



**AP INDUSTRIAL CORRIDORS
INFRASTRUCTURE DEVELOPMENT
CORPORATION LIMITED
(APICDC)**

**[Formerly known as
NICDIT KRISHNAPATNAM INDUSTRIAL CITY DEVELOPMENT LIMITED]**

**07th Annual Report
2024-2025**



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Corporate Information

FY-2024-25

AP INDUSTRIAL CORRIDORS INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED (APICDC)

[Formerly known as NICDIT KRISHNAPATNAM INDUSTRIAL CITY DEVELOPMENT LIMITED]

BOARD OF DIRECTORS:

S.No.	Name of Director	Designation
1.	Dr. Narasimhan Yuvaraj, IAS (Secretary to GoAP., I&C Dept.)	Chairman (Nominated by APIIC)
2.	Shri Abhishikth Kishore Muttimbaku, IAS VC & MD, APIIC	Managing Director (Nominated by APIIC)
3.	Smt Rachana Panabaka, ED APIIC (Additional Commissioner APICDA)	Additional Director (Nominated by APIIC)
4.	Shri Pradeep Kumar Agarwal Chief Financial Officer, NICDC Ltd	Director (Nominated by NICDIT)
5.	Shri Rajeev Sharma (General Manager, Project & Technical, NICDC Limited)	Director (Nominated by NICDIT)
6.	Shri Rohit Upadhyay (Senior Manager (Infrastructure Development), NICDC Limited)	Director (Nominated by NICDIT)
7.	Dr. Narendra Kumar Nanda	Independent Director
8.	Dr. Kinnera Murthy Bhagavatula	Independent Woman Director

CORPORATE IDENTIFICATION NUMBER

U45200AP2018PLC108963

REGISTERED OFFICE:

1st Floor, IHC Corporate, Plot No. 3,4 & 6,
Industrial Park, Mangalagiri, Andhra Pradesh-522503, India.

AUDITORS:

M/s. Polineni Associates
Statutory Auditors
Appointed by C&AG

BANKERS:

Union Bank of India
State Bank of India

NOTICE OF 07th ANNUAL GENERAL MEETING

SHORTER NOTICE IS HEREBY GIVEN THAT THE SEVENTH (07TH) ANNUAL GENERAL MEETING OF THE MEMBERS OF AP INDUSTRIAL CORRIDORS INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED (*Formerly Known as NICDIT Krishnapatnam Industrial City Development*) WILL BE HELD ON MONDAY, THE 29th DAY OF DECEMBER 2025 AT 03:30 P.M. THROUGH VIDEO CONFERENCING (“VCM”)/OTHER AUDIO-VISUAL MEANS (“OAVM”) TO TRANSACT THE FOLLOWING BUSINESS.

ORDINARY BUSINESS

ITEM NO.1

To receive, consider and adopt the Audited Financial Statements of the Company for the financial year ended 31st March, 2025 together with the Reports of the Board of Directors and the Auditors thereon.

ITEM NO.2

To fix the remuneration of the Statutory Auditors of the Company, M/s. Polineni & Associates, Chartered Accountants as nominated by the Office of the Comptroller & Auditor General of India (C & AG) for the Financial Year 2025-26

To consider and if thought fit, to pass with or without modification, the following resolution as an Ordinary Resolution:

“RESOLVED THAT pursuant to Section 139, 142 and such other applicable provisions of the Companies Act, 2013 read with Companies (Audit and Auditors) Rules, 2014, subject to statutory modification[s] or re-enactment thereof for time being in force, the consent of the members of the Company, be and is hereby accorded for the remuneration of the Statutory Auditors of the Company, M/s. Polineni & Associates, Chartered Accountants, for the financial year ended 31st March, 2026 for the amount of Rs. 75,000/- per annum plus GST as nominated by the Comptroller & Auditor General of India vide letter No. /CA. V/ COY/ANDHRA PRADESH, NKICDL (1)/1278 dated :12/09/2025.”

ITEM NO.3

To appoint a director in place of Mr. Pradeep Kumar Agarwal (DIN: 01683484), who retires by rotation and being eligible offers himself for re-appointment.

SPECIAL BUSINESS

ITEM NO.4

To regularize the Appointment of Smt. Rachana Panabaka (DIN: 01887240) as Director of the Company:

To consider and if thought fit, to pass, with or without modification(s), the following resolution as an Ordinary Resolution:

“RESOLVED THAT pursuant to the provisions of Section 152, 161 (1) and any other applicable provisions of the Companies Act, 2013, read with the Companies (Appointment and Qualification of Directors) Rules, 2014, subject to the statutory modification(s) or reenactment thereof for time being in force and subject to the enabling provisions of the Articles of Association of the Company, including any enactment, re-enactment or modifications thereof, read with GO.MS. No.67 of I&C (Infra) Department, Dt. 06.09.2021 and letter bearing No. INC01-IND0KPIE(MISC)/1/2020-INFRA dated 11.02.2025 and based on the recommendations received from Nomination and Remuneration Committee and approval of the Board of Directors, the consent of the Members of the Company be and is hereby accorded to approve the appointment of Smt. Rachana Panabaka (DIN: 01887240) as a Director of the Company, as nominated by APIIC with effect from 11th February, 2025, who was appointed as an Additional Director of the company by the Board of Director’s with effect from 11th February, 2025.”

ITEM NO.5

To regularize the appointment of Shri Vikas Goel (DIN: 00370667) as Director of the Company:

To consider and if thought fit, to pass, with or without modification(s), the following resolution as an Ordinary Resolution:

“RESOLVED THAT pursuant to the provisions of Section 152, 161 (1) and any other applicable provisions of the companies Act, 2013, read with Companies (Appointment and Qualification of Directors) Rules, 2014, subject to the statutory modification(s) or reenactment thereof for time being in force and subject to the enabling provisions of the Articles of Association of the Company, including any enactment, re-enactment or modifications thereof, read with read with Articles of Association of the Company and read with letter from NICDIT dated 07th August, 2025, based on the recommendations received from Nomination and Remuneration Committee and approval of the Board of Directors, the consent of the Members of the company be and hereby accorded to approve the appointment of Shri Vikas Goel (DIN: 00370667), as a Director of the Company, as nominated by NICDIT with effect from 22nd August, 2025, who was appointed as an Additional Director of the company by the Board of Director’s with effect from 22nd August, 2025.”

By order of the Board
For AP Industrial Corridors Infrastructure Development Corporation Limited
 (Formerly Known as NICDIT Krishnapatnam Industrial City Development Limited)

Sd/-

Managing Director

Date: 29-12-2025

Place: Mangalagiri

NOTES:

- In view of the massive outbreak of the COVID-19 Pandemic, social distancing is a norm to be followed and pursuant to the Circular No. 14/2020 dated April 08, 2020, Circular No. 17/2020 dated April 13, 2020, Circular No. 20/2020 dated May 05, 2020, Circular No. 02/2021 dated January 13, 2021, Circular No. 02/2022 dated May 05, 2022, Circular No. 10/2022 dated December 12, 2022 and Circular No. 09/2023 dated September 25, 2023, the Physical attendance of the members to the AGM venue is not required and hence the 7th Annual General Meeting (AGM) of the Company will be held through video conferencing (VC) or other audio visual means (OAVM).
- Pursuant to the Circular No. 09/2023 dated September 25, 2023, issued by the Ministry of Corporate Affairs, the facility to appoint proxy to attend and cast vote for the members is not available for this AGM. However, the Body Corporate is entitled to appoint authorised representatives to attend the AGM through VC/OAVM and participate thereat and cast their votes through e-voting.
- The Members can join the AGM in the VC/OAVM mode, the Meeting link shall be open 15 minutes before the time schedule i.e., Monday, on 29th Day of December, 2025.
- The VC/OAVM link will be sent to the shareholders at their registered email address, before the date of meeting.
- The attendance of Members attending the AGM through VC/OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.
- Member(s) are requested to notify immediately any change in their address to the Company at the Registered Office.
- In case of joint holders attending the Meeting, only such joint holder who is higher in the order of names will be entitled to vote.
- Members who have not registered their e-mail addresses so far are requested to register their e-mail addresses to the Company at its registered office address.
- Corporate members intending to send their authorized representatives to attend the Meeting are requested to bring the Authorization letter along with a certified copy of the Board Resolution authorizing their representative to attend and vote on their behalf at the Meeting.
- The Register of Directors and their shareholding, maintained under Section 170 of the Companies Act, 2013, will be available for inspection by the members at the AGM.
- Members seeking any information with regard to the Accounts are requested to write to the Company at an early date, so as to enable the Management to keep the information ready at the meeting.
- The Meeting will be convened at a short notice after obtaining consent of the members as per the provisions of the Companies Act, 2013, read with the Articles of Association of the Company in respect of which a format of the written consent is attached as Annexure I to the Notice.

EXPLANATORY STATEMENT PURSUANT TO SECTION 102 (1)
OF THE COMPANIES ACT, 2013

The following Explanatory Statements, as required under Section 102 of the Companies Act, 2013, set out all material facts relating to the business under Item No. 4 and 5 of the accompanying 07th AGM Notice.

ITEM NO.4

TO REGULARIZE THE APPOINTMENT OF SMT. RACHANA PANABAKA DIRECTOR OF THE COMPANY:

Smt. Rachana Panabaka (DIN:01887240) was appointed as additional Director of the company with effect from 11th February, 2025, nominated by APIIC based on the GoAP letter bearing No. INC01-IND0KPIE(MISC)/1/2020-INFRA dated 11.02.2025. It is proposed to regularize the appointment of Smt. Rachana Panabaka (DIN:01887240) as Director of the company. As per the provisions of the Companies Act, 2013, approval of the member by way of Ordinary resolution is necessary for regularization of appointment as stated above.

The Board of Directors as per section 152 of the Companies Act 2013 propose to regularize the appointment of Smt. Rachana Panabaka (DIN:01887240) as a Director of the Company with effect from 11th February, 2025.

Your Board recommends the resolution as set out in Item No. 4 for approval of the members as Ordinary resolution. Documents referred to hereinabove if any are available for inspection at the registered office of the company during normal business hours on all working days

None of the Directors and Key Managerial Personnel of the Company and their respective relatives, in any way concerned or interested, financially or otherwise, in the resolution set out at Item No. 4 of the Notice.

TO REGULARIZE THE APPOINTMENT OF SHRI VIKAS GOEL (DIN: 00370667) AS DIRECTOR OF THE COMPANY:

Shri Vikas Goel (DIN: 00370667) was appointed as additional Director of the company with effect from 22nd August, 2025, nominated by NICDIT via letter dated 07th August, 2025. It is proposed to regularize the appointment of Shri Vikas Goel (DIN: 00370667) as Director of the company. As per the provisions of the Companies Act, 2013, approval of the member by way of Ordinary resolution is necessary for regularization of appointment as stated above.

The Board of Directors as per section 152 of the Companies Act 2013 propose to regularize the appointment of Shri Vikas Goel (DIN: 00370667) as a Director of the Company with effect from 22nd August, 2025.



Your Board recommends the resolution as set out in Item No. 5 for approval of the members as Ordinary resolution. Documents referred to hereinabove if any are available for inspection at the registered office of the company during normal business hours on all working days.

None of the Directors and Key Managerial Personnel of the Company and their respective relatives, in any way concerned or interested, financially or otherwise, in the resolution set out at Item No. 5 of the Notice.

By order of the Board
For NICDIT Krishnapatnam Industrial City Development Limited

Sd/-
Mr. CH.N.V.Rambabu
Company Secretary

Date: 29-12-2025
Place: Mangalagiri

BOARD'S REPORT

**To
The Members,
AP INDUSTRIAL CORRIDORS INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED
(Formerly Known as NICDIT Krishnapatnam Industrial City Development Limited)
Mangalagiri.**

Your Directors have pleasure in presenting the 7th (Seventh) Board's Report on the affairs of the Company for the year ended on 31st March, 2025.

1. FINANCIAL HIGHLIGHTS

The Company's financial performance, for the year ended 31st March, 2025 is summarized below:

Particulars	Year ended 31st March, 2025 (Rupees in Lakhs)	Year ended 31st March, 2024 (Rupees in Lakhs)
Revenue from Operations	-	-
Other Income	4,729.11	4,150.16
Total Revenue	4,729.11	4,150.16
Expenses	474.20	486.94
Depreciation	544.57	543.88
Profit Before Taxation	3,710.34	3,119.34
Current Tax	1,095.00	925.01
Deferred Tax	(1.39)	(14.66)
Profit After Tax	2,616.73	2,208.99

2. STATE OF THE COMPANY'S AFFAIRS

M/s AP Industrial Corridors Infrastructure Development Corporation Limited (APICDC) (Formerly Known as NICDIT Krishnapatnam Industrial City Development Limited) is an unlisted Public Limited Company and was incorporated on 07th August 2018 under the Companies Act 2013 in pursuance of SHA and SSA executed between NICDIT and APIIC.

AP Industrial Corridors Infrastructure Development Corporation Limited (Formerly Known as NICDIT Krishnapatnam Industrial City Development Limited) is 50:50 joint venture company of National Industrial Corridor Development and Implementation Trust (NICDIT) and the Government of Andhra Pradesh, represented by Andhra Pradesh Industrial Infrastructure Development Corporation Limited (APIIC) to undertake, identify, formulate, design, develop, structure, engage in project development, project financing, project monitoring, establishing, strengthening, upgradation, repair, rehabilitation, improvement, operation, construction, maintenance and implementation of an industrial township project, trunk infrastructure and the strategic projects at Krishnapatnam Node spreading across the

Tirupati District under Chennai Bengaluru Industrial Corridor (CBIC) and for undertaking development of Orvakal Industrial Area in District Kurnool under Hyderabad Bengaluru Industrial Corridor (HBIC), for undertaking development of Kopparthy Industrial Area in District Kadapa under Vizag Chennai Industrial Corridor (VCIC) in the State of Andhra Pradesh and any other industrial node/area under Chennai Bengaluru Industrial Corridor (CBIC), Hyderabad Bengaluru Industrial Corridor (HBIC) and Vizag Chennai Industrial Corridor (VCIC) in the State of Andhra Pradesh.

The Company has earned a profit of Rs. 2,616.73 Lakhs during the year under review as against the profit of Rs. 2,208.99 Lakhs of previous financial year 2023-24.

3. CHANGE IN NATURE OF BUSINESS

There are no changes in the nature of Business. However pursuant to approval accorded by the “Cabinet Committee on Economic Affairs (CCEA) dated 28th August, 2024” two Industrial Areas were included viz., Orvakal Industrial Area and Kopparthy Industrial Area.

4. CHANGES IN DIRECTORS AND KEY MANAGERIAL PERSONNEL (KMP)

As at the end of the reporting period, the Board of Directors of the Company constitutes following

<u>S.No.</u>	<u>Name of Director</u>	<u>Designation</u>
1.	Dr. Narasimhan Yuvaraj, IAS (Secretary to GoAP., I&C Dept.)	Chairman (Nominated by APIIC)
2.	Shri Abhishikth Kishore Muttimbaku, IAS (VC & MD, APIIC)	Managing Director (Nominated by APIIC)
3.	Smt Rachana Panabaka, ED APIIC (Additional Commissioner APICDA)	Additional Director (Nominated by APIIC)
4.	Shri Pradeep Kumar Agarwal (Chief Financial Officer, NICDC Ltd)	Director (Nominated by NICDIT)
5.	Shri Rajeev Sharma (General Manager, Project & Technical, NICDC Limited)	Director (Nominated by NICDIT)
6.	Shri Rohit Upadhyay (Senior Manager (Infrastructure Development), NICDC Limited)	Director (Nominated by NICDIT)
7.	Dr. Narendra Kumar Nanda	Independent Director
8.	Dr. Kinnera Murthy Bhagavatula	Independent Woman Director
9.	Shri Vishal Mudumba	CFO
10.	Shri Naga Venkata Rambabu Choppala	Company Secretary

During the period under review, the following changes took place in the Board of Directors and Key Managerial Personnel:

- a. Shri. Pravin Kumar ceased as Managing Director w.e.f. 04.04.2024.
- b. Shri Narasimhan Yuvaraj was appointed as Managing Director w.e.f. 04.04.2024.
- c. Shri. Abhishek Chaudhary ceased to be Director w.e.f. 18.04.2024.
- d. Shri. Rohit Upadhyay was appointed as Additional Director w.e.f. 30.04.2024.
- e. Shri. Srikanth Kommu ceased to be Director w.e.f. 30.04.2024.
- f. Shri. Rajeev Sharma was appointed as Additional Director w.e.f. 30.04.2024.
- g. Shri. Abhishek Kishore was appointed as Additional Director w.e.f. 22.07.2024.
- h. Shri. Narasimhan Yuvaraj ceased to be Managing Director w.e.f. 22.07.2024.
- i. Shri. Abhishek Kishore was appointed as Managing Director w.e.f. 03.08.2024.
- j. Shri. Vivek Vadduri ceased to be Director w.e.f. 11.02.2025.
- k. Smt. Rachana Panabaka was appointed as Additional Director w.e.f. 11.02.2025.

5. A STATEMENT REGARDING OPINION OF THE BOARD WITH REGARD TO INTEGRITY, EXPERTISE AND EXPERIENCE (INCLUDING THE PROFICIENCY) OF THE INDEPENDENT DIRECTORS APPOINTED DURING THE YEAR.

As per Rule 4 (2) of Companies (Appointment and Qualification of Directors) Rules, 2014, exemption has been given for appointment of Independent directors in case of unlisted public company in the nature of (1) joint venture (2) wholly owned subsidiary, (3) a dormant company as defined under Sec. 455 of the Act.,

Your company as a Joint Venture company of National Industrial Corridor Development and Implementation Trust (NICDIT) and the Government of Andhra Pradesh, represented by Andhra Pradesh Industrial Infrastructure Development Corporation Limited (APIIC) is exempted for appointment of Independent Directors.

However, based on G.O.Ms.No.20 dated: 23.03.2021 and G.O.Ms.No.67 dated: 06.09.2021 and considering the recommendation of Nomination and Remuneration Committee in its 04th meeting held on 21st March, 2024, the Board of Directors of the Company, in its 25th meeting held on 21st March, 2024 appointed Dr. Narender Kumar Nanda (DIN: 02455894), and Dr. Kinnera Murthy Bhagavatula (DIN: 01878144) as Independent Directors on the Board of the Company in compliance with the provisions of the Companies Act, 2013.

The Board is of the opinion that Dr. Narender Kumar Nanda and Dr. Kinnera Murthy Bhagavatula possess the requisite integrity, expertise, and experience, including proficiency, as required under the provisions of the Companies Act, 2013, and are well-suited to contribute to the growth and governance of the Company, as Independent Directors.

6. THE NAMES OF COMPANIES WHICH HAVE BECOME OR CEASED TO BE ITS SUBSIDIARIES, JOINT VENTURES OR ASSOCIATE COMPANIES DURING THE YEAR

The Company does not have any Subsidiary, Joint Venture or an Associate Company.

7. THE DETAILS RELATING TO DEPOSITS, COVERED UNDER CHAPTER-V OF THE ACT

The Company has not accepted any Deposits during the year under review and as such, no amount on account of principal or interest on deposits was outstanding as on the date of the balance sheet

8. THE DETAILS OF DEPOSITS WHICH ARE NOT IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER V OF THE ACT

The Company has not accepted any Deposits during the year and there are no outstanding or overdue deposits as on this date within the meaning of Section 73 of the Companies Act, 2013 as amended and in force.

9. THE DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE

No significant and material order has been passed by the regulators, courts, tribunals impacting the going concern status and Company's operations in future.

10. THE DETAILS IN RESPECT OF ADEQUACY OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE FINANCIAL STATEMENTS.

The Company has in place adequate internal financial controls with reference to financial statements. During the year under review, such controls were tested and no reportable material weaknesses in the design or operation were observed, nevertheless such systems are continuously and from time to time evaluated for their efficacy and improvements, if any, required are implemented.

11. THE PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES REFERRED TO IN SUB-SECTION (1) OF SECTION 188

All the related party transactions that were entered during the financial year were in the ordinary course of business of the Company and were on an arm's length basis.

