	(0.01)
	(ii) Tax on items which are tax deductible and allowances (net)	-	-
	(iii) Tax on bought forward losses set off	-	-
	(iv) Difference on account of Minimum Alternate Tax	-	-
	(v) Minimum Alternate Tax Utilised	(4.41)	(2.54)
	<b>Total effect of tax adjustments [(i) to (v)]</b>	<b>(3.90)</b>	<b>(2.55)</b>
(e)	Current Tax expense recognised during the year (c as adjusted by d)	5.88	4.09
	Prior Period Adjustments	-	-
	Deferred Tax expense Charged (recognised) during the year	-	-
	<b>Total tax expense recognised during the year</b>	<b>5.88</b>	<b>4.09</b>
(f)	<b>Effective tax rate (e/a)</b>	<b>15.64%</b>	<b>16.02%</b>



**(C) Components of deferred tax assets not recognised in Balance Sheet and Statement of Profit or Loss:**

Sr.no.	Particulars	Rs. In lakhs			
		Deferred Tax as at		Adjustment for the year	
		31-03-2023	31-03-2022	2022-23	2021-22
(a)	MAT Credit Entitlement - Deferred Tax Asset	-	4.39	(4.39)	(2.54)
(b)	Long Term Capital Loss	2.39	2.39	-	-
(c)	Investment Property	8.42	8.10	0.32	0.32
	<b>Deferred tax (expenses)/income (not recognised)</b>				
	<b>Net deferred tax assets (not recognised)</b>	<b>10.81</b>	<b>14.88</b>	<b>(4.07)</b>	<b>(2.22)</b>

The Deferred Tax asset as disclosed above, not recognised in the Financial Statement, as a matter of prudence. Accordingly no amounts charged or recognised in the statement of profit and loss. There are no deferred tax liabilities.

**(D) Reconciliation of deferred tax (assets)/liabilities:**

The question of reconciliation of deferred tax assets & liability does not arise, since the same are not recognised in the financial statement.

**(E) Tax adjustments made directly to Equity**

There are no adjustments pertaining to current and deferred tax adjustment directly charged or credited directly to Equity for the year and also for the comparative periods.

**(F) Reconciliation of Income Tax Paid**

Sr.no.	Particulars	As at 31st March 2023	As at 31st March 2022
(a)	At the beginning of the year (Paid or Provision)	0.09	(0.59)
(b)	Charge for the year	(5.88)	(4.09)
(c)	Charge for the previous year adjusted	-	-
(d)	Tax Paid (net of refund received/Adjustment) during the year	6.24	4.77
(e)	At the end of the year (Paid or provision -net)	0.45	0.09

The amount as per (e) above is net of amounts as per Note 3 and 15 of Financial Statement.

**(G) Disclosure of Temporary Difference, unused tax credits and unused tax losses for which no deferred tax asset is recognised in the Balance Sheet (Expiry date if any, given within Brackets with amounts involved therein as at 31st March 2023)**

Sr.no.	Particulars	As at 31st March 2023	As at 31st March 2022
(a)	Unused Loss under the head Long Term Capital Gains (expiry date: A Y 2024-25)	11.51	11.51
(b)	Temporary Difference on account of Depreciation on Investment Property (No expiry dates)	40.48	38.94
(c)	Unused Tax Credit i.e Credit available on account of Minimum Alternate Tax (Yearwise Breakup: Not applicable, since utilised in full)	-	4.39

**(H) Applying the tax rate to arrive at the Tax Liability:**

The Company has not yet decided whether to avail the option of computation of tax as provided under section 115BAA of Income Tax Act 1961. The Company has not got time upto the due date to file the return of income, to avail the option. Considering the fact that the aforesaid option, once exercised, is not reversible, the Company will decide the same, before filing the return of income. Accordingly, the tax expenses arrived at, under the normal provisions of the Income Tax Act 1961.



12	The Company does not have any other pending litigations which would impact its financial position .
13	The Company has, in all material aspects, an adequate internal financial control system over financial reporting and such internal financial controls over financial reporting were operating effectively as on 31st March, 2023.
14	The Company does not have any long term contracts including derivatives contracts for which there were any material foreseeable losses.
15	There were no amounts which were required to be transferred to Investor Education and Protection Fund by the Company.


Place:Manipal  
Date: 19th May 2023

  
Prabhakar Pal S  
Director  
DIN - 02966362

  
P Vaman Malhya  
Director  
DIN: 00120272



As per our report of even date  
For N P Pai & Co.,  
Chartered Accountants  
Firm Registration No.115271W

  
CA Padmanabha Pai  
Proprietor  
Membership No.039351

