

Date: May 10, 2024

To,
Bombay Stock Exchange Limited
Listing Department,
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai 400 001
Scrip Code : 533090
Scrip ID : EXCEL

To,
National Stock Exchange of India Limited
Listing & Compliance Department,
Exchange Plaza, Plot No. C/1, G Block
Bandra-Kurla Complex, Bandra (East)
Mumbai 400 051
Trading Symbol : EXCEL

Fax No : 2272 3121 / 2272 2037

Fax No : 2659 8348 / 2659 8237 / 38

SUB: Declaration of Audit Financial Results for the Quarter and Year ended March 31, 2024, on both Standalone and Consolidated basis along with Auditors Report.

Dear Sir(s)/ Madam,

Pursuant to Regulation 33(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board of Directors of the Company at its meeting held today has considered and approved the enclosed Audit Financial Results of the Company for the Quarter and Year ended March 31, 2024, on both Standalone and Consolidated basis.

In compliance of Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended and SEBI Circular no. CIR/CFD/CMD/56/2016 dated May 27, 2016, we hereby declare that the Statutory Auditors of the Company, namely, M/s. Bhattar & Co., Chartered Accountants, have issued Auditors Report of the Company, for the year ended March 31, 2024, on Standalone and Consolidated basis.

You are requested to take the above information on records and disseminate the same on your respective websites.

Thanking you
Yours faithfully
For Excel Realty N Infra Limited

LAKHMENDRA Digitally signed by
LAKHMENDRA
CHAMANLAL CHAMANLAL KHURANA
KHURANA Date: 2024.05.10
11:12:49 +05'30'

Lakhmendra Khurana

Managing Director

DIN: 00623015

Place: Mumbai

Annexure-1

Part I - Statement of Standalone / Consolidated financial Results for Year Ended 31/03/2024					
Particulars	(Rs. in Lacs except EPS data)				
	Standalone				
	3 months ended (31/03/2024)	3 months ended (31/12/2023)	3 months ended (31/03/2023)	12 months ended (31/03/2024)	12 months ended (31/03/2023)
	(Unaudited)	(Unaudited)	(Unaudited)	(audited)	(audited)
1. Income from Operations					
(a) Revenue from Operations	61.35	61.35	73.62	257.68	645.29
(b) Other Operating Income	-	-	-	-	-
(C) Other Income	117.83	99.35	8.71	360.77	365.67
Total Revenue	179.18	160.70	82.33	618.45	1,010.96
2. Expenses					
(a) Cost of Materials consumed	-	-	-	-	-
(b) Purchase of stock-in-trade	58.27	67.10	47.22	236.40	634.75
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(3.05)	(11.88)	19.04	(9.48)	(7.02)
(d) Employee benefits expense	(28.73)	24.70	9.55	39.24	24.07
(e) Depreciation and amortisation expense	4.25	4.24	3.48	16.98	18.99
(f) Other expenses (Any item exceeding 10% of the total expenses relating to continuing operations to be shown separately)	127.11	20.27	251.59	189.85	313.16
(g) Finance Cost	0.51	0.15	2.10	1.43	3.44
Total Expenses	158.35	104.58	332.98	474.41	987.39
3. Profit / (Loss) before exceptional items, Extra ordinary items & tax (1-2)	20.83	56.12	(250.65)	144.04	23.57
4. Exceptional Items	-	-	-	-	-
4. Profit / (Loss) before Extraordinary items & tax (3-4)	20.83	56.12	(250.65)	144.04	23.57
5. Extraordinary items	-	-	8.80	-	239.01
6. Profit / (Loss) before tax (4-5)	20.83	56.12	(259.45)	144.04	262.58
7. Tax Expenses					
(a) Current taxes	(2.01)	9.35	(44.29)	18.28	5.75
(b) Deferred Taxes	(2.03)	14.03	(40.69)	22.47	8.81
(c) Previous Year Taxes	0.02	0.45	0.07	0.94	0.61
(d) MAT Credit Entitlement	-	15.20	-	15.20	-
8. Net Profit / (Loss) for the period from Continuing Operation(6-7)	22.84	46.77	(215.16)	125.76	256.83
9. Profit / (Loss) for the period from discontinuing Operation	-	-	-	-	-
10. Taxes Expense of discontinuing operation	-	-	-	-	-
11. Net Profit / (Loss) for the period from discontinuing Operation	-	-	-	-	-
12. Profit for the period (8+11)	22.84	46.77	(215.16)	125.76	256.83
13. Share of Profit / (loss) of associates*	-	-	-	-	-
14. Minority Interest*	-	-	-	-	-
15. Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (12-13-14)	22.84	46.77	(215.16)	125.76	256.83
16. Other Comprehensive income net of taxes					
A. (i) Items that will be reclassified to profit or loss					
Foreign exchange gain /loss	-	-	-	-	-
Currency Translation reserve	-	-	-	-	-
(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-
B. (i) Items that will not be reclassified to profit or loss					
Actuarial Gain/Loss	(1.52)	1.31	13.77	2.41	7.57
Deferred tax on Actuarial Gain/Loss	0.36	(0.32)	(3.40)	(0.60)	(1.89)
(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-
17. Total Comprehensive income for the period	21.68	45.78	(204.79)	127.57	262.51
18. Paid-up equity share capital (face Value of Re.1/- each)	14,106.95	14,106.95	14,106.95	14,106.95	14,106.95
19. Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	3,118.70	2,991.11
20. I Earning Per Share (before extraordinary items) (of Re.1/- each) (not annualised):					
(a) Basic	0.01	0.01	(0.02)	0.01	0.02
(b) Diluted	0.01	0.01	(0.02)	0.01	0.02
21. II Earning Per Share (after extraordinary items) (of Re.1/- each) (not annualised):					
(a) Basic	0.01	0.01	(0.02)	0.01	0.02
(b) Diluted	0.01	0.01	(0.02)	0.01	0.02
See accompanying note to the Financial Results					