During the period under review, the Company has no materially significant related party transactions entered by it with the promoters, directors, key managerial personnel or other persons which may have a potential conflict with the interest of the company.

Particulars of every contract or arrangements entered into by the Company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 under third proviso thereto shall be disclosed in **Form No. AOC-2** is appended as **Annexure-A** to the Board's Report

12. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS & OUTGO:

Particulars of energy consumption, foreign exchange earnings etc., pursuant to Section 134 (3) (m) of the Companies Act, 2013, read with rule 8 of Companies (Accounts) Rules, 2014:

A. Conservation of Energy:

The details of conservation of energy, technology absorption, foreign exchange earnings and outgo are as follows:

(i)	the steps taken or impact on conservation of energy	The company has taken necessary steps relating to conservation of energy and utilizing alternate sources of energy to the extent applicable.
(ii)	the steps taken by the company for utilising alternate sources of energy	-
(iii)	the capital investment on energy conservation equipments	-

B. Technology absorption:

(i)	the effort made towards technology absorption	Nil
(ii)	the benefits derived like product improvement cost reduction product development or import substitution	Nil
(iii)	in case of imported technology (important during the last three years reckoned from the beginning of the financial year)	Nil
	(a) the details of technology imported	
	(b) the year of import;	
	(c) whether the technology been fully absorbed	
	(d) if not fully absorbed, areas where absorption has not taken place, and the reasons thereof	
(iv)	the expenditure incurred on Research and Development	Nil

C. Foreign Exchange Earnings and Outgo

Particulars	Amount in Rupees
Foreign Earnings	-
Foreign Expenses	-

13. BOARD EVALUATION AND ASSESSMENT:

In accordance with Section 134(3)(p) of the Companies Act, 2013, every listed company and every other public company with a paid-up share capital of twenty-five crore rupees or more, as calculated at the end of the preceding financial year, is required to include in the Board of Directors' report a statement indicating the manner in which formal annual evaluation has been carried out for the Board, its committees, and individual directors.

The Board's evaluation process highlighted its strong commitment to governance excellence, fostering collaboration, and achieving strategic objectives. Key strengths observed included effective communication, sound decision-making, and a dedication to upholding the organization's values.

Opportunities for improvement have been identified and will be addressed to further enhance the Board's effectiveness. This comprehensive assessment underscores the Company's focus on maintaining high standards of performance and aligning with its mission and vision.

14. COST AUDITORS

The provisions of Section 148 of the Companies Act, 2013 does not apply to the Company and hence, no Cost Auditors are appointed.

15. MATERIAL CHANGES AND COMMITMENTS

No material changes and commitments affecting the financial position of the Company occurred between the end of the financial year to which this financial statement relates and the date of this report.

16. DISCLOSURES UNDER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION & REDRESSAL) ACT, 2013

The Company has in place an Anti-Sexual Harassment Policy in line with the requirements of The Sexual Harassment of Women at the Workplace (Prevention, Prohibition & Redressal) Act, 2013. Internal Complaints Committee (ICC) has been set up to redress complaints received regarding sexual harassment. All employees (permanent, contractual, temporary, trainees) are covered under this policy.

The following is a summary of sexual harassment complaints received and disposed off during the year under review:

No. of complaints received:	- NIL
No. of complaints disposed off:	- NIL

17. MATERNITY BENEFIT PROVIDED BY THE COMPANY UNDER MATERNITY BENEFIT ACT 1961.

The Company confirms that it is fully aware of and remains committed to complying with the provisions of the Maternity Benefit Act, 1961. Though there are women employees in the company, appropriate systems and policies are in place to ensure that all statutory benefits under the Act, including paid maternity leave, continuity of salary and service during the leave period, nursing breaks, and flexible return-to-work arrangements will be extended to eligible women employees as and when applicable. The Company remains committed to fostering an inclusive and legally compliant work environment.

18. DESIGNATED PERSON:

The Managing Director of the Company is the designated person for furnishing, and extending co-operation for providing, information to the Registrar or any other authorized officer with respect to Beneficial interest in shares of the company pursuant to rule 9, sub-rule (5) of Companies (Management and Administration), Rule 2014, Second Amendment Rules, 2023.

19. THE DETAILS OF APPLICATION MADE OR ANY PROCEEDING PENDING UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016 (31 OF 2016) DURING THE YEAR ALONG WITH THEIR STATUS AS AT THE END OF THE FINANCIAL YEAR

There is no application made or any proceeding pending under the Insolvency and Bankruptcy Code, 2016 (31 OF 2016) during the year.

20. DIVIDEND

The Company has not declared any dividend this year hence dividend is not applicable.

21. TRANSFER TO RESERVES

No amount was transferred to the reserves during the financial year ended 31st March, 2025.

22. SHARE CAPITAL

AUTHORISED SHARE CAPITAL:

During the period under review, there were changes in the Authorised Share Capital of the Company.

The authorized share capital of the Company as on March 31, 2025 stood at Rs. 3800,00,00,000/- (Three Thousand Eight Hundred Crores) divided into 380,00,00,000 (Three Hundred and Eighty Crores) equity shares of Rs. 10/- each.

ISSUED, SUBSCRIBED AND PAID-UP CAPITAL

During the period under review, there were changes in the Issued, subscribed and paid-up capital of the Company.

The Issued, subscribed and paid-up capital of the Company as on March 31, 2024 was Rs. 10,67,72,97,200 /- as compared to the Issued, subscribed and paid-up capital of the Company as on March 31, 2025 is Rs. 16,68,44,85,560/- divided into 1,66,84,48,556 equity shares of Rs.10/- each.

23. MEETINGS OF THE BOARD OF DIRECTORS

During the financial year under review, the Board of Directors of the company duly met 5 (Five) times on 30.04.2024, 27.08.2024, 30.10.2024, 20.12.2024 and 12.02.2025.

Necessary details regarding attendance of directors at the Board and Committee meetings are attached as **Annexure-B**.

24. LOANS, GUARANTEES AND INVESTMENTS

During the financial year under review, the Company did not give any loans, directly or indirectly to any person or to other body corporate, nor did it give any guarantee or provide any security in connection with loan to any other body corporate or person exceeding the limits as specified under Section 186 of Companies Act, 2013.

Further, the Company has not made any investments in terms of Sec.186 of the Companies Act, 2013 during the year under review.

25. ANNUAL RETURN

As per Section 92(3) of the Companies Act, 2013 every company shall place a copy of the annual return on the website of the company, if any, and the web-link of such annual return shall be disclosed in the Board's report.

Pursuant to the provision of Section 92 (3) of the Companies Act, 2013 the Annual return for the financial year ended 31st March 2025 is placed on the website of the Company at <https://apicdc.in>

26. SECRETARIAL STANDARDS

The Directors have devised proper systems to ensure compliance with the provisions of all applicable Secretarial Standards and that such systems are adequate and operating effectively.

27. RISK MANAGEMENT

The Company has developed and implemented a risk management policy which identifies major risks which may threaten the existence of the Company. The same is also subject to its review from time to time. Risk mitigation process and measures have been also formulated and clearly spelled out in the said policy.

28. STATEMENT ON DECLARATION GIVEN BY INDEPENDENT DIRECTORS UNDER SUB- SECTION (6) OF SECTION 149

The Independent Directors of the Company have submitted a declaration that each of them meets the criteria of independence as provided in Section 149(6) of the Companies Act, 2013 and there has been no change in the circumstances which may affect their status as Independent Director during the year. The Declaration by Independent Directors is attached as Annexure- C.

29. CORPORATE SOCIAL RESPONSIBILITY (CSR)

The provisions of the Corporate Social Responsibility as contained under section 135 of the Companies Act, 2013 and the rules framed thereunder are applicable on the Company

As on the date of this report, The Corporate Social Responsibility Committee of the Company, comprises of the following Directors:

Sl. No.	NAME OF DIRECTOR	DESIGNATION
1	Dr. Narendra Kumar Nanda- Independent Director	Member
2	Dr. Kinnera Murthy Bhagavatula- Independent Director	Member
3	Shri Rajeev Sharma -Director	Member

The CSR Committee met 2 times during the year on the following date

S. No.	Date of Meeting	Committee Strength	No of Members Attended
1	20.08.2024	3	3
2	19.12.2024	3	3

The Annual Report on CSR Activities as required under section 135 of Companies Act, 2013 read with rules framed thereunder is provided in **Annexure - D** of this report. The Corporate Social Responsibility (CSR) Policy of the Company is available on the Company's website.

30. STATUTORY AUDITORS

M/s. Polineni Associates were re-appointed as Statutory Auditors of the Company by Comptroller &

Auditor General of India No./CA.V/COY/ANDHRA PRADESH, NKICDL (1)/664 dated :21/09/2024 for the FY 2024-25.

31. BOARD'S COMMENTS ON THE STATUTORY AUDIT AND C&AG REPORT

There were no qualifications in the Statutory Audit Report issued by M/s. Polineni Associates, Chartered Accountants, on the financial statements of the Company for the Financial Year 2024-25. The report issued by Statutory Auditors, when read together with the relevant notes to the accounts and accounting policies are self-explanatory and the report do not contain any qualifications.

The Supplementary Audit Report received from the office of Comptroller and Auditor General of India PAG(Audit)/AP/AMG-II/TSC-I/APICIDCL-FY25/2025/251, Dated: 22.12.2025 for the FY- 2024-25 has the following observations in Management Letter:

CAG Observations in Management Letter	Company's response
Following audit observation on the financial statements issued to the Management are not pursued through CAG comments based on the replies/assurance of the Management. a) The contingent liabilities as on 31.03.2025 does not include Exgratia amounting to Rs.78.84 crore (Rs.8 lakh per acre) payable to 600 enjoyers of 984.50 acres at Thamminapatnam village (Chilukur Mandal) and Kothapatnam Village (Kota Mandal) of Tirupati District in accordance with G.O. Ms.No.43 dated 11.02.2025. In view of the above, the audit observation may be kept in view while preparing financial statements of the Company in ensuing years, while making necessary corrections in the financial statements for 2025-26 to the extent assurance given accordingly. Further, reply of the Management to the above observation may be furnished to this office while submitting financial statements of ensuing financial year for Supplementary Audit.	With reference to the observation in the Management Letter regarding the non-recognition of ex-gratia amounting to Rs.78.84 crore under G.O. Ms. No. 43 dated 11.02.2025 as a contingent liability, the Management submits that, based on the facts and governance position prevailing as at 31st March 2025, neither a present nor a possible obligation had crystallised for APICDC that would necessitate recognition of a provision or disclosure of a contingent liability. The Government Order envisages the release of payment only upon fulfilment of certain specified conditions, including receipt of beneficiary declarations and obtaining the requisite approvals and consents of NICDC, and the APICDC Board, in accordance with the Shareholders' Agreement. As these conditions and approvals had not been completed as at the reporting date, the recognition criteria prescribed under Ind AS 37 were not met. The Company reiterates its commitment to full compliance with Ind AS, the agreed governance framework, and applicable regulatory requirements, and assures that the matter will be appropriately accounted for in the ensuing financial year (2025-26), based on the decision of the Board.

32. REPORTING OF FRAUDS BY AUDITORS

During the year under review, the statutory auditors has not reported the Board, under Section 143 (12) of the Companies Act, 2013, any instance of fraud committed against the Company by its officers or employees, the details of which would need to be mentioned in the Board's report.

33. SECRETARIAL AUDIT REPORT:

In terms of Section 204 of the Companies Act, 2013 and Rules made there under, the company in its 27th Board Meeting held on 27th August 2024 has appointed M/s KCC & Associates, Company Secretaries [FCS NO. 10770 AND COP NO: 15103] as Secretarial Auditor to conduct the secretarial Audit for Financial year 2024-25.

The Secretarial Audit report issued by M/s. KCC & Associates, Company Secretaries for the financial year ended 31st March, 2025 in Form MR-3 is annexed as Annexure -E hereto and forms part of this Report. The Secretarial Audit Report doesn't contain any qualifications.

34. INTERNAL CONTROL

The Company has a proper and adequate system of internal control to ensure all the assets are safeguarded and protected against loss from unauthorized use or disposition and the transactions are authorized, regarded and reported correctly.

The internal control is supplemented by an extensive program of internal audits, review by management and procedures. The internal control is designed to ensure that the financial and other records are reliable for preparing financial statements and other data, and for maintaining accountability of assets. Normal forcible risks of the Company's Assets are adequately covered by comprehensive insurances.

35. DISCLOSURE OF COMPOSITION OF AUDIT COMMITTEE AND PROVIDING VIGIL MECHANISM:

AUDIT COMMITTEE:

The primary objective of the Committee is to monitor and provide effective supervision of the Management's financial reporting process, to ensure accurate and timely disclosures, with the highest levels of transparency, integrity and quality of financial reporting.

As on the date of this report, The Audit Committee of the Company, comprises of the following Directors:

Sl. No.	NAME OF DIRECTOR	DESIGNATION
1	Shri Pradeep Kumar Agarwal- Director	Member
2	Dr. Narendra Kumar Nanda- Independent Director	Member
3	Dr. Kinnera Murthy Bhagavatula- Independent Director	Member

The Audit Committee met 2 times during the year on the following dates:

S. No.	Date of Committee Meeting	Committee Strength	No of Members Attended
1	20.08.2024	3	3
2	19.12.2024	3	3

All the recommendations made by the Audit Committee were accepted by the Board.

VIGIL MECHANISM:

The company doesn't fall under the criteria as provided under section 177 (9) of Companies Act, 2013. Hence, the provision w.r.t. Vigil Mechanism is not applicable to the company

34. NOMINATION AND REMUNERATION COMMITTEE

The objective of NRC is to identify persons who are qualified to become Directors and Key Managerial Personnel and recommend to the Board of Directors for their appointment and removal and shall carry out evaluation of every director's performance.

The role of function of NRC includes criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board of Directors a policy, relating to the remuneration for the director, Key Managerial Personnel and other employees.

Nomination and Remuneration Committee of the Company, comprises of the following Directors:

Sl. No.	NAME OF DIRECTOR	DESIGNATION
1	Dr. Narendra Kumar Nanda- Independent Director	Member
2	Dr. Kinnera Murthy Bhagavatula- Independent Director	Member
3	Shri Rajeev Sharma- Director	Member

The Nomination and Remuneration Committee met 3 times during the year:

S. No.	Date of Committee Meeting	Committee Strength	No of Members Attended
1	30.04.2024	3	3
2	20.07.2024	3	3
3	19.12.2024	3	3

The Company is in the process of devising a Nomination and Remuneration Policy along with HR policy for its Directors, Key Managerial Personnel and other employees.

37. DETAILS OF DIFFERENCE BETWEEN AMOUNT OF THE VALUATION DONE AT THE TIME OF ONE TIME SETTLEMENT AND THE VALUATION DONE WHILE TAKING LOAN FROM THE BANKS OR FINANCIAL INSTITUTIONS ALONG WITH THE REASONS THEREOF

During the period under review, there was no one time settlement with Bank.

38. PARTICULARS OF EMPLOYEES:

None of employees of the company have drawn remuneration in excess of the limits prescribed under the relevant rules. Therefore, there are no particulars to be furnished in this connection.

39. INTERNAL AUDIT

M/s. Suresh & Babu, Chartered Accountants with Firm reg. no. 004254S., were appointed as Internal Auditors of the company for the financial year 2024-25. The company has internal audit system commensurate with size and nature of business and internal audit reports for the period were considered during statutory audit.

40. DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to Section 134(5) of the Companies Act, 2013 the Board of Directors of the Company confirms that-

- a) That in the preparation of the annual accounts for the period ended 31.03.2025, the applicable accounting standards have been followed along with proper explanation relating to material departures;
- b) That the Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and the loss of the Company for the period ended 31.03.2025;
- c) That the Directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013, for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
- d) That the Directors had prepared the annual accounts on a going concern basis and
- e) That the Directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

41. PERSONNEL

Your directors place on records their appreciation for the services rendered by the employees. The relation between the management and the employees has been cordial throughout the year.

42. ACKNOWLEDGEMENTS

Your Directors wish to place on record their deep sense of appreciation for the committed services of the employees.

Your Directors also place on record their appreciation for the assistance, cooperation and support received from the Government of Andhra Pradesh, the Government of India, Banks and vendors.

Your Directors thank the shareholders for their support and confidence reposed in the company and the management and look forward to their continued co-operation and support.

For and on behalf of the Board of
AP Industrial Corridors Infrastructure Development Corporation Limited
(Formerly Known as NICDIT Krishnapatnam Industrial City Development Limited)

Sd/-
Dr. NARASIMHAN YUVARAJ
Chairman
DIN: 06679574

Date:
Place: Mangalagiri

1. Details of contracts or arrangements or transactions not at arm's length basis:

a)	Name(s) of the related party and nature of relationship	NIL
b)	Nature of contracts/arrangements/transactions	
c)	Duration of the contracts/arrangements/transactions	
d)	Salient terms of the contracts or arrangements or transactions including the value, if any	
e)	Justification for entering into such contracts or arrangements or transactions	
f)	date(s) of approval by the Board	
g)	Amount paid as advances, if any:	
h)	Date on which the special resolution was passed in general meeting as required under first proviso to section 188	

2. Details of material contracts or arrangement or transactions at arm's length basis:

a)	Name(s) of the related party and nature of relationship	APIIC Ltd (Equity shareholder)	NICDC Ltd (Control & Significant Influence)
b)	Nature of contracts/arrangements/transactions	Annual lease expenditure	As per clause 3.4.3(b)(iv) of Share holders Agreement (SHA) executed on 29.11.2017, payment made to NICDCL towards Project Develop-ment Expenses incurred for Kopporthy & Orvakal Project.
c)	Duration of the contracts/arrangements/transactions	99 years, extendable	Not Applicable
d)	Salient terms of the contracts or arrangements or transactions including the value, if any	1.92 lakhs	Right to recover the project Development expenses by NICDC as per said SHA.
e)	Date(s) of approval by the Board, if any:	17.11.2022	—
f)	Amount paid as advances, if any:	—	—

For and on behalf of the Board of
AP Industrial Corridors Infrastructure Development Corporation Limited
 (Formerly Known as NICDIT Krishnapatnam Industrial City Development Limited)

Sd/-
Dr. NARASIMHAN YUVARAJ
 Chairman
 DIN: 06679574

Date:
Place: Mangalagiri

I. BOARD MEETINGS

S. No.	Date of meeting	Total Number of directors associated as on the date of meeting	Number of directors attended	% of attendance
1	30.04.2024	5	5	100%
2	27.08.2024	7	6	86%
3	30.10.2024	7	7	100%
4	20.12.2024	7	7	100%
5	12.02.2025	7	7	100%

ATTENDANCE OF DIRECTORS

S. No.	Name of the director	Number of Meetings which director was entitled to attend	Number of Meetings attended	% of attendance
1	Narasimhan Yuvaraj	5	5	100%
2	Pravin Kumar	5	5	100%
3	Pradeep Kumar Agarwal	5	5	100%
4	Rajeev Sharma	5	5	100%
5	Rohit Upadhyay	4	3	75%
6	Dr. B. Kinnera Murthy	5	5	100%
7	Dr. Narendra Kumar Nanda	5	5	100%

II. COMMITTEE MEETINGS

i. AUDIT COMMITTEE MEETINGS

S. No.	Date of meeting	Total Number of members associated as on the date of meeting	Number of members attended	% of attendance
1	20.08.2024	3	3	100%
2	19.12.2024	3	3	100%

ATTENDANCE OF MEMBERS

S. No.	Name of the members	Number of Meetings which members was entitled to attend	Number of Meetings attended	% of attendance
1	Dr. B. Kinnera Murthy	2	2	100%
2	Pradeep Kumar Agarwal	2	2	100%
3	Narendra Kumar Nanda	2	2	100%

ii. NOMINATION AND REMUNERATION COMMITTEE MEETINGS

S. No.	Date of meeting	Total Number of members associated as on the date of meeting	Number of members attended	% of attendance
1	30.04.2024	3	3	100%
2	20.08.2024	3	3	100%
3	19.12.2024	3	3	100%

ATTENDANCE OF MEMBERS

S. No.	Name of the director	Number of Meetings which director was entitled to attend	Number of Meetings attended	% of attendance
1	Dr. B. Kinnera Murthy	3	3	100%
2	Rajeev Sharma	3	3	100%
3	Narendra Kumar Nanda	3	3	100%

iii. CORPORATE SOCIAL RESPONSIBILITY COMMITTEE MEETINGS

S. No.	Date of meeting	Total Number of members associated as on the date of meeting	Number of members attended	% of attendance
1	20.08.2024	3	3	100%
2	19.12.2024	3	3	100%

ATTENDANCE OF MEMBERS

S. No.	Name of the director	Number of Meetings which director was entitled to attend	Number of Meetings attended	% of attendance
1	Dr. B. Kinnera Murthy	2	2	100%
2	Pradeep Kumar Agarwal	2	2	100%
3	Narendra Kumar Nanda	2	2	100%

To
The Board of Directors
NICDIT Krishnapatnam Industrial City Development Limited
1st Floor, IHC Corporate,
Plot No. 3,4 & 6, Industrial Park,
Mangalagiri-522503,
Andhra Pradesh, India

Subject: Declaration under Section 149 of the Companies Act, 2013

Dear Sir(s),

I, Dr. N. K. Nanda S/o late Sri H.K. Nanda, R/o 702, Aparna Aura Apartments, Road No 79, Jubilee Hills, Hyderabad hereby declare that in terms of sub-section (6) of Section 149 read with Companies (Appointment and Qualifications of Directors) Rules, of the Companies Act, 2013, I fulfill the criteria and am not disqualified to act as an Independent Director of the Company.

