

Reliance Innovative Building Solutions Private Limited

**Financial Statements
2023-24**

Independent Auditor's Report

To The Members of Reliance Innovative Building Solutions Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Reliance Innovative Building Solutions Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2024, and the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of material accounting policies and other explanatory information ("together referred to as "financial statements").

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 accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, and its loss, total comprehensive loss, its cash flows and the changes in equity 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 specified under section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the Auditor's Responsibility 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 Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

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 Act with respect to the preparation of the financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India including 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 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, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor’s Responsibility 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 misstatement 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 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 financial 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 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 the management.
- Conclude on the appropriateness of management’s use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor’s report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor’s report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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 in terms of Section 143(11) of the Act, we give in “Annexure A” a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, based on our audit, 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 Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the relevant books of account.
- d) In our opinion, the aforesaid 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 as on March 31, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2024 from being appointed as a director in terms of Section 164(2) of the Act.
- f) With respect to the adequacy of the internal financial controls over financial reporting of the Company with reference to the financial statements and the operating effectiveness of such controls, refer to our separate Report in “Annexure B”.
- g) With respect to the other matters to be included in the 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 explanations given to us, the Company has not paid any remuneration to its directors during the year is in accordance with the provisions of section 197 of the Act.
- h) With respect to the other matters to be included in the Auditor’s Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. (a) The management has represented to us 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 or entity, including foreign entities (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other 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 to us that to the best of its knowledge and belief no funds have been received by the Company from any person or entity, including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other 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; and
 - (c) Based on our 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 (a) and (b) above contain any material misstatement.

- v. The Company has not declared or paid any dividend during the year.
- vi. Based on our examination which included test checks, the Company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.

As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention is not applicable for the financial year ended March 31, 2024.”

For D T S & Associates LLP
Chartered Accountants
Firm's Registration No. 142412W/W100595

Umesh B. Nayak
Partner
Membership No. 101183
UDIN: 24101183BKGWLX7672

Date: April 17, 2024
Place: Mumbai

Annexure “A” To the Independent Auditors’ Report

(Referred to in paragraph 1 under ‘Report on other legal and regulatory requirements’ section of our report of even date to the members of Reliance Innovative Building Solutions Private Limited for the year ended March 31, 2024)

- i. In respect of its Property Plant and Equipment:
 - (a) (A) Based on the records examined by us and information and explanation given to us the Company has maintained proper records showing full particulars, including quantitative details and situation of Property Plant and Equipment which is considered as Assets held for sale in the financial statements. (Refer Note 5 and 20 of the financial statements)
 - (B) Based on the records examined by us and information and explanation given to us the Company does not have intangible assets and accordingly, the requirements of clause (i)(B) of paragraph 3 of the Order is not applicable.
 - (b) According to information and explanation given to us by the management, during, the year the Company has entered into a Scheme of Amalgamation with its holding company M/s Model Economic Township Limited wherein all the Property Plant and Equipment will be transferred to it holding company at its book values with effect from the appointed date January 1, 2024. Pursuant to this, the physical verification of Property, Plant and Equipment has not been carried out by the Company as the assets are going to be taken over by its holding Company. (Refer Note 21 of the financial statements)
 - (c) The Company does not have any immovable properties as at the balance sheet date and accordingly, the requirements of clause (i)(c) of paragraph 3 of the Order is not applicable.
 - (d) Based on the records examined by us and information and explanation given to us by the Company, the Company during the year has not revalued its Property, Plant and Equipment, hence, the requirements of the clause i(d) of paragraph 3 of the Order is not applicable to the Company.
 - (e) According to the information and explanation given to us and records examined by us no proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- ii. (a) Based on the records examined by us, the Company does not have inventories as at the balance sheet date and accordingly, the requirements of clause (ii)(a) of paragraph 3 of the Order is not applicable to the Company.
- (b) Based on the records examined by us and information and explanation given to us, the Company has not availed any facility from banks on the basis of security of current assets and accordingly the clause (ii) (b) of paragraph 3 of the Order is not applicable to the Company.
- iii. On the basis of examination of records of the Company and information and explanation given to us, during the year the Company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement of Clause (iii) of paragraph 3 of the Order is not applicable to the Company.
- iv. The Company has not granted any loan or made any investments or provided any guarantees or securities to the parties covered under section 185 and 186. Accordingly, the reporting requirement to report of clause (iv) of paragraph 3 of the Order is not applicable to the Company.

- v. In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits within the meaning of provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposits) Rules, 2014, as amended, with regard to the deposits accepted. According to the information and explanations given to us, no order has been passed by the Company Law Board or the National Company Law Tribunal or the Reserve Bank of India or any Court or any other Tribunal.
- vi. To the best of our knowledge and information and explanation given to us, the maintenance of cost records has not been specified by the Central Government under Section 148(1) of the Act in respect of activities undertaken by the Company, hence the reporting requirement under the clause vi of paragraph 3 of the Order is not applicable.
- vii. Based on the examination of records and according to the information and explanations given to us, in respect of statutory dues:
 - a) The Company has generally been regular in depositing undisputed statutory dues including Goods and Service Tax, Provident Fund, Employees' State Insurance, Income Tax, duty of Customs, Cess and any other statutory dues applicable to it to the appropriate authorities. No undisputed amounts payable in respect of the aforesaid dues were outstanding 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 given to us and records examined by us, there are no amount of statutory dues referred to in clause vii (a) above, which have not been deposited as on March 31, 2024 on account of dispute.
- viii. According to information and explanation given to us and examination of records of the Company, there are no transactions surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.
- ix. (a) In our opinion and according to the information and explanations given and books of accounts and records examined by us, the Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
 - (b) According to the information and explanations given to us and on the basis of the audit procedures, we report that the Company has not been declared as wilful defaulter by any banks, financial institution or government or any government authority.
 - (c) Based on the examination of records and information and explanation given to us by the Company has not availed any term loans during the year. Accordingly the reporting requirement under the clause ix(c) of paragraph 3 of the Order is not applicable.
 - (d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the Company, we report that no funds of short term basis have been used for long-term purposes.
 - (e) According to the information and explanations given to us and procedures performed by us, we report that the Company do not have any subsidiaries, associate or joint ventures and hence, reporting under clause (ix)(e) of paragraph 3 of the Order is not applicable to the Company.
 - (f) According to the information and explanations given to us and procedures performed by us, we report that the Company do not have any subsidiaries, associate or joint ventures and hence, reporting under clause (ix)(f) of paragraph 3 of the Order is not applicable to the Company.

