

July 24, 2020

The Manager  
Listing Department  
BSE Limited  
Dalal Street  
Mumbai – 400 001

BSE Code: 501295

The Manager  
Listing Department  
The National Stock Exchange of India Limited  
Exchange Plaza, 5<sup>th</sup> Floor  
Plot No. C/1, G Block  
BKC, Bandra (E), Mumbai 400 051  
NSE Scrip Symbol: IITL

Dear Sir / Madam,

**Sub: Outcome of the Board Meeting**

**Ref: Annual Audited Financial Results (Standalone & Consolidated) for the quarter and year ended March 31, 2020 - Regulations 30, 33 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

This is to inform you that the Board of Directors of Industrial Investment Trust Limited at its meeting held today i.e. July 24, 2020 approved the Annual Audited Financial Results (Standalone & Consolidated) for the quarter and year ended March 31, 2020.

Pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, attached please find the following:

- a) Annual Audited Financial Results (Standalone & Consolidated) of Industrial Investment Trust Limited for the quarter and year ended March 31, 2020.
- b) Statement of Assets and Liabilities (Standalone & Consolidated) as on March 31, 2020.
- c) Auditors' Reports on the Audited Financial Results (Standalone & Consolidated) issued by the Statutory Auditors, Chaturvedi & Shah LLP, Chartered Accountants.
- d) Declaration with regard to Audit Report on Standalone & Consolidated Financial Results for the year ended March 31, 2020 with unmodified opinion.

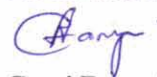
It is hereby informed that no dividend has been recommended by the Board of Directors for the year ended March 31, 2020.

The meeting of the Board of Directors commenced on July 24, 2020 at 1:30 p.m. and concluded at 2:10 p.m.

Kindly take the above intimation on your records.

Thanking you,

Yours faithfully,  
For Industrial Investment Trust Limited



Cumi Banerjee  
CEO & Company Secretary

Encl: A/a



CIN No. L65990MH1933PLC001998

Regd. Office : Rajabhadur Mansion, 2nd Floor, 28, Bombay Samachar Marg, Mumbai - 400 001.

Tel.: (+91) 22-4325 0100 • Fax : (+91) 22-2265 1105

Email : iitl@iitlgroup.com • Website : www.iitlgroup.com

## INDUSTRIAL INVESTMENT TRUST LIMITED

CIN - L65990MH1933PLC001998

Regd. office : Rajabhadur Mansion, 28, Bombay Samachar Marg, Mumbai 400 001.

Tel. No. 022-4325 0100, Fax No. 022-2265 1105 Email Id: iitl@iitlgroup.com Website: www.iitlgroup.com

## STATEMENT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2020

(' in lakhs)