I further declare that :-

- a) I am or was not a promoter of the Company or the Company's holding, subsidiary or associate company;
- b) I am not related to promoters or directors in the Company, Company's holding, subsidiary or associate company;
- c) I have or had no pecuniary relationship with the Company, its holding, subsidiary or associate company, or their promoters, or directors, during the two immediately preceding financial years or during the current financial year;
- d) None of my relatives have or had pecuniary relationship or transaction with the company, its holding, subsidiary or associate company, or their promoters, or directors, amounting to two percent or more of its gross turnover or total income or fifty lakh rupees or such higher amount as may be prescribed, whichever is lower, during the two immediately preceding financial years or during the current financial year;
- e) either myself nor any of my relatives :-
 - i. holds or has held the position of a key managerial personnel or is or has been an employee of the company or its holding, subsidiary or associate company in any of the three financial years immediately preceding the financial year in which he is proposed to be appointed;
 - ii. is or has been an employee or proprietor or a partner, in any of the three financial years immediately preceding the financial year in which he is proposed to be appointed, of:-
 - a) a firm of auditors or company secretaries in practice or cost auditors of the company or its holding, subsidiary or associate company; or
 - b) any legal or a consulting firm that has or had any transaction with the company, its holding, subsidiary or associate company amounting to ten per cent or more of the gross turnover of such firm;
 - iii. holds together with my relatives two percent or more of the total voting power of the company; or

- iv. is a Chief Executive or director, by whatever name called, of any nonprofit organization that receives twenty-five per cent or more of its receipts from the company, any of its promoters, directors or its holding, subsidiary or associate company or that holds two percent or more of the total voting power of the company.
- f) I possess appropriate skills, experience and knowledge in related to the Company's business.
- g) My name has been included in the Data Bank of Independent Director maintained by Indian Institute of Corporate Affairs.

Sd/-
(Dr. N.K Nanda)
Independent Director
DIN: 02455894

Date:
Place: Hyderabad

To,
The Board of Directors
NICDIT Krishnapatnam Industrial City Development Limited
1st Floor, IHC Corporate,
Plot No. 3,4 & 6, Industrial Park,
Mangalagiri-522503,
Andhra Pradesh, India

Subject: Declaration under Section 149 of the Companies Act, 2013

Dear Sir(s),

I, B Kinnera Murthy, D/o Late Sri T V Krishna, R/o Hyderabad, hereby declare that in terms of sub-section (6) of Section 149 read with Companies (Appointment and Qualifications of Directors) Rules, of the Companies Act, 2013, I fulfill the criteria and am not disqualified to act as an Independent Director of the Company.

I further declare that:-

- a) I am or was not a promoter of the Company or the Company's holding, subsidiary or associate company;
- b) I am not related to promoters or directors in the Company, Company's holding, subsidiary or associate company;
- c) I have or had no pecuniary relationship with the Company, its holding, subsidiary or associate company, or their promoters, or directors, during the two immediately preceding financial years or during the current financial year;
- d) None of my relatives have or had pecuniary relationship or transaction with the company, its holding, subsidiary or associate company, or their promoters, or directors, amounting to two percent or more of its gross turnover or total income or fifty lakh rupees or such higher amount as may be prescribed, whichever is lower, during the two immediately preceding financial years or during the current financial year;
- e) either myself nor any of my relatives:-
 - i. holds or has held the position of a key managerial personnel or is or has been an employee of the company or its holding, subsidiary or associate company in any of the three financial years immediately preceding the financial year in which he is proposed to be appointed;
 - ii. is or has been an employee or proprietor or a partner, in any of the three financial years immediately preceding the financial year in which he is proposed to be appointed, of:-
 - a) a firm of auditors or company secretaries in practice or cost auditors of the company or its holding, subsidiary or associate company; or
 - b) any legal or a consulting firm that has or had any transaction with the company, its holding, subsidiary or associate company amounting to ten per cent or more of the gross turnover of such firm;
 - iii. holds together with my relatives two percent or more of the total voting power of the company; or

- iv. is a Chief Executive or director, by whatever name called, of any nonprofit organization that receives twenty-five per cent or more of its receipts from the company, any of its promoters, directors or its holding, subsidiary or associate company or that holds two percent or more of the total voting power of the company.
- f) I possess appropriate skills, experience and knowledge in related to the Company's business.
- g) My name has been included in the Data Bank of Independent Director maintained by Indian Institute of Corporate Affairs.

Sd/-
B Kinnera Murthy
Independent Director
DIN: 02455894

Date:
Place: Hyderabad

ANNUAL REPORT ON CSR
**ANNUAL REPORT ON CORPORATE SOCIAL RESPONSIBILITY (CSR)
[Pursuant to Section 135 of the Companies Act, 2013 read with Companies
(Corporate Social Responsibility) Rules, 2014].**
1. A brief outline of the Company's CSR policy, including overview of projects or programs undertaken are given below: -
OUR VISION

1. The Company completely endorses reliability. It is committed to conduct business in a true, fair and ethical manner and takes up the responsibility to create a good impact in the society it belongs.
2. The Company is committed towards improving the quality of lives of people in the communities in which it operates because, the society is an essential stakeholder and the purpose of its existence. The Company believes that giving back to the society through CSR activities is its moral duty.
3. The Company aims to fulfil the requirements laid down under the Companies Act, 2013 and act diligently to comply with all its Rules and Regulations on CSR.

2. The Composition of the CSR Committee is as follows:
(INR Lakhs)

S. No.	Name of the director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
a	Dr. B. Kinnera Murthy	Director	2	2
b	Shri Rajeev Sharma	Director	2	2
c	Dr. Narendra Kumar Nanda	Director	2	2
3.	Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company.	https://apicdc.in/		
4.	Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014, if applicable (attach the report).	Not Applicable		

5.	Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any.	NIL
6.	Average net profit of the company as per section 135(5).	Rs. 2,104.09
7.	a) Two percent of average net profit of the company as per section 135(5)	Rs. 42.09
	b) Surplus arising out of the CSR projects or programmes or activities of the previous financial years.	NIL
	c) Amount required to be set off for the financial year, if any	NIL
	d) Total CSR obligation for the financial year (7a + 7b-7c).	Rs. 42.09

8. a) CSR amount spent or unspent for the financial year:

Total Amount Spent for the Financial Year (in INR Lakhs)	Amount Unspent (in INR Lakhs)				
	Total Amount transferred to Unspent CSR Account as per section 135(6)		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5)		
	Amount	Date of transfer	Name of the fund	Amount	Date of transfer
Rs. 41.03	Not Applicable.		Prime Ministers National Relief Fund	Rs. 1.06	11.07.2025

b) Details of CSR amount spent against ongoing projects for the financial year: Nil

c) Details of CSR amount spent against other than ongoing projects for the financial year:

S. No	Name of the project	Item from the list of activities in schedule VII to the Act	Local area (Yes/No)	Location of the project	Amount spent for the project (In Lakhs)	Mode of implementation - Direct (Yes/No)	Mode of implementation - Through implementing agency	
							Name	CSR Registration Number
1	CSR Activity	Renovation of Government Schools and Hostels for Boys & Girls;	NA	-	Rs. 41.03	Yes	NA	NA

d) Amount spent in Administrative Overheads : Nil

e) Amount spent on Impact Assessment, if applicable : Nil

f) Total amount spent for the Financial Year (8b+8c+8d+8e) : Rs. 42.09 lakhs

g) Excess amount for set off, are as follows:

Sl. No.	Particulars	Amount (INR Lakhs)
1.	Two percent of average net profit of the Company as per Section 135(5)	42.09
2.	Total amount spent for the Financial Year	42.09
3.	Excess amount spent for the financial year [(ii)-(I)]	Nil
4.	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	Nil
5.	Amount available for set off in succeeding financial years [(iii)-(iv)]	Nil

9. (a) Details of Unspent CSR amount for the preceding three financial years : N.A

(b) Details of CSR amount spent in the financial year for ongoing projects of the preceding financial year(s) : N.A

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year (asset-wise details)

a) Date of creation or acquisition of the capital asset(s).	Not Applicable
b) Amount of CSR spent for creation or acquisition of capital asset	Not Applicable
c) Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc.	Not Applicable
d) Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset).	Not Applicable

11. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per section 135(5). – NA

For and on behalf of the Board of
AP Industrial Corridors Infrastructure Development Corporation Limited
 (Formerly Known as NICDIT Krishnapatnam Industrial City Development Limited)

Sd/-
DR. NARASIMHAN YUVARAJ
 Chairman
 DIN: 06679574

Date:
Place: Mangalagiri

KCC & ASSOCIATES
COMPANY SECRETARIES

Door No. 66-5-6, 2nd Floor, Opp. SBI,
NTR Circle, Patamata, Vijayawada - 520010.



CH. KALYANA CHAKRAVARTHI
B.COM, LLB, FCS

kccassociates8@gmail.com
Cell: 9848906906

FORM NO. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED MARCH 31st, 2025

**[Pursuant to section 204(1) of the Companies Act, 2013 and rule No.9 of the Companies
(Appointment and Remuneration Personnel) Rules, 2014]**

To

The Members

AP Industrial Corridors Infrastructure Development Corporation Limited

(Formerly Known as NICDIT Krishnapatnam Industrial City Development Limited)

U45200AP2018PLC108963

1st Floor, IHC Corporate, Plot No 3,4, & 6, Industrial Park, Mangalagiri,
Guntur, Mangalagiri, Andhra Pradesh, India, 522503

I have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by AP Industrial Corridors Infrastructure Development Corporation Limited (Formerly Known as **NICDIT KRISHNAPATNAM INDUSTRIAL CITY DEVELOPMENT LIMITED**) (hereinafter called the “**Company**”) for the financial year ended 31st March, 2025 (**‘Audit Period’**). Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of the Company’s books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of Secretarial Audit. I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended on **31st March, 2025**, complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter.

I have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on **31st March 2025**, according to the provisions of:

- (1) The Companies Act, 2013 (the “Act”) and the rules made thereunder;
- (2) The Securities Contracts (Regulation) Act, 1956 (‘SCRA’) and the rules made there under;
- (3) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- (4) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of, Foreign Direct Investments, Overseas Direct Investment and External Commercial Borrowings;

(Not Applicable to the Company during the Audit Report)

KCC & ASSOCIATES COMPANY SECRETARIES

Door No. 66-5-6, 2nd Floor, Opp. SBI,
NTR Circle, Patamata, Vijayawada - 520010.



CH. KALYANA CHAKRAVARTHI
B.COM, LLB, FCS

kccassociates8@gmail.com
Cell: 9848906906

- (5) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):
 - a. The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
(Not Applicable to the Company during the Audit Report)
 - b. The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 1992;
(Not Applicable to the Company during the Audit Report)
 - c. The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;
(Not Applicable to the Company during the Audit Report)
 - d. The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999;
(Not Applicable to the Company during the Audit Report)
 - e. The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;
(Not Applicable to the Company during the Audit Report)
 - f. The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
(Not Applicable to the Company during the Audit Report)
 - g. The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009;
(Not Applicable to the Company during the Audit Report) and
 - h. The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998;
(Not Applicable to the Company during the Audit Report)
- (6) Other laws applicable to the Company.

I have also examined compliance with the applicable clauses of the following:

Secretarial Standard-1, Secretarial Standard-2, with respect to Board, General Meetings respectively, issued by The Institute of Company Secretaries of India.

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above, subject to following observations:

- a) During the period under review, the company has filed few forms with the Registrar of Companies, Vijayawada with delay and paid additional fee for the same.

KCC & ASSOCIATES COMPANY SECRETARIES

Door No. 66-5-6, 2nd Floor, Opp. SBI,
NTR Circle, Patamata, Vijayawada - 520010.



CH. KALYANA CHAKRAVARTHI
B.COM, LLB, FCS

kccassociates8@gmail.com
Cell: 9848906906

I further report that

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

Majority decisions are carried out unanimously and are captured and recorded as part of the minutes.

I further report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

Sd/-

CH. KALYANA CHAKRAVARTHI

KCC & ASSOCIATES

Company Secretaries

FCS Membership Number: 10770

Certificate of Practice Number: 15103

Peer Review Certificate No. 1767/2022

UDIN: F010770G0002337600

Date : 11th December 2025

Place : Vijayawada

Note: This report is to be read with my letter of even date which is annexed as 'Annexure-A' and forms an integral part of this report.

KCC & ASSOCIATES
COMPANY SECRETARIES

Door No. 66-5-6, 2nd Floor, Opp. SBI,
NTR Circle, Patamata, Vijayawada - 520010.

**CH. KALYANA CHAKRAVARTHI**
B.COM, LLB, FCS

kccassociates8@gmail.com
Cell: 9848906906

To

The Members

AP Industrial Corridors Infrastructure Development Corporation Limited

(Formerly Known as NICDIT Krishnapatnam Industrial City Development Limited)

U45200AP2018PLC108963

1st Floor, IHC Corporate, Plot No 3,4, & 6, Industrial Park, Mangalagiri,
Guntur, Mangalagiri, Andhra Pradesh, India, 522503

My report of even date is to be read with this letter.

- a) Maintenance of secretarial records is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on my audit.
- b) I have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. I believe that the processes and practices I followed provide a reasonable basis for my opinion.
- c) I have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
- d) Where ever required, I have obtained Management Representation about the compliance, laws, rules and regulations and happening of events etc.
- e) The compliance of the provisions of corporate and other applicable laws, rules, regulations, standards is the responsibility of management. My examination was limited to the verification of procedures on test basis.
- f) The Secretarial Audit Report is neither an assurance as to the future viability of the company nor of the efficacy or effectiveness with which the management has conducted the affairs of the company.

CH. KALYANA CHAKRAVARTHI**KCC & ASSOCIATES****Company Secretaries****FCS Membership Number: 10770****Certificate of Practice Number: 15103****Peer Review Certificate No. 1767/2022****UDIN: F010770G0002337600****Date : 11th December 2025****Place : Vijayawada**

प्रधान महालेखाकार (लेखापरीक्षा)
का कार्यालय
आन्ध्र प्रदेश, विजयवाडा - 520 002.



OFFICE OF THE PRINCIPAL
ACCOUNTANT GENERAL (AUDIT)
ANDHRA PRADESH, VIJAYAWADA-520 002.

PAG(Audit)/AP/AMG-II/TSC-I/APICIDCL-FY25/2025/ 2 5 /

Date: 22.12.2025

To
The Managing Director
M/s AP Industrial Corridors Infrastructure
Development Corporation Limited
(formerly known as NICDIT Krishnapatnam Industrial City Development Limited)
1st Floor, IHC Corporate, Plot no-3,4 & 6,
Industrial Park, Mangalagiri,
Andhra Pradesh-522 503

Sub: Comments of the Comptroller and Auditor General of India under Section 143(6)(b) of the Companies Act, 2013 on the Financial Statements of AP Industrial Corridors Infrastructure Development Corporation Limited (**APICIDCL**) formerly known as NICDIT Krishnapatnam Industrial City Development Limited for the year ended 31 March 2025.

Sir,

I am to forward herewith Certificate/Comments of the Comptroller and Auditor General of India (C&AG) under Section 143(6)(b) of the Companies Act, 2013 on the Financial Statements of APICIDCL, for the year ended 31 March 2025 for necessary action.

2. The date of placing the Certificate/Comments of C&AG along with Financial Statements and Auditors' Report before the Shareholders in Annual General Meeting (AGM) may please be intimated along with a copy of the proceedings of AGM meeting.
3. The date of forwarding the Annual Report containing Financial Statements of the Company together with Auditors' Report and Certificate/Comments of the C&AG to the Government of Andhra Pradesh for the year ended 31 March 2025 for being laid before the State Legislature may also be intimated. Copy of the letter from the Legislature Secretariat indicating date on which Annual report laid before State Legislature may also be intimated.
4. Five copies of the Annual Report for the year 2024-25 should be furnished to this Office.
5. Management Letter containing deficiencies in financial reporting noticed during the Supplementary Audit of accounts of the Company is issued separately for necessary action.

Encl: As above.

Yours faithfully,



Deputy Accountant General (AMG-II)

Address: 8th Floor, Stalin Central Mall, M.G. Road, Governorpet, Vijayawada- 520 002
Website: www.cag.gov.in/ag/andhra-pradesh/en email: agauandhrapradesh@cag.gov.in
email: psu.anp.au@cag.gov.in

Annexure-I

**COMMENTS OF THE COMPTROLLER AND AUDITOR GENERAL OF INDIA
UNDER SECTION 143(6)(b) OF THE COMPANIES ACT, 2013 ON THE FINANCIAL
STATEMENTS OF AP INDUSTRIAL CORRIDORS INFRASTRUCTURE
DEVELOPMENT CORPORATION LIMITED FOR THE YEAR ENDED 31 MARCH
2025**

The preparation of the financial statements of AP Industrial Corridors Infrastructure Development Corporation Limited (formerly known as NICDIT Krishnapatnam Industrial City Development Limited) for the year ended 31 March 2025 in accordance with financial reporting framework prescribed under the Companies Act, 2013 (Act) is the responsibility of the management of the Company. The Statutory Auditors appointed by the Comptroller and Auditor General of India under Section 139(5) of the Act are responsible for expressing opinion on the financial statements under Section 143 of the Act based on independent audit in accordance with the Standards on Auditing prescribed under Section 143(10) of the Act. This is stated to have been done by them vide their Audit Report dated 10.10.2025.

I, on behalf of the Comptroller and Auditor General of India, have conducted a supplementary audit of the financial statements of AP Industrial Corridors Infrastructure Development Corporation Limited for the year ended 31 March 2025 under section 143(6)(a) of the Act. This Supplementary audit has been carried out independently without access to the working papers of the Statutory Auditors and is limited primarily to inquiries of the Statutory Auditors and Company personnel and a selective examination of some of the accounting records.

On the basis of my supplementary audit nothing significant has come to my knowledge which would give rise to any comment upon or supplement to statutory auditors' report under Section 143(6)(b) of the Act.

For and on behalf of the
Comptroller & Auditor General of India

Place: Vijayawada

Date: 22.12.2025


(Sarat Chaturvedi)
Principal Accountant General (Audit)
प्रधान महालेखाकार (ले.प.)

प्रधान महालेखाकार (लेखापरीक्षा)
का कार्यालय
आन्ध्र प्रदेश, विजयवाडा - 520 002.



OFFICE OF THE PRINCIPAL
ACCOUNTANT GENERAL (AUDIT)
ANDHRA PRADESH, VIJAYAWADA-520 002.

