

IITLPL/PG/48/2023

February 14, 2023

To,
BSE Limited
Department of Corporate Services (DCS-CRD)
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

BSE Scrip Code: 531968

Sub: Outcome of the Board Meeting pursuant to Regulation 30 and 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir/Madam,

Further to our intimation dated November 13, 2023 under Regulation 30 and 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations, 2015, we wish to inform you that inadvertently, the date mentioned in enclosed financial results typed as February 13, 2022 instead of February 13, 2023.

The other contents of the information mentioned in letter dated February 13, 2023 remains the same.

You are requested to take the aforementioned information on your records.

Yours sincerely,
For IITL Projects Limited


Poonam Gupta
Manager & Company Secretary



Encl: as above

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2022

(₹ in lakhs)

Sr No	Particulars	Quarter ended			Nine months ended		Year ended
		31.12.2022 Unaudited	30.09.2022 Unaudited	31.12.2021 Unaudited	31.12.2022 Unaudited	31.12.2021 Unaudited	31.03.2022 Audited
1	Income						
	a. Revenue from operations	39.06	16.13	39.46	67.10	39.46	122.68
	b. Share of profit from joint venture partnership firms (refer note 7 (a))	307.92	(18.45)	1,822.23	427.31	1,822.23	1,848.15
2	Other income	1.57	1.17	0.06	3.55	0.15	0.27
3	Total Income (1+2)	348.55	(1.15)	1,861.75	497.96	1,861.84	1,971.10
4	Expenses						
	a. Cost of sales	27.89	-	32.09	32.09	32.09	92.08
	b. Employee benefit expense	3.21	2.55	3.75	8.54	10.61	13.94
	c. Finance cost	132.40	132.39	120.63	397.19	361.84	482.44
	d. Depreciation and amortization expense	0.06	0.06	0.49	0.18	0.49	0.65
	e. Share of (profit)/loss from joint venture partnership firms (refer note 7 (a))	2.94	1.03	(131.23)	4.91	125.72	267.47
	f. Other expenses	9.34	10.15	10.65	32.11	34.03	45.92
	Total expenses	175.84	146.18	36.38	475.02	564.78	902.50
5	Profit/(loss) before and tax (3-4)	172.71	(147.33)	1,825.37	22.94	1,297.06	1,068.60
6	Tax expense:						
	a. Current tax	-	-	-	-	-	-
	b. Earlier year	-	-	-	-	-	-
	c. Deferred tax	0.01	(0.02)	(0.05)	0.58	(0.01)	(0.03)
	Total tax expense	0.01	(0.02)	(0.05)	0.58	(0.01)	(0.03)
7	Net Profit/(Loss) after tax (5-6)	172.70	(147.31)	1,825.42	22.36	1,297.07	1,068.63
8	Other Comprehensive Income (OCI)						
	i) Items that will not be reclassified to profit or loss						
	Remeasurement of defined benefit liability/asset	0.04	(0.03)	0.10	0.01	0.16	0.26
	ii) Income tax relating to items that will not be reclassified to profit or loss	(0.01)	0.01	(0.02)	-	(0.04)	(0.07)
	Other comprehensive income, net of tax	0.03	(0.02)	0.08	0.01	0.12	0.19
9	Total comprehensive Income/(expenses) for the period (7-8)	172.73	(147.33)	1,825.50	22.37	1,297.19	1,068.82
10	Paid up Equity Share Capital (Face value ₹ 10 each)	499.09	499.09	499.09	499.09	499.09	499.09
11	Earning per Equity Shares of ₹ 10 each						
	- Basic and Diluted *	3.46	(2.95)	36.57	0.45	25.99	21.41

* Basic and Diluted EPS for all periods except year ended 31.03.2022 are not annualised.



Notes :

- 1 The above Standalone Financial Results have been reviewed by Audit Committee and approved by the Board of Directors of the Company, at their meeting held on February 13, 2023 and subjected to Limited review by Statutory Auditors.
- 2 The unaudited financial results have been prepared on a going concern basis, although the company is incurring continuous losses and the net worth of the Company is negative as on December 31, 2022, indicate the existence of a material uncertainty that may cast significant doubt about the company's ability to continue as a going concern. However, based on the management plans and estimate of the operation of the company as well as JVs, the company will be able to meet its obligation and therefore financial statements are prepared on going concern basis.
- 3 In view of the current status of the Real Estate Industry and in particular the adverse cash flows of the joint venture namely IITL – Nimbus The Express Park View, IITL – Nimbus The Palm Village and Capital Infra Project Limited, their ability to continue on a going concern is doubtful. Further, the current liability of the company exceeded its total assets indicates that material uncertainty exists that may cause significant doubt on the company ability to continue as a going concern. Considering the above, based on the financial statement of joint ventures as well estimated cash flow, the Investments in two joint ventures namely IITL – Nimbus The Express Park View and Capital Infra Project Limited are fully impaired and recognised.
No provisions for impairment in the capital of IITL -Nimbus The Palm Village considered necessary and the share of losses up to the reporting date being a partnership firm has been recognised in the Profit & Loss account.
- 4 IITL – Nimbus the Express Park View, joint venture entered into the settlement agreement dated 31st December 2021 with Nimbus India Limited to settle the unsecured loan of Rs. 22.09 Crores and outstanding interest of Rs. 1.31 Crores in following manner.
 - i) Repayment of loan amounting to Rs. 5 Crores immediately.
 - ii) Balance of Rs. 18.40 Crores shall be repaid within 6 months from date of execution of settlement agreement.
 - iii) Waiver of interest Rs. 10,31,97,847/- for the period October 01, 2017 to September 30, 2021, if the above conditions are satisfied.
 - iv) No interest shall be charged for the period starting immediately after the expiry of Restructuring agreement i.e. w.e.f. October 01, 2021.
All the above conditions are satisfied as per settlement Agreement. Impact in respect of waiver of interest has been given effect in joint venture financials for the quarter ended 30.06.2022. Share of profit from joint venture includes Rs. 87.23 lakhs for the nine months the impact due to reversal of interest, recognised in the profit and loss account by joint venture in earlier years.
- 5 IITL-Nimbus The Hyde park Noida, Joint venture vide their letter dt. 18.06.2022 to Industrial Investment Trust Limited (IITL), proposed to settle the unsecured loan of Rs. 16,27,94,964/- in following manner.
 - i) The Firm will repay the outstanding loan on or before December 31, 2022.
 - ii) To waive the total outstanding interest amount of Rs. 2,63,71,001/- as on June 30, 2022 and all future interest amount thereafter up to December 31, 2022.
 - iii) The Firm reiterates their commitment to remit the outstanding loan amount.
 - iv) In the unlikely scenario of the amount not being remitted by December 31, 2022, the Firm will without any further request or extension, transfer the flats of equivalent of outstanding loan amount, with completion certificates obtained and facilitate registration of the same. In such eventuality, no maintenance charges will be levied on the flats until the time they are sold or for a period of 12 months ending December 31, 2023 whichever is earlier.