Place : Mumbai
Date : May 10, 2024

For and on behalf of Board of Directors


Lakhmendra Khurana
Chairman & Managing Director
DIN: 00623015

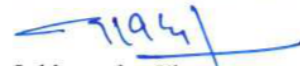
Notes -Standalone Financial Statement

1. The above statement has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on May 10, 2024.
2. The unaudited standalone financial results of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) prescribed under Section 133 of Companies Act, 2013 ("The Act") read with the relevant rules thereunder and other recognised accounting practices and policies to the extent applicable.
3. The Result and the Auditor's Report report is available on company website www.excel-infoways.com as well as BSE website www.bseindia.com and NSE website www.nseindia.com.
4. Figures of the earlier periods have been regrouped / recast / reclassified wherever necessary .
5. The Company has reported segment information as per Indian Accounting Standard 108 "Operating Segments" (IND AS 108) read with SEBI's circular CIR/CFD/FAC/62/2016 dated 05 July 2016. The Company is in the Business of IT sales, Infrastructure and Trading, the segment wise reporting have been furnished.
6. In terms of SEBI Circular CIR/CFD/CMD56/2016 dated May 27, 2016 the Company hereby declares that the Auditors have issued an Audit Report with an unmodified opinion on annual financial results for the year ended March 31,2023.
7. Figures for the quarter ended March 31, 2024 and the corresponding quarter ended in the previous year as reported in these financial results are the balancing figures between audited figures in respect of the full financial year and the published year to date figures upto the end of the third quarter of the relevant financial year. Also the figures upto the end of the third quarter had only been reviewed and not subject to audit.

Place : Mumbai

Date : May 10, 2024

For and on behalf of Board of Directors



Lakhmendra Khurana
Chairman & Managing Director
DIN: 00623015

Standalone/ Consolidated Segment wise Revenue, Results and Capital Employed for the Year ended March 31, 2024

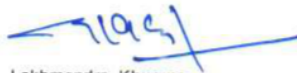
(Rs. in Lacs)

Particulars	Standalone				
	3 months ended (31/03/2024)	3 months ended (31/12/2023)	3 months ended (31/03/2023)	12 months ended (31/03/2024)	12 months ended (31/03/2023)
	(Unaudited)	(Unaudited)	(Unaudited)	(audited)	(audited)
I. Segment Revenue					
(net sale/income from each segment should be disclosed under this head)					
(a) IT Sales	-	-	-	-	-
(b) Infra Activity	61.35	61.35	73.62	257.68	122.71
(c) Trading activity	-	-	-	-	522.58
	61.35	61.35	73.62	257.68	645.29
Less: Inter Segment Revenue	-	-	-	-	-
Net sales/Income From Operations	61.35	61.35	73.62	257.68	645.29
2. Segment Results (Profit) + / Loss (-) before tax and interest from Each segment)					
(a) IT Sales	-	-	-	-	-
(b) Infra Activity	(10.29)	(20.08)	(4.20)	(54.74)	(34.93)
(c) Trading activity	0.69	(14.33)	(3.22)	(19.01)	(122.14)
Total	(9.60)	(34.41)	(7.42)	(73.75)	(157.07)
Less: i) Finance Cost	(0.23)	0.15	0.23	0.68	3.44
ii) Other Un-allocable Expenditure net off	71.72	20.55	251.88	132.82	181.59
Add	-	-	-	-	-
iii) Un-allocable income	101.92	111.24	0.08	351.29	604.68
Total Profit Before Tax	20.83	56.12	(259.45)	144.04	262.58
3. Capital Employed					
(Segment assets - Segment Liabilities)					
(a) IT Sales					
Segment Assets	2,548.04	2,596.21	3,199.35	2,548.04	3,199.35
Segment Liabilities	32.05	31.57	8.40	32.05	8.40
Capital Employed	2,515.99	2,564.64	3,190.95	2,515.99	3,190.96
(b) Infra Activity					
Segment Assets	6,916.78	8,716.47	11,800.19	6,916.78	11,800.19
Segment Liabilities	182.11	182.11	182.11	182.11	182.11
Capital Employed	6,734.67	8,534.36	11,618.08	6,734.67	11,618.08
(c) Trading activity					
Segment Assets	93.42	93.42	237.90	93.42	237.90
Segment Liabilities	-	-	-	-	-
Capital Employed	93.42	93.42	237.90	93.42	237.90
(d) Unallocated					
Segment Assets	8,001.49	6,525.13	2,553.09	8,001.49	2,553.09
Segment Liabilities	119.92	516.57	501.96	119.92	501.96
Capital Employed	7,881.57	6,008.57	2,051.13	7,881.57	2,051.13
Total	17,225.65	17,200.99	17,098.07	17,225.65	17,098.07

