



**JKJS & CO. LLP**  
**CHARTERED ACCOUNTANTS**

Head Office: F-99, Express Zone Mall, Western Express Highway,  
Goregaon- East, Mumbai- 400063. www.jkjs.co.in  
Email: khetan@jkjs.co.in/ cajkjs@gmail.com. Tel. O.: 022-40035011 / M. 9867689593

**INDEPENDENT AUDITOR'S REPORT**

**To the Members of Shipping Corporation of India Land and Assets Limited**  
**CIN: U70109MH2021GOI371256**  
**Report on the Audit of the Financial Statements**

**Opinion**

We have audited the accompanying annual financial results of **Shipping Corporation of India Land and Assets Limited** ("the Company"), for the quarter and year ended 31-03-2024 ("the Statement"), being submitted by the Company pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 as amended ("Listing Obligations").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements:

(i) are presented in accordance with the requirements of Regulation 33 of the Listing Regulations in this regard and

(ii) gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards, and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the quarter and year ended on 31-03-2024.

**Basis for Opinion**

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

**Key Audit Matters**

Key Audit matters are those matters that, in our professional judgement, were of most significance in our audit of financial statements of the year under review. These matters are addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

We draw attention to the following:

The Company was incorporated as a wholly owned subsidiary of The Shipping Corporation of India Limited (SCI Limited) with the object of holding and disposing the Non-Core Assets of SCI Limited distinct from the disinvestment transaction. MCA order dated 22.02.2023 has approved the demerger scheme. While the effective date being 14.03.2023, the appointed date of demerger of the company is 01.04.2021 and accordingly the figures for the period ended on March 31, 2022 were restated, giving effect of the demerger scheme. Although, the equity shares as per demerger scheme were allotted on 06.04.2023 but the same has been included in the paid up share capital as on 31-03-2023 and reported as "Pending for allotment" as on 31.03.2023.





## **JKJS & CO. LLP, Chartered Accountants**

### **Independent Auditors' Report**

#### **To the Members of Shipping Corporation of India Land And Assets Limited**

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##### **Information other than the Financial Statements and Auditor's Report thereon**

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Company's Annual Report but does not include the financial statements and our auditor's report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

##### **Responsibilities of Management and those charged with Governance for the Financial Statements**

The Company's Management and Board of Directors are responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act read with Rule 7 of the Companies (Accounts) Rules, 2014 and the Companies (Accounting Standards) Amendments Rules, 2016. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, 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.





## **JKJS & CO. LLP, Chartered Accountants**

### **Independent Auditors' Report**

#### **To the Members of Shipping Corporation of India Land And Assets Limited**

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- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(f) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the 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.


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

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

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

The statement includes the figures for the quarter ended on 31.03.2024, being the balancing figures between the Audited figures in respect of full financial year and the unaudited year-to-date figures upto the third quarter of the financial year.

**For JKJS & CO. LLP**  
**Chartered Accountants**  
Firm Registration No.: 121161W/ W100195

  
**CA Nirmal Kumar Khetan**  
Partner  
Place: Mumbai,  
Date : 29-04-2024



UDIN: 24044687BKFGFL4536



**SHIPPING CORPORATION OF INDIA LAND AND ASSETS LIMITED**

CIN : U70109MH2021GOI371256

Regd off: Shipping House, 245, Madame Cama Road, Nariman Point, Mumbai City, Mumbai, Maharashtra,  
India - 400021

**STATEMENT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2024**

(Rs. In lakhs)

