

8<sup>th</sup> September, 2025

National Stock Exchange of India Limited,  
“Exchange Plaza”, C-1, Block G,  
Bandra Kurla Complex,  
Bandra (East),  
Mumbai-400051

**Security Symbol: HDIL**

BSE Limited,  
25<sup>th</sup> Floor, New Trading Ring,  
Rotunda Building, PJ Towers,  
Dalal Street, Fort,  
Mumbai-400001

**Script Code: 532873**

**Subject:** Intimation under Regulation 30 and 33 of Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015 regarding Outcome of the Meeting and submission of Standalone Audited Financial Results for the quarter and financial year ended on 31<sup>st</sup> March, 2025.

Dear Sir,

This is in continuation to our letter dated 3<sup>rd</sup> September, 2025 regarding the intimation of date of meeting of Directors for consideration and confirmation of the Standalone Audited Financial Results of the Company for the quarter and financial year ended on 31<sup>st</sup> March, 2025.

As your good self is already aware that Housing Development and Infrastructure Limited (‘the Company/Corporate Debtor’) is undergoing Corporate Insolvency Resolution Process (‘CIRP’) vide Hon’ble National Company Law Tribunal, Mumbai Bench order dated 20<sup>th</sup> August, 2019 (‘Order’), in terms of the provisions of Insolvency and Bankruptcy Code, 2016 (‘IBC’) and the regulations framed thereunder. Pursuant to the said Order and in accordance with the provisions of IBC, the powers of the Board of Directors and responsibility for managing the affairs of the Company is vested in Mr. Abhay Narayan Manudhane, in the capacity of the Resolution Professional (‘RP’).

This is to inform you that the Resolution Professional has considered and taken on record the Financial Results of the Company for the quarter and financial year ended 31<sup>st</sup> March, 2025. In accordance with Regulation 30 and 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (‘SEBI LODR Regulations’), the Standalone Audited Financial Results of the Company for the quarter and financial year ended on 31<sup>st</sup> March, 2025 along with reports submitted by the Statutory Auditors’ of the Company thereon is enclosed herewith.

These financial results have been signed by the RP while exercising the powers of the Board of Directors of the Corporate Debtor, which has been conferred upon him in terms of the provisions of Section 17 of the IBC. The RP has signed these financial statements in good faith, solely for the purpose of compliance and discharging his duty under the Code, and subject to the following disclaimers:

- (i) The RP has furnished and signed the report in good faith and accordingly, no suit, prosecution or other legal proceeding shall lie against the RP in terms of Section 233 of the Code. The financial results enclosed herewith is accepted by the RP in his fiduciary capacity without accepting any personal liability and is only in compliance with the statutory requirement under Regulation 15(2A) of SEBI LODR Regulation and accordingly, no suit, prosecution or other legal

proceeding shall lie against the RP. The RP is not liable for any error or misstatement of facts and figures, if any, in the accounts and/ or any disclosure or non-disclosure in the accounts.

- (ii) No statement, fact, information (whether current or historical) or opinion contained herein should be construed as a representation or warranty, express or implied, of the RP including, his authorized representatives and advisors;
- (iii) The RP, in review of the financial results and while signing this statement of financial results, has relied upon the assistance provided by the available Officers of the Corporate Debtor. The statement of financial results of the Corporate Debtor has been taken on record by the RP solely on the basis of and relying on the statement of the management/available officers of the Corporate Debtor. For all such information and data, the RP has assumed that such information and data are in conformity with the Companies Act, 2013 and other applicable laws with respect to the preparation of the financial statements. Accordingly, the RP is not making any representations regarding accuracy, veracity or completeness of the data or information in the financial statements.
- (iv) In terms of the provisions of the Code, the RP is required to undertake a review of certain transactions. Such review has been initiated and the RP may be required to accordingly act on the results of such review in terms of the provisions of the Code.

Regulation 33(3)(b) of the SEBI LODR Regulations, 2015 provides that in case the listed entity has Subsidiaries, in addition to the requirement at clause (a) of sub-regulation (3), the listed entity shall also submit quarterly/year-to-date consolidated financial results. There are 5 (Five) Subsidiaries of the Corporate Debtor. The RP is not in a position to provide the consolidated financial results, as the Subsidiaries of the Corporate Debtor are separate legal entities and the RP is facing huge difficulty in obtaining relevant data from the said subsidiaries. In view of the above, the RP is constrained to submit the standalone financial results.

The report of Resolution Professional is enclosed herewith as Annexure 1.

The meeting commenced at 3 pm and concluded at 05:45 pm.

Kindly consider the same for your records.