PAG(Audit)/AP/AMG-II/TSC-I/APICIDCL-FY25/ 2 5 2 Date: 22.12.2025

To
The Managing Director
M/s AP Industrial Corridors Infrastructure
Development Corporation Limited
(formerly known as NICDIT Krishnapatnam Industrial City Development Limited)
1st Floor, IHC Corporate, Plot no-3,4 & 6,
Industrial Park, Mangalagiri,
Andhra Pradesh-522 503

Sub: Management Letter - audit observations on deficiencies in financial reporting noticed during Supplementary Audit of accounts of AP Industrial Corridors Infrastructure Development Corporation Limited (APICIDCL) formerly known as NICDIT Krishnapatnam Industrial City Development Limited for the year ended 31 March 2025-reg.

Sir,

The following audit observation on the financial statements issued to the Management are not pursued through CAG comments based on the replies / assurance of the Management:

(a) The Contingent liabilities as on 31.03.2025 does not include Exgratia amounting to ₹78.84 crore (₹8 lakh per acre) payable to 600 enjoyers of 984.5 acres at Thamminapatnam village (Chilukur Mandal) and Kothapatnam village (Kota Mandal) of Tirupati District in accordance with G.O. Ms. No. 43 dated 11.02.2025.

In view of the above, the audit observation may be kept in view while preparing financial statements of the Company in ensuing years, while making necessary corrections in the financial statements for 2025-26 to the extent assurance given accordingly. Further, reply of the Management to the above observation may be furnished to this Office while submitting financial statements of ensuing financial year for Supplementary Audit.

Yours faithfully,



Deputy Accountant General (AMG-II)

INDEPENDENT AUDITOR'S REPORT

To the Members of

AP Industrial Corridors Infrastructure Development Corporation Limited

(Formerly Known as NICDIT Krishnapatnam Industrial City Development Limited)

Report on the Audit of the Financial Statements

I. Report on the Financial Statements

1. Opinion

We have audited the accompanying financial statements of AP Industrial Corridors Infrastructure Development Corporation Limited (formerly known as “NICDIT Krishnapatnam Industrial City Development Limited”) (“the Company”), which comprises the Balance Sheet as at 31st March 2025, and the Statement of Profit and Loss, including the Statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of changes in equity for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (collectively referred to as the ‘financial statements’).

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 as amended (“the Act”) in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the companies (Indian Accounting Standards) Rules, 2015 as amended (“Ind AS”) and other accounting principles generally accepted in India, of the state of affairs of the company as at March 31, 2025, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

2. 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 Financial Statements’ section of our report. We are independent of the Company in accordance with the ‘Code of Ethics’ issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit there under, and we have fulfilled our 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 audit opinion on the financial statements.

3. Emphasis of Matter

We draw attention to Note 3 to the financial statements which describe the Company's policy adopted in connection with Derecognition of Leasehold land and Recognition of freehold as under:

a. Land Conversion

We draw attention to Note 3 to the financial statements, which describes the approval by the Board of Directors on 27th August 2024, and by the Government of AP on 18th February 2025, for the conversion of 2,500.4 acres of leasehold lands at Krishnapatnam Node into outright sale. As disclosed in Note 3, the cancellation of the existing lease deeds and registration of the sale deeds

are yet to be executed. Accordingly, the land continues to be accounted for as a Right-of-Use asset with a corresponding lease liability. Derecognition of the Right-of-Use asset and recognition of the land as freehold will be effected upon the execution and registration of the sale deeds as per intended use. Our opinion is not modified in respect of this matter.

b. Ineligible Goods and Services Tax Input Credit

We draw attention to Notes 9 and 20 to the financial statements, which describe that during the year, the Company reassessed its business profile and is now of the view that it will predominantly undertake exempt supplies. Consequently, in accordance with the requirements of Rule 42 of the Goods and Services Tax Rules, 2017, Goods and Services Tax Input Credit amounting to Rs. 1,68,23,477 has been determined to be ineligible for set-off. This amount, which was previously carried forward as "Other Current Assets" based on management's expectation of future taxable supplies, has been derecognised and written off in the Statement of Profit and Loss under "Other Expenses" due to the current year's evaluation of its recoverability. Our opinion is not modified in respect of this matter.

4. Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the Financial Statements of the current period. These matters were 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.

In addition to the matter described in the Basis for Opinion Section, we have determined that there are no other key audit matters to communicate in our report.

5. Information Other than the Financial Statements and Auditor's Report thereon

The Company's Board of Directors is responsible for the preparation of other information. The other information comprises the information included in the Board's Report including Annexure(s) to Board's Report, but does not include the Financial Statements and 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.

6. Responsibility of Management for Financial Statements:

- a. The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally

accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

7. Auditor's Responsibilities for the Audit of the Financial Statements

- (i) 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.
- (ii) As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
 - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(I) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
 - Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to

continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the 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.
- (iii) We communicate with those charged with governance regarding, among other matters, the planned scope and the timing of audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- (iv) 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.
- (v) From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Financial Statements of the current period and are therefore the Key Audit Matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

8. Other Matters:

The audited financial statements of the Company for the financial year ended 31st March 2024 were placed before the 6th Annual General Meeting held on 20th December 2024, and were duly considered at the said meeting. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

II. Report on Other Legal and Regulatory Requirements:

1. As required by the companies (Auditor's Report) Order 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "**Annexure-A**", a Statement on the matter's specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report, to the extent applicable, that:
 - i) We have sought and obtained all the information and explanation which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - ii) In our opinion, proper books of account as required by law have been kept by the company so far as it appears from our examination of those books except for the matters stated in the paragraph II(2)(ix)(vi) below on reporting under Rule 11(g);

- iii) The Balance Sheet, the Statement of Profit and Loss, including the Statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of changes dealt with by this report are in agreement with the books of accounts;
- iv) In our opinion, the aforesaid financial statements, comply with the Accounting Standards specified under section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
- v) In accordance with Notification No. G.S. R. 463 (E) dated 5 June 2015; the requirement of section 164(2) of the Companies Act, 2013 is not applicable to Government Companies;
- vi) The modification relating to the maintenance of accounts and other matters connected there with are as stated in the paragraph III(2)(ii) above on reporting under Section 143(3)(b) and paragraph II(2)(ix)(vi) below on reporting under Rule 11(g).
- vii) With respect to the adequacy of the internal financial controls over financial reporting with reference to these financial statements and the operating effectiveness of such controls, refer to our separate Report in “Annexure-B”;
- viii) As per Notification No. G.S.R. 463(E) dated 5th June 2015 issued by the Ministry of Corporate Affairs, Government of India; Section 197 of the Act is not applicable to the Government Companies. Accordingly, reporting in accordance with requirement of provisions of section 197(16) of the Act is not applicable to the Corporation
- ix) With respect to the other matters to be included in the Auditor’s Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us;
 - (i) The Company does not have pending litigations which would impact its financial position.
 - (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - (iii) There were no amounts which were required to be transferred to the ‘Investor Education Protection Fund’ by the Company.
 - (iv)
 - i. The management has represented that, the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kinds of funds) by the company to or in any other person(s) or entity(ies), including foreign entities (“Intermediaries”) with the understanding, whether record in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - ii. The management has represented, that, to the best of its knowledge and belief, other than as

disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate beneficiaries.

iii. Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-cause (i) and (ii) contain any material mis-statement.

(v) The Company has neither declared nor paid any dividend during the year.

(vi) Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account, which has a feature of recording an audit trail (edit log) facility. We have observed that:

- The audit trail feature in the accounting software (Tally) was enabled and operated throughout the financial year ended 31 March 2025 for general ledger and transaction-level records.
- With respect to fixed assets accounting, the audit trail feature was enabled and operated from 9th December 2024.

Based on the audit procedures performed and as represented to us, we did not come across any instance of the audit trail feature being disabled or tampered with during the year for the periods for which it was enabled. However, for the fixed assets module, the audit trail was not operated from the beginning of the financial year (i.e., from 01 April 2024 to 09th December 2024).

3.

- a. Based on verification of books of account of the Company and according to information and explanations given to us, we give a report in “Annexure C” on the Directions issued by the Comptroller and Auditor General of India in terms of Section 143(5) of the Act.
- b. Based on verification of books of account of the company and according to information and explanation given to us, we give a further report in “Annexure D” on the Sub-Directions issued by the Office of Principal Accountant General (Audit), Andhra Pradesh in terms of Section 143(5) of the Act. The sub-directions marked as “General” are included along with the sub-directions related to the “Infrastructure Sector” being determined by us based on our judgment as applicable to the Company based on nature of the business transactions of the Company

For **POLINENI ASSOCIATES**
Chartered Accountants
Firm’s Registration Number: 006132S

Place: Guntur
Date: 10th October 2025

Sd/-
(Polineni Bala Srinivas)
Partner
Membership Number: 028536
UDIN : 25028536BMIOCF3273

ANNEXURE – A TO THE INDEPENDENT AUDITORS’ REPORT

(Referred to in paragraph II(1) under ‘Report on Other Legal and Regulatory Requirements’ section of our report to the Members of ‘M/s. AP Industrial Corridors Infrastructure Development Corporation Limited’ for the year ended 31st March 2025)

Report under the Companies (Auditor’s Report) Order, 2020 (Order’)

In terms of the information and explanations sought by us and given by the company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that: -

- i) In respect of the Company’s Property, Plant and Equipment:
 - a. The company is maintaining proper records showing full particulars, including quantitative details and situation of Property, plant and Equipment. The company does not have any intangible asset.
 - b. The Management represents that the Plant, Property and Equipment and Right-of-use-assets have been physically verified by the management at reasonable intervals and no material discrepancies were noticed on such verification.
 - c. Based on our examination, there are no immovable properties (other than properties where the company is the lessee and the lease agreements are duly executed in favor of the lessee) disclosed in the financial statements as held in the name of the company.
 - d. The Company has not revalued its property, Plant and Equipment (Right of use assets) during the year ended March 31, 2025.
 - e. There are no proceedings initiated or are pending against the company for holding any benami property under the prohibition of Benami property Transactions Act, 1988 and rules made there under.
- ii) The company does not have physical inventories. Accordingly reporting under clause 3(ii)(a) and 3(ii)(b) of the order is/are not applicable to the company.
 - a. Physical Verification of Inventories
The inventories primarily comprise land held for development and allotment and project development expenditure. As explained to us, the management has verified these inventories at reasonable intervals. Given the nature of the inventories (land and infrastructure), traditional physical stock count is not applicable. The verification was carried out through a combination of software-based monitoring systems capturing amongst other things, site inspections, periodic project tracking, project documentation and confirmations. We have reviewed the related internal records supporting the verification procedures. In our opinion, the coverage and procedure of such verification by the management were reasonable and appropriate, having regard to the nature of the inventory. Based on the information and explanations provided to us, no discrepancies of 10% or more in the aggregate for each class of inventory were noticed during the year.
 - b. Working Capital Borrowings
During the year, the Company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, reporting under this clause is not applicable.

- iii) During the year, the Company has not made investments in, provided any guarantee or security or granted any loans/advances in nature of loans, secured or unsecured to companies, firms, limited liability partnerships or any other parties. Accordingly, reporting clauses 3(iii)(a) to 3(iii)(f) is/are not applicable.
- iv) The Company has not advanced any loan, given any guarantee or provided any security to the Parties covered under the provisions of Sections 185 of the Act. to the Parties covered under the provisions of Sections 185. The Company has not made any loans and investments, given any guarantees, provided any security or acquired securities of any other body corporate during the year. Accordingly, reporting under clause 3(iv) of the order is not applicable.
- v) The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of section 73 to 76 and other applicable provisions of the Companies Act, 2013 and Companies (Acceptance of Deposits) Rules, 2014. According to the information furnished to us, no order has been passed on the company by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any Court or any other Tribunal for non-compliance with the provisions of Sections 73 to 76 of the Companies Act 2013.
- vi) The provisions relating to maintenance of cost records under section 148(1) of the Companies Act, 2013 are not applicable to the Company. Accordingly, reporting under clause 3(vi) of the order is not applicable.
- vii)
 - a. The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, Goods and Service Tax, Value Added Tax, Customs Duty, Excise Duty, Cess and other material statutory dues applicable to it with the appropriate authorities. There are no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, Value Added Tax, Goods and Service Tax, Customs Duty, Excise Duty, Cess and other material statutory dues in arrears as at 31st March 2025 for a period of more than six months from the date they became payable.
 - b. There are no statutory dues referred to in the above clause vii(a) which have not been deposited on account of any dispute.
- viii. There were no transactions relating to the previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961. Accordingly, reporting under clause 3(viii) is not applicable.
- ix.
 - a. The company does not have any loans or other borrowings during the year. Accordingly, reporting under clause 3(ix)(a) of the Order is not applicable.
 - b. The company is not declared as a willful defaulter by any bank or financial institution or other lender.
 - c. The Company has not obtained term loans.
 - d. The Company has not raised funds on short term basis
 - e. The company does not have any subsidiaries, associates or joint ventures. Accordingly, reporting under clause (3) (ix) (e) and clause (3) (ix) (f) of the Order is not applicable.

- x.
- a. During the year ended 31 March 2025, the Company has not raised any moneys by way of initial public offer (IPO) or further public offer, including any debt instruments. Accordingly, reporting under sub-clause 3(x)(a) of the Companies (Auditor's Report) Order, 2020 is not applicable.
 - b. During the year, the Company has not made any preferential allotment, private placement of shares, or issuance of convertible debentures (whether fully, partially, or optionally convertible). Accordingly, reporting under sub-clause 3(x)(b) of the Order is not applicable.
- xi.
- a. To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or any fraud on the Company has been noticed or reported during the year, nor have we been informed of any such cases by the management.
 - b. According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Companies Act, 2013 has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government during the year and up to the date of this report.
 - c. The Company is not required to establish a whistle-blower mechanism under applicable laws and has not established such a mechanism. Accordingly, the reporting under this clause does not arise.
- xii. The company is not a Nidhi company. Accordingly, Clauses 3(xii) (a), 3(xii)(b) and 3(xii) (c) of the order is/are not applicable to the company.
- xiii. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 177 and 188 of the Companies Act, 2013, where applicable, with respect to all transactions with related parties. The details of such related party transactions have been disclosed in the financial statements as required by the applicable Indian Accounting Standard (Ind AS 24 – Related Party Disclosures).
- xiv.
- a. In our opinion and according to the information and explanations given to us, the Company has an internal audit system commensurate with the size and nature of its business.
 - b. We have considered the reports of the internal Auditors for the year under audit.
- xv. The company has not entered into non-cash transactions with directors or persons connected with its directors, and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company. Accordingly, Clause 3(xv) of the order is not applicable to the company
- xvi.
- a. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, reporting under clauses 3(xvi)(a), 3(xvi) (b) and 3(xvi) (c) of the Order is/are not applicable.
 - b. The company has not conducted any non-banking Financial or Housing Finance activities. Accordingly, reporting under clause 3(xvi)(b) of the Order is not applicable.
 - c. The Company is not a Core Investment Company (CIC) as defined in regulations made by Reserve bank of India. Accordingly, reporting under clause 3(xvi)(C) of the Order is not applicable.
 - d. The Company is not part of any Group having CIC as part of the Group as defined in the Core Investment Companies (Reserve Bank) Directions, 2016 and accordingly reporting under 3(xvi)(d) of the Order is not applicable.

- xvii. The Company has not incurred cash losses in the financial year and in the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors during the year.
- xix. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, the auditor's knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- xx. a. There are no unspent amounts towards Corporate Social Responsibility (CSR) on other than ongoing projects requiring a transfer to a Fund specified in Schedule VII to the Companies Act in compliance with second proviso to sub-section (5) of Section 135 of the said Act. Accordingly, reporting under clause 3(xx)(a) of the Order is not applicable for the year.
- b. There are no unspent amounts towards Corporate Social Responsibility (CSR) on ongoing projects requiring a transfer to a special account in compliance with sub-section (6) of Section 135 of the said Act. Accordingly, reporting under clause 3(xx)(b) of the Order is not applicable for the year.
- xxi. Clause 3(xxi) of the Order is not applicable to the Company in view of the Financial Statements are not Consolidated Financial Statements.

For **POLINENI ASSOCIATES**
Chartered Accountants
Firm's Registration Number: 006132S

Place: Guntur
Date: 10th October 2025

Sd/-
(Polineni Bala Srinivas)
Partner
Membership Number: 028536
UDIN : 25028536BMIOCF3273

ANNEXURE “B” TO THE INDEPENDENT AUDITORS’ REPORT

(Referred to in paragraph II(2)(vii) under ‘Report on Other Legal and Regulatory Requirements’ section of our report to the Members of AP Industrial Corridors Infrastructure Development Corporation Limited for the year ended 31st March 2025)

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

We have audited the Internal Financial Controls Over Financial Reporting of ‘M/s. AP Industrial Corridors Infrastructure Development Corporation Limited’ (“the Company”) as of 31st March 2025 in conjunction with our audit of the financial statements of the (Formerly Known as NICDIT Krishnapatnam Industrial City Development Limited) Company for the year ended on that date

Management’s Responsibility for Internal Financial Controls

The Company’s Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India (“ICAI”). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Corporation’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor’s Responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of Internal Financial Control System over Financial Reporting and their operating effectiveness. Our audit of Internal Financial Controls over Financial Reporting included obtaining an understanding of Internal Financial Controls over Financial Reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgement, including the assessment of the risks of material misstatement of the Financial Statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Corporation’s Internal Financial Controls System over Financial Reporting.

Meaning of Internal Financial Controls over Financial Reporting

A Company's Internal Financial Controls over Financial Reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's Internal Financial Controls Over Financial Reporting includes those policies and procedures that

- (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company;
- (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Financial Statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations of management and directors of the Company; and
- (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial over financial reporting were operating effectively as at 31st March, 2025 based on the internal control over financial reporting criteria established by the Company considering the essential components of internal controls stated in the guidance note on audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **POLINENI ASSOCIATES**
Chartered Accountants
Firm's Registration Number: 006132S

Place: Guntur
Date: 10th October 2025

Sd/-
(Polineni Bala Srinivas)
Partner
Membership Number: 028536
UDIN : 25028536BMIOCF3273

ANNEXURE – C TO INDEPENDENT AUDITORS’ REPORT

(Referred to in paragraph II(3)(a) under ‘Report on Other Legal and Regulatory Requirements’ section of our report to the Members of AP Industrial Corridors Infrastructure Development Corporation Limited (Formerly Known as NICDIT Krishnapatnam Industrial City Development Limited) for the year ended 31st March 2025.