Place : Mumbai

Date : May 10, 2024

For and on behalf of Board of Directors



Lakhmendra Khurana
Chairman & Managing Director
DIN: 00623015

EXCEL REALTY N INFRA LTD. (Formerly known as Excel infoways Ltd.)
Standalone Cash Flow Statement for the year ended 31 March, 2024

Particulars	For the year ended 31 March, 2024		For the year ended 31 March, 2023	
	Amount (Rs.'000)	Amount (Rs.'000)	Amount (Rs.'000)	Amount (Rs.'000)
A. Cash flow from operating activities				
Net Profit / (Loss) before extraordinary items and tax	14,404.49		26,257.90	
<i>Adjustments for:</i>				
Depreciation and amortisation	1,698.04		1,899.37	
Finance costs	142.64		344.58	
Interest income	(32,852.18)		(6,175.37)	
Operating profit / (loss)		(16,607.02)		22,326.48
<i>Adjustments for (increase) / decrease in operating assets:</i>				
Trade receivables	(30,031.59)		52,831.48	
Trade Payables	2,579.69		(57,765.16)	
Inventory	(948.39)		(702.33)	
Non current assets	318,355.31		565,939.61	
Long-term loans and advances	(313,483.30)		(145,990.77)	
Other financial Assets	0.00		0.00	
<i>Adjustments for increase / (decrease) in operating liabilities:</i>				
Other current liabilities	(37,560.14)		17,803.43	
Actuarial Gain	1,421.02		1,240.04	
Cash generated from operations		(59,667.41)		433,356.30
Net income tax (paid) / refunds		(76,274.43)		455,682.78
		0.00		0.00
Net cash flow from / (used in) operating activities		(76,274.43)		455,682.78
B. Cash flow from investing activities				
Addition in Fixed Assets	1,545.40		11,582.40	
Change in investments	(29.00)		(429,275.00)	
Interest received				
- Others	32,852.18		6,175.37	
Net cash flow from / (used in) investing activities		34,368.58		(411,517.23)
		34,368.58		(411,517.23)
C. Cash flow from financing activities				
Changes in borrowings	(643.73)		(1,834.87)	
Finance cost	(142.64)		(344.58)	
Net cash flow from / (used in) financing activities		(786.37)		(2,179.46)
		(786.37)		(2,179.46)
Net increase / (decrease) in Cash and cash equivalents (A+B+C)		(42,692.22)		41,986.09
Cash and cash equivalents at the beginning of the year		56,212.34		14,226.25
Cash and cash equivalents at the end of the year		13,520.13		56,212.34

For and on behalf of the Board of Directors



Lakhmendra Khurana
Chairman and
Managing Director
DIN: 00623015

Place : Mumbai
Date : 10/05/2024

Part I - Statement of Standalone / Consolidated financial Results for Year Ended 31/03/2024					
Particulars	Consolidated				
	(Rs. in Lacs except EPS data)				
	3 months ended (31/03/2024)	3 months ended (31/12/2023)	3 months ended (31/03/2023)	12 months ended (31/03/2024)	12 months ended (31/03/2023)
	(Unaudited)	(Unaudited)	(Unaudited)	(audited)	(audited)
1. Income from Operations					
(a) Revenue from Operations	58.32	64.38	83.87	257.68	655.54
(b) Other Operating Income	-	-	-	-	-
(c) Other Income	119.55	93.57	24.49	342.14	75.09
Total Revenue	177.87	157.95	108.36	599.82	730.63
2. Expenses					
(a) Cost of Materials consumed	-	-	-	-	-
(b) Purchase of stock-in-trade	58.27	67.10	47.22	236.40	634.75
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(3.05)	(11.88)	19.04	(9.48)	(7.02)
(d) Employee benefits expense	(26.62)	24.70	9.55	43.63	28.46
(e) Depreciation and amortisation expense	4.25	4.24	3.48	16.98	18.99
(f) Other expenses (Any item exceeding 10% of the total expenses relating to continuing operations to be shown separately)	129.15	22.34	255.86	195.82	318.71
(g) Finance Cost	0.51	0.15	2.10	1.43	3.44
Total Expenses	162.50	106.65	337.25	484.77	997.33
3. Profit / (Loss) before exceptional items, Extra ordinary items & tax (1-2)	15.37	51.30	(228.89)	115.05	(266.70)
4. Exceptional Items	-	-	-	-	-
4. Profit / (Loss) before Extraordinary items & tax (3-4)	15.37	51.30	(228.89)	115.05	(266.70)
5. Extraordinary items	-	-	8.80	-	239.01
6. Profit / (Loss) before tax (4-5)	15.37	51.30	(237.69)	115.05	(27.69)
7. Tax Expenses	(2.01)	9.35	(44.29)	18.28	5.75
(a) Current taxes	(2.03)	14.03	(40.69)	22.47	8.81
(b) Deferred Taxes	0.02	0.45	0.07	0.94	0.61
(c) Previous Year Taxes	-	15.20	-	15.20	-
(d) MAT Credit Entitlement	-	(20.33)	(3.67)	(20.33)	(3.67)
8. Net Profit / (Loss) for the period from Continuing Operation(6 - 7)	17.38	41.95	(193.40)	96.77	(33.44)
9. Profit / (Loss) for the period from discontinuing Operation	-	-	-	-	-
10. Taxes Expense of discontinuing operation	-	-	-	-	-
11. Net Profit / (Loss) for the period from discontinuing Operation	-	-	-	-	-
12. Profit for the period (8+11)	17.38	41.95	(193.40)	96.77	(33.44)
13. Share of Profit / (loss) of associates*	-	-	-	-	-
14. Minority Interest*	-	-	-	-	-
15. Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (12 - 13 - 14)	17.38	41.95	(193.40)	96.77	(33.44)
16. Other Comprehensive income net of taxes					
A. (i) Items that will be reclassified to profit or loss					
Foreign exchange gain /loss	5.67	5.78	(23.00)	31.84	290.58
Currency Translation reserve	-	-	-	-	-
(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-
B. (i) Items that will not be reclassified to profit or loss					
Actuarial Gain/Loss	(1.52)	1.31	13.77	2.41	7.57
Deffered tax on Actuarial Gain/loss	0.36	(0.32)	(3.40)	(0.60)	(1.89)
(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-
17. Total Comprehensive income for the period	21.89	46.74	(206.03)	130.42	262.82
18. Paid-up equity share capital (face Value of Re.1/- each)	14,106.95	14,106.95	14,106.95	14,106.95	14,106.95
19. Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	3,125.46	3,033.14
20. i Earning Per Share (before extraordinary items) (of Re 1/- each) (not annualised):					
(a) Basic	0.01	0.01	(0.01)	0.01	(0.01)
(b) Diluted	0.01	0.01	(0.01)	0.01	(0.01)
21. ii Earning Per Share (after extraordinary items) (of Re 1/- each) (not annualised):					
(a) Basic	0.01	0.01	(0.01)	0.01	(0.01)
(b) Diluted	0.01	0.01	(0.01)	0.01	(0.01)
See accompanying note to the Financial Results					