Thanking you,

For *Housing Development and Infrastructure Limited*



**Abhay Narayan Manudhane**

**Resolution Professional**

**Registration No. : IBBI/IPA-001/IP-P00054/2017-18/10128**

**AFA No. AA1/10128/02/210924/106590 valid upto 21/09/24**

**Encl: As above**

*(M/s. Housing Development and Infrastructure Limited is under Corporate Insolvency Resolution Process pursuant to the provisions of the Insolvency and Bankruptcy Code, 2016. Its affairs, business and assets are being managed by the Resolution Professional, Mr. Abhay N Manudhane appointed by Hon'ble National Company Law Tribunal, Mumbai Bench, Mumbai, vide order dated 20<sup>th</sup> August, 2019)*



**AUDITED STANDALONE FINANCIAL RESULTS**  
For the Quarter and year ended 31st March 2025

(INR In lakhs)

Sr. No	Particulars	Quarter Ended			Year Ended	
		31st March 2025	31st December 2024	31st March 2024	31st March 2025	31st March 2024
		1	2	3	4	5
		(Audited)	(Unaudited)	(Audited)	(Audited)	(Audited)
1	Net Sales/Income from Operations	40.62	1,440.64	82.46	3,395.61	204.59
2	Other Income	53.00	28.78	36.89	196.38	115.72
3	<b>Total Income</b>	<b>93.62</b>	<b>1,469.42</b>	<b>119.35</b>	<b>3,591.99</b>	<b>320.31</b>
4	Expenditure					
	(a) Cost of Raw Materials Consumed	-	-	-	-	-
	(b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	498.15	-	2,275.36	-
	(c) Employees benefit expenses	29.60	30.51	52.45	146.50	223.94
	(d) Finance Cost	-	-	-	-	-
	(e) Depreciation	59.07	64.63	65.48	253.04	262.43
	(f) Other Expenditure	264.64	216.32	472.93	937.39	876.82
	<b>Total Expenses</b>	<b>353.31</b>	<b>809.61</b>	<b>590.86</b>	<b>3,612.29</b>	<b>1,363.19</b>
5	<b>Profit/(Loss) from operations before exceptional items and extra ordinary items (3-4)</b>	<b>(259.69)</b>	<b>659.81</b>	<b>(471.52)</b>	<b>(20.30)</b>	<b>(1,042.89)</b>
6	Exceptional items	-	-	-	(19.17)	(11.24)
7	<b>Profit/(Loss) before extra ordinary items (5-6)</b>	<b>(259.69)</b>	<b>659.81</b>	<b>(471.52)</b>	<b>(1.13)</b>	<b>(1,031.65)</b>
8	Extraordinary items	-	-	-	-	-
9	<b>Profit/(Loss) before Tax (7-8)</b>	<b>(259.69)</b>	<b>659.81</b>	<b>(471.52)</b>	<b>(1.13)</b>	<b>(1,031.65)</b>
10	Provision for Taxation					
	i) Income Tax	-	-	-	-	-
	ii) Deferred Tax	-	-	-	-	-
	iii) Tax for Earlier Years	-	-	-	-	-
	<b>Total Tax Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
11	<b>Profit/(Loss) for the period (9-10)</b>	<b>(259.69)</b>	<b>659.81</b>	<b>(471.52)</b>	<b>(1.13)</b>	<b>(1,031.65)</b>
12	Other Comprehensive Income (OCI)					
	Items that will not be reclassified to Profit or Loss					
	i) Remeasurement gain/(loss) on defined benefit plan	-	-	-	-	-
	<b>Total Other Comprehensive Income (OCI) net of tax</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
13	<b>Total Comprehensive Income/(Loss) (11-12)</b>	<b>(259.69)</b>	<b>659.81</b>	<b>(471.52)</b>	<b>(1.13)</b>	<b>(1,031.65)</b>
14	Paid Up Equity Share Capital (Face Value of Rs.10/- Per Share)	47,400.40	47,400.40	47,400.40	47,400.40	47,400.40
15	Reserves Excluding Revaluation					
16	Earning Per Share (EPS) in Rs.					
	a) Basic EPS (not annualised)	(0.00)	0.05	(0.22)	(0.00)	(0.22)
	b) Diluted EPS (not annualised)	(0.00)	0.05	(0.22)	(0.00)	(0.22)

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**HOUSING DEVELOPMENT AND INFRASTRUCTURE LIMITED**  
REGISTERED OFFICE : 9-01, HDIL TOWERS, ANANT KANEKAR MARG, BANDRA EAST, MUMBAI - 400 051  
CIN NUMBER - L70100MH1996PLC101379  
WEB ADDRESS - www.hdil.in

**Statement of Asset and Liabilities as at year ended 31st March 2025**

(INR In lakhs)