Report u/s. 143(5) of the Companies Act, 2013

on the Directions issued by the Comptroller and Auditor General of India:

Sl. No.	Direction	Reply
i	Assess the fair valuation of all the investments, both quoted and unquoted, made directly by the Company or through Trusts, for Post retirement benefits of the employees. This includes verifying valuation methodologies, ensuring consistency with Ind AS and reviewing supporting documentation. The auditor shall provide a brief note on the valuation approach, its reasonability, and compliance with applicable regulations, reporting any material deviations or misstatements.	The Company has not made any investments, whether quoted or unquoted, either directly or through any Trusts, for the purpose of post-retirement benefits of employees as at 31st March 2025. Accordingly, the question of assessing fair valuation, verifying valuation methodologies, or compliance with Ind AS in this regard does not arise.
ii	Whether the company has system in place to process all the accounting transactions through IT System? If yes the implications of processing of accounting transactions outside IT System on the integrity of the accounts along with the financial implications, if any, may be stated	The Company uses Tally Prime ERP software for all accounting transactions. Based on our verification of records and transactions, no accounting transactions are processed outside of this IT System
iii.	Whether funds (grants/ subsidy etc.) received/ receivable for specific schemes from Central/State Government or its agencies were properly accounted for as per the applicable accounting standards or norms and whether the received funds were utilised as per its terms and conditions? Whether accounting of interest earned on grants received has been done as per terms and conditions of the Grant. List the cases of deviation.	As informed by the Management and based on our verification of relevant records, no funds in the nature of grants, subsidies, or etc were received or are receivable during the year under audit from the Central Government, State Government, or their agencies, for any specific schemes. Accordingly, the matter of accounting for such funds in accordance with applicable accounting standards, utilisation as per

		the terms and conditions, and recognition of interest earned on such funds does not arise. As such no deviations were noted in this regard during the year.
iv.	Whether the Company has identified the key Risk areas? If yes, whether the Company has formulated any Risk Management Policy to mitigate these risks? If yes, (a) whether the Risk Management Policy has been formulated considering global best practices? (b) whether the Company has identified its data assets and whether it has been valued appropriately?	Based on information provided by the Management and our review of the available records- • The Company has not formally identified or documented key risk areas specific to its operations as of 31 March 2025. • Further, the Company has not formulated a Risk Management Policy to provide a structured framework for risk identification, assessment, or mitigation. • In the absence of a formal risk management framework or policy, we are unable to comment on compliance with global best practices. • Additionally, the Company has not identified or separately valued its data assets. Consequently, there is no recognition or valuation of data assets in the books of account as of the reporting date.
v.	Whether the Company is complying with the Securities and Exchange Board of India (SEBI) (Listing Obligation and Disclosure Requirements) Regulations, 2015, and other applicable rules and regulations of SEBI, Department of Investment and Public Asset Management, Ministry of Corporate Affairs, Department of Public Enterprises, Reserve Bank of India, Telecom Regulatory Authority of India, CERT-IN, Ministry of Electronics and Information Technology and National Payments Corporation of India wherever applicable? If not, the cases of deviation may be highlighted.	Based on information and explanations provided by the Management, and our examination of relevant records for the year ended 31st March 2025, we report as follows in response to the CAG's direction on regulatory compliance: 1. SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015: The Company is not a listed company as of the reporting date. Accordingly, SEBI (LODR) regulations are not applicable. No instances of non compliance were noted because the

		regulatory requirement does not arise. 2. Other Regulatory Bodies / Regulations - o The regulations under the Ministry of Corporate Affairs, Department of Investment & Public Asset Management, and Department of Public Enterprises (where applicable) are being complied with to the extent relevant to a government equity company. - o In respect of IT / data / cyber security, CERT IN / Ministry of Electronics & Information Technology requirements: with the information available, there is no specific IT regulation that is material which appears to be non complied. - o Regulations under RBI, TRAI, National Payments Corporation of India do not appear to be applicable, given the nature of the Company's operations. 3. Findings / Deviations Since APICDC is not under certain regulatory regimes (e.g. SEBI LODR) by virtue of not being listed, no deviations are identified in those areas. For the applicable regulatory requirements, we did not observe material non compliance. 4. Conclusion In our opinion, the Company is in compliance with all applicable laws and regulations among those listed in the CAG Direction, considering the nature of its business and its status as non listed government/SPV entity. No material deviations were observed in the regulatory regimes which are relevant.
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For **POLINENI ASSOCIATES**
Chartered Accountants
Firm's Registration Number: 006132S

Place: Guntur
Date: 10th October 2025

Sd/-
(Polineni Bala Srinivas)
Partner
Membership Number: 028536
UDIN : 25028536BMIOCF3273

ANNEXURE “D” TO THE INDEPENDENT AUDITORS’ REPORT

(Referred to in paragraph II(3)(b) under ‘Report on Other Legal and Regulatory Requirements’ section of our report to the Members of AP Industrial Corridors Infrastructure Development Corporation Limited (Formerly Known as NICDIT Krishnapatnam Industrial City Development Limited) for the year ended 31st March 2025.

Report under section 143(5) of the Companies Act, 2013 pursuant to the sub-directions issued by the Office of Principal Accountant General (Audit), Andhra Pradesh

In addition, the auditor is required to comply with any additional Company / Sector specific directions issued under section 143(5) of the Companies Act, 2013 by the Field office entrusted with the supplementary audit of the Company. Vide an email communication, Sub-directions to statutory auditors have been issued by the Office of Principal Accountant General (Audit) for which the compliance for the year ended 31-March-2025 is reported here under, based on our verification and the information and explanations of management:

General

Sl. No.	Direction	Auditor Reply
1.	In Case of works executed with the funds of central or state government(s)/ other user department(s) or their agencies, whether there is conclusive evidence that the assets created will be the assets of the PSU? If not, the accounting treatment of the funds received utilised, returned, assets created upto and during the year (Work-in-progress or completed), assets handed over to the fund-giving agency upto and during the year, assets impaired, if any and the revenue/commission/ centage realised on these works, with full quantitative details may be detailed.	In the context of the Company, no works have been executed using separate funds received from the Central or State Governments, other user departments, or their agencies as grants or deposits. All development activities have been undertaken using equity contributions received from NICDIT (Central Government) and APIIC (State Government), who are equal shareholders in the Company. The equity funds are capital in nature, and the Company undertakes infrastructure development as part of its business model, holding the developed assets as its own (either as Inventories or Right-of-Use Assets) for long-term leasing to industrial units. Accordingly, the question of determining whether assets created from government funds belong to the PSU does not arise, since these are created out of its own capital and

		are conclusively held as assets of the Company.
2.	Where Grants are received from Central or State government(s)/other user department(s) or their agencies, a. Where grants are taken as revenue for the year, whether the concerned orders are clear that the funds can be utilised for revenue expenditure. b. Where guarantee commission is to be paid, the quantitative details viz., amount guaranteed, rate of guaranteed commission, whether the commission was paid or payable along with the details of the purpose of raising the funds with guarantee and whether the funds were utilised for the stated purpose	There are no grants received from Central or State Government(s), other user departments, or their agencies during the financial year. Funds received from National Industrial Corridor Development and Implementation Trust (NICDIT) and Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC) represent equity contributions and not grants. Further, no guarantee commission is paid / payable as no funds were raised by the company.
3.	Where any long-term liability is undertaken against an asset of finite lifetime, whether there is a clear accounting policy thereon (for instance, land obtained on lease for a specific period (whether renewable or non-renewable) but shares issued in lieu of the land lease)	During the current financial year, the Company has issued equity shares to Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC) in consideration for land. The underlying transactions are disclosed in Note No. 10 (c) to the Financial Statements. The land was originally granted under lease agreements for a period of 99 years with renewability at the option of the lessee. Accordingly, the Company has accounted for the lease in compliance with Ind AS 116 – Leases, recognizing the land as a Right-of-Use (ROU) asset and the consideration paid (in the form of equity) as per its accounting policies. Further, pursuant to G.O.Ms.No.25 and other related communications,

		certain parcels of leasehold land are eligible for conversion into freehold, subject to compliance with specified conditions and execution of sale/transfer agreements. However, the Company recognises such land as freehold only upon actual registration of the sale deed as per its stated accounting policy.
4.	Where the corresponding expenditure on which the taxes paid/payable are accounted in the financial statements is also included appropriately	The Company accounted for the corresponding expenditure on which taxes paid / payable are accounted in the financial statements and included appropriately.
5.	Whether there is a personal Deposit account in the name of the PSU? If yes, a. Funds debited from the PD account erroneously /lapsed by the treasury but claimed by the Company as receivable/ its own funds. b. If any funds given by any Government or agencies other than the State Government were lapsed, the details of the same may be detailed. c. Details of the funds raised through loans (with or without government guarantee) and deposited in PD Account; purpose of the loans and whether the purpose is initiated/completed; d. Whether suitable disclosure on the restrictions or additional permissions required on withdrawing the funds in PD Account is included or not; e. The Quantitative details of the bills sent for clearing against the PD Account balances but not cleared / returned unpaid as on the reporting date along with age-wise analysis;	No PD account is held in the name of company. As such clauses 5(a), 5(b), 5(c), 5(d) and 5(e) are not applicable.

6.	Where funds are raised by the company and the payment of Principle or interest or both are met by State government or its agencies, directly or indirectly, the details and the purpose of these loans may be stated along with the fact whether the funds were utilised for the stated purpose	The Company has not raised funds by way of loans.
7.	Whether the land owned by the company is encroached, under litigation, not put to use or declared surplus. Details may be provided	In respect of land owned or held by the Company as at 31st March 2025, based on the information and explanations and representations provided by the management, we report the following: Encroachment: To the best of our knowledge and according to the information provided by the management, there is no instance of land encroachment reported or observed as at the end of the financial year. Litigation: As per management representation, no material litigation is pending or ongoing in respect of the land parcels owned or held by the Company. Surplus Land: There are no parcels of land declared surplus by the management or board of the Company as of the reporting date. Based on the above, we are of the opinion that all land parcels held by the Company are free from encumbrances or disputes and are being retained for their intended use under the infrastructure development plan.
8.	Whether the inventory has been taken on the basis of physical verification after adjustment of shortage/ excess found and whether due consideration has been given for deterioration/	In the case of Andhra Pradesh Industrial Corridors Infrastructure Development Corporation Limited (APICDC), the inventory

	obsolescence in the quality which may result into overvaluation of stock?	comprises: • Land held for infrastructure development and allotment, and • Project development expenditure. The inventory does not consist of physical stock items that are subject to typical physical verification procedures applicable to manufacturing or trading concerns. Accordingly: • The nature of the inventory (land and infrastructure development) is such that deterioration or obsolescence does not arise. • Consequently, no shortages or excesses requiring adjustment have been identified or reported. Based on the above, we are of the opinion that due consideration has been given to the valuation and existence of inventory.
9.	Whether the cost incurred on abandoned projects has been written off?	The Company has no abandoned projects.
10.	Cases of wrong accounting of interest earned on account of non-utilization of amounts received for certain projects/schemes may be reported.	The Company has not received amounts for specific projects / schemes. As such no instances of wrong accounting of interest earned on account of non-utilisation of amounts received for certain projects/schemes will arise.
11.	Whether the bifurcation plan (between Andhra Pradesh and Telangana States), if any, for the company is finalised and approved, Whether the accounting treatment as per the plan and the suitable detailed disclosures are given. Deviation may be stated.	The bifurcation plan (between Andhra Pradesh and Telangana States) is not applicable to the Company.

Infrastructure Sector

Sl. No.	Director	Reply
1.	Whether the Company has taken adequate measures to prevent encroachment of idle land owned by it. Whether any land of the Company is encroached, under litigation, not put to use or declared surplus? Details may be provided	The Company owns land and also holds leasehold lands. The management represents that the Company has taken adequate measures to prevent encroachment of idle Land and leasehold land owned by it. The management also represents that no own Land or leasehold land of the Company is encroached, under litigation, not put to use or declared surplus.
2.	Whether the system in vogue for identification of projects to be taken up under Public private partnership is in line with the guidelines / policies of the Government? Comment on deviation if any.	The Company represented that no projects were taken up under Public private partnership for the financial year, and hence, no system in vogue for identification of projects to be taken up under Public private partnership.
3.	Whether the system of monitoring the execution of works vis-à-vis the milestones stipulated in the agreement is in existence and the impact of cost escalation, if any, revenues/ losses from contracts, etc., have been properly accounted for in the books.	The Company undertakes infrastructure development works through Engineering, Procurement, and Construction (EPC) contracts based on approved Detailed Project Reports (DPRs) and sanctioned budgets. The Company has a system of monitoring physical and financial progress of works through Work orders and agreements with clearly defined milestones; Contractor billing linked to milestone achievements. The Company is in the project development phase and does not yet generate revenue from allotment or operations. As such, there are no contract revenue/losses to be recognised under Ind AS 115 as of the current year. The expenditure incurred is capitalised as Inventories – Project Development Expenditure. No cost overruns or escalations requiring separate accounting have been reported during the year.

4.	Whether the bank guarantees have been revalidated in time?	As per the Information and explanations provided by the Management, bank guarantee/s arranged by company is/are in force.
5.	The cost incurred on abandoned projects may be quantified and the amount actually written-off shall be mentioned.	As per the Information and explanations provided by the Management, there are no abandoned projects during the year.

For **POLINENI ASSOCIATES**
Chartered Accountants
Firm's Registration Number: 006132S

Place: Guntur
Date: 10th October 2025

Sd/-
(Polineni Bala Srinivas)
Partner
Membership Number: 028536
UDIN : 25028536BMIOCF3273



AP INDUSTRIAL CORRIDORS INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED
(formerly NICDIT Krishnapatnam Industrial City Development Limited)

CIN: U45200AP2018PLC108963

Balance Sheet as at March 31, 2025

(All amounts in INR Lakhs)

Particulars	Note No.	As at 31st March 2025	As at 31st March 2024 (Restated)	As at 31st March 2023 (Restated)
ASSETS				
Non-current assets				
Property Plant & Equipment	2	15.44	22.34	8.27
Right of Use Assets	3	51,118.72	51,656.39	52,194.07
Capital work-in-progress	4	-	-	6.64
Other Non-current assets (Security Deposit)		0.18	0.18	0.18
Total non-current assets		51,134.34	51,678.91	52,209.16
Current assets				
Inventories	6	38,359.72	1,233.20	1,190.07
Financial assets				
Cash and cash equivalents	7	62.90	29.17	90.04
Bank balances other than cash and cash equivalents	8	78,416.52	57,312.17	43,926.34
Other current assets	9	8,543.44	2,158.81	13,064.49
Total current assets		1,25,382.58	60,733.35	58,270.94
Total assets		1,76,516.92	1,12,412.26	1,10,480.10
EQUITY AND LIABILITIES				
Equity				
Equity share capital	10	1,66,844.86	1,06,772.97	1,06,772.97
Other equity	SOCIE	6,828.78	4,217.05	2,008.06
Total equity		1,73,673.64	1,10,990.02	1,08,781.03
Liabilities				
Non-Current liabilities				
Financial liabilities				
Lease Liability	11	29.80	29.80	29.81
Other non-current liabilities	12	2,391.61	1,182.69	1,182.69
Deferred tax liabilities (net)	5	(0.19)	1.20	15.86
Current liabilities				
Financial liabilities				
Trade Payables	13	180.63	92.94	388.70
Other current liabilities	14	232.36	16.30	31.44
Provisions	15	9.07	99.31	50.57
Total current liabilities		422.06	208.55	470.71
Total - equity and liabilities		1,76,516.92	1,12,412.26	1,10,480.10
Summary of material accounting policy information	1			

The accompanying notes from 1 to 31 are an integral part of the financial statements.

As per our report of even date

For Polineni Associates

Chartered Accountants

FRN: 006132S

For and on behalf of the Board of Directors

AP Industrial Corridors Infrastructure Development Corporation Limited

Sd/-

P Bala Srinivas

Partner

Membership No. 028536

UDIN : 25028536BMIOCF3273

Sd/-

Narasimhan Yuvaraj

Chairman

DIN: 06679574

Sd/-

M Abhishikth Kishore

Managing Director

DIN: 10729614

Place : Mangalagiri

Date : 10-10-2025

Sd/-

Vishal Mudumba

Chief Financial Officer

Sd/-

CH.N.V.Rambabu

Company Secretary

AP INDUSTRIAL CORRIDORS INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED
(formerly NICDIT Krishnapatnam Industrial City Development Limited)

CIN: U45200AP2018PLC108963

Statement of Profit and Loss for the year ended March 31, 2025

(All amounts in INR Lakhs)

Particulars	Note No.	For the year ended 31st March, 2025	For the year ended 31st March, 2024 (Restated)	For the year ended 31st March, 2023 (Restated)
INCOME				
Revenue from operations		-	-	-
Other income	16	4,729.11	4,150.16	3,220.45
Total income (I)		4,729.11	4,150.16	3,220.45
EXPENSES				
Employee benefits expenses	17	93.06	67.61	56.06
Finance costs	18	10.60	10.76	5.90
Other expenses	20	370.54	408.57	292.21
Total expenses (II)		474.20	486.94	354.17
Earnings before Interest, Tax, Depreciation and Amortisation (EBITDA) (I-II)		4,254.91	3,663.22	2866.28
Depreciation & amortisation expenses	19	544.57	543.88	532.63
Profit before tax (III - IV)		3,710.34	3,119.34	2,333.65
Tax expense				
Current tax		1,095.00	925.01	666.03
Deferred tax expense / (income)	5	(1.39)	(14.66)	16.24
Income tax expense		1,093.61	910.35	682.27
Profit for the year (IV-V)		2,616.73	2,208.99	1,651.38
Other comprehensive income (OCI)				
Items that will not be reclassified subsequently to profit or loss:				
Remeasurement gains/(losses) on defined benefit plans		-	-	-
Tax on remeasurement of defined benefit plans		-	-	-
Items that will be reclassified subsequently to profit or loss:				
Fair value movements on cash flow hedges		-	-	-
Tax on fair value movements on cash flow hedges		-	-	-
Total other comprehensive income for the year, net of tax		-	-	-
Total comprehensive income for the year, net of tax		2,616.73	2,208.99	1,651.38
Earnings per equity share Rs. 10/- each fully paid (March 31, 2023: Rs. 10/- each fully paid)	21			
Computed on the basis of total profit for the year				
Basic (Rs.)		0.24	0.21	0.16
Diluted (Rs.)		0.24	0.21	0.16

The accompanying notes from 1 to 31 are an integral part of the financial statements.

As per our report of even date

For Polineni Associates

Chartered Accountants

FRN: 006132S

For and on behalf of the Board of Directors

AP Industrial Corridors Infrastructure Development Corporation Limited

Sd/-

P Bala Srinivas

Partner

Membership No. 028536

UDIN : 25028536BMIOCF3273

Sd/-

Narasimhan Yuvaraj

Chairman

DIN: 06679574

Sd/-

M Abhishikth Kishore

Managing Director

DIN: 10729614

Place : Mangalagiri

Date : 10-10-2025

Sd/-

Vishal Mudumba

Chief Financial Officer

Sd/-

CH.N.V.Rambabu

Company Secretary



AP INDUSTRIAL CORRIDORS INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED
(formerly NICDIT Krishnapatnam Industrial City Development Limited)

CIN: U45200AP2018PLC108963

Statement of Cash Flows for the year ended March 31, 2025

(All amounts in INR Lakhs)

Particulars	For the year ended 31st March 2025	For the year ended 31st March 2024 (Restated)	For the year ended 31st March 2023 (Restated)
Profit before tax	3,710.34	3,119.34	2,333.65
Cash Flows from operating activities			
Adjustments for :			
Depreciation and Amortisation	544.57	543.88	532.63
Interest portion on Lease Liability	2.14	2.14	2.11
Operating profit before working capital changes	4,257.05	3,665.35	2,868.39
Movement in working capital:			
Change in Working Capital	(14,356.70)	9,675.37	16,186.51
Provision for Income Tax	(1,095.00)	(925.01)	(666.03)
Change in current assets	(13,475.21)	10,862.55	16,734.08
Change in current liabilities	213.51	(262.17)	118.46
Change in Non current liabilities	1,208.92	-	239.96
Net cash flows from operating activities (A)	(8,890.73)	13,340.73	19,294.86
Cash flows used in investing activities			
Registration charges for lease hold rights	-	-	(11.77)
Capital work in Progress	-	6.64	936.09
Investment in Fixed Deposits	(21,104.35)	(13,385.83)	(21,436.34)
Purchase of Fixed Assets	-	(20.27)	(9.44)
Net cash flows used in investing activities (B)	(21,104.35)	(13,399.46)	(20,521.46)
Net cash flows from financing activities			
Proceeds from issue of equity shares	30,030.95	-	1,176.17
Interest portion of the lease liability	(2.14)	(2.14)	(2.11)
Principal portion of lease liability	-	-	-
Net cash flows from/(used in) financing activities (C)	30,028.81	(2.14)	1,174.06
Net increase/(decrease) in cash and cash equivalents (A+B+C)	33.73	(60.87)	(52.54)
Cash and cash equivalents at the beginning of the year	29.17	90.04	142.58
Cash and cash equivalents at the year end	62.90	29.17	90.04
Components of cash and cash equivalents:			
Cash on hand			
Balances with banks			
On current accounts	62.90	29.17	90.04
On dividend accounts	-	-	-
On deposit accounts	-	-	-
Total cash and cash equivalents	62.90	29.17	90.04

The accompanying notes from 1 to 31 are an integral part of the financial statements.