Sr. No.	Particulars	Quarter ended			Year ended	
		31.03.2020 (Audited) refer note 11	31.12.2019 (Unaudited)	31.03.2019 (Audited) refer note 11	31.03.2020 (Audited)	31.03.2019 (Audited)
1	<b>Revenue from operations</b>					
	(a) Interest income	299.62	335.40	461.12	1,212.66	1,758.85
	(b) Other operating revenues (refer note 10)	0.75	-	843.00	860.20	852.92
		<b>300.37</b>	<b>335.40</b>	<b>1,304.12</b>	<b>2,072.86</b>	<b>2,611.77</b>
2	<b>Other income</b>	-	<b>34.35</b>	<b>(0.08)</b>	<b>35.43</b>	<b>0.52</b>
3	<b>Total Income (1+2)</b>	<b>300.37</b>	<b>369.75</b>	<b>1,304.04</b>	<b>2,108.29</b>	<b>2,612.29</b>
4	<b>Expenses:</b>					
	(a) Finance costs	4.40	4.40	-	16.92	-
	(b) Net loss on fair value changes	3,964.38	-	5,612.36	3,964.38	5,612.36
	(c) Impairment on financial instruments	1,715.00	25.00	-	1,740.00	475.09
	(d) Employee benefits expenses	34.87	35.26	30.18	136.27	125.23
	(e) Depreciation, amortization and impairment	14.60	14.62	1.82	55.49	5.98
	(f) Provision for sub-standard and doubtful assets (net)	55.50	-	-	55.50	535.50
	(g) Other expenses	67.41	38.53	89.40	235.57	266.80
	<b>Total expenses</b>	<b>5,856.16</b>	<b>117.81</b>	<b>5,733.76</b>	<b>6,204.13</b>	<b>7,020.96</b>
5	<b>Profit/(loss) before exceptional items and tax (3-4)</b>	<b>(5,555.79)</b>	<b>251.94</b>	<b>(4,429.72)</b>	<b>(4,095.84)</b>	<b>(4,408.67)</b>
6	<b>Exceptional items</b>	-	-	-	-	-
7	<b>Profit/(Loss) before tax (5-6)</b>	<b>(5,555.79)</b>	<b>251.94</b>	<b>(4,429.72)</b>	<b>(4,095.84)</b>	<b>(4,408.67)</b>
	<b>Tax expense:</b>					
	-Current tax	-	-	-	-	-
	-Deferred tax	(0.04)	(0.45)	(0.86)	(0.53)	(0.98)
	-Tax for earlier years	-	(40.77)	-	(40.77)	-
8	<b>Total tax expense</b>	<b>(0.04)</b>	<b>(41.22)</b>	<b>(0.86)</b>	<b>(41.30)</b>	<b>(0.98)</b>
9	<b>Profit/(loss) after tax (7-8)</b>	<b>(5,555.75)</b>	<b>293.16</b>	<b>(4,428.86)</b>	<b>(4,054.54)</b>	<b>(4,407.69)</b>
	<b>Other comprehensive income/(loss) (OCI)</b>					
	A.(i) Items that will not be reclassified to profit or loss	(1.31)	0.11	0.41	(1.80)	2.48
	(ii) Income tax related to items that will not be reclassified to profit/(loss)	0.34	(0.03)	(0.10)	0.46	(0.64)
10	<b>Other comprehensive income/(loss)</b>	<b>(0.97)</b>	<b>0.08</b>	<b>0.31</b>	<b>(1.34)</b>	<b>1.84</b>
11	<b>Total Comprehensive income/(loss) for the period/year (9+10)</b>	<b>(5,556.72)</b>	<b>293.24</b>	<b>(4,428.55)</b>	<b>(4,055.88)</b>	<b>(4,405.85)</b>
12	<b>Paid up Equity Share Capital (Face value ` 10 each):</b>	2,254.76	2,254.76	2,254.76	2,254.76	2,254.76
13	<b>Other equity</b>				<b>39,030.04</b>	<b>43,085.91</b>
14	<b>Earning per Equity Shares of ` 10 each</b>					
	- Basic and Diluted*	(24.63)	1.31	(19.64)	(17.98)	(19.55)

\* Basic and Diluted EPS for all period except year ended 31.03.2020 and 31.03.2019 are not annualised.

## Notes:

## 1. AUDITED STANDALONE STATEMENT OF ASSETS AND LIABILITIES AS ON MARCH 31, 2020

(' in lakhs)