Particulars	31st March, 2025	31st March, 2024
	(Year)	(Year)
	(Audited)	(Audited)
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, Plant and Equipment	9,604.54	9,838.42
Investment Property	10,350.67	10,350.67
<b>Financial Assets</b>		
Investments	48,888.74	48,936.24
Others	818.31	818.31
Deferred tax Asset (Net)	-	-
<b>Current assets</b>		
Inventories	2,81,468.68	2,83,744.04
<b>Financial Assets</b>		
Investments	101.58	101.58
Trade receivables	40,633.99	39,871.23
Cash and cash equivalents	386.57	364.71
Bank balances other than above	1,264.00	1,337.04
Others	1,090.90	1,090.90
Other current assets	125.34	124.84
Current Tax Assets (Net)	23.06	10.63
<b>Total Assets</b>	<b>3,94,756.39</b>	<b>3,96,588.61</b>
<b>EQUITY AND LIABILITIES</b>		
Equity Share capital	47,400.40	47,400.40
Other Equity	-2,76,893.89	-2,76,892.76
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
<b>Financial Liabilities</b>		
Borrowings	2,48,363.72	2,48,363.72
Trade payables	41,840.14	41,749.35
Other financial liabilities	1,25,858.81	1,26,129.82
Other current liabilities	2,07,242.71	2,08,893.57
Provisions	944.50	944.50
<b>Total Equity and Liabilities</b>	<b>3,94,756.39</b>	<b>3,96,588.61</b>

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**HOUSING DEVELOPMENT AND INFRASTRUCTURE LIMITED**  
REGISTERED OFFICE : 9-01, HDIL TOWERS, ANANT KANEKAR MARG, BANDRA EAST, MUMBAI - 400 051  
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**Cash Flow Statement for the year ended 31st March 2025**

(INR In lakhs)

Particulars	31st March, 2025	31st March, 2024
<b>A Cash flow from operating activities</b>		
Profit for the period	(1.13)	(1,031.65)
Adjustments for :		
Depreciation and amortisation expense	253.04	262.43
Interest received	10.67	(19.21)
Non cash adjustments made during the year	(19.17)	(11.24)
Investment written off during the year	47.50	-
Profit on sale of fixed assets	-	-
	292.04	231.98
<b>Operating profit before working capital changes</b>	<b>290.91</b>	<b>(799.68)</b>
Movements in working capital :		
Decrease / (Increase) in inventories	2,275.36	-
Decrease / (Increase) in trade receivable	(743.60)	547.75
(Decrease) / Increase in trade payables	90.79	263.08
(Decrease) / Increase in financial liabilities	(271.01)	1,067.64
(Decrease) / Increase in Other Current Assets	(0.51)	1.06
(Decrease) / Increase in Other Current Liabilities	(1,650.85)	(36.83)
Net movement in working capital	(299.83)	1,842.69
Cash generated from operations	(8.92)	1,043.01
Less : Direct taxes paid (net of refunds)	(12.43)	(10.63)
<b>Net cash from operating activities (before exceptional items)</b>	<b>(21.35)</b>	<b>1,032.39</b>
Exceptional items	(19.17)	(11.24)
<b>Net cash from operating activities (after exceptional items)</b>	<b>(40.52)</b>	<b>1,021.15</b>
<b>B Cash flows from investing activities</b>		
Net cash from investing activities	-	-
<b>C Cash flows from financing activities</b>		
Net cash used in financing activities	-	-
Net increase in cash and cash equivalents (A + B + C)	(40.52)	1,021.15
Cash and cash equivalents at the beginning of the year	1,621.82	600.67
Cash and cash equivalents at the end of the year	<b>1,581.31</b>	<b>1,621.82</b>
<b>Components of cash and cash equivalents as at</b>	<b>31st March, 2025</b>	<b>31st March, 2024</b>
Cash on hand	67.79	67.69
With banks		
- on current account	268.80	247.04
- on Escrow account	49.98	49.98
- on deposit account	1,194.94	1,257.31
- in Overdraft with Bank	(0.20)	(0.20)
<b>Total</b>	<b>1,581.31</b>	<b>1,621.82</b>

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**Notes:**

- 1 The Company was admitted under the Insolvency and Bankruptcy Code, 2016 ("IBC") on 20th August 2019 vide the order of Hon'ble NCLT (Mumbai Bench). However, the Interim Resolution Professional ("IRP") took charge of the Corporate Debtor on 26th August 2019. The Committee of Creditors (CoC) confirmed the appointment of Shri. Abhay Narayan Manudhane as the Resolution Professional ("RP") in their meeting held on 08th January 2020.