- x. (a) In our opinion and according to the information and explanations given to us, the Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) and hence reporting under clause x(a) of paragraph 3 of the Order is not applicable to the Company.
- (b) In our opinion and according to the information and explanation given to us, the Company during the year has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence reporting under clause x(b) of paragraph 3 of the Order is not applicable to the Company.
- xi. (a) Based on the audit procedures performed by us and according to the information and explanations given to us, no fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- (b) According to the information and explanations given to us, no report under sub-section (12) of section 143 of the Act has been filed by the auditors in form ADT-4 as prescribed under rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable to the Company.
- xiii. In respect of transactions with related parties:
 - a) In our opinion and according to the information and explanations given to us, section 177 of the Act is not applicable to the Company.
 - b) In our opinion and according to the information and explanations given to us, the Company is in compliance with the section 188 of the Act and details have been disclosed in the financial statements etc., as required by the applicable accounting standards.
- xiv. (a) In our opinion, the Company has an internal audit system commensurate with the size 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.
- xv. In our opinion and according to the information and explanations given to us, during the year, the Company has not entered into any non-cash transactions with its directors or directors of its holding, subsidiary or associate company or persons connected with them, and hence provisions of Section 192 of the Act, are not applicable.
- xvi. (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.
- (b) On the basis of examination of records and according to the information and explanation given to us by the Company, the Company has not conducted any Non-Banking Financial or Housing Finance activities hence the reporting requirements under clause xvi(b) of paragraph 3 of the Order is not applicable.

- (c) In our opinion and according to the information and explanation given to us, the Company is not a Core Investment Company as defined in the regulations made by the Reserve Bank of India.
- (d) As represented by the management, the Group does not have any Core Investment Company as part of the Group as per the definition of Group contained in the Core Investment Companies (Reserve Bank) Directions, 2016 and hence the reporting under clause (xvi)(d) of paragraph 3 of the Order is not applicable.
- xvii. Based on the examination of records, the Company has incurred cash losses during the financial year and in the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors during the year and accordingly this clause is not applicable.
- xix. According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- xx. The provisions of Section 135 of the Companies Act are not applicable to the Company. Accordingly reporting requirement to report of clause xx (a) and (b) of paragraph 3 are not applicable to the Company.

For D T S & Associates LLP
Chartered Accountants
Firm's Registration No. 142412W/W100595

Umesh B. Nayak
Partner
Membership No. 101183
UDIN: 24101183BKGWLX7672

Date: April 17, 2024
Place: Mumbai

Annexure “B” To the Independent Auditors’ Report

(Referred to in paragraph 2(f) under ‘Report on other legal and regulatory requirements’ section of our report of even date to the members of Reliance Innovative Building Solutions Private Limited for the year ended March 31, 2024)

Report on the internal financial controls over financial reporting under clause (i) of sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)

We have audited the internal financial controls over financial reporting with reference to financial statements of Reliance Innovative Building Solutions Private Limited (“the Company”) as of March 31, 2024 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 (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 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 with reference to the financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Act, 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 with reference to the financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting with reference to the financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgement, including the assessment of the risks of material misstatement of the 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 with reference to the financial statements.

Meaning of internal financial controls over financial reporting with reference to the financial statements

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

Because of the inherent limitations of internal financial controls over financial reporting with reference to the 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 over financial reporting with reference to the financial statements to future periods are subject to the risk that the internal financial control over financial reporting with reference to the financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, 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 with reference to the financial statements 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 Institute of Chartered Accountants of India.

For D T S & Associates LLP
Chartered Accountants
Firm's Registration No. 142412W/W100595

Umesh B. Nayak
Partner
Membership No. 101183
UDIN: 24101183BKGWXLX7672

Date: April 17, 2024
Place: Mumbai

Reliance Innovative Building Solutions Private Limited
Balance sheet as at 31st March, 2024

Particulars	Note	₹ in thousand	
		As at 31st March, 2024	As at 31st March, 2023
ASSETS			
Non-Current Assets			
Financial Assets			
Other Non-Current Financial Assets	1	116	-
Other Non Current Assets	2	642	551
Total Non-Current Assets		758	551
Current Assets			
Financial Assets			
Cash and Cash Equivalents	3	1,508	2,347
Other Financial Assets	4	50,429	114
Other Current Assets*	5	1,94,638	1,94,546
Total Current Assets		2,46,575	1,97,007
Total Assets		2,47,333	1,97,558
EQUITY AND LIABILITIES			
Equity			
Equity Share Capital	6	6,96,890	6,46,940
Other Equity	7	(5,95,870)	(5,83,787)
Total Equity		1,01,020	63,153
Non-Current Liabilities			
Financial Liabilities			
Borrowings	8	1,45,000	1,33,000
Total Non Current Liabilities		1,45,000	1,33,000
Current Liabilities			
Financial Liabilities			
Trade Payables	9	115	428
Other Current Liabilities	10	1,198	977
Total Current Liabilities		1,313	1,405
Total Liabilities		1,46,313	1,34,405
Total Equity and Liabilities		2,47,333	1,97,558

* Includes assets held for sale/disposal of ₹ 129741 thousand (Previous year ₹ 129741 thousand).