Sr No.	Particulars	STANDALONE				
		QUARTER ENDED			YEAR ENDED	
		31.03.2024 (AUDITED)	31.12.2023 (UNAUDITED)	31.03.2023 (AUDITED)	31.03.2024 (AUDITED)	31.03.2023 (AUDITED)
1	Revenue From operations	396	473	278	1,722	1,250
2	Other Income	2,097	2,089	1,599	8,172	5,080
3	<b>Total Income (1+2)</b>	<b>2,493</b>	<b>2,562</b>	<b>1,877</b>	<b>9,894</b>	<b>6,330</b>
4	<b>Expenses</b>					
	Cost of services rendered	841	589	489	2,484	1,993
	Employee benefits expense	21	15	-	60	-
	Finance costs	-	1	-	1	1
	Depreciation and amortisation expense	17	18	18	69	78
	Other expenses	703	128	417	1,790	2,502
	<b>Total expenses (4)</b>	<b>1,582</b>	<b>751</b>	<b>924</b>	<b>4,384</b>	<b>4,572</b>
5	<b>Profit/(Loss) before exceptional items and tax (3-4)</b>	<b>911</b>	<b>1,811</b>	<b>953</b>	<b>5,510</b>	<b>1,758</b>
6	Exceptional items	-	-	-	-	-
7	<b>Profit/(Loss) before tax (5-6)</b>	<b>911</b>	<b>1,811</b>	<b>953</b>	<b>5,510</b>	<b>1,758</b>
8	<b>Tax expense</b>					
	Current tax	234	455	473	1,390	473
	Tax pertaining to earlier years	-	-	-	-	-
	Deferred tax	(155)	(158)	(565)	(629)	(2,270)
	<b>Total tax expense (8)</b>	<b>79</b>	<b>297</b>	<b>(92)</b>	<b>761</b>	<b>(1,797)</b>
9	<b>Profit/(Loss) for the period (7-8)</b>	<b>832</b>	<b>1,514</b>	<b>1,045</b>	<b>4,749</b>	<b>3,555</b>
10	<b>Other comprehensive income</b>					
	<i>Items that will not be reclassified to profit or loss:</i>					
	Remeasurements gain/(loss) of defined benefit plans	-	-	-	-	-
	<b>Other comprehensive income for the period, net of tax (10)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
11	<b>Total comprehensive income for the period (9+10)</b>	<b>832</b>	<b>1,514</b>	<b>1,045</b>	<b>4,749</b>	<b>3,555</b>
12	Paid Up Equity Share Capital (Face value Rs.10 each)	46,580	46,580	46,580	46,580	46,580
13	Other Equity excluding Revaluation Reserves					
14	<b>Earnings per equity share (not annualised)*</b>					
	(1) Basic earnings per share (in Rs.)	0.18	0.33	0.22	1.02	0.76
	(2) Diluted earnings per share (in Rs.)	0.18	0.33	0.22	1.02	0.76

\* EPS for 31.03.2023 has been calculated basis share pending for allotment and same has been allotted on 06.04.2023



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Segment-Wise Revenue, Results, Assets and Liabilities						(Rs. in lakhs)
Sr No.	PARTICULARS	STANDALONE				
		QUARTER ENDED			YEAR ENDED	
		31.03.2024 (AUDITED)	31.12.2023 (UNAUDITED)	31.03.2023 (AUDITED)	31.03.2024 (AUDITED)	31.03.2023 (AUDITED)
1	<b>Segment Revenue</b>					
	i. MTI	312	393	276	1,385	1,235
	ii. CORP	2,181	2,169	1,601	8,509	5,095
	<b>Total Segment Revenue</b>	<b>2,493</b>	<b>2,562</b>	<b>1,877</b>	<b>9,894</b>	<b>6,330</b>
2	<b>Segment Results</b>					
	Profit/(Loss) before Tax and Interest					
	i. MTI	(288)	(203)	(181)	(1,156)	(497)
	ii. CORP	1,197	2,015	1,134	6,667	2,256
	<b>Total Segment Results</b>	<b>911</b>	<b>1,812</b>	<b>954</b>	<b>5,511</b>	<b>1,759</b>
	<b>Profit before Interest and Tax</b>	<b>911</b>	<b>1,812</b>	<b>954</b>	<b>5,511</b>	<b>1,759</b>
	Less: Interest Expenses					
	i. MTI	-	-	-	-	-
	ii. CORP	-	1	1	1	1
	<b>Total Interest Expense</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
	Add: Interest Income	-	-	-	-	-
	<b>Profit/(Loss) before Tax</b>	<b>911</b>	<b>1,811</b>	<b>953</b>	<b>5,510</b>	<b>1,758</b>
3	<b>Segment Assets</b>					
	i. MTI	2,40,152	2,38,150	2,38,855	2,40,152	2,38,855
	ii. CORP	1,09,668	1,09,960	1,03,792	1,09,668	1,03,792
	<b>Total Segment Assets</b>	<b>3,49,820</b>	<b>3,48,110</b>	<b>3,42,647</b>	<b>3,49,820</b>	<b>3,42,647</b>
4	<b>Segment Liabilities</b>					
	i. MTI	2,369	226	-	2,369	-
	ii. CORP	25,288	26,333	25,234	25,288	25,234
	<b>Total Segment Liabilities</b>	<b>27,657</b>	<b>26,559</b>	<b>25,234</b>	<b>27,657</b>	<b>25,234</b>