The RP faced several operational problems while compiling details and finalising accounts due to exodus of critical employees in finance, accounts, banking, secretarial and other departments. No information could be gathered from the management as promoter directors were taken into judicial custody within a month of taking charge by the IRP. Some of the key officials / KMP resorted to non-cooperation which compelled the RP to file an application u/s 19(2) of IBC with the Hon'ble NCLT, Mumbai Bench. At the same time, the investigation by various investigating authorities were going on and the Company officials were engaged in providing details to them on priority. In the intervening period, the previous statutory auditor tendered her resignation due to ill health and could not provide critical information relating to the accounts for previous year(s) wherein she acted as the statutory auditor. The matter further worsened due to nationwide lockdown on account of Covid-19.

Ultimately with available skeleton staff, efforts were made by the RP and his team with the help of professionals to complete the accounts on the basis of whatever information was available on best effort basis. In addition, due to the reasons mentioned in the Report of RP, RP was unable to compile true and fair accounts of the Company for the quarter & Year ended 31st March, 2025.

Due to non-availability of sufficient information, RP has not been able to re-group and re-state the figures for the previous quarter / half year / year.

- 2 The Committee of Creditors of the Company approved the Resolution Plans submitted by the three Resolution Applicants for six Verticals/Projects with requisite majority of the voting share as per the Insolvency and Bankruptcy Code, 2016 (Code) and Regulations framed thereunder. The Resolution Professional has filed necessary Applications before Hon'ble NCLT, Mumbai Bench for approval of the six Verticals/Projects. The Committee of Creditors of the Company has approved 1 more vertical resolution plan, the Evoting result of which were declared on 12th May 2025. The Resolution Professional has filed necessary Applications before Hon'ble NCLT, Mumbai Bench for approval of resolution plan for one Verticals/Project.

Out of these 6 resolution plans Hon'ble NCLT vide its Order pronounced on 27th June 2025 approved resolution plan for Vertical V - BKC Inspire and Vertical IX - Shahad Mahara land. Erstwhile Promoters and Others has filed appeal before Hon'ble NCLAT, New Delhi against the Order dated 27th June 2025 passed by Hon'ble NCLT.

Hon'ble NCLT vide its Order dated 27.06.2025 had approved the extension of CIRP upto 27.06.2025. In view of completion of CIRP period, the RP had filed the liquidation application before Hon'ble NCLT.

- 3 Due to absence of information including the backup papers, calculations and also due to non-availability of the erstwhile management and key managerial staff, prior period's closing balances i.e., opening balances as on 1st April, 2019 could not be reconciled with the audited financial statements.
- 4 As reported by the transaction cum forensic auditors, there were numerous misstatements and errors in the classification and presentation of information in the financial statements of the prior years. However, due to non-availability of complete information, the said misstatements and errors could not be rectified.
- 5 In absence of vital information such as cost of acquisition and useful life, Intangible assets are not amortized.
- 6 In view of the uncertainty of resumption of the Company's operations, the management is required to make an assessment of impairment to the carrying value of its assets. Pending conclusion of CIRP, we have been informed that the management has not been able to perform any assessment to determine any impairment to the carrying value of these assets. Consequently, we are unable to conclude if any impairment needs to be recognized to the carrying value of these assets and its consequential effects.
- 7 Due to absence of information, Investments by the company are not valued at Fair Value as per the requirements of the Indian Accounting Standards.
- 8 Due to the non-availability of audited financial statements of the subsidiaries and associates of the Company, the Company has been unable to prepare the consolidated financial statements of the group for the quarter and year ended 31st March, 2025.
- 9 Due to absence of sufficient information, investments in partnership firm are not assessed for impairment, if any.
- 10 All bank accounts, except for ICICI bank account could not be reconciled with the bank statements due to non-availability of details.
- 11 The Company has not made any adjustments for IND AS recognition of Lease revenue for Quarter & Year ending 31st March, 2025.
- 12 The Company is faced with certain on-going investigations initiated by governmental authorities such as Enforcement Directorate (ED), Economic Offences Wing (EOW), Serious Fraud Investigation Office (SFIO) and Central Bureau of Investigation (CBI). However, the outcome of such investigations and its effect on the financial statements cannot be ascertained.
- 13 As per the requirements of Ind AS-108, no disclosure is required as the Company is operating in single business segment.
- 14 Previous year/period figures have been regrouped/reclassified, where necessary to conform to current period classification.
- 15 The figures for the quarter ended March 31, 2025 are the balancing figures between the audited figures in respect of year ended on March 31, 2025 and the published December 31, 2024 figures.
- 16 The results for Fourth Quarter were approved by the Director / Resolution Professional at their meeting held on 08th Sept 2025.