Material Accounting Policies
Notes to Financial Statements

1 to 25

Reliance Innovative Building Solutions Private Limited

As per our Report of even date

M/s. D T S & Associates LLP

Firm Registration No : 142412W/W100595

Chartered Accountants

Umesh B. Nayak

Partner

Membership No: 101183

Date : April 17, 2024

For and on behalf of the Board

Ramesh Kumar Damani

Director

DIN: 00049764

Sudhir Kumar Jain

Director

DIN: 05205213

Rajiv Sharma

Chief Executive Officer

Pooja Karia

Chief Financial Officer

Avani Gangapurkar

Company Secretary

Reliance Innovative Building Solutions Private Limited
Statement of Profit and Loss for the year ended 31st March, 2024

Particulars	Note	₹ in thousand	
		2023-24	2022-23
INCOME			
Revenue from Operations		-	-
Other Income	11	922	188
Total Income		922	188
EXPENSES			
Finance Costs	12	11,982	9,751
Other Expenses	13	1,023	777
Total Expenses		13,005	10,528
Profit/ (Loss) Before Tax		(12,083)	(10,340)
Tax Expenses		-	-
Profit/ (Loss) for the Year		(12,083)	(10,340)
Other Comprehensive Income			
Total Comprehensive Income for the year		(12,083)	(10,340)
Earnings/ (loss) per equity share (face value of ₹ 10 each)			
Basic and Diluted	14	(0.18)	(0.17)

Material Accounting Policies
Notes to Financial Statements

1 to 25

Reliance Innovative Building Solutions Private Limited

As per our Report of even date

M/s. D T S & Associates LLP

Firm Registration No : 142412W/W100595

Chartered Accountants

Umesh B. Nayak

Partner

Membership No: 101183

Date : April 17, 2024

For and on behalf of the Board

Ramesh Kumar Damani

Director

DIN: 00049764

Sudhir Kumar Jain

Director

DIN: 05205213

Rajiv Sharma

Chief Executive Officer

Pooja Karia

Chief Financial Officer

Avani Gangapurkar

Company Secretary

Reliance Innovative Building Solutions Private Limited
Statement of Changes in Equity for the year ended 31st March, 2024

A. EQUITY

₹ in thousand

Balance as at 1st April, 2022	Changes in Equity Share capital during FY 2022-23	Balance as at 31st March, 2023	Changes in Equity Share capital during FY 2023-24	Balance as at 31st March, 2024
6,46,940	-	6,46,940	49,950	6,96,890

B. OTHER EQUITY

₹ in thousand

Particulars	Reserves and Surplus Retained Earnings	Total
As on 31st March, 2024		
Balance at the beginning of the reporting period i.e. 1st April, 2023	(5,83,787)	(5,83,787)
Total Comprehensive Income for the year	(12,083)	(12,083)
Balance at the end of the reporting period i.e. 31st March, 2024	(5,95,870)	(5,95,870)
As on 31 March 2023		
Balance at the beginning of the reporting period i.e. 1st April, 2022	(5,73,447)	(5,73,447)
Total Comprehensive Income for the year	(10,340)	(10,340)
Balance at the end of the reporting period i.e. 31st March, 2023	(5,83,787)	(5,83,787)

Reliance Innovative Building Solutions Private Limited

As per our Report of even date

M/s. D T S & Associates LLP

Firm Registration No : 142412W/W100595

Chartered Accountants

Umesh B. Nayak

Partner

Membership No: 101183

Date : April 17, 2024

For and on behalf of the Board

Ramesh Kumar Damani

Director

DIN: 00049764

Sudhir Kumar Jain

Director

DIN: 05205213

Rajiv Sharma

Chief Executive Officer

Pooja Karia

Chief Financial Officer

Avani Gangapurkar

Company Secretary

Reliance Innovative Building Solutions Private Limited
Cash Flow Statement for the year ended 31st March, 2024

Particulars	2023-24		₹ in thousand
			2022-23
A: CASH FLOW FROM OPERATING ACTIVITIES			
Profit/ (Loss) before Tax as per Statement of Profit and Loss		(12,083)	(10,340)
Adjusted for:			
Provision Writeback	-	-	
Interest Income	(922)	(188)	
Finance Costs	11,982	9,751	
		<u>11,060</u>	<u>9,563</u>
Operating Profit/ (Loss) before Working Capital Changes		(1,023)	(777)
Adjusted for:			
Trade and Other Receivables	(0)	5,767	
Trade and Other Payables	(93)	883	
		<u>(93)</u>	<u>6,650</u>
Cash (used in) Operations		(1,116)	5,873
Taxes (Paid) / Refund (Net)		(91)	1,483
Net Cash flow (used in) Operating Activities		(1,207)	7,356
B: CASH FLOW FROM INVESTING ACTIVITIES			
Purchase of Fixed Assets			
Investment in Fixed Deposits		(49,600)	
Net Cash flow from Investing Activities		(49,600)	-
C: CASH FLOW FROM FINANCING ACTIVITIES			
Proceeds from Issue of Share Capital		49,950	
Proceeds from Long Term Borrowings		12,000	3,000
Interest Paid		(11,982)	(9,751)
Net Cash flow from Financing Activities		49,968	(6,751)
Net (Decrease)/ Increase in Cash and Cash Equivalents		(839)	605
Opening Balance of Cash and Cash Equivalents		2,347	1,742
Closing Balance of Cash and Cash Equivalents (Refer Note 3)		1,508	2,347
Change in Liability arising from financing activity			₹ in thousand
	1 April 2023	Cash Flow	31st March, 2024
Borrowings - Non Current (Refer Note 8)	1,33,000	12,000	1,45,000
			₹ in thousand
	1 April 2022	Cash Flow	31st March, 2023
Borrowings - Non Current (Refer Note 8)	1,30,000	3,000	1,33,000