Sr No	Particulars	As at 31.03.2020 (Audited)	As at 31.03.2019 (Audited)
<b>A</b>	<b>ASSETS</b>		
<b>I</b>	<b>Financial assets</b>		
	Cash and cash equivalents	135.42	141.08
	Bank balances other than above	1,847.42	1,168.86
	Receivables		
	(i) Trade receivables	-	-
	(ii) Other receivables	34.38	11.45
	Loans	387.14	442.64
	Investments (refer note 6)	38,430.74	43,320.16
	Other financial assets	5.21	0.53
		<b>40,840.31</b>	<b>45,084.71</b>
<b>II</b>	<b>Non-financial assets</b>		
	Current tax assets (net)	229.94	223.66
	Deferred tax assets (net)	616.78	615.78
	Property, plant and equipment	108.76	33.82
	Other non-financial assets	356.83	231.20
	Non-Current Assets Classified as held for sale	-	0.67
		<b>1,312.31</b>	<b>1,105.14</b>
	<b>Total Assets</b>	<b>42,152.62</b>	<b>46,189.85</b>
<b>B</b>	<b>LIABILITIES AND EQUITY</b>		
	<b>LIABILITIES</b>		
<b>I</b>	<b>Financial Liabilities</b>		
	Payable		
	(i) Trade payable		
	- total outstanding dues of micro enterprises and small enterprises	0.70	-
	- total outstanding dues of creditors other than micro enterprises and small enterprises	40.49	19.78
	(ii) Other payable		
	- total outstanding dues of micro enterprises and small enterprises	-	-
	- total outstanding dues of other than micro enterprises and small enterprises	-	-
	Other financial liabilities	93.49	23.59
		<b>134.68</b>	<b>43.37</b>
<b>II</b>	<b>Non-financial Liabilities</b>		
	Current tax liabilities (net)	-	0.26
	Provisions	75.83	69.14
	Other non-financial liabilities	657.31	736.42
		<b>733.14</b>	<b>805.82</b>
<b>III</b>	<b>EQUITY</b>		
	Equity Share Capital	2,254.76	2,254.76
	Other equity	39,030.04	43,085.91
		<b>41,284.80</b>	<b>45,340.66</b>
	<b>Total Liabilities and Equity</b>	<b>42,152.62</b>	<b>46,189.85</b>



## 2. AUDITED STANDALONE CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2020

(' in lakhs)

Sr No	Particulars	Year ended	
		31.03.2020 (Audited)	31.03.2019 (Audited)
<b>A</b>	<b>Cash Flow from operating activities</b>		
	<b>Profit/(Loss) Before Tax</b>	(4,095.84)	(4,408.67)
	Adjustment for:		
	Depreciation on property, plant and equipment	55.49	5.95
	Impairment of property, plant and equipment	-	0.34
	Depreciation on investment property	-	0.03
	Profit on sale of investment property (net)	(859.45)	-
	Reversal of contingent provision against standard assets	(0.75)	(0.20)
	Provision for sub-standard asset	55.50	535.50
	Reversal of provision for sub-standard asset	-	(843.00)
	Reversal of expected credit loss	-	(9.72)
	Loss on remeasurement of financial assets	3,964.38	5,612.36
	Provision for impairment on investment	1,740.00	475.09
	Finance cost on leased liabilities	16.92	-
	Preference share amortisation income	(814.97)	(1,440.71)
	Interest Income	(432.04)	(318.15)
	Profit on sale of property, plant and equipment	(0.64)	-
		-	-
	<b>Operating profit/(loss) before working capital changes</b>	<b>(371.40)</b>	<b>(391.18)</b>
	<u>Changes in working capital</u>		
	Other financial assets	(4.68)	12.36
	Other non-financial assets	(10.26)	2.27
	Trade payable	21.41	1.96
	Other non-financial liabilities	92.46	39.81
	Provisions	5.64	1.93
	Dividend account balance with bank	5.80	5.80
	<u>Other adjustments</u>		
	Loans given :		
	Subsidiary	-	(18.00)
	Loans realised :		
	Subsidiary	-	593.00
	Associates	-	300.00
	Interest received		
	Associates	254.27	273.76
	Others	102.62	30.17
	Bank balances not considered as cash and cash equivalents		
	Placed	(3,006.58)	(1,915.15)
	Matured	2,322.23	1,107.06
	<b>Cash generated/(used in) from operations</b>	<b>(588.49)</b>	<b>43.79</b>
	Direct Tax paid/(refund)	68.58	(65.32)
	<b>Net Cash inflow/(outflow) from operating activities</b>	<b>(519.91)</b>	<b>(21.53)</b>
<b>B</b>	<b>Cash flow from Investing activities</b>		
	Purchase of Property, plant and equipment	(13.96)	(2.69)
	Sale of Property, plant and equipment	1.35	-
	Proceeds/advance received against sale of investment property	688.69	171.43
	Deposit placed against disputed property tax	(97.49)	(36.02)
	<b>Net Cash inflow/(outflow) from investment activities</b>	<b>578.59</b>	<b>132.72</b>
<b>C</b>	<b>Cash flow from financing activities</b>		
	Dividend and tax on dividend	(5.80)	(5.80)
	Lease liability	(58.54)	-
	<b>Net Cash inflow/(outflow) from financing activities</b>	<b>(64.34)</b>	<b>(5.80)</b>
	<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>(5.66)</b>	<b>105.39</b>
	Cash and cash equivalents at the beginning of the year	141.08	35.69
	<b>Cash and cash equivalents at the end of the year</b>	<b>135.42</b>	<b>141.08</b>