As per my report of even date attached  
For Housing Development and Infrastructure Limited



Abhay Manudhane  
Resolution Professional

IBBI Regn No:IBBI/PA-001/IP-P00054/2017-18/10128

Place : Mumbai  
Date : 08th Sept 2025  
UDIN :

## **REPORT OF THE RESOLUTION PROFESSIONAL**

I, Abhay N. Manudhane, have been appointed as an Interim Resolution Professional (IRP) by Hon'ble National Company Law Tribunal (NCLT), Mumbai Bench for conduct of Corporate Insolvency Resolution Process (CIRP) of M/s Housing Development and Infrastructure Ltd (Corporate Debtor) vide Order no. CP (IB) -27/I & BP/MB/2019 dated 20th August, 2019. Thereafter, the Committee of Creditors (CoC) of the Corporate Debtor appointed the undersigned as Resolution Professional for the Corporate Debtor ("RP").

As per the requirements of Insolvency and Bankruptcy Code, 2016, (Code) the IRP/ RP has to ensure that the Corporate Debtor remains going concern during CIRP. As the Corporate Debtor is a listed Company and is required to prepare and submit financial results in respect of the entire financial year as per Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI LODR Regulations), the RP ensured preparation and submission of standalone financial results and statement of assets and liabilities in respect of the entire financial year ended 31st March, 2025. The standalone financial results and statement of assets and liabilities in respect of the entire financial year ended 31st March, 2025 enclosed herewith, have been drawn as per accounting practices followed by the Corporate Debtor and records available with the Corporate Debtor.

Out of the 5 Directors on the suspended Board of Corporate Debtor, 3 Non-Executive Independent Directors had tendered resignation, which CoC has not accepted. The Chief Financial Officer and Company Secretary had also resigned. In the absence of the Key Managerial Personnel and other officials who were primarily responsible for closure of accounts and financial reporting, the RP has made all practical and reasonable efforts from time to time to gather details to prepare these financial results, despite various challenges and complex circumstances, has tried to put in best possible efforts to provide information required by the Auditors for the purpose of carrying out the limited review/audit of the financial results of the Corporate Debtor.

The RP presumed that the records made available to him for a period prior to





commencement of CIRP are genuine and are properly maintained by the previous management, comprising of Board of Directors and that such information and data are in the conformity with the Companies Act, 2013 and other applicable laws with respect to the preparation of the financial results. The RP, in review of financial results and signing this financial result has relied upon the assistance provided by the available Officers of the Corporate Debtor.

As per Regulation 33 of the Listing Regulations, the standalone audited financial results and statement of assets and liabilities of the Company submitted to the stock exchange shall be signed by the Chairperson or Managing Director or Whole Time Director or in absence of all of them, it shall be signed by any Director of the Company who is duly authorized by the Board of Directors to sign the standalone financial results and statement of assets and liabilities irrespective of the fact that the powers of the Board of Directors are suspended on commencement of CIRP.

These financial results have been signed by the RP while exercising the powers of the Board of Directors of the Corporate Debtor, which has been conferred upon him in terms of the provisions of Section 17 of the Code. The RP has signed these financial results and statement of assets and liabilities in good faith, solely for the purpose of compliance and discharging his duty under the Code, *and subject to the following disclaimers:*

- i. The RP has furnished and signed the report in good faith and accordingly, no suit, prosecution or other legal proceeding shall lie against the RP in terms of Section 233 of the Code. The financial results and statement of assets and liabilities enclosed herewith is accepted by the RP in his fiduciary capacity without accepting any personal liability and is only in compliance with the statutory requirement under Regulation 15(2A) of SEBI LODR Regulations and accordingly, no suit, prosecution or other legal proceeding shall lie against the RP. The RP is not liable for any error or misstatement of facts and figures, if any, in the accounts and/ or any disclosure or non-disclosure in the accounts.
- ii. No statement, fact, information (whether current or historical) or opinion contained herein should be construed as a representation or warranty, express or implied, of the RP including, his authorized representatives and advisors;
- iii. The RP, in review of the financial results and statement of assets and liabilities and while signing this statement of financial results and statement of assets and liabilities, has relied upon the assistance provided by the available Officers of the Corporate Debtor. The statement of financial results and statement of assets and liabilities of the Corporate Debtor for the entire financial year ended 31<sup>st</sup> March, 2025 has been taken on record by the RP solely on the basis of and relying on the statement of the available officers/staff of the Corporate Debtor. For all such information and data, the RP has assumed that such information and data are in the conformity with the Companies Act, 2013 and other applicable laws with respect to





the preparation of the financial results. Accordingly, the RP is not making any representations regarding accuracy, veracity or completeness of the data or information in the financial results.