Place : Mumbai
Date : May 10, 2024

For and on behalf of Board of Directors


Lakhmendra Khurana
Chairman & Managing Director
DIN: 00623015


Notes -Consolidated Financial Statement

1. The above statement has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on May 10, 2024.
2. The audited consolidated financial results of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) prescribed under Section 133 of Companies Act, 2013 ('The Act') read with the relevant rules thereunder and other recognised accounting practices and policies to the extent applicable,
3. The Result and the Auditor's Report report is available on company website www.excel-infoways.com as well as BSE website www.bseindia.com and NSE website www.nseindia.com .
4. Figures of the earlier periods have been regrouped / recast / reclassified wherever necessary .
5. The Company has reported segment information as per Indian Accounting Standard 108 "Operating Segments" (IND AS 108) read with SEBI's circular CIR/CFD/FAC/62/2016 dated 05 July 2016. The Company is in the Business of IT sales, Infrastructure and Trading, the segment vise reporting have been furnished.

Place: Mumbai

Date: May 10, 2024

For and on behalf of Board of Directors



Lakhmendra Khurana
Chairman & Managing Director
DIN No.: 00623015

Standalone/ Consolidated Segment wise Revenue, Results and Capital Employed for the Year ended March 31, 2024

(Rs. In Lacs)

Particulars	Consolidated				
	3 months ended (31/03/2024)	3 months ended (31/12/2023)	3 months ended (31/03/2023)	12 months ended (31/03/2024)	12 months ended (31/03/2023)
	(Unaudited)	(Unaudited)	(Unaudited)	(audited)	(audited)
I. Segment Revenue					
(net sale/income from each segment should be disclosed under this head)					
(a) IT Sales	-	-	-	-	-
(b) Infra Activity	61.35	61.35	73.62	257.68	122.71
(c) Trading activity	-	-	-	-	522.58
	61.35	61.35	73.62	257.68	645.29
Loss: Inter Segment Revenue	-	-	-	-	-
Net sales/income From Operations	61.35	61.35	73.62	257.68	645.29
2. Segment Results (Profit) + / Loss (-) before tax and interest from Each segment)					
(a) IT Sales	-	-	-	-	-
(b) Infra Activity	(10.29)	(20.08)	(4.20)	(54.74)	(36.14)
(c) Trading activity	0.69	(14.33)	(3.22)	(19.01)	(116.75)
Total	(9.60)	(34.41)	(7.42)	(73.75)	(152.89)
Less: i) Finance Cost	(0.23)	0.15	0.23	0.68	3.44
ii) Other Un-allocable Expenditure net off	68.87	20.55	230.12	129.97	185.46
Artd	-	-	-	-	-
iii) Un-allocable income	93.61	106.42	0.08	319.45	314.11
Total Profit Before Tax	15.37	51.30	(237.69)	115.05	(27.68)
3. Capital Employed (Segment assets - Segment Liabilities)					
(a) IT Sales					
Segment Assets	2,479.36	2,591.17	3,171.50	2,479.36	3,171.50
Segment Liabilities	32.41	31.57	8.75	32.41	8.75
Capital Employed	2,446.95	2,559.61	3,162.75	2,446.95	3,162.75
(b) Infra Activity					
Segment Assets	6,916.78	8,716.47	11,800.19	6,916.78	11,800.19
Segment Liabilities	182.11	182.11	182.11	182.11	182.11
Capital Employed	6,734.67	8,534.36	11,618.08	6,734.67	11,618.08
(c) Trading activity					
Segment Assets	93.42	93.42	237.90	93.42	237.90
Segment Liabilities	-	-	-	-	-
Capital Employed	93.42	93.42	237.90	93.42	237.90
(d) Unallocated					
Segment Assets	8,077.30	6,551.30	2,623.32	8,077.30	2,623.32
Segment Liabilities	119.92	516.57	501.96	119.92	501.96
Capital Employed	7,957.38	6,034.73	2,121.36	7,957.38	2,121.36
Total	17,232.42	17,222.12	17,140.09	17,232.42	17,140.09