As per our report of even date

For Polineni Associates

Chartered Accountants

FRN: 006132S

For and on behalf of the Board of Directors

AP Industrial Corridors Infrastructure Development Corporation Limited

Sd/-

P Bala Srinivas

Partner

Membership No. 028536

UDIN : 25028536BMIOCF3273

Sd/-

Narasimhan Yuvaraj

Chairman

DIN: 06679574

Sd/-

M Abhishikth Kishore

Managing Director

DIN: 10729614

Place : Mangalagiri

Date : 10-10-2025

Sd/-

Vishal Mudumba

Chief Financial Officer

Sd/-

CH.N.V.Rambabu

Company Secretary

AP INDUSTRIAL CORRIDORS INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED
(formerly NICDIT Krishnapatnam Industrial City Development Limited)

CIN: U45200AP2018PLC108963

Statement of Changes in Equity for the year ended March 31, 2025

(All amounts in INR Lakhs)

a. Equity share capital				2024-25	2023-24
Number of Equity shares of Rs.10 each, fully paid up				1,66,84,48,556	1,06,77,29,720
Balance as at 1st April 2024	Changes in Equity Share Capital due to prior period errors	Restated Balance at the beginning of the current reporting period	Changes in Equity Share Capital during the current year	Balance as at 31st March 2025	
1,06,772.97	-	-	60,071.88	1,66,844.86	
Balance as at 1st April 2023	Changes in Equity Share Capital due to prior period errors	Restated Balance at the beginning of the current reporting period	Changes in Equity Share Capital during the current year	Balance as at 31st March 2024	
1,06,772.97	-	-	-	1,06,772.97	

b. Other Equity

Particulars	Reserves & Surplus				Other comprehensive income		Total
	Capital Reserve	Securities Premium	Share based payments reserve	Retained Earnings	Effective portion of cash flow hedge	Revaluation on Surplus	
Balance as at 1 April 2024				4,217.05			4,217.05
Profit for the year		-	-	2,616.73	-	-	2,616.73
ROC Fees for increase in authorised share capital		-	-	(5.00)	-	-	(5.00)
Expense arising from equity-settled share-based payment transactions		-	-	-	-	-	-
Transferred from stock options outstanding		-	-	-	-	-	-
Final dividend on equity shares		-	-	-	-	-	-
Tax on final dividend on equity shares		-	-	-	-	-	-
Effective portion of changes in fair value of cash flow hedges, net of tax		-	-	-	-	-	-
Remeasurement on net defined benefit liability, net of tax		-	-	-	-	-	-
As at March 31, 2025				6,828.78			6,828.78

Particulars	Reserves & Surplus				Other comprehensive income		Total
	Capital Reserve	Securities Premium	Share based payments reserve	Retained Earnings	Effective portion of cash flow hedge	Revaluation on Surplus	
Balance as at 1 April 2023				2,008.07			2,008.07
Profit for the year	-	-	-	2,208.98	-	-	2,208.98
Expense arising from equity-settled share-based payment transactions	-	-	-	-	-	-	-
Transferred from stock options outstanding	-	-	-	-	-	-	-
Final dividend on equity shares	-	-	-	-	-	-	-
Tax on final dividend on equity shares	-	-	-	-	-	-	-
Effective portion of changes in fair value of cash flow hedges, net of tax	-	-	-	-	-	-	-
Remeasurement on net defined benefit liability, net of tax	-	-	-	-	-	-	-
As at March 31, 2024				4,217.05			4,217.05

Shares held by promoters at the end of the Year (31/03/2024)			% Change during the year
Promoters Name	No. of shares	% of Total shares	
Andhra Pradesh Industrial Infrastructure Corporation Limited(APIIC)	83,42,24,275	49.9999998	0.00%
Chief Executive officer (CEO), National Industrial Corridor Development and Implementation Trust (NICDIT)	83,42,24,276	49.9999999	0.00%
T K Ramachandran	1	0.0000001	0.00%
Amardeep Singh Bhatia	1	0.0000001	0.00%
Siva Satyanarayana Reddy Manda	1	0.0000001	0.00%
Sekharmantri Mani Bhaskar	1	0.0000001	0.00%
Nanaksha Mohammed Afsar	1	0.0000001	0.00%
	1,66,84,48,556	100.0000000	-

The accompanying notes from 1 to 31 are an integral part of the financial statements.

As per our report of even date

For Polineni Associates

Chartered Accountants

FRN: 006132S

For and on behalf of the Board of Directors

AP Industrial Corridors Infrastructure Development Corporation Limited

Sd/-

P Bala Srinivas

Partner

Membership No. 028536

UDIN : 25028536BMIOCF3273

Sd/-

Narasimhan Yuvaraj

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Date : 10-10-2025

Sd/-

Vishal Mudumba

Chief Financial Officer

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Company Secretary

AP INDUSTRIAL CORRIDORS INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED
(formerly NICDIT Krishnapatnam Industrial City Development Limited)

CIN: U45200AP2018PLC108963

Notes to financial statements for the year ended March 31, 2025

(All amounts in INR Lakhs)

NOTE No.1: MATERIAL ACCOUNTING POLICY INFORMATION

1.1 Corporate information

AP INDUSTRIAL CORRIDORS INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED (formerly NICDIT Krishnapatnam Industrial City Development Limited (NKICDL)) is an unlisted public limited company incorporated in India on 07 August 2018. The company's name was changed with effect from 12 December 2024 under the provisions of the Companies Act. Its registered office is located at Plot No. 3, 4 & 6, 1st Floor, IHC Corporate, IT Park, Mangalagiri, Guntur, Andhra Pradesh – 522503, India. The company is engaged in developing industrial township projects, trunk infrastructure, strategic projects, and in monetizing land across multiple nodes, namely Krishnapatnam Node in SPSR Nellore District, Orvakal Node in Kurnool District, and Kopparthi Node in YSR Kadapa District, in the state of Andhra Pradesh. These projects are undertaken on a public-private partnership (PPP) model or through any other suitable mode, either in full or for specific components, and include the development of commercial facilities.

1.2 Basis of preparation

a) Statement of compliance

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards ('Ind AS') notified 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). These financial statements have been prepared by the company as a going concern on the basis of relevant Ind AS that are effective or elected for early adoption at the company's annual reporting date.

These financial statements are approved for issued by the Board of Directors of the company on 10th October 2025.

b) Basis of Measurement

These financial Statements have been prepared on the historical cost convention and on an accrual basis, unless specifically specified below, except for financial instruments which have been measured at fair value at the end of each reporting period, as required by relevant Ind AS and as explained in the accounting policies mentioned below.

c) Use of Estimates and judgements

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make estimates, judgements and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and reported balances of revenues, expenses during the period. Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements. Application

of accounting policies that require critical accounting estimates involving complex and subjective judgements and the use of assumptions in these financial statements are::

- Income tax and deferred tax

The Company's tax jurisdiction is India. Significant judgements are involved in estimating determining the provision for income taxes.

- Accounting for Leases

Accounting approach with regard to the lease agreement between APIIC and NKICDL has been based on the clarifications issued by "Ind AS Transition Facilitation Group" (ITFG), in Bulletin 21 of ITFG, Issue -3 which covers the issue identical to the Transaction between APIIC and NKICDL. (Reference for source: <https://resource.cdn.icai.org/56773indas46019.pdf>). Basis the clarifications, the transaction emanating from the Registered documents dated 26.3.2021, 28.08.2021 and 06.10.2022 vide which land was transferred in first, second and third tranches respectively. This is to be treated as lease transactions and the Accounting shall be done as per Ind AS 116 in the books of Lessee (NKICDL). The company has adopted the MCLR rate (as on the date of receipt of funds) of Union Bank and State Bank of India for tranche 1, tranche 2 and tranche 3 land transfers respectively for arriving at the present value of the future cash flows in case of land lease.

The company's business model involves leasing land for 99 years from APIIC Ltd, with the land available for use immediately from the inception of the lease. It can be sub-leased in its undeveloped state to any interested industry or applicant. The company is focused on developing a world-class industrial city within the Krishnapatnam Industrial Node (KIN), CBIC. It treats the sub-leasing of land and the development of infrastructure as separate aspects.

d) Current and Non-current Classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is

- a. Expected to be realised or intended to be sold or consumed in normal operating cycle.
- b. Held primarily for the purpose of trading
- c. Expected to be realised within twelve months after the reporting period, or
- d. Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

A liability is current when:

- a. It is expected to be settled in normal operating cycle
- b. It is held primarily for the purpose of trading
- c. It is due to be settled within twelve months after the reporting period,
- d. There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Company classifies all other assets and liabilities as non-current.

e) Functional currency

These Financial Statements are presented in Indian Rupees, which is functional currency of the company. All the information presented in Indian rupees.

1.3 Material Accounting Policies:

a) IND AS 115, Revenue from contracts with Customers

In March 2018, the Ministry of Corporate Affairs ("MCA") has notified Ind AS 115, Revenue from Contracts with Customers, which is effective for accounting periods beginning on or after 1 April 2018. This comprehensive new standard supersedes Ind As 18, Revenue, Ind As 11, Construction contracts and related interpretations. The standard amends revenue recognition requirements and establishes principles for reporting information about the nature, amount, timing and uncertainty of revenue and cash flows arising from contracts with customers. Revenue will be recognised in compliance with Ind AS 115.

b) Revenue Recognition

Revenue from Allotments:

Income from Sale/lease of Land, Buildings will be recognized on execution of sale agreement/lease deed and handing over physical possession of the premises.

Other revenue:

Interest Income on fixed deposits from banks/financial institutions are recognised on accrual basis.

Processing fee, Interest income on delayed payments towards land cost and other penalties, if any will be recognized on receipt basis.

c) Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets

Initial recognition and measurement

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (e.g., regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components, in which case they are recognised at fair value. The Company's trade receivables do not contain any significant financing component and hence are measured at the transaction price measured under Ind AS 115.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- a. Debt instruments at amortised cost;
- b. Debt instruments at fair value through other comprehensive income (FVTOCI);
- c. Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL); and
- d. Equity instruments measured at fair value through other comprehensive income (FVTOCI)

Debt instruments at amortised cost

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- a) the asset is held within a business model whose objective is to hold assets for collecting contractual cash flows; and
- b) contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method and are subject to impairment. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in the statement of profit and loss and presented in other income. The losses arising from impairment are recognised in the statement of profit and loss. This category generally applies to trade and other receivables.

Debt instrument at FVTOCI

A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:

- a) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets; and
- b) The asset's contractual cash flows represent SPPI.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognised in the other comprehensive income (OCI). However, the Company recognises interest income, impairment losses and reversals and foreign exchange gain or loss in the statement of profit and loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified to the statement of profit and loss. Interest earned while holding a FVTOCI debt instrument is reported as interest income using the effective interest rate method.

Debt instrument at FVTPL

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorisation as at amortised cost or as FVTOCI, is classified as at FVTPL. In addition, the Company may elect to designate a debt instrument, which otherwise meets amortised cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). Debt instruments included within the FVTPL category are measured at fair value with all changes recognised in the statement of profit and loss.

Equity investments

All equity investments within the scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognised by an acquirer in a business combination to which Ind AS 103 applies are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income.

Subsequent changes in the fair value the Company makes such election on an instrument by-instrument basis. The classification is made upon initial recognition and is irrevocable. If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognised in the OCI. There is no recycling of the amounts

from OCI to the statement of profit and loss, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity. Equity investments designated as FVTOCI are not subject to impairment assessment.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognised in the statement of profit and loss.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from the Company's balance sheet) when:

- The rights to receive cash flows from the asset have expired; or
- Both (1) the Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and (2) either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset. When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Impairment of trade receivables and other financial assets

In accordance with Ind AS 109, the Company applies the expected credit loss (ECL) model for measurement and recognition of impairment loss on trade receivables or any contractual right to receive cash or another financial asset.

For this purpose, the Company follows a 'simplified approach' for recognition of impairment loss allowance on the trade receivable balances. The application of this simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

As a practical expedient, the Company uses a provision matrix to determine impairment loss allowance on portfolio of its trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward-looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

d) Property, Plant & Equipment

Recognition & Measurement

Items of property, plant and equipment are measured at cost, which includes capitalised borrowing costs, less accumulated depreciation and accumulated impairment losses, if any. Cost includes taxes, duties, freight and other incidental expenses directly related to acquisition/construction and installation of the assets. Any trade discounts and rebates are deducted in arriving at the purchase price. Subsequent expenditure related to an item of fixed asset is added to its book value only, if they increase the future benefits from the existing asset beyond its previously assessed standard of performance. All other expenses on existing fixed assets, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred. Capital work-in-progress includes fixed

assets not ready for their intended use and related incidental expenses and attributable interest. Gains or losses arising from derecognition of fixed assets are measured as the difference between the net disposal proceeds and the carrying amount of the asset at the time of disposal and are recognized in the statement of profit and loss when the asset is derecognized.

Depreciation

Depreciation on tangible fixed assets (property, plant and equipment) is calculated on Straight Line Method basis using life prescribed under Schedule II to the Companies Act 2013. In respect of Property, Plant and Equipment purchased during the year, depreciation is provided on a pro-rata basis from the date on which asset is ready for use. Depreciation method, useful lives and residual values of Property, Plant and Equipment are reviewed at each financial year-end and adjusted prospectively, if appropriate. The acquired lease hold rights are amortised over the lease term i.e., 99 years.

Asset Description	Useful Life (in years)	Depreciation Rate
Computers & Laptops	3	31.67%
Office Equipment	5	19.00%
Furniture & Fixtures	10	9.50%

e) Intangible Assets

An intangible asset is recognised, only where it is probable that future economic benefits attributable to the asset will accrue to the enterprise and the cost can be measured reliably. Intangible assets are stated at cost, less accumulated amortization and impairment losses, if any. Intangible assets not ready for the intended use on the date of the Balance Sheet are disclosed as intangible assets under development. In respect of intangible assets acquired / purchased during the year, amortization is provided on a pro-rata basis from the date on which such asset is ready to use.

The residual value, useful live and method of amortization of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate.

f) Income Tax

Income Tax expense consists of current & deferred tax.

Current Tax

Current tax is recognised in the Statement of profit & loss except to the extent that it relates to items recognised in other comprehensive income or directly in equity, in which case it is also recognised in other comprehensive income or directly in equity, respectively. Current tax is the expected tax payable on the taxable income for the year, using the rates enacted or substantively enacted at the reporting date, any adjustment to tax payable in respect of previous years.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date. Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date. Deferred tax liabilities are recognised for all taxable temporary differences.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of

unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered. Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the reporting date. Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

g) Employee benefits

(i) Short-term employee benefits

Short-term employee benefits are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

(ii) Defined contribution plans

The Company's contributions to defined contribution plans are charged to the statement of profit and loss as and when the services are received from the employees.

(iii) Defined benefit plans

The liability in respect of defined benefit plans and other post-employment benefits is calculated using the projected unit credit method consistent with the advice of qualified actuaries. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest rates of high-quality corporate bonds that are denominated in the currency in which the benefits will be paid, and that have terms to maturity approximating to the terms of the related defined benefit obligation. In countries where there is no deep market in such bonds, the market interest rates on government bonds are used. The current service cost of the defined benefit plan, recognised in the statement of profit and loss in employee benefit expense, reflects the increase in the defined benefit obligation resulting from employee service in the current year, benefit changes, curtailments and settlements. Past service costs are recognised immediately in the statement of profit and loss.

(iv) Termination benefits

Termination benefits are recognised as an expense in the statement of profit and loss when the Company is demonstrably committed, without realistic possibility of withdrawal, to a formal detailed plan to either terminate employment before the normal retirement date, or to provide termination benefits as a result of an offer made to encourage voluntary redundancy. Termination benefits for voluntary redundancies are recognised as an expense in the statement of profit and loss if the Company has made an offer encouraging voluntary redundancy, it is probable that the offer will be accepted, and the number of acceptances can be estimated reliably.

(v) Other long-term employee benefits

The Company's net obligation in respect of other long-term employee benefits is the amount of future benefit that employees have earned in return for their service in the current and previous periods. That benefit is discounted to determine its present value. Re-measurements are recognised in the statement of profit and loss in the period in which they arise. The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in employee benefit expense in the statement of profit and loss. Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions for defined benefit obligation and plan assets are recognised in OCI in the period in which they arise.

When the benefits under a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in the statement of profit and loss. The Company recognises gains or losses on the settlement of a defined benefit plan obligation when the settlement occurs.

h) Provisions, Contingent Liabilities and Contingent Assets

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Company expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the Statement of Profit and Loss net of any reimbursement.

Contingent liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company.

A contingent liability also arises, in rare cases, where a liability cannot be recognised because it cannot be measured reliably. Contingent assets are neither recognised nor disclosed in the financial statements.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

D) Inventories

Inventories comprise land (freehold and leasehold converted from Right-of-Use assets), development expenditure thereon, and related infrastructure expenditure for allotment to industrial units.

Inventories are valued at the lower of cost or net realisable value (NRV), in accordance with Ind AS 2 - Inventories. Cost includes:

- o Cost of land (purchase price in case of freehold land / carrying value of Right-of-Use Asset on conversion).
- o Expenditure incurred for site development and infrastructure (roads, utilities, drainage, other infrastructure expenses, etc.).
- o Directly attributable overheads.
- o Borrowing costs capitalised in accordance with Ind AS 23 – Borrowing Costs until the asset is ready for allotment.

Leased Land (Right-of-Use Asset under Ind AS 116) until conversion into freehold land, land taken on long-term lease is accounted for as a Right-of-Use (ROU) Asset under Ind AS 116 and amortised over the lease term. On conversion of leasehold rights into land ownership, the carrying value of the ROU Asset (net of amortisation) will be de-recognised and reclassified to Inventory – Land, without reversal of past amortisation.

Freehold land acquired and held for development is directly recognised at cost as Land held for Infrastructure Development, with subsequent infrastructure development costs added to Project Development Expenditure (Inventory). On completion of infrastructure development, accumulated costs are transferred to Inventory – Developed Plots / Infrastructure.

j) Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value. For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

k) Earnings per share

The Company presents basic and diluted earnings per share ("EPS") data for its ordinary shares. Basic EPS is calculated by dividing the profit & loss attributable to ordinary shareholders of the company by the weighted average number of ordinary shares outstanding during the period. Diluted EPS is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding for the effects of all dilutive potential shares, which includes all stock options granted to employees.

l) Cash Flow Statement

Cash flows are reported using indirect method whereby profit for the period is adjusted for the effects of the transactions of non-cash nature, any deferrals or accruals of past or future operating cash receipts and payments and items of income or expenses associated with investing and financing cash flows. The cash flows from operating, investing and financing activities of the company are segregated.

m) Leases – IND AS 116

Identifying a lease

At inception of a contract, an entity shall assess whether the contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. An entity shall reassess whether a contract is, or contains, a lease only if the terms and conditions of the contract are changed.

The lease term begins on the commencement date (i.e. the date on which the lessor makes the underlying asset(s) available for use by the lessee) and includes any rent-free or reduced rent periods. It comprises:

1. the non-cancellable period of the lease;
2. periods covered by an option to extend the lease if the lessee is reasonably certain to exercise that option; and
3. periods covered by an option to terminate the lease if the lessee is reasonably certain not to exercise that option.

A lease is no longer enforceable when the lessee and the lessor each have the right to terminate the lease without permission from the other party with no more than an insignificant penalty. An entity

shall revise the lease term if there is a change in the non- cancellable period of a lease.

Recognition of lease by Lessee

On the commencement of the lease, lessee needs to recognise the right-of-use asset and measure it at cost. Lessee should also recognise a lease liability and measure it at the present value of the lease payments that are not paid at that date. The lease payments should be discounted using the interest rate implicit in the lease, if readily determinable or else using the lessee's incremental borrowing rate. The company has adopted the MCLR rate of their Primary banker (Union Bank) for Tranche 1 Land Transfer and MCLR rate of Largest Nationalised Bank (SBI) for Tranche 2 and Tranche 3 Land Transfer for the purpose of arriving at the present value of the future cash flows..

Subsequent measurement of right-of-use asset

Subsequently, the right-of-use asset shall be measured by applying a cost model or revaluation model if the underlying asset belongs to the class of assets to which the entity applies revaluation model as per Ind AS 16, Property, Plant and Equipment..

Subsequent measurement of lease liability

After initial recognition, the lease liability is measured at amortised cost using the effective interest method and remeasuring the carrying amount to reflect any reassessment or lease modifications or to reflect revised in-substance fixed lease payments..