- iv. In terms of the provisions of the Code, the RP is required to undertake a review of certain transactions. Such review has been initiated and the RP may be required to accordingly in terms of the provisions of the Code.
- v. The Hon'ble NCLT vide its Order pronounce on 27th June 2025 approved resolution plan for Vertical V - BKC Inspire and Vertical IX - Shahad Maharal land. Erstwhile Promoters and Others has filed appeal before Hon'ble NCLAT, New Delhi against the Order dated 27th June 2025 passed by Hon'ble NCLT.
- vi. The Hon'ble NCLT vide its Order dated 27.06.2025 had approved the extension of CIRP upto 27.06.2025. In view of completion of CIRP period, the RP had filed the liquidation application before Hon'ble NCLT.
- vii. Previous year figures are regrouped and reclassified wherever necessary.

Regulation 33(3)(b) of the SEBI LODR Regulations, 2015 provides that in case the listed entity has Subsidiaries, in addition to the requirement at clause (a) of sub-regulation (3), the listed entity shall also submit quarterly/year-to-date consolidated financial results. There are 5 (Five) Subsidiaries of the Corporate Debtor. The RP is not in a position to provide the consolidated financial results and statement of assets and liabilities, as the Subsidiaries of the Corporate Debtor are separate legal entities and the RP is facing huge difficulty in obtaining relevant data from the said Subsidiaries. In view of the above, the RP is constrained to submit the standalone financial results and statement of assets and liabilities.

**For Housing Development and Infrastructure Limited**



**Abhay N Manudhane**

**Resolution Professional**

**IBBI/IPA-001/IP-P00054/2017-18/10128**

**AFA No. AA1/10128/02/210924/106590 valid upto 21/09/24**

**Date:** 8<sup>th</sup> September, 2025

**Place:** Mumbai

# dayal and lohia

chartered accountants

**Independent Auditor's Report on the Audit of Standalone Financial Results of Housing Development & Infrastructure Limited for the quarter and year ended March 31, 2025 pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

To,  
The Director / Resolution Professional,  
Housing Development & Infrastructure Limited

## **Report on the audit of the Standalone Financial Results**

### **Corporate Insolvency Proceedings as per Insolvency and Bankruptcy Code, 2016 (IBC)**

Commencement of Corporate Insolvency Resolution Process ("CIRP") was ordered under the Insolvency and Bankruptcy Code, 2016 ("IBC") on 20<sup>th</sup> August 2019 vide the order of Hon'ble NCLT (Mumbai Bench). However, the Interim Resolution Professional ("IRP") took charge of the Corporate Debtor on 26<sup>th</sup> August 2019. The Committee of Creditors ("COC") confirmed the appointment of Shri. Abhay Narayan Manudhane as the Resolution Professional ("RP") (IBBI Regn No:IBBI/IPA-001/IP-P00054/2017-18/10128) in their meeting held on 08<sup>th</sup> January 2020.

### **Disclaimer of Opinion**

We were engaged to audit the accompanying Standalone Financial Results of **Housing Development & Infrastructure Limited** ("the Company") for the quarter and year ended March 31, 2025, ("the Statement") attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").

We do not express an opinion on the accompanying Statement of the Company. Because of the significance of the matters described in the 'Basis for Disclaimer of Opinion' section of our report, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion as to whether this Statement:

- i. is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended; 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 net loss and other comprehensive income and other financial information of the Company for the quarter and year ended March 31, 2025.



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GSTIN: 27AAAFD1548C1ZY



## BASIS FOR DISCLAIMER OF CONCLUSION

Following, amongst others, are some of the important reasons because of which we were not able to obtain sufficient and appropriate audit evidence in order to form a conclusion:

### 1. Note from the Resolution Professional ("RP")

- a. The Resolution Professional faced several operational problems while compiling details and finalizing accounts due to exodus of critical employees in finance, accounts, banking, secretarial and other departments. No information could be gathered from the management as promoter directors were taken into judicial custody within a month of taking charge by the IRP. Some of the key officials / KMP resorted to non-cooperation which compelled the Resolution Professional to file an application u/s 19(2) of IBC with the Hon'ble NCLT, Mumbai Bench. At the same time, the investigation by various investigating authorities viz. ED, EoW, SFIO and CBI were going on and the Company officials were engaged in providing details to them on priority. In the intervening period, the previous statutory auditor tendered her resignation due to ill health and could not provide critical information relating to the accounts for previous year(s) wherein she acted as the statutory auditor. The matter further worsened due to nationwide lockdown on account of Covid-19.
  - b. Ultimately with available skeleton staff, efforts were made by the Resolution Professional and his team with the help of professionals to complete the accounts on the basis of whatever information was available on best effort basis.
2. Due to the non-availability of audited financial statements of the subsidiaries and associates of the Company, some of which are under Corporate Insolvency Resolution Process ("CIRP") / Liquidation and non-operational, the Company has been unable to prepare the consolidated results of the group for the quarter and year ended March 31, 2025.
  3. As informed by the RP, certain information including the minutes of meetings of the COC and the outcome of certain procedures carried out as a part of the CIRP are confidential in nature and same could not be shared with anyone other than member of COC and the Hon'ble NCLT. Accordingly, we are unable to comment on the possible financial impact, presentation/disclosures etc., if any, that may arise if access to above mentioned documents would have been provided to us.