Place : Mumbai

Date : May 10, 2024

For and on behalf of Board of Directors




Lakhmendra Khurana
Chairman & Managing Director
DIN: 00623015

EXCEL REALTY N INFRA LTD. (Formely known as Excel infoways Ltd.)
Consolidated Cash Flow Statement for the year ended 31 March, 2024

Particulars	For the year ended 31 March, 2024		For the year ended 31 March, 2023	
	Amount (Rs.'000)	Amount (Rs.'000)	Amount (Rs.'000)	Amount (Rs.'000)
A. Cash flow from operating activities				
Net Profit / (Loss) before extraordinary items and tax	11,505.54		(2,768.23)	
<i>Adjustments for:</i>				
Depreciation and amortisation	1,698.04		1,899.37	
Finance costs	142.64		344.58	
Interest income	(32,852.18)		(6,175.37)	
Operating profit / (loss)		(19,505.96)		(6,699.65)
<i>Adjustments for (increase) / decrease in operating assets:</i>				
Trade receivables			52,831.48	
Trade Payables	(30,031.59)		(57,762.39)	
Inventory	2,580.22		(702.33)	
Non current assets	(948.39)			
Long-term loans and advances	318,410.50		565,939.61	
Other financial Assets	309,400.84		(144,827.05)	
Other financial Assets	0.00		0.00	
<i>Adjustments for increase / (decrease) in operating liabilities:</i>				
Other current liabilities				
Currency Transation Reserve	(33,032.07)		13,330.57	
Acturian Gain	(626.74)		33,157.71	
	1,365.82		1,184.84	
Cash generated from operations		(51,683.09)		463,152.45
Net income tax (paid) / refunds		(71,189.05)		456,452.80
		0.00		0.00
Net cash flow from / (used in) operating activities	A	(71,189.05)		456,452.80
B. Cash flow from investing activities				
Addition in Fixed Assets	1,545.40		11,582.40	
Change in investments	0.00		(429,100.00)	
Interest received				
- Others	32,852.18		6,175.37	
Net cash flow from / (used in) investing activities	B	34,397.58		(411,342.23)
		34,397.58		(411,342.23)
C. Cash flow from financing activities				
Changes in borrowings	(643.73)		(1,834.87)	
Finance cost	(142.64)		(344.58)	
Net cash flow from / (used in) financing activities	C	(786.37)		(2,179.46)
		(786.37)		(2,179.46)
Net increase / (decrease) in Cash and cash equivalents (A+B+C)		(37,577.84)		42,931.10
Cash and cash equivalents at the beginning of the year		60,847.79		17,916.69
Cash and cash equivalents at the end of the year		23,269.95		60,847.79

For and on behalf of the Board of Directors



Lakhmendra Khurana
Chairman and
Managing Director
DIN: 00623015

Place : Mumbai
Date : 10/05/2024

Statement of Assets and Liabilities

(Rs. In Lacs)

S. No	Particulars	Standalone 31.03.2024 (Audited)	Standalone 31.03.2023 (Audited)	Consolidated 31.03.2024 (Audited)	Consolidated 31.03.2023 (Audited)
1	ASSETS				
	Non-current assets				
	(a) Property, Plant & Machinery	843.73	859.18	843.73	859.18
	(b) Capital work - in - progress				
	(c) Other Intangible Assets				
	(d) Intangible assets under development				
	(e) Investment in property				
	(f) Financial assets	5186.43	5186.43	5186.43	5186.43
	(i) Investments	21.79	21.50	0.10	0.10
	(iii) Other financial assets				
	(g) Other Non current Assets	2070.62	5301.83	2070.62	5301.83
	Total Non current assets (A)	8122.57	11368.94	8100.88	11347.54
	Current assets				
	(a) Inventories	39.17	29.69	39.17	29.69
	(b) Financial Assets				
	(i) Trade Receivables	536.07	235.76	536.07	235.76
	(ii) Cash & Cash Equivalents	135.20	562.12	232.70	608.48
	(iii) Loans & advances	8432.86	5298.02	8364.18	5270.17
	(iv) Other financial assets				
	(c) Other current assets	293.86	293.86	293.86	293.86
	Total current assets (B)	9437.16	6419.45	9465.98	6437.96
	Total Assets (A+B)	17559.73	17788.39	17566.86	17785.50
2	EQUITY AND LIABILITIES				
	EQUITY				
	(a) Equity Share Capital	14106.95	14106.95	14106.95	14106.95
	(b) Other Equity	3118.69	2991.11	3125.46	3033.14
	Total Equity ('C)	17225.64	17098.06	17232.41	17140.09
	LIABILITIES				
	Non-Current Liabilities				
	Financial Liabilities				
	(a) Loan Liability	0.00	7.12	0.00	7.12
	(b) Deferred Tax Liability	50.30	48.76	50.30	48.76
	Total Non Current Liability (D)	50.30	55.88	50.30	55.88
	Current liabilities				
	(a) Financial Liabilities				
	(i) Borrowings	3.96	3.28	3.96	3.28
	(ii) Trade Payables				
	Payable to micro and small enterprises				
	Payable to other than micro and small enterprises	214.17	188.37	214.53	188.73
	(b) Provisions	65.66	442.80	65.66	397.52
	Total liabilities (E)	283.79	634.45	284.15	589.53
	TOTAL-EQUITY AND LIABILITIES (C+D+E)	17559.73	17788.39	17566.86	17785.50