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**Shipping Corporation of India Land And Assets Limited**  
**Standalone Balance Sheet**

(All amounts in INR lakhs, unless otherwise stated)

Particulars	As at 31 March 2024	As at 31 March 2023	As at 01 April 2022
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	2,38,941	2,38,936	2,38,998
Investment Property	225	231	239
Capital work-in-progress	802	100	-
Right-of-use asset	8	8	8
Intangible Assets	1	-	-
<b>Financial assets</b>			
i. Investments	-	-	-
ii. Loans	-	-	-
iii. Other financial assets	38	38	-
Deferred tax assets (net)	-	-	-
Income Tax assets (net)	676	280	8
Other non-current assets	-	-	-
<b>Total non-current assets</b>	<b>2,40,691</b>	<b>2,39,593</b>	<b>2,39,253</b>
<b>Current assets</b>			
Inventories	-	-	-
<b>Financial assets</b>			
i. Investments	-	-	-
ii. Trade receivables	454	-	-
iii. Cash and cash equivalents	330	1,001	1
iv. Bank balances other than (iii) above	-	31,217	60,925
v. Loans	-	-	-
vi. Other financial assets	1,08,207	70,707	39,478
Other current assets	132	122	-
<b>Current assets</b>	<b>1,09,123</b>	<b>1,03,047</b>	<b>1,00,404</b>
Assets classified as held for sale	7	7	7
<b>Total current assets</b>	<b>1,09,130</b>	<b>1,03,054</b>	<b>1,00,411</b>
<b>Total assets</b>	<b>3,49,820</b>	<b>3,42,647</b>	<b>3,39,664</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity share capital	46,580	-	-
Equity share capital (Pending for allotment)*	-	46,580	46,580
Other Equity	2,75,583	2,70,833	2,67,278
<b>Total Equity</b>	<b>3,22,163</b>	<b>3,17,413</b>	<b>3,13,858</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
<b>Financial liabilities</b>			
i. Borrowings	-	-	-
ii. Lease Liabilities	9	9	9
iii. Other financial liabilities	-	-	-
Provisions	-	-	-
Deferred tax liabilities (net)	223	853	3,122
Other non-current liabilities	-	-	-
<b>Total Non-Current liabilities</b>	<b>232</b>	<b>862</b>	<b>3,131</b>
<b>Current Liabilities</b>			
<b>Financial liabilities</b>			
i) Borrowings	-	-	-
ii. Lease Liabilities	-	-	-
iii. Trade Payables	-	-	-
(a) total outstanding dues of micro enterprises and small enterprises; and	-	-	-
(b) total outstanding dues of creditors other than micro enterprises and small enterprises	2,352	1	204
iv. Other financial liabilities	63	-	-
Other current liabilities	296	-	-
Provisions	-	-	-
<b>Current liabilities</b>	<b>2,712</b>	<b>1</b>	<b>204</b>
Liabilities directly associated with assets classified as held for sale	24,714	24,371	22,471
<b>Total Current liabilities</b>	<b>27,425</b>	<b>24,372</b>	<b>22,675</b>
<b>Total liabilities</b>	<b>27,657</b>	<b>25,234</b>	<b>25,806</b>
<b>Total equity and liabilities</b>	<b>3,49,820</b>	<b>3,42,647</b>	<b>3,39,664</b>

\* The equity shares has been allotted on 06.04.2023

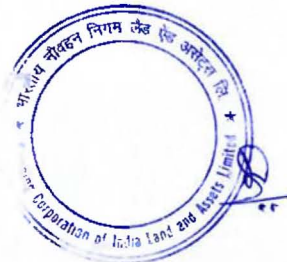


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**Shipping Corporation of India Land And Assets Limited**  
**Standalone Cash flow statement**  
 (All amounts in INR lakhs, unless otherwise stated)