#### 4. Opening Balances as on 1st April 2019.

Due to absence of information including the backup papers and calculations as also due to non-availability of the erstwhile management and key managerial staff, opening balances as on 1<sup>st</sup> April, 2019 could not be reconciled with the audited financial statement of the earlier year and thus are likely to have continuing impact on the financial results of the subsequent years.

#### 5. Non-Current Assets – Property, Plant & Equipment

- a. Para 9 of Ind AS 36 states that, *"An entity shall assess at the end of each reporting period whether there is any indication that an asset may be impaired. If any such indication exists, the entity shall estimate the recoverable amount of the asset."*

In view of the uncertainty of resumption of the Company's operations, the management is required to make an assessment of impairment to the carrying value of its assets. Pending conclusion of CIRP, we have been informed that the management has not been able to perform any assessment to determine any impairment to the carrying value of these assets. Consequently, we are unable to conclude if any impairment needs to be recognized to the carrying value of these assets and its consequential effects.

- b. The RP has been unable to amortize the intangible assets due to absence of vital information such as cost of acquisition and useful life.

#### 6. Investment in Property

- a. For the quarter and year ended March 31, 2025, due to absence of sufficient information, the Company has not assessed any of the investments in property for impairment as per Para 9 of Ind AS 36 given at sr. no. 5a above.
- b. The Company has not disclosed the said investments at Fair Value as per the requirements of the Indian Accounting Standards.

#### 7. Non-Current Investments

- a. For the quarter and year ended March 31, 2025, due to absence of sufficient information, the Company has not assessed any of the non-current investments for impairment as per Para 9 of Ind AS 36 given at sr. no. 5a above.





- b. The Company has not valued the investments at Fair Value as per the requirements of the Indian Accounting Standards.

#### **8. Other Non-Current Financial Assets**

Details and documents relating to guarantee obligation commission were not provided for verification and therefore we cannot comment on the same.

#### **9. Inventories**

RP has stated that physical verification of the inventory has been carried out at the time of taking charge of the Company and the discrepancies, to the extent ascertained, have been adjusted in the books by making appropriate provisions at the relevant year end. In absence of any further information, the said provision amount is continued for the quarter and year ended March 31, 2025.

#### **10. Current Investments**

- a. For the quarter and year ended March 31, 2025, due to absence of sufficient information, the Company has not valued the investments at Fair Value as per the requirements of the Indian Accounting Standards.
- b. Due to non-availability of financial statements of the partnership firms, the Company has been unable to recognize any profit or loss from such partnership firm for the quarter and year ended March 31, 2025.

#### **11. Trade receivables**

Given the on-going insolvency resolution process and the ageing of trade receivables outstanding in the books of accounts, the recoverability of such debtors is in question. However, provisions for doubtful receivables of INR 1,78,285.53 lakhs has been created by the Company in the earlier years.

#### **12. Cash and Cash Equivalents**

- a. After taking charge by IRP/RP, discrepancies were noticed in physical cash. The said discrepancies were included in the application made to NCLT u/s.19(2) referred to in para 1 of page 2 above. No cash balance verification has been done as of March 31, 2025, due to which we are unable to comment on the same.



- b. The only active Bank A/c with ICICI Bank is reconciled and the remaining non-active accounts with various banks wherein the balance aggregates to INR 272.68 lakhs as on March 31, 2025, could not be reconciled as Bank statements and Balance Confirmations were not available.

### 13. Current Provisions

As per Para 66 of Ind AS 19 – “Employee Benefits”,  
*In order to measure the present value of the post-employment benefit obligations and the related current service cost, it is necessary:*

- (a) to apply an actuarial valuation method;*  
*(b) to attribute benefit to periods of service; and*  
*(c) to make actuarial assumptions*

However, during the quarter and year ended March 31, 2025, due to lack of appropriate information and necessary resources, the Company has not been able to obtain an actuarial valuation as required under the provisions of Ind AS 19. Hence, no provisions have been made in the books of accounts for the quarter and year ended March 31, 2025.