- 3 The above standalone results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company, at their meeting held on July 24, 2020 and have been audited by the Statutory Auditors of the Company. The Standalone Financial Result are prepared in accordance with the Indian Accounting Standard (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- 4 Government of India has inserted section 115BAA in the Income Tax Act 1961 ("Act") vide the Taxation Laws (Amendment) Ordinance 2019 dated September 20, 2019, which provides a non-reversible option to domestic companies to pay corporate tax at reduced rate effective from April 1, 2019 subject to certain conditions. The Company has assessed the applicability of the Act and opted to continue the existing tax rate for the year ended March 31, 2020.
- 5 Effective 01 April, 2019, the Company adopted Ind AS 116 "Leases", as notified by the Ministry of Corporate Affairs in the Companies (Indian Accounting Standards) Amendment Rules, 2019, applied to all lease contracts existing on 01 April, 2019 using the modified retrospective method along with the transition option to recognise Right-of-Use assets (ROU) at an amount equal to lease liability. Accordingly, the comparative information for the earlier periods is not restated. The adoption of this standard did not have any material impact on the profit of the current quarter, previous quarter and Year ended March 31, 2020.
- 6 Certain subsidiaries, joint controlled entity and associate are facing uncertainties as detailed below;

i) IITL Projects Limited

As at March 31, 2020, the Company has carrying amount of investment in its subsidiary IITL Projects Limited amounting to ₹ 613.13 lakhs in the equity shares.

The financial results of the subsidiary have been prepared on a going concern basis, although the subsidiary is incurring continuous losses. The net worth of the subsidiary is negative as on March 31, 2020.

In view of current status of the Real estate industry and in particular adverse cash flows of the its Joint Ventures of the subsidiary, their ability to continue as going concern is doubtful. Further considering that the subsidiary has also net Loss for the year ended March 31, 2020 and the current liabilities exceeded its total assets indicate that a material uncertainty exists that may cast significant doubt its ability to continue as a Going Concern.

Considering the above, the additional impairment provision of ₹ 273.00 lakhs for the year ended March 31, 2020 towards equity investment based on the market price of equity shares of subsidiary on balance sheet date. The management of the Company is of view of that the said impairment provision is considered adequate.

In respect of preference share of the subsidiary company, the Company had provided loss of ₹ 4,002.27 lakhs fully on account of change in fair value of preference share during the previous year.

ii) IIT Insurance Broking and Risk Management Private Limited

As at March 31, 2020, the Company has an carrying amount of equity invest in its subsidiary to ₹ 138.00 lakhs. The Company has provided impairment of ₹ 112.00 lakhs toward equity investment in the said subsidiary based on audited net worth as at March 31, 2020. The management of the Company is of view of that the said impairment provision is considered adequate.

iii) IITL Corporate Insurance Services Private Limited

The said wholly owned subsidiary of the Company has made an application to the Ministry of Corporate Affairs (MCA) for removal of the name of the Company from the Register of Companies under the Companies (Removal of Names of Companies from the Register of Companies) Rule, 2016. Accordingly, the Company has provided the impairment of ₹ 25.00 lakhs toward entire equity investment in the said subsidiary during the year ended March 31, 2020.

iv) Future Generali India Life Insurance Company Limited (FGILICL)

The Company has made an investment of ₹ 34,000 lakhs in FGILICL, a joint controlled entity of the Company, acquiring 22.5% of its equity capital in the financial year 2012-2013 at ₹ 10.41 per share. Between August 2016 to March 2020, FGILICL made ten Rights Issues at a face value of ₹ 10 per share. The Company did not subscribe in any of the Rights Issues. With the increase in paid up capital on account of the Rights issue, the Company's equity stake in FGILICL has reduced to 16.88%.