IITL in its Annual General Meeting held on September 24, 2022, have accorded their consent for One Time Settlement of the total outstanding loan of Rs. 16,27,94,964/- granted by the Company to IITL Nimbus The Hyde Park and waive interest outstanding thereon amounting to Rs. 2,63,71,001/- as on June 30, 2022 and all future interest amount thereafter up to December 31, 2022. The Firm has paid the outstanding loan of Rs. 16,27,94,964/- on 21.10.2022.
- 6 IITL-Nimbus The Express Park View, Joint Venture vide their letter dated 18.06.2022 to Industrial Investment Trust Limited (IITL), proposed to settle the unsecured loan of Rs. 24,77,51,455/- in following manner
 - i) The Firm will repay the outstanding loan on or before December 31, 2022.
 - ii) In the unlikely scenario of the amount not being remitted by December 31, 2022, the Firm will transfer the flats of equivalent of outstanding loan amount.
 - iii) Waiver of interest Rs. 9,43,56,651/- for the period October 01, 2017 to September 30, 2021.
 - iv) No interest shall be charged for the period starting immediately after the expiry of Restructuring agreement i.e. w.e.f. October 01, 2021 to up to December 31, 2022.

IITL in its Annual General Meeting held on September 24, 2022, have accorded their consent for One Time Settlement of the total outstanding loan of Rs. 24,77,51,455/- granted by the Company to IITL Nimbus The Express Park View and waive interest outstanding there.

All the above conditions are satisfied as per settlement Agreement. Impact in respect of waiver of interest has been given effect in joint venture financials for the quarter ended 31.12.2022. Share of profit from joint venture includes Rs. 93.96 lakhs for the nine months the impact due to reversal of interest, recognised in the profit and loss account by joint venture in earlier years.
- 7 Notes specific to Joint Ventures :
 - a) Share of profit/(loss) from Joint Venture Partnership Firms for the quarter ended December 31, 2022 is based on its unaudited financial results prepared under Indian Accounting Standards ("Ind As") which have been subjected to limited review by the respective Statutory Auditors of the Joint Venture partnership firms.
 - b) IITL Nimbus The Palm Village
 - i) Due to subdued market sentiments and poor response, the Firm temporarily suspended the operations/activities in the project. No substantial administrative and technical work was carried out in the project. Hence, the management committee in its meeting dt. 29.01.2018 decided that w.e.f. 01.01.2018, all the borrowing costs i.e. Interest on Unsecured Loan, Interest on Land Premium and Interest on Delayed payment of premium be directly charged to Statement of Profit & Loss instead of capitalization to inventories. Similarly, Interest on delayed payment of Farmer Compensation and interest on lease rent were also being directly charged to Statement of Profit & Loss.
 - ii) In management committee meeting held on 01.12.2021, it was noted that the firm surrendered the partial piece of land to the YEIDA and the surrender deed for the same was executed on November 30, 2021, that the balance piece of land admeasuring 55152 sq. mtrs shall be demarcated and the physical possession will be assigned to the Firm in short span of time, and that the development activities in the project will start immediately after receiving the physical possession of land the project shall be categorized as 'Revived Project'.
 - iii) In the above mentioned management committee meeting, the matter of capitalising the borrowing costs including interest on unsecured loans, interest on land premium & interest on delayed payment of premium as per applicable accounting standards was considered and it was resolved not to charge the same directly to Statement of P&L, w.e.f. 01.04.2022.



iv) As per letter dated 04.08.2022 from YEIDA there was recalculation on the part of YEIDA and further land measuring 7375.48 Sq. Mtrs. has been surrendered vide Surrender deed dated 17th Nov 2022 with YEIDA. (in addition to 47843.70 Sq. Mtrs already surrendered vide Surrender deed dated 30th Nov 2021 with YEIDA). Demarcation of the Land measuring 47776.52 Sq. Mtrs. (revised from 55152 Sq. Mtrs. as per letter dated 04.08.2022 from YEIDA) in favour of the Firm and The Physical possession of land given as per letter dated 18.01.2023

v) The conditions in the project, as mentioned above, indicate the existence of uncertainty about the Firm ability to continue as a going concern. However, the

c) IITL Nimbus The Express Park View

i) IITL – Nimbus the Express Park View, joint venture entered into the settlement agreement dated 31st December 2021 with Nimbus India Limited to settle the unsecured loan of Rs.22.09 Crores and outstanding interest of Rs.1.31 Crores in following manner.

a) Repayment of loan amounting to Rs.5 Crores immediately.

b) Balance of Rs. 18.40 Crores shall be repaid within 6 months from date of execution of settlement agreement.

c) Waiver of interest Rs. 10,31,97,847/- for the period October 01, 2017 to September 30, 2021, if the above conditions are satisfied.

d) No interest shall be charged for the period starting immediately after the expiry of Restructuring agreement i.e. w.e.f. October 01, 2021.

All the above conditions are satisfied as per settlement Agreement and corresponding impact has been done in respect of waiver interest of Rs. 6,47, 17,342/- as exceptional income in statement of profit & loss account and reversal of finance cost of Rs. 3,84,80,505/- in work in progress in quarter ended June 2022.

ii) IITL Nimbus The Express Park View, Joint Venture vide their letter date 18.06.2022 to Industrial Investment Trust Limited (IITL), proposed to settle the unsecured loan of Rs. 24,77,51,455/- in following manner

a) The Firm will repay the outstanding loan on or before December 31, 2022.

b) In the unlikely scenario of the amount not being remitted by December 31, 2022, the Firm will transfer the flats of equivalent of outstanding loan amount.

c) Waiver of interest Rs. 9,43,56,651/- for the period October 01, 2017 to September 30, 2021.

d) No interest shall be charged for the period starting immediately after the expiry of Restructuring agreement i.e. w.e.f. October 01, 2021 to up to December 31, 2022.

IITL in its Annual General Meeting held on September 24, 2022, have accorded their consent for One Time Settlement of the total outstanding loan of Rs. 24,77,51,455/- granted by the Company to IITL Nimbus The Express Park View and waive interest outstanding there.

All the above conditions are satisfied as per settlement Agreement and corresponding impact has been done in respect of waiver interest of Rs. 5,91,72,860/- as exceptional income in statement of profit & loss account and reversal of finance cost of Rs. 3,51,83,792/- in work in progress in quarter ended December 2022.

iii) The Firm was in receipt of letter dated 23/11/2022 from Greater Noida Industrial Development Authority (GNIDA), in which GNIDA has referred to Hon'ble Supreme Court order dated 07/11/2022, as per which, Hon'ble Supreme Court has directed the Noida Authority/ GNIDA to calculate the amount due, after taking into consideration the effect of the order dated 09.06.2022 issued by the state Government.

As per order dated 09.06.2020 issued by the state Government, inter alia, the interest rates would not be effective retrospectively.