### 14. Current Borrowings - Term Loans and Debentures

- a. The Corporate Insolvency Resolution Process (“CIRP”) of the Company commenced on August 20, 2019 and the Resolution Professional took charge of the Company on 26<sup>th</sup> August, 2019. The Resolution Professional invited claims from Financial Creditors and till 31<sup>st</sup> December, 2024 admitted financial claims from Banks and Financial Institutions towards Term Loans, Non-Convertible Debentures and Overdraft facilities amounting to INR 7,37,333.11 lakhs (including INR 89,851.80 lakhs from home buyers), INR 59,358.86 lakhs from Government authorities, INR 1,157.97 lakhs from the employees and INR 30,548.78 lakhs from other creditors. The balances as per the books of accounts are different than the claims lodged as, among other reasons, the interest, penal interest charges etc. charged by the bankers have not been completely accounted for, by the erstwhile management in the books of accounts.
- b. For the quarter ending on 30<sup>th</sup> June, 2019, Ind AS adjustments relating to unwinding of finance cost amounting to INR 23.26 lakhs have been made in the books of accounts. However, the relevant documents and calculations could not be obtained from the erstwhile management. Hence similar adjustment, if any, has not been made for subsequent period.





#### **15. Other Current Liabilities**

We have not received any workings, calculations or statements quantifying the liabilities of any statutory dues, including Service Tax, Value Added Tax, Goods and Service Tax, Tax Collected at Source (TCS), for quarter and year ended March 31, 2025. No effect has been given on continuing liability on account of above statutory dues including during the current period.

#### **16. Revenue and Other Expenses:**

The Company has not made any adjustments for IND AS recognition of Lease revenue for quarter and year ended March 31, 2025.

#### **17. Ongoing investigations:**

The Company is faced with certain on-going investigations initiated by governmental authorities such as Enforcement Directorate (ED), Economic Offences Wing (EOW), Serious Fraud Investigation Office (SFIO) and Central Bureau of Investigation (CBI). However, the outcome of such investigations and its effect on the financial statements cannot be ascertained.

#### **MATERIAL UNCERTAINTY RELATING TO GOING CONCERN**

The Company has been referred to National Company Law Tribunal under the Insolvency and Bankruptcy Code, 2016 (the Code), and there is considerable decline in level of operations of the Company and it continues to incur losses. The Company is a co-obligor and has received demand notices in respect of borrowings of other obligors / borrowers. Since Corporate Insolvency Resolution Process (CIRP) is currently in progress, as per the Code, it is required that the Company be managed as a going concern during CIRP. Accordingly, the results are continued to be prepared on going concern basis. However, there exists a material uncertainty about the ability of the Company to continue as a "Going Concern". The same is dependent upon the receipt, evaluation and approval of resolution plan/s by the Committee of Creditors and finally to be approved by the Hon'ble National Company Law Tribunal. The appropriateness of the preparation of the results on going concern basis is critically dependent upon completion of the CIRP as specified in the Code. Necessary adjustments required on the carrying amount of assets and liabilities are not ascertainable at this stage.



## **Responsibilities of Management and Those charged with Governance for the Financial Results**

The Standalone Financial Results has been prepared on the basis of the interim financial statements. The Resolution Professional/Board of Director's of the Company are responsible for the preparation and presentation of the Standalone Financial Results that gives a true and fair view of the net loss and other comprehensive income of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations.

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 the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error. In preparing the standalone financial results, the Resolution Professional/Board of Director's of the Company are responsible for assessing the ability of the Company to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Resolution Professional/Board of Director's either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Resolution Professional/Board of Director's of the Company is responsible for overseeing the financial reporting process of the Company.

## **Auditor's Responsibilities for Audit of the Financial Results**

Our objectives are to obtain reasonable assurance about whether the Standalone Financial Results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Standalone Financial Results.





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 Annual Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Resolution Professional.
- Conclude on the appropriateness of the Resolution Professional 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 ability of the Company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Standalone Financial Results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Standalone Annual Financial Results, including the disclosures, and whether the Standalone Annual Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.

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



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

#### Other Matter

As per Regulation 33 of the Listing Regulations, the Standalone Audited Financial Results of the Company submitted to the stock exchange shall be signed by the Chairperson or Managing Director or Whole Time Director or in absence of all of them, it shall be signed by any Director of the Company who is duly authorized by the Board of Directors to sign the Standalone Audited Financial Results. As mentioned above, in view of the ongoing CIRP, the powers of the board of directors stand suspended and are exercised by the Resolution Professional.

The Statement includes the results for the quarter ended March 31, 2025 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2025 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

**For Dayal and Lohia**  
Chartered Accountants  
Firm Regn. No. 102200W



Anil Lohia  
(Partner)  
M. No. 31626

Place: Mumbai  
Date: 8<sup>th</sup> September, 2025.  
UDIN: 25031626BMLBPF1158