The management views the investment in positive light as insurance industry plays a crucial role in the growth and development of the overall economy. There is a huge potential to be tapped across India for life insurance. Life Insurance Industry has a long gestation period and the Company views this as a long term investment. Although FGILICL net worth as at March 31, 2020 substantially eroded, however based on projections and future business plan provided by FGILICL to the Company and based on management's assessment of the same. Considering the above, the premium paid by the Company has been provided as an impairment provision of ₹ 1330.00 lakhs towards equity investment as at March 31, 2020. The management of the Company is of view of that no further adjustment is required in its carrying amount of investment as at balance sheet date.

v) World Resorts Limited (WRL)

The Company has investment in equity shares and preference shares of WRL. WRL has incurred loss in the current year and the net worth of the associate is negative as on March 31, 2020.

Considering the above, the Company has provided loss of ₹ 1551.81 lakhs toward entire equity investment and ₹ 2412.57 lakhs toward preference share investment on account of change in fair value as at March 31, 2020.



- 7 The COVID-19 pandemic has resulted in a significant decrease in the economic activities across the country, on account of lockdown that started on 24th March, 2020. Reserve Bank of India (RBI) has issued guidelines relating to COVID-19 Regulatory Package dated March 27, 2020 and April 17, 2020. In case of any borrower would have requested for moratorium of three months on the payment of all principal instalments and/or interest, as applicable, falling due between March 1, 2020 and May 31, 2020, the Company would have provided the same. Further the Company has considered internal and certain external sources of information including economic forecasts and industry reports up to the date of approval of the financial statements and based on the policy approved by the board, determined the prudential estimate of provision for expected credit loss on financial assets as at March 31, 2020. Based on the current indicators of future economic conditions, the Company has used the principles of prudence in applying judgments, estimates and assumptions and considers this provision to be adequate and expects to recover the carrying amount of these financial and other assets and concludes that no material adjustment required in the financial statement. The management believes that the extent of impact of COVID-19 pandemic to the Company's future results will depend on developments, which are highly uncertain. The Company will continue to closely monitor any material changes to future economic conditions.
- 8 The Company had received letter from the Reserve Bank of India (RBI) dated June 25, 2018. Vide said letter, the RBI has prohibited the Company not to expand its credit/investment portfolio other than investment in Government Securities till Net NPAs are brought down to below 5%. The Board of the Company in its meeting held on August 13, 2018 discussed and deliberated on the issues raised by RBI. The board of the Company drew an action plan for the same and submitted response to the RBI accordingly.
- 9 In terms of the requirement as per RBI notification no RBI/2019-20/170 DOR (NBFC). CC.PD.No.109/22.10.106/2019-20 dated March 13, 2020 on Implementation of Indian Accounting Standards, Non-Banking Financial Companies (NBFC) are required to create an impairment reserve for any shortfall in impairment allowances under Ind AS 109 and Income Recognition, Asset Classification and Provisioning (IRACP) norms (including provision on standard assets). The impairment allowance under Ind AS 109 made by the Company exceeds the total provision required under IRACP (including standard assets) as at March 31, 2020 and accordingly, no amounts is required to be transferred to impairment reserve.
- 10 Revenue from operations includes profit on sale of non-current assets held for sale of ₹859.45 lakhs during the year ended March 31, 2020 as compare to ₹NIL for the year ended March 31, 2019.
- 11 The figures of the last quarter are the balancing figure between audited figures in respect of full financial year and the published year to date figures upto the third quarter of the respective financial year.
- 12 The main business of the Company is Investment activity, hence there are no separate reportable segments as per Ind AS 108 on 'Operating Segment'.
- 13 During the year, 10,00,000 Global Depository Shares ('GDSs') have been converted into 20,00,000 equity shares.
- 14 The previous period's figures have been regrouped or rearranged wherever necessary.