Place : Mumbai

Date : May 10, 2024

For and on behalf of Board of Directors


 Lakhmendra Khurana
 Chairman and Managing Director
 DIN: 00623015



Bhatter & Company

CHARTERED ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT

To the Members of Excel Realty n Infra Limited

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the standalone financial statements of **Excel Realty N Infra Ltd** ("the Company"), which comprise the standalone balance sheet as at 31st March 2024, and the standalone statement of profit and loss (including other comprehensive income), standalone statement of changes in equity and standalone statement of cash flows for the year then ended, and notes to the standalone financial statements, including a summary of the significant accounting policies and other explanatory information

Subject to the basis of emphasis of matter para, In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March 2024, and profit and other comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

Emphasis of Matter

Please refer note no. 17 of the financial statement.

As per Ind AS 109 "Financial Instrument" the company is required to consider "Provision for Expected Credit Loss" on all financial assets based on expected probability of recoverability of such financial instrument. During the year, the company has provided Rs. 25.61 Lakh as Expected Credit Loss (ECL).

For balance advances, We are unable to comment on the recovery of the such financial instrument, the management is following up with the parties.

Due to long outstanding the above advances the management should be considered the same for ECL or discounted as per term and conditions.



Management's Responsibility for the Standalone Financial Statements

The Company's management and Board of Directors are responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the state of affairs, profit/loss and other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act. 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 standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone 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 standalone financial statements.

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

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.



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

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

Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

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

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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditors' Report) Order, 2016 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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 standalone balance sheet, the standalone statement of profit and loss (including other comprehensive income), the standalone statement of changes in equity and the standalone statement of cash flows dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid standalone financial statements comply with the Ind AS specified under Section 133 of the Act. Except IND AS 109 "Financial Instrument" refer emphasis of matter para.
- e) On the basis of the written representations received from the directors as on 31st March 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March 2024 from being appointed as a director in terms of Section 164(2) of the Act.
- f) With respect to the other matters to be included in Auditor's Report in accordance with the requirements of section 197 (16) of the Act, as amended : In our opinion and to the best of our information and according to the explanation given to us, the remuneration paid by the company to its directors during the year is in accordance with the provisions of section 197 of the Act.
- g) With respect to the adequacy of the internal financial controls with reference to financial statements 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 the Auditors' 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 has disclosed the impact of pending litigations as at 31 March 2024 on its financial position in its standalone financial statements.
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses
- iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company
- iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) 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 or entity, including foreign entity ("Intermediaries"), 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;
- (b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), 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;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

For M/s. Bhatte & Company
Chartered Accountants
Firm Registration No: 131092W



Daulal H. Bhatte
Proprietor
Membership No: 016937
UDIN- 24016937BKBYKW8036



Place:-Mumbai
Date: 10/05/2024

ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Excel Realty N Infra Limited of even date)

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

We have audited the internal financial controls over financial reporting of **Excel Realty N Infra Ltd** (the "Company") as of March 31, 2024 in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Management of the Company 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 (the "ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

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

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

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



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 or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

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, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2024, based on the criteria for internal financial control over financial reporting 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 ICAI.

For M/s. Bhatte & Company
Chartered Accountants
Firm Registration No: 131092W

Daulal H. Bhatte

Daulal H. Bhatte
Proprietor
Membership No: 016937
UDIN- 24016937BKBYKW8036

Place:-Mumbai
Date: 10/05/2024



ANNEXURE 'B' TO THE INDEPENDENT AUDITOR'S REPORT (Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of **Excel Realty N Infra Ltd** of even date)

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

i. In respect of the Company's Property, Plant and Equipment and Intangible Assets:

(a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and relevant details of right-of-use assets.

(B) The Company does not own any intangible assets.

(b) The Company has a program of physical verification of Property, Plant and Equipment and right-of-use assets so to cover all the assets once every three years which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. Pursuant to the program, certain Property, Plant and Equipment were due for verification during the year and were physically verified by the Management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

(c) In respect of immovable property, title deeds of all the immovable properties are in the name of the company.

(d) The Company has not revalued any of its Property, Plant and Equipment (including right-of-use assets) and intangible assets during the year.