Reliance Innovative Building Solutions Private Limited

As per our Report of even date

M/s. D T S & Associates LLP

Firm Registration No : 142412W/W100595

Chartered Accountants

Umesh B. Nayak

Partner

Membership No: 101183

Date : April 17, 2024

For and on behalf of the Board

Ramesh Kumar Damani

Director

DIN: 00049764

Sudhir Kumar Jain

Director

DIN: 05205213

Rajiv Sharma

Chief Executive Officer

Pooja Karia

Chief Financial Officer

Avani Gangapurkar

Company Secretary

Reliance Innovative Building Solutions Private Limited
Notes to the Financial Statement for the year ended 31st March, 2024

A. CORPORATE INFORMATION

Reliance Innovative Building Solutions Private Limited ['the company'] is a public limited company incorporated in India on October 10, 2007 having CIN U52100HR2007PTC118329. The address of its registered office is 3rd Floor, 77-B, IFFCO Road, Sector-18, Palam Road, Gurgaon - 122015, Haryana, India. The Company's immediate holding company is Model Economic Township Limited and ultimate holding company is Reliance Industries Limited.

The projects of the company have been completed and the management has decided not to pursue any business in future, accordingly, the operations of the company have been terminated. The management has identified all existing fixed assets to be not in active use and has accordingly, transferred them to 'assets held for sale/disposal'.

B. MATERIAL ACCOUNTING POLICIES :

B.1 BASIS OF PREPARATION AND PRESENTATION

The Financial Statements have been prepared on the historical cost basis except for certain assets and liabilities which has been measured at fair value as per requirement of IndAS.

The Financial Statements of the Company have been prepared to comply with the Indian Accounting standards ('Ind AS'), including the Rules notified under the relevant provisions of the Companies Act, 2013, (as amended from time to time) and Presentation and disclosure requirements of Division II of Schedule III to the Companies Act, 2013, (Ind AS Compliant Schedule III) as amended from time to time. The Company follows indirect method prescribed in Ind AS 7 – Statement of Cash Flows for presentation of its cash flows

Company's Financial Statements are presented in Indian Rupees (₹), which is also its functional currency, and all the values are rounded of to the nearest thousands ('000), except when otherwise indicated.

B.2 SUMMARY OF MATERIAL ACCOUNTING POLICIES

(a) Current and Non-Current Classification

The Company presents assets and liabilities in the Balance Sheet based on Current/ Non-Current classification. considering an operating cycle of 12 months being the time elapsed between deployment of resources and the realisation in cash and cash equivalents there-against.

(b) Property, Plant and Equipment:

Property, Plant and Equipment are stated at cost, net of recoverable taxes, trade discount and rebates less accumulated depreciation and impairment losses, if any. Such cost includes purchase price, borrowing cost and any cost directly attributable to bringing the assets to its working condition for its intended use. In case of land the Company has availed fair value as deemed cost on the date of transition to Ind AS.

Other Indirect Expenses incurred relating to project, net of income earned during the project development stage prior to its intended use, are considered as pre-operative expenses and disclosed under Capital Work-in-Progress.

Depreciation on Property, Plant and Equipment is provided using straight line method on depreciable amount. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013.

The residual values, useful lives and methods of depreciation of Property, Plant and Equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

(c) Intangible Assets

Intangible Assets are stated at cost of acquisition net of recoverable taxes, trade discount and rebates less accumulated amortisation/depletion and impairment losses, if any. Such cost includes purchase price, borrowing costs, and any cost directly attributable to bringing the asset to its working condition for the intended use. The amortisation period and the amortisation method for Intangible Assets with a finite useful life are reviewed at each reporting date.

Other Indirect Expenses incurred relating to project, net of income earned during the project development stage prior to its intended use, are considered as pre-operative expenses and disclosed under Intangible Assets Under Development.

(d) Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Reliance Innovative Building Solutions Private Limited
Notes to the Financial Statement for the year ended 31st March, 2024

(e) Contingent Liabilities

Disclosure of contingent liability is made when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources embodying economic benefits will be required to settle or a reliable estimate of amount cannot be made.

(f) Current Tax and Deferred Tax

The tax expenses for the period comprise of current tax and deferred tax. The Company exercises judgment in computation of current tax considering the relevant rulings and reassesses the carrying amount of deferred tax assets at the end of each reporting period.

(g) Foreign Currencies transactions and translation

Exchange gains or losses on foreign currency borrowings taken prior to April 1, 2016 which are related to the acquisition or construction of qualifying assets are adjusted in the carrying cost of such assets.

(h) Revenue recognition

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration entitled in exchange for those goods or services.

Revenue from rendering of services is recognized over time by measuring the progress towards complete satisfaction of performance obligations at the reporting period.

Revenue is measured at the amount of consideration which the company expects to be entitled to in exchange for transferring distinct goods or services to a customer as specified in the contract, excluding amounts collected on behalf of third parties (for example taxes and duties collected on behalf of the government). Consideration is generally due upon satisfaction of performance obligations and a receivable is recognized when the it becomes unconditional. Generally, the credit period varies between 0-60 days from the shipment or delivery of goods or services as the case may be.

In case of discounts, rebates, credits, price incentives or similar terms, consideration are determined based on its most likely amount, which is assessed at each reporting period

(i) Financial Instruments

i) Financial Assets

Purchase and sale of Financial Assets are recognised using trade date accounting. Trade receivables that do not contain a significant financing component are measured at transaction price.