For Industrial Investment Trust Limited

  
BIPIN AGARWAL  
Director  
DIN : 00001276

Place : Delhi  
Date : July 24, 2020



## INDUSTRIAL INVESTMENT TRUST LIMITED

CIN - L65990MH1933PLC001998

Regd. office : Rajabhadur Mansion, 28, Bombay Samachar Marg, Mumbai 400 001.

Tel. No. 022-4325 0100, Fax No. 022-2265 1105 Email Id: iitl@iitlgroup.com Website: www.iitlgroup.com

## STATEMENT OF AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2020

(` in lakhs)

Sr. No.	Particulars	Quarter ended			Year ended	
		31.03.2020 (Audited) refer note 12	31.12.2019 (Unaudited)	31.03.2019 (Unaudited) refer note 12	31.03.2020 (Audited)	31.03.2019 (Audited)
1	<b>Revenue from operations:</b>					
	Interest income	331.68	368.13	361.32	1,343.28	1,357.11
	Dividend income	0.01	-	0.02	0.07	0.08
	Fees and commission income	1.63	3.80	16.94	22.18	32.21
	Sale of products	27.45	31.96	4.29	59.41	28.28
	Sale of services	-	5.00	7.50	35.00	30.00
	Other operating revenues (refer note 11)	(0.85)	0.29	842.98	859.19	842.59
	<b>Total revenue from operations</b>	<b>359.92</b>	<b>409.18</b>	<b>1,233.05</b>	<b>2,319.13</b>	<b>2,290.27</b>
2	<b>Other income</b>	<b>(6.41)</b>	<b>34.12</b>	<b>37.00</b>	<b>54.69</b>	<b>45.40</b>
3	<b>Total Income (1 + 2)</b>	<b>353.51</b>	<b>443.30</b>	<b>1,270.05</b>	<b>2,373.82</b>	<b>2,335.67</b>
4	<b>Expenses:</b>					
	(a) Finance costs	3.19	3.21	0.04	13.42	6.84
	(b) Net loss on fair value changes	2,728.50	-	1,610.09	2,728.50	1,610.09
	(c) Impairment on financial instruments	319.69	0.84	309.14	374.71	309.14
	(d) Changes in Inventories of finished goods, stock-in-trade and work-in-progress	18.29	33.29	0.88	51.58	19.23
	(e) Employee benefits expenses	51.83	60.16	50.55	233.18	214.46
	(f) Depreciation, amortization and impairment	26.89	899.96	(7.30)	949.14	6.94
	(g) Other expenses	96.23	62.91	109.79	329.03	317.24
	<b>Total expenses</b>	<b>3,244.62</b>	<b>1,060.37</b>	<b>2,073.19</b>	<b>4,679.56</b>	<b>2,483.94</b>
5	<b>Profit/(loss) before exceptional items, share of net profit of investment accounted for using equity method and tax (3-4)</b>	<b>(2,891.11)</b>	<b>(617.07)</b>	<b>(803.14)</b>	<b>(2,305.74)</b>	<b>(148.27)</b>
	Share of net profit/(loss) of joint ventures and associates accounted for using equity method	(1,268.47)	(200.45)	(935.23)	(2,198.35)	(4,447.63)
6	<b>Profit/(loss) before exceptional items and tax (4-5)</b>	<b>(4,159.58)</b>	<b>(817.52)</b>	<b>(1,738.37)</b>	<b>(4,504.09)</b>	<b>(4,595.90)</b>
	Exceptional items	-	-	-	-	-
7	<b>Profit/(Loss) before tax (5-6)</b>	<b>(4,159.58)</b>	<b>(817.52)</b>	<b>(1,738.37)</b>	<b>(4,504.09)</b>	<b>(4,595.90)</b>
8	<b>Tax expense</b>					
	-Current tax	(3.44)	(39.24)	25.01	(39.27)	28.72
	-Deferred tax	(0.08)	(0.96)	(1.03)	0.23	(0.64)
	<b>Total tax expense</b>	<b>(3.52)</b>	<b>(40.20)</b>	<b>23.98</b>	<b>(39.04)</b>	<b>28.08</b>
9	<b>Profit/(loss) for the period/year (7-8)</b>	<b>(4,156.06)</b>	<b>(777.32)</b>	<b>(1,762.35)</b>	<b>(4,465.05)</b>	<b>(4,623.98)</b>
	<b>Profit/(loss) for the period/year attributable to:</b>					
	Owners of the Company	(3,647.54)	(777.32)	(1,762.34)	(3,956.53)	(4,623.98)
	Non-controlling interest	(508.52)	-	-	(508.52)	-
10	<b>Other comprehensive income/(loss) (OCI)</b>					
	A.(i) Items that will not be reclassified to profit or loss	(1.20)	0.08	(1.30)	(1.42)	1.79
	(ii) Income tax related to items that will not be reclassified to profit or loss	0.31	(0.02)	0.32	0.37	(0.47)
	<b>Other comprehensive income/(loss), net of tax</b>	<b>(0.89)</b>	<b>0.06</b>	<b>(0.98)</b>	<b>(1.05)</b>	<b>1.32</b>
	<b>Other Comprehensive income/(loss) for the period/year attributable to:</b>					
	Owners of the Company	(0.95)	0.06	(0.99)	(1.11)	1.32
	Non-controlling interest	0.06	-	-	0.06	-
11	<b>Total Comprehensive income/(loss) for the period/year attributable to:</b>					
	Owners of the Company	(3,648.49)	(777.26)	(1,763.33)	(3,957.64)	(4,622.66)
	Non-controlling interest	(508.46)	-	-	(508.46)	-
		<b>(4,156.95)</b>	<b>(777.26)</b>	<b>(1,763.33)</b>	<b>(4,466.10)</b>	<b>(4,622.66)</b>
12	<b>Paid up Equity Share Capital (Face value ` 10 each)</b>	<b>2,254.76</b>	<b>2,254.76</b>	<b>2,254.76</b>	<b>2,254.76</b>	<b>2,254.76</b>
13	<b>Other equity</b>				<b>31,598.50</b>	<b>34,770.58</b>
14	<b>Earning per Equity Shares of ` 10 each</b>					
	- Basic and Diluted (`)*	(16.18)	(3.45)	(7.82)	(17.55)	(20.51)