Pending calculation of interest by GNIDA in terms of letter dated 23/11/2022 from the Authority, the Firm has recalculated interest liability for the period 01/07/2020 to 31/12/2022 and accounted for the same, which has resulted in decrease in interest liability by Rs. 163,84,638/- for the said period.

d) IITL Nimbus The Hyde Park

As per decision of the Honourable Supreme court dated 07/11/2022. The firm is liable to pay interest to GNIDA from July 2020 to December 2022. This liability had already been provided in the earlier years. The liability as per the current judgement has been retained in the books of accounts and excess has been written off in the period and nine month ended December 2022

8 The Company is engaged only in real estate development and related activities and hence there are no reportable segments as per Ind As 108 - Operating segments.

9 The previous period's figures have been regrouped or rearranged wherever necessary.

Place : Mumbai
Date : February 13, 2023



For IITL PROJECTS LIMITED

Dr. B. Samal
Director
DIN : 00007256



IITL PROJECTS LIMITED
CIN: L01110MH1994PLC082421

Regd. office : Office No. 101A, The Capital, G-Block, Plot No. C-70, Bandra Kurla Complex, Bandra East, Mumbai - 400051.
Tel. No. 022-4325 0100, Email: iitlprojects@iitlgroup.com, Web: www.iitlprojects.com

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2022

Sr No	Particulars	Quarter ended			Nine months ended		(₹ in lakhs)
		31.12.2022 Unaudited	30.09.2022 Unaudited	31.12.2021 Unaudited	31.12.2022 Unaudited	31.12.2021 Unaudited	Year ended Audited 31.03.2022
1	Income						
	Revenue from operations	39.06	16.13	39.46	67.10	39.46	122.68
2	Other income	1.57	1.17	0.06	3.55	0.15	0.27
3	Total Income (1+2)	40.63	17.30	39.52	70.65	39.61	122.95
4	Expenses						
	a. Cost of sales	27.89	-	32.09	32.09	32.09	92.08
	b. Employee benefit expense	3.21	2.55	3.75	8.54	10.61	13.94
	c. Finance cost	132.40	132.39	120.63	397.19	361.84	482.44
	d. Depreciation and amortization expense	0.06	0.06	0.49	0.18	0.49	0.65
	e. Other expenses	9.34	10.16	10.65	32.11	34.03	45.92
	Total expenses	172.90	145.16	167.61	470.11	439.06	635.03
5	Loss before exceptional item, tax and share of net profit of investment accounted for using equity method and tax (3-4)	(132.27)	(127.86)	(128.09)	(399.46)	(399.45)	(512.08)
6	Share of net profit/(loss) of joint ventures and associates accounted for using equity method (refer note 6 (a))	307.24	(21.79)	1,953.08	422.99	1,695.96	1,577.80
7	Profit/(Loss) before exceptional item and tax (5-6)	174.97	(149.65)	1,824.99	23.53	1,296.51	1,065.72
8	Tax expense:						
	a. Current tax	-	-	-	-	-	-
	b. Earlier year	-	-	-	-	-	-
	c. Deferred tax	0.01	(0.02)	(0.05)	0.58	(0.01)	(0.03)
	Total tax expense	0.01	(0.02)	(0.05)	0.58	(0.01)	(0.03)
9	Net Profit/(Loss) after tax (7-8)	174.96	(149.63)	1,825.04	22.95	1,296.52	1,065.75
10	Other Comprehensive Income (OCI)						
	i) Items that will not be reclassified to profit or loss						
	Remeasurement of defined benefit liability/asset	0.04	(0.03)	0.10	0.01	0.16	(0.26)
	ii) Income tax relating to items that will not be reclassified to profit or loss	(0.01)	0.01	(0.02)	-	(0.04)	0.07
	Other comprehensive income, net of tax	0.03	(0.02)	0.08	0.01	0.12	(0.19)
11	Total comprehensive income/(expenses) for the period (9-10)	174.99	(149.65)	1,825.12	22.96	1,296.64	1,065.94
12	Paid up Equity Share Capital (Face value ₹ 10 each)	499.09	499.09	499.09	499.09	499.09	499.09
13	Earning per Equity Shares of ₹ 10 each						
	- Basic and Diluted *	3.51	(3.00)	36.57	0.46	25.98	21.35

* Basic and Diluted EPS for all periods except year ended 31.03.2022 are not annualised.



Notes :

- 1 The above Consolidated Financial Results have been reviewed by Audit Committee and approved by the Board of Directors of the Company, at their meeting held on February 13, 2023 and subjected to limited review by Statutory Auditors.
- 2 The audited financial results have been prepared on a going concern basis, although the Group is incurring continuous losses and the net worth of the Group is negative as on December 31, 2022, indicate the existence of a material uncertainty that may cast significant doubt about the Group's ability to continue as a going concern is doubtful. However based on the management plans as estimate of the operation of the company as well as JVs, the company will be able to meet its obligation as their financial statements are prepared on going concern basis.
- 3 In view of the current status of the Real Estate Industry and in particular the adverse cash flows of the joint venture namely IITL – Nimbus The Express Park View, IITL – Nimbus The Palm Village and Capital Infra Project Limited, their ability to continue on a going concern is doubtful. Further, the current liability of the company exceeded its total assets indicates that material uncertainty exists that may cause significant doubt on the company ability to continue as a going concern. Considering the above, based on the financial statement of joint ventures as well estimated cash flow, the Investments in two joint ventures namely IITL – Nimbus The Express Park View and Capital Infra Project Limited are fully impaired and recognised. No provisions for impairment in the capital of IITL -Nimbus The Palm Village considered necessary and the share of losses up to the reporting date being a partnership firm has been recognised in the Profit & Loss account.
- 4 IITL – Nimbus the Express Park View, joint venture entered into the settlement agreement dated 31st December 2021 with Nimbus India Limited to settle the unsecured loan of Rs. 22.09 Crores and outstanding interest of Rs. 1.31 Crores in following manner.
 - i) Repayment of loan amounting to Rs. 5 Crores immediately.
 - ii) Balance of Rs. 18.40 Crores shall be repaid within 6 months from date of execution of settlement agreement.
 - iii) Waiver of interest Rs. 10,31,97,847/- for the period October 01, 2017 to September 30, 2021, if the above conditions are satisfied.
 - iv) No interest shall be charged for the period starting immediately after the expiry of Restructuring agreement i.e. w.e.f. October 01, 2021. All the above conditions are satisfied as per settlement Agreement. Impact in respect of waiver of interest has been given effect in joint venture financials for the quarter ended 30.06.2022. Share of profit from joint venture includes Rs. 87.23 lakhs for the nine months the impact due to reversal of interest, recognised in the profit and loss account by joint venture in earlier years.
- 5 IITL-Nimbus The Hyde park Noida, Joint venture vide their letter dt. 18.06.2022 to Industrial Investment Trust Limited (IITL), proposed to settle the unsecured loan of Rs. 16,27,94,964/- in following manner.
 - i) The Firm will repay the outstanding loan on or before December 31, 2022.
 - ii) To waive the total outstanding interest amount of Rs. 2,63,71,001/- as on June 30, 2022 and all future interest amount thereafter up to December 31, 2022.
 - iii) The Firm reiterates their commitment to remit the outstanding loan amount.
 - iv) In the unlikely scenario of the amount not being remitted by December 31, 2022, the Firm will without any further request or extension, transfer the flats of equivalent of outstanding loan amount, with completion certificates obtained and facilitate registration of the same. In such eventuality, no maintenance charges will be levied on the flats until the time they are sold or for a period of 12 months ending December 31, 2023 whichever is earlier.