The Company has elected to account for its investments in subsidiaries, associates and joint venture at cost less impairment loss (if any).

All other equity investments 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'. However, dividend on such equity investments are recognised in Statement of Profit and loss when the Company's right to receive payment is established.

The Company uses 'Expected Credit Loss' (ECL) model, for evaluating impairment of Financial Assets other than those measured at Fair Value Through Profit Or Loss (FVTPL).

Expected credit losses are measured through a loss allowance at an amount equal to:

(a) The 12-months expected credit losses (expected credit losses that result from those default events on the financial instrument that are possible within 12 months after the reporting date); or

(b) Full lifetime expected credit losses (expected credit losses that result from all possible default events over the life of the financial instrument)

For Trade Receivables the Company applies 'simplified approach' which requires expected lifetime losses to be recognised from initial recognition of the receivables. The Company uses historical default rates to determine impairment loss on the portfolio of trade receivables. At every reporting date these historical default rates are reviewed and changes in the forward-looking estimates are analysed.

For other assets, the Company uses 12 month ECL to provide for impairment loss where there is no significant increase in credit risk. If there is significant increase in credit risk full lifetime ECL is used.

Reliance Innovative Building Solutions Private Limited
Notes to the Financial Statement for the year ended 31st March, 2024

ii) Financial liabilities

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.

C. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY:

The preparation of the Company's Financial Statements requires management to make judgement, 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 assets or liabilities affected in next financial years.

(a) PROPERTY PLANT AND EQUIPMENT/ INTANGIBLE ASSETS

Estimates are involved in determining the cost attributable to bringing the assets to the location and condition necessary for it to be capable of operating in the manner intended by the management. Property, Plant and Equipment/Intangible Assets are depreciated/amortised over their estimated useful life, after taking into account estimated residual value. Management reviews the estimated useful life and residual values of the assets annually in order to determine the amount of depreciation/amortisation to be recorded during any reporting period. The useful life and residual values are based on the Company's historical experience with similar assets and take into account anticipated technological and future risks. The depreciation/amortisation for future periods is revised if there are significant changes from previous estimates.

(b) PROVISIONS

The timing of recognition and quantification of the liability (including litigations) requires the application of judgement to existing facts and circumstances, which can be subject to change. The carrying amounts of provisions and liabilities are reviewed regularly and revised to take account of changing facts and circumstances.

(c) IMPAIRMENT OF FINANCIAL AND NON-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 past history, existing market conditions as well as forward-looking estimates at the end of each reporting period.

In case of non-financial assets, assessment of impairment indicators involves consideration of future risks. Further, the company estimates asset's recoverable amount, which is higher of an asset's or Cash Generating Units (CGU's) fair value less costs of disposal and its 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 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.

(d) FAIR VALUE MEASUREMENT

For estimates relating to fair value of financial instruments refer note 19 of financial statements.

Reliance Innovative Building Solutions Private Limited
Notes on Financial Statements for the year ended 31st March, 2024

1 Other Non-Current Financial Assets	As at	₹ in thousand
	31st March, 2024	As at
		31st March, 2023
Fixed Deposit with Bank*	116	-
	<u>116</u>	<u>-</u>
*Fixed Deposit is under Lien.		
2 Other Non Current Assets <i>(Unsecured and Considered Good)</i>	As at	₹ in thousand
	31st March, 2024	As at
		31st March, 2023
Security Deposits	250	250
Advance Income Tax (Net of Provision)	392	301
Total	<u>642</u>	<u>551</u>
Advance Income Tax (Net of Provision)		
At the Start of the year	301	1,784
Charge for the year	-	-
Tax paid/(Refund) during the year	91	(1,483)
At end of the year	<u>392</u>	<u>301</u>
3 Cash and Bank Balances	As at	₹ in thousand
	31st March, 2024	As at
		31st March, 2023
Bank Balances:		
In Current Accounts	1,508	2,347
Cash and Cash Equivalents as per Balance Sheet	<u>1,508</u>	<u>2,347</u>
Cash and Cash Equivalents as per Statement of Cash Flow	<u>1,508</u>	<u>2,347</u>
4 Other Financial Assets	As at	₹ in thousand
	31st March, 2024	As at
		31st March, 2023
Fixed Deposit with Bank (Including Accrued but not due)	50,429	114
	<u>50,429</u>	<u>114</u>
5 Other Current Assets	As at	₹ in thousand
	31st March, 2024	As at
		31st March, 2023
Balance with Goods and Service Tax/Sales Tax Authorities, etc.	64,895	64,804
Others* (Refer note no 20)	1,29,743	1,29,742
Total	<u>1,94,638</u>	<u>1,94,546</u>

* Includes Assets held for Sale, Advances to vendors.

Reliance Innovative Building Solutions Private Limited
Notes on Financial Statements for the year ended 31st March, 2024

6 Share Capital

	As at <u>31st March, 2024</u>	₹ in thousand As at 31st March, 2023
Authorised Share Capital:		
7,10,00,000 Equity Shares of ₹ 10 each (6,60,00,000)	7,10,000	6,60,000
Total	<u>7,10,000</u>	<u>6,60,000</u>
Issued, Subscribed and Paid-Up Share Capital:		
6,96,88,950 Equity Shares of ₹ 10 each Fully Paid-up (6,46,93,950)	6,96,890	6,46,940
Total	<u>6,96,890</u>	<u>6,46,940</u>

(i) **The details of Shareholders holding more than 5% shares :**

Name of the Shareholders	As at 31st March, 2024		As at 31st March, 2023	
	No. of Shares	% held	No. of Shares	% held
Reliance Strategic Business Ventures Limited	-	-	6,46,93,950	100
Model Economic Township Limited	6,96,88,950	100	-	-