(e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2024 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

ii. (a) The Company is maintaining the proper records of inventory.

(b) The Company has not been sanctioned working capital limits in excess of ₹ 5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.

iii. The Company has not made investments in, companies, firms, Limited Liability Partnerships during the year and hence clause 3(iii) of the order is not applicable to the Company

iv. The Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of loans granted, investments made and guarantees and securities provided, as applicable.

v. The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.



- vi. The maintenance of cost records has not been specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013 for the business activities carried out by the Company. Hence, reporting under clause (vi) of the Order is not applicable to the Company.
- vii. In respect of statutory dues:
- (a) In our opinion, the Company has generally been regular in depositing undisputed statutory dues, including Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues applicable to it with the appropriate authorities.
- There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues in arrears as at March 31, 2024 for a period of more than six months from the date they became payable.
- (b) According to the information and explanation provided us, no undisputed amounts payable in respect of provident fund, Employees' state Insurance, Income tax, Sales Tax, Service Tax, Goods and Service Tax, Duty of Custom, Duty of Excise, Value Added Tax, Cess and other Statutory Dues were outstanding, at the year end, for a period of more than six month from the date they became payable.
- viii. There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- ix. a. The Company has not taken any loans or other borrowings from any lender. Hence reporting under clause 3(ix)(a) of the Order is not applicable.
- b. The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- c. The Company has not taken any term loan during the year and there are no outstanding term loans at the beginning of the year and hence, reporting under clause 3(ix)(c) of the Order is not applicable.
- d. On an overall examination of the financial statements of the Company, funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.
- e. On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries.
- f. The Company has not raised any loans during the year and hence reporting on clause 3(ix)(f) of the Order is not applicable.



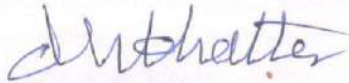
- x. a. The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.
- b. During the year, the Company has not made any preferential allotment of shares and related requirement of section 42 and 62 of the Companies Act have been complied and during the year the company has not issued any convertible debentures (fully or partly or optionally).
- xi. a. No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- b. No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- c. As per Management Representation the has not received any whistle blower complaints during the year and hence clause 3(xi) (c) is not applicable to the Company.
- xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.
- xiii. (a) In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.
- (b) We have considered, the internal audit reports for the year under audit, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.
- xiv. In our opinion during the year the Company has not entered into any non-cash transactions with its Directors or persons connected with its directors. and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.
- xv. (a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.
- (b) In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.
- xvi. There has been no resignation of the statutory auditors of the Company during the year.
- xvii. On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of



balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

- xix. As per section 135 of the Companies Act 2013, the company is not liable to contribute toward CSR yet, accordingly clause 3(xx)(a)(b) of the order is not applicable to the Company.

For M/s. Bhatler & Company
Chartered Accountants
Firm Registration No: 131092W



Daulal H. Bhatler
Proprietor
Membership No: 016937
UDIN- 24016937BKBYKW8036



Place:-Mumbai
Date: 10/05/2024



Bhatter & Company

CHARTERED ACCOUNTANTS

To the Members of Excel Realty n Infra Limited

Report on the Audit of Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Excel Realty n Infra Limited (hereinafter referred to as the "Holding Company") and its subsidiary (Holding Company and its subsidiary together referred to as "the Group"), which comprise the consolidated balance sheet as at 31st March 2024, and the consolidated statement of profit and loss (including other comprehensive income), consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of reports of other auditors on separate financial statements of such subsidiary were audited by the other auditors, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at 31st March 2024, of its consolidated profit and other comprehensive income, consolidated changes in equity and consolidated cash flows for the year then ended.

Basis for Opinion

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

Emphasis of Matter

Please refer note no. 17 of the financial statement.

As per Ind AS 109 "Financial Instrument" the company is required to consider "Provision for Expected Credit Loss" on all financial assets based on expected probability of recoverability of such financial instrument. During the year, the company has provided Rs. 25.61 Lakh as Expected Credit Loss (ECL).

For balance advances, We are unable to comment on the recovery of the such financial instrument, the management is following up with the parties.



Due to long outstanding the above advances the management should be considered the same for ECL or discounted as per term and conditions.

Management's and Board of Directors' Responsibilities for the Consolidated Financial Statements.

The Holding Company's Management and Board of Directors are responsible for the preparation and presentation of these consolidated financial statements in term of the requirements of the Act that give a true and fair view of the consolidated state of affairs, consolidated profit / loss and other comprehensive income, consolidated statement of changes in equity and consolidated cash flows of the Group in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act. The respective Management and Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of each company and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Management and Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Management and Board of Directors of the companies included in the Group are responsible for assessing the ability of each company to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group is responsible for overseeing the financial reporting process of each company

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated financial statements.