IITL in its Annual General Meeting held on September 24, 2022, have accorded their consent for One Time Settlement of the total outstanding loan of Rs. 16,27,94,964/- granted by the Company to IITL Nimbus The Hyde Park and waive interest outstanding thereon amounting to Rs. 2,63,71,001/- as on June 30, 2022 and all future interest amount thereafter up to December 31, 2022. The Firm has paid the outstanding loan of Rs. 16,27,94,964/- on 21.10.2022.
- 6 IITL-Nimbus The Express Park View, Joint Venture vide their letter dated 18.06.2022 to Industrial Investment Trust Limited (IITL), proposed to settle the unsecured loan of Rs. 24,77,51,455/- in following manner
 - i) The Firm will repay the outstanding loan on or before December 31, 2022.
 - ii) In the unlikely scenario of the amount not being remitted by December 31, 2022, the Firm will transfer the flats of equivalent of outstanding loan amount.
 - iii) Waiver of interest Rs. 9,43,56,651/- for the period October 01, 2017 to September 30, 2021.
 - iv) No interest shall be charged for the period starting immediately after the expiry of Restructuring agreement i.e. w.e.f. October 01, 2021 to up to December 31, 2022.

IITL in its Annual General Meeting held on September 24, 2022, have accorded their consent for One Time Settlement of the total outstanding loan of Rs. 24,77,51,455/- granted by the Company to IITL Nimbus The Express Park View and waive interest outstanding there.

All the above conditions are satisfied as per settlement Agreement. Impact in respect of waiver of interest has been given effect in joint venture financials for the quarter ended 31.12.2022. Share of profit from joint venture includes Rs. 93.96 lakhs for the nine months the impact due to reversal of interest, recognised in the profit and loss account by joint venture in earlier years.
- 7 Notes specific to Joint Ventures and associates:
 - a) Share of profit/(loss) from Joint Venture Partnership Firms for the quarter ended December 31, 2022 is based on its unaudited financial results prepared under Indian Accounting Standards ("Ind As") which have been subjected to limited review by the respective Statutory Auditors of the Joint Venture partnership firms.
 - b) IITL Nimbus The Palm Village
 - i) Due to subdued market sentiments and poor response, the Firm temporarily suspended the operations/activities in the project. No substantial administrative and technical work was carried out in the project. Hence, the management committee in its meeting dt. 29.01.2018 decided that w.e.f. 01.01.2018, all the borrowing costs i.e. Interest on Unsecured Loan, Interest on Land Premium and Interest on Delayed payment of premium be directly charged to Statement of Profit & Loss instead of capitalization to inventories. Similarly, Interest on delayed payment of Farmer Compensation and interest on lease rent were also being directly charged to Statement of Profit & Loss.
 - ii) In management committee meeting held on 01.12.2021, it was noted that the firm surrendered the partial piece of land to the YEIDA and the surrender deed for the same was executed on November 30, 2021, that the balance piece of land admeasuring 55152 sq. mtrs shall be demarcated and the physical possession will be assigned to the Firm in short span of time, and that the development activities in the project will start immediately after receiving the physical possession of land the project shall be categorized as 'Revived Project'.
 - iii) In the above mentioned management committee meeting, the matter of capitalising the borrowing costs including interest on unsecured loans, interest on land premium & interest on delayed payment of premium as per applicable accounting standards was considered and it was resolved not to charge the same directly to Statement of P&L, w.e.f. 01.04.2022.
 - iv) As per letter dated 04.08.2022 from YEIDA there was recalculation on the part of YEIDA and further land measuring 7375.48 Sq. Mtrs. has been surrendered vide Surrender deed dated 17th Nov 2022 with YEIDA. (in addition to 47843.70 Sq. Mtrs already surrendered vide Surrender deed dated 30th Nov 2021 with YEIDA). Demarcation of the Land measuring 47776.52 Sq. Mtrs. (revised from 55152 Sq. Mtrs. as per letter dated 04.08.2022 from YEIDA) in favour of the Firm and The Physical possession of land given as per letter dated 18.01.2023
 - v) The conditions in the project, as mentioned above, indicate the existence of uncertainty about the Firm ability to continue as a going concern. However, the prevailing rate of land as per Yamuna Express Industrial Development Authority (YEIDA) official Site, the valuation of land as on 31st December, 2022 is in excess of the book value of land. Also, considering the situation evolving subsequent to Surrender Deed dated 30th November, 2021, no impairment is envisaged and provided in the books of account it may be mentioned that as per letter dated 04.08.2022 from YEIDA there was recalculation on the part of YEIDA and Further land measuring i.e. 7375.48 sq. mtrs has been surrendered vide Surrender deed dated 17th Nov 2022 with YEIDA. (in addition to 47843.70 sq Mtrs already surrendered vide Surrender deed dated 30th Nov 2021 with YEIDA)



c) IITL Nimbus The Express Park View

i) IITL – Nimbus The Express Park View, joint venture entered into the settlement agreement dated 31st December 2021 with Nimbus India Limited to settle the unsecured loan of Rs.22.09 Crores and outstanding interest of Rs.1.31 Crores in following manner.

a) Repayment of loan amounting to Rs.5 Crores immediately.

b) Balance of Rs. 18.40 Crores shall be repaid within 6 months from date of execution of settlement agreement.

c) Waiver of interest Rs. 10,31,97,847/- for the period October 01, 2017 to September 30, 2021, if the above conditions are satisfied.

d) No interest shall be charged for the period starting immediately after the expiry of Restructuring agreement i.e. w.e.f. October 01, 2021.

All the above conditions are satisfied as per settlement Agreement and corresponding impact has been done in respect of waiver interest of Rs. 6,47, 17,342/- as exceptional income in statement of profit & loss account and reversal of finance cost of Rs. 3,84,80,505/- in work in progress in quarter ended June 2022.

ii) IITL Nimbus The Express Park View, Joint Venture vide their letter date 18.06.2022 to Industrial Investment Trust Limited (IITL), proposed to settle the unsecured loan of Rs. 24,77,51,455/- in following manner

a) The Firm will repay the outstanding loan on or before December 31, 2022.

b) In the unlikely scenario of the amount not being remitted by December 31,2022, the Firm will transfer the flats of equivalent of outstanding loan amount.

c) Waiver of interest Rs. 9,43,56,651/- for the period October 01, 2017 to September 30, 2021.

d) No interest shall be charged for the period starting immediately after the expiry of Restructuring agreement i.e. w.e.f. October 01, 2021 to up to December 31, 2022.

IITL in its Annual General Meeting held on September 24, 2022, have accorded their consent for One Time Settlement of the total outstanding loan of Rs. 24,77,51,455/- granted by the Company to IITL Nimbus The Express Park View and waive interest outstanding there.