(ii) **Shareholding of Promoters**

Sr No	Class of Equity Share	Promoter's Name	No. of shares at the beginning of the year	change during the year	No. of shares at the end of the year	% of total shares	% change during the year
As at 31st March, 2024							
1	Equity shares of ₹ 10 each Fully paid-up	Reliance Strategic Business Ventures Limited	6 46 93 950	(6 46 93 950)	-	-	(100.00)
2	Equity shares of ₹ 10 each Fully paid-up	Model Economic Township Limited	-	6 96 88 950	6 96 88 950	100%	100.00
As at 31st March, 2023							
1	Equity shares of ₹ 10 each Fully paid-up	Reliance Strategic Business Ventures Limited	6 46 93 950	-	6 46 93 950	100%	-

(iii) **The reconciliation of the number of shares outstanding is set out below :**

Particulars	As at 31st March, 2024 <u>No. of shares</u>	As at 31st March, 2023 <u>No. of shares</u>
Equity Shares at the beginning of the year	6,46,93,950	6,46,93,950
Add: Equity Shares issued during the year	49,95,000	-
Equity Shares at the end of the year	<u>6,96,88,950</u>	<u>6,46,93,950</u>

(iv) **Terms/ rights attached to equity shares**

The company has only one class of equity share having par value of ₹10 per share. Each holder of equity share is entitled to one vote per share. The dividend proposed (if any) by the Board of Directors is subject to the approval of the share holders in the ensuing Annual General Meeting.

In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, in proportion to the number of equity shares held.

- (v) The above 6,96,88,950 equity shares are held by Model Economic Township Limited, the Holding Company as at 31st March 2024. Reliance Strategic Business Ventures Limited held 6,46,93,950 equity shares as at 31st March 2023.

7 Other Equity

	As at <u>31st March, 2024</u>	₹ in thousand As at 31st March, 2023
Retained Earnings		
As per Last Balance Sheet	(5,83,787)	(5,73,447)
Add: Profit (Loss) for the year	(12,083)	(10,340)
Total	<u>(5,95,870)</u>	<u>(5,83,787)</u>

Reliance Innovative Building Solutions Private Limited
Notes on Financial Statements for the year ended 31st March, 2024

8 Borrowings - Non Current

	As at <u>31st March, 2024</u>	₹ in thousand As at <u>31st March, 2023</u>
Unsecured		
From Others*	1,45,000	1,33,000
Total	<u>1,45,000</u>	<u>1,33,000</u>

* Unsecured Borrowings taken from Siddhant Commercial Private Limited, repayable on or before 31st March, 2026.

Note: The National Company Law Tribunal, Ahmedabad, vide order dated 13th March, 2023 approved a Composite Scheme of arrangement ("Scheme") between Siddhant Commercial Private Limited (SCPL) and Teesta Retail Private Limited (TRPL), which interalia, provided for Amalgamation (merger) of TRPL with SCPL from the appointed date i.e. 31st March, 2023

* Interest Rate is 9.00% during the year (7.50% in the previous year).

9 Trade Payables due to:-

	As at <u>31st March, 2024</u>	₹ in thousand As at <u>31st March, 2023</u>
Micro and Small Enterprises *	-	-
Others	115	428
Total	<u>115</u>	<u>428</u>

* There are no amounts outstanding to Micro and Small Enterprises as at March 31, 2024 & March 31, 2023.

9.1 Trade Payables ageing Schedule:

As at 31st March, 2024							₹ in thousand
Particulars	Not Due	Outstanding for following periods from due date of payment				Total	
		< 1 year	1-2 years	2-3 years	> 3 years		
MSME	-	-	-	-	-	-	
Others	115	-	-	-	-	115	
Disputed dues-MSME	-	-	-	-	-	-	
Disputed dues-Others	-	-	-	-	-	-	
Total	115	-	-	-	-	115	

As at 31st March, 2023							₹ in thousand
Particulars	Not Due	Outstanding for following periods from due date of payment				Total	
		< 1 year	1-2 years	2-3 years	> 3 years		
MSME	-	-	-	-	-	-	
Others	274	89	65	-	-	428	
Disputed dues-MSME	-	-	-	-	-	-	
Disputed dues-Others	-	-	-	-	-	-	
Total	274	89	65	-	-	428	

10 Other Current Liabilities

	As at <u>31st March, 2024</u>	₹ in thousand As at <u>31st March, 2023</u>
Others #	1,198	977
Total	<u>1,198</u>	<u>977</u>

Includes statutory liabilities.

Reliance Innovative Building Solutions Private Limited
Notes on Financial Statements for the year ended 31st March, 2024

11 Other Income	2023-24	2022-23
		₹ in thousand
Other Non-Operating Income		
Interest Income	922	188
Total	922	188
12 Finance Costs	2023-24	2022-23
		₹ in thousand
Interest Cost	11,982	9,751
Total	11,982	9,751
13 Other Expenses	2023-24	2022-23
		₹ in thousand
Establishment Expenses		
Rent including Lease Rentals	-	-
Insurance	-	205
Payment to Auditors	115	101
Professional Fees	351	314
General Expenses	557	157
Total	1,023	777
13.1 Payment to auditors :	2023-24	2022-23
		₹ in thousand
Statutory Audit Fees	100	70
Certification Fees	15	31
Total	115	101
14 Earning Per Share (EPS)	2023-24	2022-23
		₹ in thousand
(i) Face Value per Equity Share (₹)	10.00	10.00
(ii) Basic & Diluted Earning per Share (₹)	(0.18)	(0.17)
(iii) Net Profit (Loss) as per Statement of Profit & Loss attributable to Equity Shareholders (₹ in '000)	(12,083)	(10,340)
(iv) Weighted average number of equity shares (Used as Denominator for calculating Basic & Diluted EPS)	6,59,42,700	5,96,98,950