Presentation by Lessee

The right-of-use assets should be either presented separately from other assets in the balance sheet or disclosed in the notes. If not presented separately, they should be presented in the appropriate line item of the balance sheet as if they were owned and disclose in the notes the line items which include such assets. The lease liabilities should be presented either separately from other liabilities in the balance sheet or disclose in the notes the line items which include the lease liabilities.

Right-of-use assets that meet the definition of investment property are presented within investment property.

In the statement of profit and loss, a lessee shall present interest expense on the lease liability separately from the depreciation charge for the right-of-use asset. Interest expense on the lease liability is a component of finance cost that requires to be presented separately in the statement of profit and loss.

In the statement of cash flows, a lessee shall classify: :

- a. cash payments for the principal portion of the lease liability within financing activities;
- b. cash payments for the interest portion of the lease liability within financing activities applying the requirements in Ind AS 7, Statement of Cash Flows, for interest paid; and
- c. short-term lease payments, payments for leases of low-value assets and variable lease payments not included in the measurement of the lease liability within operating activities.

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Notes to Financial Statements for the year ended March 31, 2025

2. Property Plant and Equipment

(All amounts in INR Lakhs)

Fixed Assets	Useful Lives (in years)	Depreciation Rate (%)	Gross Block			Accumulated Depreciation			Net Block	
			Balance as at 1 April 2024	Additions/ Adjustments	Deductions/ Adjustments	Balance as at 31 March 2025	Balance as at 1 April 2024	Additions/ Adjustments	Deductions/ Adjustments	Balance as at 31 March 2025
Tangible Assets										
Computers & Laptops	3	31.67%	13.60	-	-	13.60	4.14	3.36	-	7.50
Office Equipment	5	19.00%	15.18	-	-	15.18	3.10	3.45	-	6.54
Furniture & Fixtures	10	9.50%	0.93	-	-	0.93	0.14	0.09	-	0.23
Total			29.71	-	-	29.71	7.37	6.89	-	14.27

*Depreciation on Property, Plant and Equipment is provided on straight line method and based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013.
(All amounts in INR Lakhs)

Fixed Assets	Useful Lives (in years)	Depreciation Rate (%)	Gross Block			Accumulated Depreciation			Net Block	
			Balance as at 1 April 2023	Additions/ Adjustments	Deductions/ Adjustments	Balance as at 31 March 2024	Balance as at 1 April 2023	Additions/ Adjustments	Deductions/ Adjustments	Balance as at 31 March 2024
Tangible Assets										
Computers & Laptops	3	31.67%	6.62	6.99	-	13.60	1.04	3.10	-	4.14
Office Equipment	5	19.00%	1.89	13.29	-	15.18	0.08	3.02	-	3.10
Furniture & Fixtures	10	9.50%	0.93	-	-	0.93	0.05	0.09	-	0.14
Total			9.44	20.27	-	29.71	1.17	6.20	-	7.37

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

Depreciation under Income Tax Act, 1961

(All amounts in INR Lakhs)

Details	%	GROSS BLOCK					DEPRECIATION				NET BLOCK	
		Total As On	Additions During Year		Deletions	Total As On	Total As On	For The Year	Total As On	WDV As On	WDV As On	
		01.04.2024	Put To Use For >180 Days	Put To Use For <180 Days	During Year	31.03.2025	01.04.2024	31.03.2025	31.03.2025	31.03.2024	31.03.2025	
Computer & Accessories	40.00	10.63	-	-	-	10.63	3.25	1.95	5.21	4.88	2.93	
Furniture & Fixtures	10.00	0.93	-	-	-	0.93	0.08	0.08	0.16	0.75	0.68	
Office Equipment-Printer	40.00	16.34	-	-	-	16.34	6.52	3.91	10.44	9.79	5.87	
Printer	40.00	1.33	-	-	-	1.33	0.42	0.25	0.68	0.64	0.38	
Refrigerator	10.00	0.48	-	-	-	0.48	0.05	0.04	0.09	0.41	0.37	
Total		29.71	-	-	-	29.71	10.33	6.24	16.57	16.47	10.23	

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(All amounts in INR Lakhs)

3 Right of Use Asset (ROU)

Particulars	As at 31 March 2025	As at 31 March 2024 (Restated)	As at 1st April 2023 (Restated)
Lease hold Land	51,118.72	51,656.39	52,194.07
	51,118.72	51,656.39	52,194.07

Ind AS 116 - Leases

Assumptions: Lease payments should be discounted using the interest rate implicit in the lease, if readily determinable or else using the lessee's incremental borrowing rate. The company has adopted MCLR Rate of Union Bank (as on the date of receipt of funds) of 7.2% per annum for the purpose of arriving at the present value of the future cash flows pertaining to First Tranche and MCLR Rate of State Bank of India (as on the date of receipt of funds) of 7% per annum for second and third tranches. Lease tenure for deriving the present value of the lease rentals has been considered basis the current lease period i.e 99 years.

Methodology : Accounting approach with regard to the lease agreement between APIIC and APICDC Ltd (formerly NKICDL) has been based on the clarifications issued by "Ind AS Transition Facilitation Group" (ITFG), in Bulletin 21 of ITFG, Issue -3 which covers the issue identical to the Transaction between APIIC and APICDC. (Reference for source: <https://resource.cdn.icai.org/56773indas46019.pdf>). Basis the clarifications, the transaction emanating from the Registered documents dated 26.3.2021, 28.08.2021 and 06.10.2022 vide which land was transferred in first, second and third tranches respectively. This is to be treated as lease transactions and the Accounting shall be done as per Ind AS 116, in the books of Lessee (APICDC Ltd).

Lease Term has been considered basis Lease Agreement which is for a period of 99 years and the Lessee shall be entitled, by issuing a written notice to the Lessor not later than 1(one) year prior to the expiry of the original (ninety-nine) years, to renew the Lease by another term of 99 (ninety-nine years) and upon receipt of such notice the Lessor shall renew the Lease for another 99 (ninety-nine) years. Upon expiry of each term of 99 (ninety-nine) years, the Lessee shall be entitled to seek further renewal of the Lease for a period of 99 (ninety-nine) years in accordance with the provisions of the Lease agreement. The Lessee has agreed to pay to the Lessor an annual lease rent of Rs 100 (Rupees One Hundred only) per acre per annum.

In FY 2024-25 Board of Directors in their 27th meeting held on 27th August 2024, approved conversion of 2,500.4 acres of leasehold lands (held as 99-year lease from APIIC) at Krishnapatnam Node into outright sale in line with the revised Industrial Policy of the Government of Andhra Pradesh. Pursuant to G.O. Ms. No. 25 dated 18.02.2025, government approved conversion of these leasehold lands into outright sale to APICDC requesting Revenue Department, GoAP to exempt stamp duty on such conversion. However, cancellation of the existing lease deeds and registration of sale deeds is yet to be executed. Accordingly, the land continues to be accounted for as a Right-of-Use (ROU) asset with corresponding lease liability. Derecognition of the ROU asset and recognition of the land as freehold will be effected upon execution and registration of the sale deeds as per intended use.

CARRYING AMOUNT OF ROU ASSET

Particulars	Carrying Amount (Rs.in Lakhs)			
	2024-25	2023-24	2022-23	2021-22
Opening Balance	51,656.39	52,194.07	51,536.91	45,135.21
Additions	-	-	1,188.62	6,898.73
Depreciation/Amortisation for the year	537.68	537.68	531.46	497.03
Closing Balance	51,118.72	51,656.39	52,194.07	51,536.91

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ACCUMULATED DEPRECIATION ON ROU ASSET

ROU Asset (Land)	Carrying Amount (Rs.in Lakhs)			
	2024-25	2023-24	2022-23	2021-22
Opening Balance	1,573.67	1,035.99	504.53	7.50
Depreciation/Amortisation for the year	537.68	537.68	531.46	497.03
Closing Balance	2,111.34	1,573.67	1,035.99	504.53

RECOGNITION IN PROFIT & LOSS STATEMENT

Description	Carrying Amount (Rs.in Lakhs)			
	2024-25	2023-24	2022-23	2021-22
Depreciation/Amortisation on ROU Asset	537.68	537.68	531.46	497.03
Interest Expense on Lease Liability	2.14	2.14	2.11	1.98

4 Capital work-in-progress

Particulars	As at 31 March 2025	As at 31 March 2024 (Restated)	As at 1 April 2023 (Restated)
Capital work-in-progress (Non-project)	-	-	6.64
	-	-	6.64

Capital work-in-progress as on 31st March 2024	Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Assets at Corporate Office, Mangalagiri	-	-	-	-	-
Total	-	-	-	-	-

Capital work-in-progress as on 31st March 2023	Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Assets at Corporate Office, Mangalagiri	6.64	-	-	-	6.64
Total	6.64	-	-	-	6.64

Capital work-in-progress as on 31st March 2024	To be completed in			
	Less than 1 year	1-2 years	2-3 years	More than 3 years
Industrial Corridor at Krishnapatnam Node	-	-	-	-

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Capital work-in-progress as on 31st March 2023	To be completed in			
	Less than 1 year	1-2 years	2-3 years	More than 3 years
Assets at Corporate Office, Mangalagiri	6.64	-	-	-

Refer to Note # 6 (Inventories) for detailed note on restatement and regrouping of Project Development Expenditure.

5 Deferred tax (Assets) & Liabilities

Particulars	As at 31 March 2025	As at 31 March 2024 (Restated)	As at 1st April 2023 (Restated)
Deferred tax (assets)/liabilities			
Preliminary Expenses, Depreciation and Interest Income giving rise to temporary differences	(0.19)	1.20	15.86
Deferred tax (assets) / Liabilities (Net)	(0.19)	1.20	15.86

For the year ended March 31, 2025:

Particulars	As at 1st Apr 2024	Recognised		As at 31 March 2025
		Profit & Loss	Equity	
Depreciation Expenses giving rise to temporary differences	1.20	(1.39)	-	(0.19)
Interest Income giving rise to temporary differences	-	-	-	-
Net Deferred Tax (Assets)/liabilities	1.20	(1.39)	-	(0.19)

For the year ended March 31, 2024:

Particulars	As at 1st Apr 2023	Recognised		As at 31 March 2024
		Profit & Loss	Equity	
Preliminary Expenses giving rise to temporary differences	-	-	-	-
Depreciation Expenses giving rise to temporary differences	0.50	0.70	-	1.20
Interest Income giving rise to temporary differences	15.36	(15.36)	-	-
Net Deferred Tax Assets/(liabilities)	15.86	(14.66)	-	1.20

6 Inventories

Particulars	As at 31 March 2025	As at 31 March 2024 (Restated)	As at 1st April 2023 (Restated)
Civil Work in Progress - Project Development Expenditure**			
Krishnapatnam Node	7,476.72	1,233.20	1,190.07
Orvakal Node	442.12	-	-
Kopparthy Node	404.93	-	-
Land held for Infrastructure Development & Allotment ***			
Orvakal Node	20,018.24	-	-
Kopparthy Node	10,017.70	-	-
	38,359.72	1,233.20	1,190.07

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**** Includes Project Development Expenditure of Rs.20,29,74,446/- incurred by NICDC on behalf of the company:** In accordance with the letters dated 18th July 2025, 5th July 2023, and 15th July 2021 from NICDCL (formerly known as Delhi Mumbai Industrial Corridor Development Corporation Limited) regarding project development expenditure towards Detailed Master Plan, Preliminary Design Report, Environmental Impact Assessment, and related activities, it is noted that a total amount of Rs.20,29,74,446 (comprising Rs.11,82,69,066 for Kriscity, Rs.4,42,12,012 for Orvakal, and Rs.4,04,93,368 for Koppaarthi) was incurred by NICDCL pursuant to the Shareholders' Agreement dated 23rd July 2017, on behalf of the Company. In line with the directions of the Comptroller and Auditor General of India (CAG), the Board of Directors has accordingly considered and taken note of the said expenditure for accounting in the books of the Company.

Prior Period Capital Work In Progress Disclosure as per IND AS 8: In the financial year ended 31 March 2024, the Company had classified the project development expenditure of Rs.1,233.20 lakhs under Capital Work-in-Progress within Non-current assets. Considering the business model of the Company, wherein the land and related infrastructure are intended for allotment to industrial units under long-term lease/assignment, such expenditure represents Inventories in accordance with Ind AS 2 – Inventories, but not Non-current Asset. Accordingly, this misclassification has been corrected by retrospective restatement under Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors.

- The amount of Rs.1,233.20 lakhs has been reclassified from Capital Work-in-Progress to Inventories – Land under development and project development expenditure as at 31 March 2024.
- The restatement has no impact on the Company's profit, total comprehensive income, or equity for the comparative year.
- Comparative figures and the opening Balance Sheet as at 1 April 2023 have been restated accordingly.

***** Reconciliation of balances affected:**

ASSETS	As at 31 March 2025	As at 31 March 2024 (Restated)	As at 1st April 2023 (Restated)
Non-Current Assets			
Capital Work-in-progress			
-- Prior to regrouping	38,359.72	1,233.20	1,196.71
-- After regrouping	-	-	6.64
DIFFERENCE	38,359.72	1,233.20	1,190.07
ASSETS			
Current Assets			
Inventories			
-- Prior to regrouping	-	-	-
-- After regrouping	38,359.72	1,233.20	1,190.07
DIFFERENCE	(38,359.72)	(1,233.20)	(1,190.07)

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Prior Period Capital Work In Progress Disclosure as per IND AS 8

Balance Sheet	31st March 2024 (as previously reported)	Increase/ (decrease) due to correction error	31st March 2024 (restated)
Capital Work In Progress	1,233.20	(1,233.20)	-
Inventories	-	1,233.20	1,233.20
Total Assets	1,233.20	-	1,233.20

Statement of Profit and loss	31st March 2024 (as previously reported)	Increase/ (decrease) due to correction error	31st March 2024 (restated)
Total Income	-	-	-
Total Expenditure	-	-	-
Profit for the Year	-	-	-

Statement of Cash Flows	31st March 2024 (as previously reported)	Increase/ (decrease) due to correction error	31st March 2024 (restated)
Change in Current Assets (Changes in Working Capital under Cash flows from operating activities)	10,905.68	(43.13)	10,862.55
Change in Capital Work in Progress (under Cash flows from investing activities)	(36.49)	43.13	6.64

7 Cash and cash equivalents

Particulars	As at 31 March 2025	As at 31 March 2024 (Restated)	As at 1st April 2023 (Restated)
Cash and cash equivalents			
Balances with banks			
- On current accounts	62.90	29.17	90.04
Cash on hand	-	-	-
	62.90	29.17	90.04

8 Bank balances other than cash and cash equivalents

Particulars	As at 31 March 2025	As at 31 March 2024 (Restated)	As at 1st April 2023 (Restated)
Fixed Deposits with Banks	78,416.52	57,312.17	43,926.34
	78,416.52	57,312.17	43,926.34

Fixed deposits includes Rs.30.12 lakhs (previous year - Rs.30.07 lakhs) placed with Bank of Baroda, Mangalagiri Branch on 21/03/2024 earning Interest @ 6.32% p.a marked as lien against issuance of Corporate Credit Card to the Managing Director of the Company with a credit limit of Rs.25 lakhs to meet official expenses.

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9. Other Current Assets

Particulars	As at 31 March 2025	As at 31 March 2024 (Restated)	As at 1st April 2023 (Restated)
Security Deposit (Interest free, Refundable)	8.25	8.25	8.25
Interest Income Receivable	2,453.81	1,980.51	1,581.82
Input GST **	-	169.62	74.42
Advance to Contractors (Mobilisation)	5,751.97	-	-
Prepaid Expenses	2.37	0.42	-
Other Receivables	327.03	-	11,400.00
	8,543.44	2,158.81	13,064.49

****Input GST:-** During the year, GST Input Credit amounting Rs.1,68,23,477/- is determined to be ineligible for set-off.

Basis for Carry Forward of GST Credit from Previous Years:

In earlier financial years, the Company had carried forward balances of Input GST Credit, which were presented under “Other Current Assets”. The management expected that company would generate taxable supplies in future periods, thereby enabling utilisation of such credits against output tax liability.

Current Year Evaluation under GST Rules:

The determination of recoverability of Input GST Credit required significant management judgement, particularly in evaluating the expected nature of future supplies (taxable vs exempt). During the year, the Company reassessed its business profile and is of the view that it will predominantly undertake exempt supplies on account of allotment of industrial lands. Such exempt activities include (i) allotment and long-term lease of industrial plots, (ii) sale of developed/undeveloped land, (iii) collection of upfront premiums, transfer fees or incidental charges relating to land allotments, and (iv) compensation or surrender income from cancellation of allotments. Consequently, in accordance with the requirements of Rule 42 of the Goods and Services Tax Rules, 2017, the carried forward Input GST Credit amounting to Rs.1,68,23,477 has been determined to be ineligible for set-off. As the Company does not expect to generate taxable supplies in the foreseeable future, no economic benefits are expected to arise from these balances.

Accounting Treatment for the Write-off:

In accordance with Ind AS 1 Presentation of Financial Statements and Ind AS 8 Accounting Policies, Changes in Accounting Estimates and Errors, the carrying amount of the Input GST Credit of Rs.1,68,23,477/- has been derecognised and written off by charging to the Statement of Profit and Loss under “Other Expenses”. As the write-off results from the current year’s evaluation of recoverability, prior period comparative figures have not been restated.

Advance to Contractor (Mobilisation) as on 31st March 2025

Name of the project	To be completed in				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Industrial Corridor at Krishnapatnam Node	5,751.97	-	-	-	5,751.97
Industrial Corridor at Orvakal Node	-	-	-	-	-
Industrial Corridor at Koppaarthi Node	-	-	-	-	-
Total	5,751.97	-	-	-	5,751.97

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10 Equity share capital

Particulars	As at 31 March 2025	As at 31 March 2024 (Restated)	As at 1st April 2023 (Restated)
Authorised			
380,00,00,000 Equity shares of Rs.10/- each	3,80,000.00	1,25,000.00	1,25,000.00
Total	3,80,000.00	1,25,000.00	1,25,000.00
Issued, Subscribed and Paid Up			
1,66,84,48,556 Equity shares of Rs.10/- each fully paid up	1,66,844.86	1,06,772.97	1,06,772.97
Total	1,66,844.86	1,06,772.97	1,06,772.97

a) Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Particulars	As at 31 March 2025		As at 31 March 2024	
	No. of shares	Amount	No. of shares	Amount
Opening number of equity shares/share capital	1,06,77,29,720	1,06,772.97	1,06,77,29,720	1,06,772.97
Add: Issue of shares during the year	60,07,18,836	60,071.88	-	-
Outstanding at the end of the year	1,66,84,48,556	1,66,844.86	1,06,77,29,720	1,06,772.97

b) Details of shareholders holding more than 5% shares of the Company:

Particulars	As at 31 March 2025		As at 31 March 2024		% Change during the year
	No. of shares	% Holding	No. of shares	% Holding	
Andhra Pradesh Industrial Infrastructure Corporation Limited(APIIC)	83,42,24,275	49.9999998%	53,38,64,857	49.9999997%	56.26%
Chief Executive officer (CEO), National Industrial Corridor Development and Implementation Trust (NICDIT)	83,42,24,276	49.9999999%	53,38,64,858	49.9999998%	56.26%

c) Details of shares allotted as fully paid up for consideration other than cash for period of five years immediately preceding date of Balance Sheet:

Particulars	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023	As at 31 March 2022	As at 31 March 2021
Equity Shares of Rs.10/- each allotted as fully paid-up pursuant to contract(s) without payment being received in cash to Andhra Pradesh Industrial Infrastructure Corporation Limited(APIIC)	83,42,24,275	53,38,64,857	52,21,03,117	45,32,24,281	-
Value of Equity Shares (in INR Lakhs)	83,422.43	53,386.49	52,210.31	45,322.43	-

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The ratio of shareholding of NICDIT and APIIC in the company is 50% and 50% respectively. APIIC's equity contribution in share capital is by the way of lease of 1814.51 Acres of land in Krishnapatnam Node through lease agreement executed between APIIC and the Company dated 26.03.2021 with document no. 1096/2021. An amount equivalent to the lease value of the land provided by APIIC in line with above stated Lease agreement i.e., Rs.450,72,42,840 (Rs. 24.84 Lacs per acre approved as per Cabinet Committee on Economic Affairs) is transferred by NICDIT on 31.03.2021.