All the above conditions are satisfied as per settlement Agreement and corresponding impact has been done in respect of waiver interest of Rs. 5,91,72,860/- as exceptional income in statement of profit & loss account and reversal of finance cost of Rs. 3,51,83,792/- in work in progress in quarter ended December 2022.

iii) The Firm was in receipt of letter dated 23/11/2022 from Greater Noida Industrial Development Authority (GNIDA), in which GNIDA has referred to Hon'ble Supreme Court order dated 07/11/2022, as per which, Hon'ble Supreme Court has directed the Noida Authority/ GNIDA to calculate the amount due, after taking into consideration the effect of the order dated 09.06.2022 issued by the state Government.

As per order dated 09.06.2020 issued by the state Government, inter alia, the interest rates would not be effective retrospectively.

Pending calculation of interest by GNIDA in terms of letter dated 23/11/2022 from the Authority, the Firm has recalculated interest liability for the period 01/07/2020 to 31/12/2022 and accounted for the same, which has resulted in decrease in interest liability by Rs. 163,84,638/-for the said period.

d) IITL Nimbus The Hyde Park

As per decision of the Honourable Supreme court dated 07/11/2022. The firm is liable to pay interest to GNIDA from July 2020 to December 2022. This liability had already been provided in the earlier years. The liability as per the current judgement has been retained in the books of accounts and excess has been written off in the period and nine month ended December 2022

e) Capital Infraprojects Private Limited

i) As at the end of the period, the accumulated losses of Rs. 5,012.61 Lacs exceed the paid-up equity share capital and the net worth of the Company is fully eroded. Above matters indicate material uncertainty that exists which may cast a significant doubt on the Company's ability to continue as a Going Concern. However, the Accounts are continued to be prepared on a Going Concern basis in the absence of adequate necessary data for compilation on an alternative basis. Consequently, no adjustments are made in the accounts relating to the recoverability of recorded asset amounts and in respect of recorded liabilities and contingent liabilities that might devolve on the Company, for compilation of Accounts on an alternative basis. As present, the Company continues to carry the real estate business operations.

ii) The Firm was in receipt of letter dated 23/11/2022 from Greater Noida Industrial Development Authority (GNIDA), in which GNIDA has referred to Hon'ble Supreme Court order dated 07/11/2022, as per which, Hon'ble Supreme Court has directed the Noida Authority/ GNIDA to calculate the amount due, after taking into consideration the effect of the order dated 09.06.2022 issued by the state Government.

As per order dated 09.06.2020 issued by the state Government, inter alia, the interest rates would not be effective retrospectively.

Pending calculation of interest by GNIDA in terms of letter dated 23/11/2022 from the Authority, the Firm has recalculated interest liability for the period 01/07/2020 to 31/12/2022 and accounted for the same, which has resulted in decrease in interest liability by Rs 82,78,093/-for the said period.

8 The Group is engaged only in real estate development and related activities and hence there are no reportable segments as per Ind As 108 - Operating segments.

9 The previous period's figures have been regrouped or rearranged wherever necessary.

Place : Mumbai
Date : February 13, 2023



For IITL PROJECTS LIMITED

Dr. B. Samal
Director
DIN : 00007256



LIMITED REVIEW REPORT ON STANDALONE FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF IITL PROJECTS LIMITED

1) We have reviewed the accompanying statement of unaudited Financial results of IITL Projects Limited for the Quarter /Nine Months ended 31st December 2022. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

2) We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

3) Based on our review conducted and procedure performed as stated in Paragraph 2 above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

4) We draw attention to the following

Material Uncertainty Related to Going Concern

a) We draw attention to Note 2 of the accompanying financial statements. As stated in the Note, The unaudited financial results have been prepared on a going concern basis, although the company is incurring continuous losses and



the net worth of the company is negative as on December 31st, 2022, indicate the existence of material uncertainties that may cast significant doubt about the company's ability to continue as a going concern. However, based on the management plans and estimate of the operations of the company as well as JVs, the company will be able to meet its obligation and therefore financial statements are prepared on a going concern basis.

b) We draw attention to Note 3 of the accompanying financial Statement. As stated in the Note, In view of current status of the Real estate industry, and in particular the adverse cash flows of the Joint Venture namely, IITL-Nimbus The Express Park View, IITL Nimbus The Palm Village, and Capital Infra Projects Private Limited their ability to continue as going concern is doubtful. Further the current liabilities of the Company exceeded its total assets indicate that a material uncertainty exists that may cast significant doubt on the company's ability to continue as a Going Concern.

Considering the above and, based on the financial statement of Joint venture as well as estimated cash flow the investment in two joint venture is fully impaired.

No Provision for impairment in the capital of IITL-Nimbus The Palm Village considered necessary and the share of losses up to the reporting date being a partnership firm has been recognized in the Profit and Loss account.

c) We draw attention to Note 4 IITL – Nimbus the Express Park View, joint venture entered into the settlement agreement dated 31st December 2021 with Nimbus India Limited to settle the unsecured loan of Rs.22.09 Crores and outstanding interest of Rs.1.31 Crores in following manner.

- i. Repayment of loan amounting to Rs.5 Crores immediately.
- ii. Balance of Rs.18.40 Crores shall be repaid within 6 months from date of execution of settlement agreement.
- iii. Waiver of interest Rs.10,31,97,847/- for the period October 01, 2017 to September 30, 2021, if the above conditions are satisfied.
- iv. No interest shall be charged for the period starting immediately after the expiry of Restructuring agreement i.e, w.e.f. October 01, 2021.

All the above conditions are satisfied as per settlement Agreement. Impact in respect of waiver of interest has been given effect in joint venture financials for the quarter ended 30.06.2022. Share of profit from joint venture includes Rs 87.23 lakhs for the Nine Months, the impact due to reversal of interest, recognised in the profit and loss account by joint venture in earlier years.



d) We draw attention to Note no 5 - IITL-Nimbus The Hyde park Noida, Joint venture vide their letter dated 18.06.2022 to Industrial Investment Trust Limited (IITL) ,proposed settle the unsecured loan of Rs 16 27 94 964 Crores in following manner.

- 1.The Firm will repay the outstanding loan on or before December 31, 2022.
2. To waive the total outstanding interest amount of Rs. 2,63,71,001/- as on June 30, 2022 and all future interest amount thereafter up to December 31, 2022.
3. The Firm reiterates their commitment to remit the outstanding loan amount.
4. In the unlikely scenario of the amount not being remitted by December 31, 2022, the Firm will without any further request or extension, transfer the flats of equivalent of outstanding loan amount, with completion certificates obtained and facilitate registration of the same. In such eventuality, no maintenance charges will be levied on the flats until the time they are sold or for a period of 12 months ending December 31,2023 whichever is earlier.