Reliance Innovative Building Solutions Private Limited
Notes on Financial Statements for the year ended 31st March, 2024

15 As per Ind AS 24, the disclosures of transactions with the related parties are given below:

(i) List of related parties where control exists and related parties with whom transactions have taken place and relationship:

Name of the Related Party	Relationship
Reliance Industries Limited	Ultimate Holding Company
Model Economic Township Limited	Holding Company (w.e.f 31-10-2023)
Reliance Strategic Business Ventures Limited	Holding Company (upto 30-10-2023)
Reliance Projects & Property Management Services Limited	Fellow Subsidiary Company

(ii) Disclosure in respect of Material Related Party Transactions during the Year:

Particulars	₹ in thousand	
	2023-24	2022-23
Issued Equity Share Capital to Holding Company (Model Economic Township Limited)	49,950	-
Professional Fees Paid to Reliance Industries Limited	133	135
Professional Fees Paid to Reliance Projects & Property Management Services Limited	43	-

Balances as at 31st March, 2024	₹ in thousand	₹ in thousand
Equity Share Capital		
Reliance Strategic Business Ventures Limited		6,46,940
Model Economic Township Limited	6,96,890	
Trade Payables		
Reliance Industries Limited	-	164

16 Leases

Operating lease: Company as lessee

The Company had taken factory premises on operating lease. The lease term was for 9 years and 11 months, which expired on 28th February 2021. The leased premises were vacated on 31st May, 2021, hence full and final settlement done till that date. Lease payments for the Year amounted to ₹ 46,99,594 /- (Previous Period ₹ 1,43,16,077/-).

The Company had leased out a portion of the factory premises on operating lease. The lease term was for 9 years 11 months, which expired on 28th February 2021, whereas lease rent was charged till 31st May, 2021 till vacation of leased premises by Lessee.

Future minimum lease payments under these operating leases as of March 31, 2024 are as follows:

Minimum Lease Payments	₹ in thousand	
	2023-24	2022-23
Within One year	-	1 72 31 848
After one year but not more than five years	-	-
More than five year	-	-
	-	1 72 31 848

The Company had leased out a portion of the factory premises on operating lease. The lease term is for 9 years 11 months and thereafter renewable at the option of both the parties. There is no escalation clause in the lease agreement. There are no restrictions imposed by lease arrangements

17 Contingent Liabilities and Commitments

There is no Contingent Liability in the company as at March 31, 2024 and March 31, 2023.

Reliance Innovative Building Solutions Private Limited
Notes on Financial Statements for the year ended 31st March, 2024

18 Capital Management

The Company manages its capital to ensure that it will continue as going concern while maximising the return to stakeholders. The company manages its capital structure and make adjustment in light of changes in business condition. The overall strategy remains unchanged as compared to last year.

Gearing Ratio Particulars	₹ in thousand	
	As at 31st March, 2024	As at 31st March, 2023
Debt	1,45,000	1,33,000
Less: Cash and Bank Balance (including Liquid investment)	(1,508)	(2,347)
Net Debt	1,43,492	1,30,653
Total Equity	1,01,020	63,153
Net debt to Equity ratio	1.42	2.07

19 Financial Instruments

All financial assets and financial liabilities are measured at amortised cost. Consequently, application of fair value accounting and the related disclosure is not applicable.

Credit Risk

Credit risk is the risk that a customer or counterparty to a financial instrument fails to perform or pay the amounts due causing financial loss to the company. Credit risk arises from company's activities in investments, dealing in derivatives and receivables from customers. The Company ensure that sales of products are made to customers with appropriate creditworthiness. Investment and other market exposures are managed against counterparty exposure limits. Credit information is regularly shared between businesses and finance function, with a framework in place to quickly identify and respond to cases of credit deterioration.

Liquidity Risk

Liquidity risk is the risk that suitable sources of funding for the company's business activities may not be available. Management monitors rolling forecasts of the company's liquidity position and cash and cash equivalents on the basis of expected cash flows. Company manages liquidity risk by maintaining adequate reserves and matching maturity profiles of financial assets and financial liabilities.

Market Risk

Interest Rate Risk

Fluctuation in future cash flows of a financial instrument because of changes in market interest rates gives rise to interest rate risk.

Fluctuation in fair value or future cash flows of a financial instrument because of changes in market interest rates gives rise to interest rate risk.

The company's fixed rate borrowings are carried at amortised cost. They are therefore not subject to interest rate risk as defined in IND AS 107.

Please refer to interest rate exposure profile appended in table below

Particulars	₹ in thousand	
	As at 31st March, 2024	As at 31st March, 2023
Long Term Fixed Rate	1,45,000	1,33,000
Total	1,45,000	1,33,000

The Rate of interest is linked to bank MCLR and remains fixed till next date.

20 The projects of the company have been completed and the management has decided not to pursue any business in future, accordingly, the operations of the company has terminated. The management has identified all existing fixed assets to be not in active use and has accordingly, transferred them to 'assets held for sale/disposal'. Amount ₹ 12,97,41,468/- (previous year ₹ 12,97,41,468/-) representing the net book value (less of impairment provision) of the idle assets identified, have been disclosed under 'assets held for sale/disposal' to reflect the estimated recoverable amount of fixed assets based on valuation of plant and machineries and best estimates by management for rest of fixed assets. The management is firming up the plan to sell these assets. In view of the above, no depreciation has been charged to the Statement of profit and loss.