During FY 21-22, Second Rights issue has been made by NKICDL for 13,77,57,672 shares in which APIIC's equity contribution is by the way of lease of 277.29 Acres of land in Krishnapatnam Node through lease agreement executed between APIIC and the Company dated 28.08.2021 with document no. 1817/2021. An amount equivalent to the lease value of the land provided by APIIC in line with above stated Lease agreement i.e., Rs. 68,87,88,360 (Rs.24.84 Lacs per acre approved as per Cabinet Committee on Economic Affairs) is transferred by NICDIT on 06.09.2021.

During FY 22-23, Third Rights issue has been made by NKICDL for 2,35,23,480 shares in which APIIC's equity contribution is by the way of lease of 47.35 Acres of land in Krishnapatnam Node through lease agreement executed between APIIC and the Company dated 06.10.2022 with document no.10285/2022. An amount equivalent to the lease value of the land provided by APIIC in line with above stated Lease agreement i.e., Rs.11,76,17,400 (Rs.24.84 Lacs per acre approved as per Cabinet Committee on Economic Affairs) is transferred by NICDIT on 14.10.2022. With regard to the above three tranches of transfer of lease hold rights, stamp duty has been exempted by GoAP vide G.O.MS.NO 76.

During FY 24-25, Rights issue has been made by APICDC (formerly NKICDL) for 40,03,64,800 shares in which APIIC's equity contribution is by the way of transfer of land by way of sale for an extent of 517 Acres of land in Orvakal Node through sale agreement executed between APIIC and the Company dated 03/03/2025 with document no. 777/2025. An amount equivalent to the value of the land provided by APIIC in line with above stated Sale agreement i.e., Rs.200,18,24,000 (Rs.38.72 Lacs per acre approved as per Cabinet Committee on Economic Affairs, GoI) is transferred by NICDIT on 05.03.2025. With regard to the above transfer of land, stamp duty and registration fees has been exempted by GoAP vide G.O.MS.NO 26 dt. 27/01/2025.

During FY 24-25, Rights issue has been made by APICDC (formerly NKICDL) for 20,03,54,036 shares in which APIIC's equity contribution is by the way of transfer of land by way of sale for an extent of 293 Acres of land in Kopparthy Node through sale agreement executed between APIIC and the Company dated 15/02/2025 with document no. 1276/2025. An amount equivalent to the value of the land provided by APIIC in line with above stated Sale agreement i.e., Rs.100,17,70,180 (Rs.34.19 Lacs per acre approved as per Cabinet Committee on Economic Affairs, GoI) is transferred by NICDIT on 05.03.2025. With regard to the above transfer of land, stamp duty and registration fees has been exempted by GoAP vide G.O.MS.NO 24 dt. 27/01/2025.

11 Non-Current Liabilities

Particulars	As at 31 March 2025	As at 31 March 2024 (Restated)	As at 1st April 2023 (Restated)
Lease Liability	29.80	29.80	29.81
Total	29.80	29.80	29.81

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(All amounts in INR Lakhs)

12 Other Non-Current Liabilities

Particulars	As at 31 March 2025	As at 31 March 2024 (Restated)	As at 1st April 2023 (Restated)
Project Development Expenditure	2,029.74	1,182.69	1,182.69
Retention Money Payable	361.86	-	-
Total	2,391.61	1,182.69	1,182.69

An amount of Rs.11,82,69,066/- was incurred till previous financial year for Krishnapatnam Node by the NICDCL (formerly known as DMICDC Limited) on behalf of the company (as per clause 3.4.3(b)(iv) of the shareholder's agreement executed between Andhra Pradesh Industrial Infrastructure Corporation Limited and National Industrial Corridor Development and Implementation Trust (NICDIT) (earlier DMIC Project Implementation Trust Fund); NICDCL will be entitled to recover project development expenses incurred by it. Further the above said expenses will be repayable on generation of sufficient surplus funds by the company as per letters dated 15/07/2021; 03/05/2019 and 29/06/2020. Accordingly, based on the management estimate on revenue generation the said item is disclosed under Non-current liability. For the FY 2024-25 an amount of Rs.8,47,05,380/- was incurred by NICDCL as communicated vide their letter dated 18/07/2025 towards Project Development Expenditure for Kopparthi & Orvakal Project.

13 Trade Payables

Particulars	As at 31 March 2025	As at 31 March 2024 (Restated)	As at 1st April 2023 (Restated)
Creditors for Expenses	50.92	17.40	31.42
Consultancy Charges Payable - KPMG	129.71	75.54	357.28
Total	180.63	92.94	388.70

Trade Payables Ageing Schedule as on 31st March 2025

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	> 3 years	Total
(i) MSME	-	-	-	-	-
(ii) Others	180.63	-	-	-	180.63
Total	180.63	-	-	-	180.63

Trade Payables Ageing Schedule as on 31st March 2024

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	> 3 years	Total
(i) MSME	-	-	-	-	-
(ii) Others	13.69	1.90	1.81	-	17.40
Total	13.69	1.90	1.81	-	17.40

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(All amounts in INR Lakhs)

14 Other current Liabilities

Particulars	As at 31 March 2025	As at 31 March 2024 (Restated)	As at 1st April 2023 (Restated)
Professional Tax Payable	0.09	0.09	0.10
TDS payable	102.13	10.83	25.38
GST payable (RCM & TDS)	76.65	0.54	0.24
Other Statutory Dues (NAC, Labour Cess & Seignorage)	43.36	-	-
Outstanding Expenses payable	0.18	0.69	3.08
Other Current Liabilities	9.95	4.16	2.66
Total	232.36	16.30	31.44

15 Provisions

Particulars	As at 31 March 2025	As at 31 March 2024 (Restated)	As at 1st April 2023 (Restated)
Provision for Audit Fee	0.68	0.54	0.54
Provision for Income Tax (Net of TDS Receivable & Advance Tax)	8.39	98.77	50.03
Total	9.07	99.31	50.57

16 Other Income

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024 (Restated)	For the year ended 1st April 2023 (Restated)
Interest on Fixed Deposits with Banks	4,426.64	3,733.90	2,034.11
Other Interest Income	273.42	408.63	1,178.71
Tender Processing Fees	29.05	7.63	7.63
Total	4,729.11	4,150.16	3,220.45

17 Employee benefits expenses

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024 (Restated)	For the year ended 1st April 2023 (Restated)
Salary	89.49	66.40	56.02
Staff Welfare	3.57	1.21	0.04
Total	93.06	67.61	56.06

Disclosure information pertaining to Employees and Key Management personnel of the company with regard to short term employee benefits, post-employment benefits, other long term employee benefits and termination benefits as required under “IND AS 19 on Employee Benefits” and “IND AS 24 on Related Party Disclosures” were not made as there were no short-term, long-term or terminal benefits during the financial year. Further, the need for actuarial valuation doesn’t arise in lieu of given facts.

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Notes to Financial Statements for the year ended March 31, 2025

(All amounts in INR Lakhs)

18 Finance Cost

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024 (Restated)	For the year ended 1st April 2023 (Restated)
Interest portion on Lease Liability	2.14	2.14	2.11
Interest on Self Assessment Tax	8.46	8.62	3.79
Total	10.60	10.76	5.90

19 Depreciation & amortisation Expenses

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024 (Restated)	For the year ended 1st April 2023 (Restated)
Depreciation on Property, Plant and Equipment	6.89	6.20	1.17
Amortisation of Right of Use Asset (Leasehold Lands for 99 years)	537.68	537.68	531.46
Total	544.57	543.88	532.63

20. Other Expenses

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024 (Restated)	For the year ended 1st April 2023 (Restated)
Payments to Auditor	0.86	0.60	0.60
Internal Audit Fee	0.80	0.68	2.00
Service & Filing Fees	3.09	2.67	1.01
Professional Charges	2.79	1.90	11.40
Sitting Fees to Directors	2.40	-	-
Car Hire Charges	11.35	17.90	18.04
Bank Charges	0.20	0.01	0.00
Rates & Taxes	0.78	0.49	0.79
Interest on TDS	-	1.69	0.12
Retainership Fees	3.20	3.00	2.75
Consultancy Charges - KPMG	-	255.42	214.06
GST Input Write-Off **	168.23	-	-
Office Rent	36.07	33.00	2.04
Electricity Charges	2.32	2.34	0.16
Security Charges	29.44	26.36	15.56
Admin & Office Expenditure	14.28	7.41	0.75
Subscriptions	1.20	1.12	0.75
Travel, Conveyance, Food & Accomodation	7.18	10.13	3.20
Marketing & Advertising	40.14	22.37	13.40
CSR Expenditure	40.84	19.16	4.01
Stationery & Courier	1.32	0.54	0.64
Repairs & Maintenance - IT & Software	4.06	1.78	0.94
Total	370.54	408.57	292.21

** GST Input Written-off - Refer to Note # 9 (Other Current Assets) for detailed explanation/rationale for write-off of GST Input Credit.

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Notes to Financial Statements for the year ended March 31, 2025

21 Earnings per share (EPS)

(All amounts in INR Lakhs)

Particulars	As at 31 March 2025	As at 31 March 2024 (Restated)	As at 1st April 2023 (Restated)
Earnings			
Profit Attributable to equity Share holders of the Company	2,616.73	2,208.99	1,651.38
Shares			
Number of equity shares at the beginning of the year	1,06,77,29,720	1,06,77,29,720	1,04,42,06,240
Number of shares issued during the year	60,07,18,836	-	2,35,23,480
Weighted Average Number of shares during the year	1,07,10,21,330	1,06,77,29,720	1,05,28,42,257
Earnings per share at Par value 10/- Basic(per share)	0.24	0.21	0.16
Earnings per share at Par value 10/- Diluted(per share)	0.24	0.21	0.16

22 Related party disclosures

a) Related Parties

Name of the related party	Relationship	Corporation
1. Andra Pradesh Industrial Infrastructure Corporation Limited	Equity Shareholders	AP State Government Corporation
2. National Industrial Corridor Development and Implementation Trust	Equity Shareholders	Central Government Trust
3. National Industrial Corridor Development Corporation Limited	Control & Significant influence	Central Government Corporation

b) List of Directors & Key Managerial Personnel of the company is as below

1) Narasimhan Yuvaraj, IAS	Chairman & Director
2) Pravin Kumar, IAS	Director (Upto 04th April 2024)
3) M Abhishith Kishore, IAS	Managing Director (w.e.f. 22nd July 2024)
4) Pradeep Kumar Agarwal	Director
5) Abhishek Chaudhary	Director (Upto 18th April, 2024)
6) Rohit Upadhyay	Director (w.e.f. 30th April, 2024)
7) Srikanth Kommu	Director (Upto 30th April 2024)
8) Rajeev Sharma	Director (w.e.f. 30th April, 2024)
9) Vivek Vadduri	Director (Upto 11th February, 2025)
10) Rachana Panabaka	Director (w.e.f. 11th February, 2025)
11) Narendra Kumar Nanda	Independent Director
12) Kinnera Murthy Bhagavatula	Independent Director
13) Vishal Mudumba	Chief Financial Officer
14) Ch N V Rambabu	Company Secretary

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Notes to Financial Statements for the year ended March 31, 2025

(All amounts in INR Lakhs)

c) Transactions with Related Parties

1. Name of the Related Party	APIIC Ltd	NICDIT	NICDCL	CFO	CS	Independent Directors
2. Nature of Relationship	Equity Shareholders	Equity Shareholders	Control & Significant influence	Key Management Personnel	Key Management Personnel	
3. Nature of Transactions:	During the Year 2024-25					
(i) Equity Contribution	30,035.94	30,035.94	-	-	-	-
(ii) Expenses incurred by company on behalf of Related party	4.02	-	-	1.17	0.002	-
(ii) Expenses incurred by related party on behalf of company	334.34	-	-	-	-	-
(iii) Annual Lease Expenditure	1.93	-	-	-	-	-
(iv) Project Development Expenditure	-	-	(847.05)	-	-	-
(v) Salary	-	-	-	36.97	16.43	-
(vi) Sitting Fees	-	-	-	-	-	2.40
Outstanding (Payables)/ Receivables as at 31.03.2025	326.78	-	(2,029.74)	-	-	-

1. Name of the Related Party	APIIC Ltd	NICDIT	NICDCL	CFO	CS	Independent Directors
2. Nature of Relationship	Equity Shareholders	Equity Shareholders	Control & Significant influence	Key Management Personnel	Key Management Personnel	
3. Nature of Transactions:	During the Year 2023-24					
(I) Equity Contribution	-	-	-	-	-	-
(ii) Reimbursements	11.77	-	-	0.83	0.18	-
(iii) Annual Lease Expenditure	1.92	-	-	-	-	-
(iv) Project Development Expenditure	-	-	-	-	-	-
(v) Salary	-	-	-	29.79	14.29	-
Outstanding (Payables)/ Receivables as at 31.03.2024	5.64	-	(1,182.69)	-	0.002	-

Note: NICDC Limited has incurred project development expenditure on behalf of NKICDL and one of the director of the NKICDL is the Chief Financial Officer of the NICDC, hence given the significant influence, Transaction is recorded at the cost incurred by NICDC with regard to the project.

During the year, the Company has reimbursed expenses incurred by APIIC Ltd on its behalf, and has also incurred certain expenditure on behalf of the APIIC Ltd which are to be reimbursed. These transactions are in the ordinary course of business and are settled/to be settled at cost, without any markup. Balances are unsecured, interest-free and repayable on demand.

23 Auditors' remuneration

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024 (Restated)	For the year ended 1st April 2023 (Restated)
Statutory Audit fee	0.50	0.35	-
Tax Audit fee	0.25	0.25	-
Out of Pocket Expenses incl GST (Reimbursed at actuals)	0.11	-	-
Total	0.86	0.60	-

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(All amounts in INR Lakhs)

24	Amount Payable to Micro, Small and Medium Enterprises	As at 31st March 2025	As at 31 March 2024 (Restated)	As at 1st April 2023 (Restated)
	a) The amounts remaining unpaid to micro and small suppliers as at the end of the year- Principal & Interest.	-	-	-
	b) The Amount of Interest paid by the buyers as per the MSMED Act, 2006.	-	-	-
	c) The amounts of the payments made to micro and small suppliers beyond the appointed day during the each accounting year.	-	-	-
	d) The amount of Interest due and payable for the period of delay in making payment(which have been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act.	-	-	-
	e) The amount of interest accrued and remaining unpaid at the end of the each accounting year.	-	-	-
	f) The amount of further interest remaining due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprises for the purpose of disallowance as deductible expenditure under MSMED Act.	-	-	-

25 Segment Reporting

The company's business is to develop industrial township project, trunk infrastructure and the strategic projects. As the company yet to start its operations, no operating segments were identified as per Indian Accounting Standard (Ind AS) 108 "Operating Segments". Accordingly no disclosures were made.

26 Ratio Analysis

Particulars	2024-25	2023-24	% Change	Reason
Current Ratio	297.07	291.22	2%	% change is driven by increase in inventories on account of freehold land transferred by APIIC in the name of APICDC at Orvakal & Koppaarthi amounting to Rs.300.35 crores. Equal amount of fund is received from NICDIT towards equity.
Return on Equity Ratio	0.015	0.020	-24.3%	% of change is primarily driven due to share capital amount received from NICDIT invested in Fixed Deposits resulting in increased Interest income leading to increased net profit during the current financial year.
Net Profit Ratio	0.55	0.53	4.0%	% of change is primarily driven due to share capital amount received from NICDIT invested in Fixed Deposits resulting in increased Interest income leading to increased net profit during the current financial year.
Return on Investment	0.06	0.07	-16.7%	% of change is primarily driven due to share capital amount received from NICDIT invested in Fixed Deposits resulting in increased Interest income leading to increased net profit during the current financial year.

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Formula for computation of ratios are as follows:

Particulars	Computation
Current Ratio	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
Return on Equity Ratio	$\frac{\text{Profit after Tax}}{\text{Shareholders Equity}}$
Net Profit Ratio	$\frac{\text{Net Profit after Tax}}{\text{Total Income}}$
Return on Investment	$\frac{\text{Other Income (Excluding Dividend)}}{\text{Average Cash, Cash Equivalents \& Other Marketable Securities}}$

27 Corporate Social Responsibility

Disclosure requirement under Section 135 of Companies Act, 2013	2024-25	2023-24
(a) amount required to be spent by the company during the year	42.09	19.16
(b) amount of expenditure incurred	41.03	19.16
(c) shortfall at the end of the year**	1.06	-
(d) total of previous years shortfall	-	-
(e) reason of shortfall	-	-
(f) nature of CSR activities	Renovation of Government Schools and Hostels for Boys & Girls;	PM National Relief Fund
g) details of related party transactions	Not applicable	Not applicable
(h) provision w.r.t liability incurred by entering into contractual obligation, movements in the provision during the year	Not applicable	Not applicable

**** Contribution made to PM National Relief Fund within stipulated timeline**

28 Other Regulatory Disclosures

1. The company doesn't have any Benami property, where any proceeding has been initiated or pending against the company for holding any Benami Property.
2. The company is not declared as wilful defaulter by any bank or financial institution or other lender.
3. There is no Scheme of Arrangements approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013
4. The company has no such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as search or survey or any other relevant provisions of the Income Tax Act, 1961
5. The company have not traded or invested in Crypto currency or Virtual Currency during the year.
6. The company does not have any transactions with struck off companies.
7. The company does not have any charges or satisfaction which is yet to be registered with Registrars of Companies beyond the statutory period.

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(All amounts in INR Lakhs)

8. The company has complied with number of layers prescribed under clause (87) of section 2 of the Companies Act, 2013 read with Companies (Restriction on number of Layers) Rules, 2017.
9. The company has not advanced or loaned or invested funds - either borrowed funds or share premium or any other sources or kind of funds to any other person or entity including foreign entities (intermediaries) with an understanding that the Intermediary shall:
 - (i) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company or
 - (ii) provide any guarantee, security or the like to or on behalf of the company
10. The company has not received any fund from any person or entity, including foreign entities (Funding party) with the understanding that the company shall:
 - (i) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (Ultimate Beneficiaries) or
 - (ii) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries

29. Capital Commitments:

Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances) – Rs.105,372.96 lakhs (Previous Year: Rs.115,039 lakhs). This includes:

Project Works at Kris City (EPC Contract): Rs.104,472 lakhs

PMNC Consultancy Fees for Kris City project : Rs.900.96 lakhs.

30. Contingent Liabilities for the year ended 31st March 2025.

As at 31 March 2025, the Company has issued performance bank guarantees to National Highway Authority of India, Nellore in the ordinary course of business towards performance obligations under contracts. The details are as under:

Particulars	31-Mar-2025 (₹ in lakhs)	31-Mar-2024 (₹ in lakhs)
Performance Bank Guarantees outstanding	28.38	

The guarantee is issued on behalf of the company by State Bank of India, Mangalagiri branch vide BG # 6365324BG0Y00117 dt.30/12/2024 valid until 30th December 2025 i.e., completion of the related contractual obligations. The Company does not expect any probable cash outflow on account of these guarantees. Accordingly, no provision has been made in the financial statements. The above performance bank guarantees have been issued by the Company's banker without stipulation of any margin money.

31. Previous year's figures have been regrouped/reclassified/rearranged whenever necessary.

The accompanying notes from 1 to 31 are an integral part of the financial statements.

As per our report of even date



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Notes to Financial Statements for the year ended March 31, 2025

(All amounts in INR Lakhs)

The accompanying notes from 1 to 31 are an integral part of the financial statements.

As per our report of even date

For Polineni Associates

Chartered Accountants

FRN: 006132S

For and on behalf of the Board of Directors

AP Industrial Corridors Infrastructure Development Corporation Limited

Sd/-

P Bala Srinivas

Partner

Membership No. 028536

UDIN : 25028536BMIOCF3273

Sd/-

Narasimhan Yuvaraj

Chairman

DIN: 06679574

Sd/-

M Abhishikth Kishore

Managing Director

DIN: 10729614

Place : Mangalagiri

Date : 10-10-2025

Sd/-

Vishal Mudumba

Chief Financial Officer

Sd/-

CH.N.V.Rambabu

Company Secretary

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