IITL in its Annual General Meeting held on September 24, 2022,have accorded their consent for One Time Settlement of the total outstanding loan of Rs. 16,27,94,964/- granted by the Company to IITL Nimbus The Hyde Park and interest outstanding thereon amounting to Rs.2 63 71 001/- as on June 30,2022 and all future interest amount thereafter up to December 31,2022.The firm has paid the outstanding loan of Rs 16,27,94,964 on 21.10.2022 .

e) We draw Attention to Note 6 -IITL Nimbus The Express Park View, Joint Venture vide their letter date 18.06.2022 to Industrial Investment Trust Limited (IITL), proposed to settle the unsecured loan of Rs. 24,77,51,455/- in following manner

- a) The Firm will repay the outstanding loan on or before December 31, 2022.
- b) In the unlikely scenario of the amount not being remitted by December 31,2022, the Firm will transfer the flats of equivalent of outstanding loan amount.
- c) Waiver of interest Rs. 9,43,56,651/- for the period October 01, 2017 to September 30, 2021.
- d) No interest shall be charged for the period starting immediately after the expiry of Restructuring agreement i.e w.e.f. October 01, 2021 to up to December 31, 2022.

IITL in its Annual General Meeting held on September 24, 2022, have accorded their consent for One Time Settlement of the total outstanding loan of Rs. 24,77,51,455/- granted by the Company to IITL Nimbus The Express Park View and waive interest outstanding there.

All the above conditions are satisfied as per settlement Agreement .Impact in respect of waiver of interest has been given effect in joint venture financials for the quarter ended 31.12.2022. Share of profit from joint venture includes



Rs. 93.96 lakhs for the nine months the impact due to reversal of interest, recognised in the profit and loss account by joint venture in earlier years.

Note Specific to Joint Venture

f) We draw attention to Note 7 b (ii),(iii) & (v) of the statement. As stated in the Note,

(ii) In management committee meeting held on 01.12.2021, it was noted that the firm surrendered the partial piece of land to the YEIDA and the surrender deed for the same was executed on November 30, 2021, that the balance piece of land admeasuring 55152 sq. mtrs shall be demarcated and the physical possession will be assigned to the Firm in short span of time, and that the development activities in the project will start immediately after receiving the physical possession of land the project shall be categorised as 'Revised Project'.

(iii) In the above mentioned management committee meeting, the matter of capitalising the borrowing costs including interest on unsecured loans, interest on land premium and interest on delayed payment of premium as per applicable accounting standards was considered and it was resolved not to charge the same directly to Statement of Profit and Loss, w.e.f. 01.04.2022.

(v) The condition in the project, as mentioned above indicate the existence of uncertainty about firms ability to continue as a going concern. However, the prevailing rate of land as per Yamuna Express Industrial Development Authority (YEIDA) official site, the valuation of land as on 31st December, 2022 is in excess of the book value of land. Also, considering the situation evolving subsequent to Surrender Deed dated 30th November 2021, no impairment is envisaged and provided in the books of account.

g) We draw attention to Note 7 (c) (i) ,(ii) & (iii)

i) In respect of IITL Nimbus The Express Park View, joint venture entered into the settlement agreement dated 31st December 2021 with Nimbus India Limited to settle the unsecured loan of Rs.22.09 Crores and outstanding interest of Rs.1.31 Crores in following manner.

- a) Repayment of loan amounting to Rs.5 Crores immediately.
- b) Balance of Rs.18.40 Crores shall be repaid within 6 months from date of execution of settlement agreement.
- c) Waiver of interest Rs.10,31,97,847/- for the period October 01, 2017 to September 30, 2021, if the above conditions are satisfied.
- d) No interest shall be charged for the period starting immediately after the expiry of Restructuring agreement i.e, w.e.f. October 01, 2021.



All the above conditions are satisfied as per settlement Agreement and corresponding impact has been done in respect of waiver interest of Rs.6,47,17,342 /- as exceptional income in statement of profit & loss account and reversal of finance cost of Rs.3,84,80,505 /- in work in progress in quarter ended June 2022.

ii) IITL Nimbus The Express Park View, Joint Venture vide their letter date 18.06.2022 to Industrial Investment Trust Limited (IITL), proposed to settle the unsecured loan of Rs. 24,77,51,455/- in following manner

a) The Firm will repay the outstanding loan on or before December 31, 2022.

b) In the unlikely scenario of the amount not being remitted by December 31,2022, the Firm will transfer the flats of equivalent of outstanding loan amount.

c) Waiver of interest Rs. 9,43,56,651/- for the period October 01, 2017 to September 30, 2021.

d) No interest shall be charged for the period starting immediately after the expiry of Restructuring agreement i.e w.e.f. October 01, 2021 to up to December 31, 2022.

IITL in its Annual General Meeting held on September 24, 2022, have accorded their consent for One Time Settlement of the total outstanding loan of Rs. 24,77,51,455/- granted by the Company to IITL Nimbus The Express Park View and waive interest outstanding there.

All the above conditions are satisfied as per settlement Agreement and corresponding impact has been done in respect of waiver interest of Rs.5,91,72,860 /- as exceptional income in statement of profit & loss account and reversal of finance cost of Rs.3,51,83,792 /- in work in progress in quarter ended December2022.

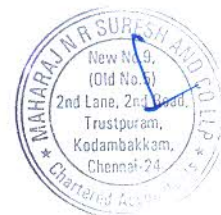
iii) The Firm was in receipt of letter dated 23/11/2022 from Greater Noida Industrial Development Authority (GNIDA), in which GNIDA has referred to Hon'ble Supreme Court order dated 07/11/2022, as per which, Hon'ble Supreme Court has directed the Noida Authority/ GNIDA to calculate the amount due, after taking into consideration the effect of the order dated 09.06.2022 issued by the state Government.

As per order dated 09.06.2020 issued by the state Government, inter alia, the interest rates would not be effective retrospectively.

Pending calculation of interest by GNIDA in terms of letter dated 23/11/2022 from the Authority, the Firm has recalculated interest liability for the period 01/07/2020 to 31/12/2022 and accounted for the same, which has resulted in decrease in interest liability by Rs. 163,84,638/-for the said period.

h) We also draw attention to Note 7 (d)

IITL Nimbus The Hyde Park



As per decision of the Honourable Supreme court dated 07/11/2022. The firm is liable to pay interest to GNIDA from July 2020 to December 2022. This liability had already been provided in the earlier years. The liability as per the current judgement has been retained in the books of accounts and excess has been written off in the period and nine month ended December 2022

5) We did not review the interim financial results of 3 joint operations included in the standalone unaudited interim financial statements of the entities included in the Company, whose results reflect Company share of total net Profit after tax Rs 422.40 Lakhs for the period ended 31.12.2022 as considered in the Standalone unaudited interim financial statements of the entities included in the Company. The interim financial statements of these joint operations have been reviewed by other auditors whose reports have been furnished to us, and our conclusion in so far as it relates to the amounts and disclosures included in respect of these joint operations, is based solely on the report of such other auditors and the procedures performed by us as stated in paragraph 2 above.

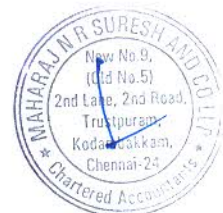
Our report is not modified in respect of the matters mentioned in paragraphs 4&5 above.