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is



higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on the internal financial controls with reference to the consolidated financial statements and the operating effectiveness of such controls based on our audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management and Board of Directors.
- Conclude on the appropriateness of Management and Board of Directors use of the going concern basis of accounting in preparation of consolidated financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumption. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results/financial information/financial statements of the entities within the Group, to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of financial information of the Holding Company. For the other entity included in the Statement, which have been audited by the other auditor, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We believe that the audit evidence obtained by us along with the consideration of audit reports of the other auditors is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

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

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



OTHER MATTER

We did not audit the annual financial statements of the subsidiary included in the Statement, whose financial information reflects total asset of Rs. 2576.86 Lacs, as at 31st, March 2024, total revenue of Rs 13.21 lacs, total net profit after tax of Rs. 2.86 lacs total comprehensive income of Rs 2.86 lacs, cash flows of Rs. 37.18 lacs for the year ended on that date as considered in the statement. These annual financial statements have been audited by other auditors whose audit reports have been furnished to us by the management and our opinion in so far as it relates to the amounts and disclosures included in respect of this subsidiary is based solely on the audit report of such other auditor, and the procedures performed by us.

Further, of the subsidiary, which is located outside India, whose annual financial statement have been prepared in accordance with accounting principles generally accepted in it's respective country, which have been audited by other auditor and under generally accepted auditing standards as applicable in it's respective country. The Holding company's management has converted the financial statement of such subsidiary from accounting principle generally accepted in its respective country to accounting principles generally accepted in India. We have audited these conversion adjustments made by the Holding Company's Management. Our opinion is so far as it relates to the amount and disclosures included in respect of this subsidiary is based on the audit report of other auditor and conversion adjustments prepared by the management of the Holding company and audited by us.

Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on work done and the reports of the other auditor and the financial information certified by the Board of Directors

Report on Other Legal and Regulatory Requirements

As required by Section 143(3) of the Act, based on our audit and on the consideration of reports of the other auditor on separate financial statements of such subsidiary as were audited by other auditors, as noted in the 'Other Matters' paragraph, we report, to the extent applicable, 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 of the aforesaid consolidated financial statements.
- b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.
- c) The consolidated balance sheet, the consolidated statement of profit and loss (including other comprehensive income), the consolidated statement of changes in equity and the consolidated statement of cash flows dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
- d) In our opinion, the aforesaid consolidated financial statements comply with the Ind AS specified under Section 133 of the Act.
- e) On the basis of the written representations received from the directors of the Holding Company as on 31st March 2024 taken on record by the Board of Directors of the Holding



Company none of the directors is disqualified as on 31st March 2024 from being appointed as a director in terms of Section 164(2) of the Act.

- f) With respect to the other matters to be included in Auditor's Report in accordance with the requirements of section 197 (16) of the Act, as amended: In our opinion and to the best of our information and according to the explanation given to us, the remuneration paid by the Holding Company to its directors during the year is in accordance with the provisions of section 197 of the Act.
- g) With respect to the adequacy of the internal financial controls with reference to financial statements of the Holding Company, and the operating effectiveness of such controls, refer to our separate Report in "Annexure A"

With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, in our opinion and to the best of our information and According to the explanations given to us and based on. The consideration of the report of the other auditor on separate financial statements of the subsidiary:

- I. The consolidated financial statements disclose the impact of pending litigations as at 31st March 2024 on the consolidated financial position of the Group
- II. The Group did not have any material foreseeable losses on long-term Contracts including derivative contracts during the year ended 31 March 2024.
- III. There has been no delay in transferring amounts to the Investor Education and Protection Fund by the Holding Company during the year ended 31st March 2024.

For M/s. Bhatte & Company
Chartered Accountants
Firm Registration No: 131092W

D. Hatter

Daulal H. Bhatte
Proprietor
Membership No: 016937
UDIN-



Place:-Mumbai
Date:

ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT ON THE CONSOLIDATED FINANCIAL STATEMENTS OF EXCEL REALTY N INFRA LIMITED FOR THE YEAR ENDED 31 MARCH 2024.

Report on the internal financial controls with reference to the aforesaid consolidated financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013.

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

Opinion

In conjunction with our audit of the consolidated financial statements of the Company as of and for the year ended 31st March 2024, we have audited the internal financial controls with reference to consolidated financial statements of Excel Realty N Infra Ltd. (hereinafter referred to as "the Holding Company")

In our opinion, the Holding Company have, in all material respects, adequate internal financial controls with reference to consolidated financial statements and such internal financial controls were operating effectively as at 31st March 2024, based on the internal financial controls with reference to consolidated financial statements criteria established by such companies considering the essential components of such internal controls stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note").

Management's Responsibility for Internal Financial Controls

The respective Company's management and the Board of Directors are responsible for establishing and maintaining internal financial controls with reference to consolidated financial statements based on the criteria established by the respective Company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective 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 (hereinafter referred to as "the Act").

Auditors' Responsibility

Our responsibility is to express an opinion on the internal financial controls with reference to consolidated financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to consolidated financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to consolidated financial statements were established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to consolidated financial statements and their operating -



effectiveness. Our audit of internal financial controls with reference to consolidated financial statements included obtaining an understanding of internal financial controls with reference to consolidated financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of the internal controls based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated 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 internal financial controls with reference to consolidated financial statements.

Meaning of Internal Financial controls with Reference to Consolidated Financial Statements

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

Inherent Limitations of Internal Financial controls with Reference to the consolidated Financial Statements

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

For M/s. Bhatte & Company
Chartered Accountants
Firm Registration No: 131092W

D. Bhatte

Daulal H. Bhatte
Proprietor
Membership No: 016937
UDIN- 24016937BKBYKV1293

Place:-Mumbai
Date: 10/05/2024