Particulars	As at 31 March 2024	As at 31 March 2023
<b>A Cash Flow from operating activities</b>		
Profit/(Loss) before income tax	5,510	1,758
Adjustments for		
<b>Add:</b>		
Depreciation and amortisation expenses	69	76
Finance costs	1	1
Foreign Currency Fluctuations	343	1,900
<b>Less:</b>		
Interest received	(8,172)	(5,080)
<b>Change in operating assets and liabilities</b>		
(Increase)/Decrease in Trade Receivables	(454)	-
(Increase)/Decrease in Other Current / Non Current Assets	(36,166)	(74)
(Increase)/Decrease in inventories	-	-
Increase/(Decrease) in Trade Payables	2,350	(165)
Increase/(Decrease) in Other Current / Non Current Liabilities	360	-
	(36,159)	(1,584)
<b>Cash generated from operations</b>		
Income taxes paid	(1,786)	(745)
<b>Net cash outflow from operating activities</b>	(37,945)	(2,329)
<b>B Cash flow from investing activities:</b>		
Purchase of property, plant and equipment/ intangible assets	(771)	(106)
Sale proceeds of property, plant and equipment	-	-
Assets Held for Sale	-	-
Deffered Tax Liabilities	-	-
Other Deposits with banks	-	(28,708)
Other Current Deposits with banks	31,217	29,708
Other Financial Assets	-	-
Interest received	6,828	2,436
<b>Net cash inflow from investing activities</b>	37,274	3,330
<b>C Cash flow from financing activities</b>		
Investment in equity shares made by holding company The SCI LTD	-	-
Share Capital pending allotment	-	-
Adjustment in Retained Earnings	-	-
Interest paid	-	-
Dividend Paid	-	-
Payment of Lease liability	-	-
Other financing costs	(1)	(1)
<b>Net cash outflow from financing activities</b>	(1)	(1)
<b>Net increase/(decrease) in cash and cash equivalents</b>	(671)	1,000
Cash and cash equivalents at the beginning of the period	1,001	1
Exchange difference on translation of foreign currency cash and cash equivalents	-	-
<b>Cash and cash equivalents at the end of the period*</b>	330	1,001

\* comprises of balances with banks in current accounts



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### Notes to standalone financial results:

1. The above standalone financial results were reviewed and approved by the Board of Directors of the Company in the meetings held on 29.04.2024.
2. The Statutory Auditor of the Company have carried out the Audit of the standalone financial results for a quarter and year ended 31.03.2024, pursuant to the requirements of Regulation 33 of the SEBI (LODR) Regulations, 2015 (as amended from time to time) and have issued unmodified opinion in their audit report.
3. The Standalone financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act 2013, read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and other accounting principles generally accepted in India.
4. **Segment Results:**  
MTI segment includes training institution wherein the training fees is the Operating income.  
Corp segment includes Investment Property which includes HRA & HRR recovery, rent income and interest income.
5. In accordance with Ind AS 8, material prior period items amounting to Rs 213 lakhs have been adjusted in capital reserve as on 01<sup>st</sup> April 2022 and the comparative previous period figures have been restated accordingly. This has resulted in restatement of previous period figures as under:

#### a) Balance Sheet (Extract)

Balance Sheet (Extract)	31-03-2023 (as Previously reported)	Increase/ (Decrease)	31 March 2023 (Restated)	31-Mar-22	Increase/ (Decrease)	31 March 2022 (Restated)
Deferred tax liabilities	632	221	853	2,904	218	3,122
Capital Reserve	28,991	(213)	28,778	28,991	(213)	28,778
Retained Earnings	2,42,063	(8)	2,42,055	2,38,505	(5)	2,38,500

#### b) Profit and Loss (Extract)

Statement of Profit & Loss (Extract)	31-03-2023 (as Previously reported)	Increase/ (Decrease)	31 March 2023 (Restated)
Profit/(loss) before tax	1,758	-	1,758
(1) Current tax	473	-	473
(2) Deferred tax	(2,273)	3	(2,270)
Total Tax Expense	(1,800)	3	(1,797)
Profit/(Loss) for the year	3,558	(3)	3,555

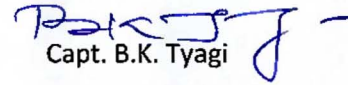


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6. The Board of Directors of the Company has recommended a dividend of Rs.0.66/- per equity share of face value of Rs. 10/- each. The outgo on this account will be approximately Rs.30.74 Crores, subject to the approval of members at the ensuing Annual General Meeting.
7. The Company has the practice of seeking confirmations of balances from all the parties in respect of the Trade Receivables, Trade Payables and Deposits. While the reconciliation is an on-going process, the management does not expect any material difference affecting the financial results due to the same.
8. The figures of the previous year/ period have been regrouped or rearranged wherever necessary / practicable to conform to current year / period's presentation.

For Shipping Corporation of India Land and Assets Limited

  
Capt. B.K. Tyagi

Chairman & Managing Director

DIN – 08966904

Place: Mumbai

Date: 29.04.2024.