Place: Mumbai
Date: 13.02.2023

For Maharaj N R Suresh and Co LLP
FRN NO:001931S/S000020



K V Srinivasan
Partner
Chartered Accountants
M NO 204368
UDIN NO:23204368BGWWUI3242





LIMITED REVIEW REPORT ON CONSOLIDATED FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF IITL PROJECTS LIMITED

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of IITL PROJECTS LIMITED ("the Parent") and its associates and joint venture (the Parent and its associates and joint venture together referred to as "the Group"), and its share of the net profit/(loss) after tax and total comprehensive income / loss of its associates and joint ventures for the quarter / Nine Months ended 31.12.2022. ("the Statement"), being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The Statement includes the results of the following entities:

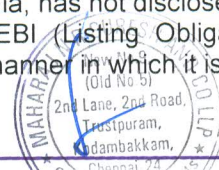
Joint Ventures

- a) IITL-Nimbus The Express park View
- b) IITL-Nimbus, The Hyde Park Noida
- c) IITL-Nimbus The Palm Village
- d) Capital Infra projects Private Limited

Associate

- a) Golden palm facility Management Limited

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.



6. We draw attention to the following

Material Uncertainty Related to Going Concern

a) We draw attention to Note 2 of the accompanying financial statements. As stated in the Note, The unaudited financial results have been prepared on a going concern basis, although the company is incurring continuous losses and the net worth of the company is negative as on December 31, 2022, indicate the existence of material uncertainties that may cast significant doubt about the company's ability to continue as a going concern. However, based on the management plans and estimate of the operations of the company as well as JVs, the company will be able to meet its obligation and therefore financial statements are prepared on a going concern basis.

b) We draw attention to Note 3 of the accompanying financial Statement. As stated in the Note, In view of current status of the Real estate industry, and in particular the adverse cash flows of the Joint Venture namely, IITL-Nimbus The Express Park View, IITL Nimbus The Palm Village, and Capital Infra Projects Private Limited their ability to continue as going concern is doubtful. Further the current liabilities of the Company exceeded its total assets indicate that a material uncertainty exists that may cast significant doubt on the company's ability to continue as a Going Concern.

Considering the above and, based on the financial statement of Joint venture as well as estimated cash flow the investment in two joint venture is fully impaired.

No Provision for impairment in the capital of IITL-Nimbus The Palm Village considered necessary and the share of losses up to the reporting date being a partnership firm has been recognized in the Profit and Loss account.

c) We draw attention to Note 4 IITL – Nimbus the Express Park View, joint venture entered into the settlement agreement dated 31st December 2021 with Nimbus India Limited to settle the unsecured loan of Rs.22.09 Crores and outstanding interest of Rs.1.31 Crores in following manner.

Repayment of loan amounting to Rs.5 Crores immediately.

Balance of Rs.18.40 Crores shall be repaid within 6 months from date of execution of settlement agreement.

Waiver of interest Rs. 10,31,97,847/- for the period October 01, 2017 to September 30, 2021, if the above conditions are satisfied.

No interest shall be charged for the period starting immediately after the expiry of Restructuring agreement i.e, w.e.f. October 01, 2021.

All the above conditions are satisfied as per settlement Agreement .Impact in respect of waiver of interest has been given effect in joint venture financials for the quarter ended 30.06.2022 .Share of profit from joint venture includes Rs 87.23 lakhs for the Nine Months the impact due to reversal of interest, recognised in the profit and loss account by joint venture in earlier years.

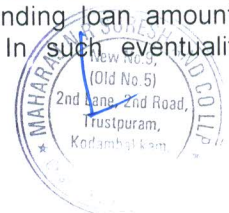
d) We draw attention to Note no 5 - IITL-Nimbus The Hyde park Noida, Joint venture vide their letter dated 18.06.2022, to Industrial Investment Trust Limited (IITL) ,proposed to settle the unsecured loan of Rs 16 27 94 964 Crores in following manner.

1. The Firm will repay the outstanding loan on or before December 31, 2022.

2. To waive the total outstanding interest amount of Rs. 2,63,71,001- as on June 30, 2022 and all future interest amount thereafter up to December 31, 2022.

3. The Firm reiterates their commitment to remit the outstanding loan amount.

4. In the unlikely scenario of the amount not being remitted by December 31, 2022, the Firm will without any further request or extension, transfer the flats of equivalent of outstanding loan amount, with completion certificates obtained and facilitate registration of the same. In such eventuality, no



maintenance charges will be levied on the flats until the time they are sold or for a period of 12 months ending December 31,2023 whichever is earlier.

IITL in its Annual General Meeting held on September 24, 2022, the shareholders have accorded their consent for One Time Settlement of the total outstanding loan of Rs. 16,27,94,964/- granted by the Company to IITL Nimbus The Hyde Park and interest outstanding thereon amounting to Rs.2 63 71 001/- as on June 30,2022 and all future interest amount thereafter up to December 31,2022.The firm has paid the outstanding loan of Rs 16,27,94,964 on 21.10.2022 .

e) We draw Attention to Note 6 -IITL Nimbus The Express Park View, Joint Venture vide their letter date 18.06.2022 to Industrial Investment Trust Limited (IITL), proposed to settle the unsecured loan of Rs. 24,77,51,455/- in following manner

a) The Firm will repay the outstanding loan on or before December 31, 2022.

b) In the unlikely scenario of the amount not being remitted by December 31,2022, the Firm will transfer the flats of equivalent of outstanding loan amount.

c) Waiver of interest Rs. 9,43,56,651/- for the period October 01, 2017 to September 30, 2021.

d) No interest shall be charged for the period starting immediately after the expiry of Restructuring agreement i.e w.e.f. October 01, 2021 to up to December 31, 2022.

IITL in its Annual General Meeting held on September 24, 2022, have accorded their consent for One Time Settlement of the total outstanding loan of Rs. 24,77,51,455/- granted by the Company to IITL Nimbus The Express Park View and waive interest outstanding there.

All the above conditions are satisfied as per settlement Agreement .Impact in respect of waiver of interest has been given effect in joint venture financials for the quarter ended 31.12.2022. Share of profit from joint venture includes Rs. 93.96 lakhs for the nine months the impact due to reversal of interest, recognised in the profit and loss account by joint venture in earlier years.

Note Specific to Joint Venture

f) We draw attention to Note 7 b (ii),(iii) & (v) of the statement. As stated in the Note,

(ii) In management committee meeting held on 01.12.2021, it was noted that the firm surrendered the partial piece of land to the YEIDA and the surrender deed for the same was executed on November 30, 2021, that the balance piece of land admeasuring 55152 sq. mtrs shall be demarcated and the physical possession will be assigned to the Firm in short span of time, and that the development activities in the project will start immediately after receiving the physical possession of land the project shall be categorised as 'Revised Project'.