21 The Scheme of Amalgamation of Reliance Innovative Building Solutions Private Limited ("the Amalgamating Company") with Model Economic Township Limited ("the Amalgamated Company")

The Board of Directors of the Company at its meeting held on 12th January, 2024 has approved the Scheme of Amalgamation ("Scheme") of the Company with its holding company i.e. Model Economic Township Limited ("METL") subject to the approval of the shareholders, creditors and all requisite statutory and regulatory authorities. The Scheme has an Appointed Date of 01st January, 2024. The Scheme was duly approved by the shareholders of the Company at its Extraordinary General Meeting held on 7th March, 2024. METL has filed application with Regional Director, Western Region on 11th March, 2024 under Section 233 of the Companies Act, 2013. Approval of Regional Director has not been received yet.

Reliance Innovative Building Solutions Private Limited
Notes on Financial Statements for the year ended 31st March, 2024

22 RATIO ANALYSIS

Sr. No.	Particulars	2023-24	2022-23	% Change
1	Current Ratio ^a	187.75	140.20	33.92%
2	Debt-Equity Ratio ^b	1.44	2.11	(31.84)%
3	Debt Service Coverage Ratio ^c	(0.01)	(0.06)	(86.02)%
4	Return on Equity Ratio	(14.72)%	(15.13)%	2.73%
5	Inventory Turnover Ratio	Not Applicable	Not Applicable	Not Applicable
6	Trade Receivables Turnover Ratio ^d	Not Applicable	Not Applicable	Not Applicable
7	Trade Payables Turnover Ratio ^e	3.39	1.77	91.77%
8	Net Capital Turnover Ratio ^f	Not Applicable	Not Applicable	Not Applicable
9	Net Profit Ratio ^f	Not Applicable	Not Applicable	Not Applicable
10	Return on Capital Employed (Excluding Working Capital Financing)	(0.47)%	(0.39)%	18.79%
11	Return on Investment ^g	47.81%	9.20%	419.52%

Notes:-

- a Current Ratio increased due to increase in Fixed Deposits.
- b Debt Equity Ratio decreased due to increase in Equity.
- c Debt Service Coverage Ratio increased on account of decrease in Loss before considering interest expenses.
- d Trade Receivable turnover Ratio not applicable as no Revenue from Operations.
- e Trade Payables Turnover Ratio increases due to decrease in trade payable.
- f Net Capital Turnover Ratio and Net Profit Ratio not applicable as no Revenue from Operations.
- g Return on Investment increased due to increase in Other income.

22.1 FORMULAE FOR COMPUTATION OF RATIOS ARE AS FOLLOWS:

Sr. No.	Particulars		Formula
i	Current Ratio	=	$\frac{\text{Current Assets}}{\text{Current Liabilities (Including Current maturities of Non-Current Borrowings)}}$
ii	Debt/ Equity Ratio	=	$\frac{\text{Non-Current Borrowings} + \text{Current Borrowings}}{\text{Equity Share Capital} + \text{Other Equity}}$
iii	Debt Service Coverage Ratio	=	$\frac{\text{Earnings before Interest, Tax and Exceptional Items}}{\text{Interest Expense} + \text{Principal Repayments made during the period for long term loans}}$
iv	Return on Equity Ratio (%)	=	$\frac{\text{Profit After Tax (Attributable to Owners)}}{\text{Average Net Worth}}$
v	Inventory Turnover Ratio	=	$\frac{\text{Cost of Goods Sold (Cost of Material Consumed} + \text{Purchases} + \text{Changes in Inventory} + \text{Manufacturing Expenses})}{\text{Average Inventory}}$
vi	Trade Receivables Turnover Ratio	=	$\frac{\text{Credit Sales}}{\text{Average Trade Receivables}}$
vii	Trade Payables Turnover Ratio	=	$\frac{\text{Other Expenses}}{\text{Average Trade Payables}}$
viii	Net Capital Turnover Ratio	=	$\frac{\text{Value of Sales \& Services}}{\text{Average Working Capital}}$

Reliance Innovative Building Solutions Private Limited
Notes on Financial Statements for the year ended 31st March, 2024

ix	Net Profit Ratio (%)	=	Profit/ (Loss) after tax (after exceptional items)
			Value of Sales & Services
x	Return on Capital Employed (%)	=	Net Profit After Tax + Deferred Tax Expense/(Income) + Finance Cost (-) Other Income
			Average Capital Employed ^{\$\$}
xi	Return on Investment (%)	=	Other Income (Excluding Dividend)
			Average Cash, Cash Equivalents & Other Marketable Securities

^{\$\$} Capital employed includes Equity, Borrowings, Deferred Tax Liabilities, Creditor for Capital Expenditure and reduced by Investments, Cash and Cash Equivalents, Capital Work-in-Progress and Intangible Assets under Development.

23 OTHER STATUTORY INFORMATION:

(i) There are no balances outstanding with struck off companies as per section 248 of the Companies Act, 2013.

(ii) The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

- (a) Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
(b) Provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

(iii) The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

- (a) Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
(b) Provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(iv) The Company have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income-tax Act, 1961.

24 The figures for the corresponding previous year have been regrouped / reclassified wherever necessary, to make them comparable.

25 APPROVAL OF FINANCIAL STATEMENTS

The Financial statements were approved for issue by the Board of Directors on April 17, 2024.

Reliance Innovative Building Solutions Private Limited

As per our Report of even date

M/s. D T S & Associates LLP

Firm Registration No : 142412W/W100595

Chartered Accountants

Umesh B. Nayak

Partner

Membership No: 101183

Date : April 17, 2024

For and on behalf of the Board

Ramesh Kumar Damani

Director

DIN: 00049764

Sudhir Kumar Jain

Director

DIN: 05205213

Rajiv Sharma

Chief Executive Officer

Pooja Karia

Chief Financial Officer

Avani Gangapurkar

Company Secretary