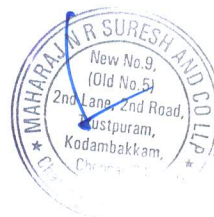
(iii) In the above mentioned management committee meeting, the matter of capitalising the borrowing costs including interest on unsecured loans, interest on land premium and interest on delayed payment of premium as per applicable accounting standards was considered and it was resolved not to charge the same directly to Statement of Profit and Loss, w.e.f. 01.04.2022.

(v) The condition in the project, as mentioned above indicate the existence of uncertainty about firms ability to continue as a going concern. However, the prevailing rate of land as per Yamuna Express Industrial Development Authority (YEIDA) official site, the valuation of land as on 31st December 2022 is in excess of the book value of land. Also, considering the situation evolving subsequent to Surrender Deed dated 30th November 2021, no impairment is envisaged and provided in the books of account.

g) We draw attention to Note 7 (c) (i) ,(ii) & (iii)

i) In respect of IITL Nimbus The Express Park View, joint venture entered into the settlement agreement dated 31st December 2021 with Nimbus India Limited to settle the unsecured loan of Rs.22.09 Crores and outstanding interest of Rs.1.31 Crores in following manner.

a) Repayment of loan amounting to Rs.5 Crores immediately.



- b) Balance of Rs.18.40 Crores shall be repaid within 6 months from date of execution of settlement agreement.
- c) Waiver of interest Rs.10,31,97,847/- for the period October 01, 2017 to September 30, 2021, if the above conditions are satisfied.
- d) No interest shall be charged for the period starting immediately after the expiry of Restructuring agreement i.e, w.e.f. October 01, 2021.

All the above conditions are satisfied as per settlement Agreement and corresponding impact has been done in respect of waiver interest of Rs.6,47,17,342 /- as exceptional income in statement of profit & loss account and reversal of finance cost of Rs.3,84,80,505 /- in work in progress in quarter ended June 2022.

ii) IITL Nimbus The Express Park View, Joint Ventrure vide their letter date 18.06.2022 to Industrial Investment Trust Limited (IITL), proposed to settle the unsecured loan of Rs. 24,77,51,455/- in following manner

- a) The Firm will repay the outstanding loan on or before December 31, 2022.
- b) In the unlikely scenario of the amount not being remitted by December 31,2022, the Firm will transfer the flats of equivalent of outstanding loan amount.
- c) Waiver of interest Rs. 9,43,56,651/- for the period October 01, 2017 to September 30, 2021.
- d) No interest shall be charged for the period starting immediately after the expiry of Restructuring agreement i.e w.e.f. October 01, 2021 to up to December 31, 2022.

IITL in its Annual General Meeting held on September 24, 2022, have accorded their consent for One Time Settlement of the total outstanding loan of Rs. 24,77,51,455/- granted by the Company to IITL Nimbus The Express Park View and waive interest outstanding there.

All the above conditions are satisfied as per settlement Agreement and corresponding impact has been done in respect of waiver interest of Rs.5,91,72,860 /- as exceptional income in statement of profit & loss account and reversal of finance cost of Rs.3,51,83,792 /- in work in progress in quarter ended December2022.

iii) The Firm was in receipt of letter dated 23/11/2022 from Greater Noida Industrial Development Authority (GNIDA), in which GNIDA has referred to Hon'ble Supreme Court order dated 07/11/2022, as per which, Hon'ble Supreme Court has directed the Noida Authority/ GNIDA to calculate the amount due, after taking into consideration the effect of the order dated 09.06.2022 issued by the state Government.

As per order dated 09.06.2020 issued by the state Government, inter alia, the interest rates would not be effective retrospectively.

Pending calculation of interest by GNIDA in terms of letter dated 23/11/2022 from the Authority, the Firm has recalculated interest liability for the period 01/07/2020 to 31/12/2022 and accounted for the same, which has resulted in decrease in interest liability by Rs. 163,84,638/-for the said period.

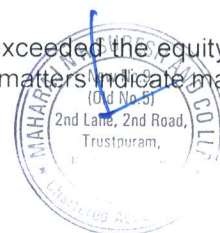
h) We also draw attention to Note 7 (d)

IITL Nimbus The Hyde Park

As per decision of the Honourable Supreme court dated 07/11/2022. The firm is liable to pay interest to GNIDA from July 2020 to December 2022. This liability had already been provided in the earlier years. The liability as per the current judgement has been retained in the books of accounts and excess has been written off in the period and nine month ended December 2022

i) We also draw attention to Note 8 (e) (i) & (ii)

(i) As at the end of the period, the accumulated losses of Rs 5012.61 Lacs /- exceeded the equity paid up share capital and the net worth of the Company has been fully eroded. Above matters indicate material



uncertainty that exist which may cast a significant doubt on the Company's ability to continue as a Going Concern. However the accounts are continued to prepare on a going concern basis in the absence of adequate necessary data for compilation on an alternative basis. Consequently no adjustments are made in the accounts relating to the recoverability of recorded asset amounts and in respect of recorded liabilities and contingent liabilities that might devolve on the Company, for compilation of accounts on an alternative basis. At present, the Company continues to carry the real estate business operations.

(ii) The Firm was in receipt of letter dated 23/11/2022 from Greater Noida Industrial Development Authority (GNIDA), in which GNIDA has referred to Hon'ble Supreme Court order dated 07/11/2022, as per which, Hon'ble Supreme Court has directed the Noida Authority/ GNIDA to calculate the amount due, after taking into consideration the effect of the order dated 09.06.2022 issued by the state Government.

As per order dated 09.06.2020 issued by the state Government, inter alia, the interest rates would not be effective retrospectively.

Pending calculation of interest by GNIDA in terms of letter dated 23/11/2022 from the Authority, the Firm has recalculated interest liability for the period 01/07/2020 to 31/12/2022 and accounted for the same, which has resulted in decrease in interest liability by Rs 82,78,093/- for the said period.

7. We did not review the interim financial results of 4 joint operations included in the Consolidated unaudited interim financial statements of the entities included in the Group, whose results reflect group share of total net Profit after tax Rs. 422.40 Lakhs for the period ended 31.12.2022 as considered in the Consolidated unaudited interim financial statements. The interim financial statements of these joint operations have been reviewed by other auditors whose reports have been furnished to us, and our conclusion in so far as it relates to the amounts and disclosures included in respect of these joint operations, is based solely on the report of such other auditors and the procedures performed by us as stated in paragraph 3 above.

We did not review the Group's share of net loss after tax of Rs. 0.88 lakhs and total comprehensive income of Rs 2.07 lakhs for the period ended 31.12.2022 as considered in the consolidated unaudited financial results, in respect of 1 associates, whose interim financial statements have not been reviewed by us. These interim financial statements have been reviewed by other auditors whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, associates and joint ventures, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.

Our report is not modified in respect of the matters mentioned in paragraphs 6 & 7 above.

Place: Mumbai
Date: 13.02.2023

For Maharaj N R Suresh and co LLP
FRN NO:001931S/S000020

K V Srinivasan
Partner

Chartered Accountants

M NO 204368

UDIN:23204368BGWWUJ2914