\* Basic and Diluted EPS for all period except year ended 31.03.2020 and 31.03.2019 are not annualised.



Notes :

## 1. AUDITED CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES AS ON MARCH 31, 2020

		(` in lakhs)	
Sr No	Particulars	As at 31.03.2020 (Audited)	As at 31.03.2019 (Audited)
<b>A ASSETS</b>			
<b>I Financial assets</b>			
	Cash and cash equivalents	156.31	215.55
	Bank balances other than above	2,160.05	1,552.58
	Receivables		
	(i) Trade receivables	49.79	85.94
	(ii) Other receivables	39.87	19.23
	Loans	387.14	1,062.77
	Investments (refer note 7)	31,041.21	33,781.20
	Other financial assets	157.67	157.71
		<b>33,992.04</b>	<b>36,874.98</b>
<b>II Non-financial assets</b>			
	Inventories	432.50	392.01
	Current tax assets (net)	383.39	421.52
	Deferred tax assets (net)	642.70	642.61
	Property, plant and equipment	538.74	40.04
	Goodwill	-	888.16
	Other Intangible assets	0.82	1.00
	Other non-financial assets	374.76	250.12
	Non-Current Assets Classified as held for sale	-	477.23
		<b>2,372.91</b>	<b>3,112.69</b>
<b>Total Assets</b>		<b>36,364.95</b>	<b>39,987.67</b>
<b>B LIABILITIES AND EQUITY</b>			
<b>LIABILITIES</b>			
<b>I Financial Liabilities</b>			
	Payable		
	(i) Trade payable		
	- total outstanding dues of micro enterprises and small enterprises	1.79	0.07
	- total outstanding dues of creditors other than micro enterprises and small enterprises	75.15	71.45
	(ii) Other payable		
	- total outstanding dues of micro enterprises and small enterprises	-	-
	- total outstanding dues of other than micro enterprises and small enterprises	-	-
	Other financial liabilities	3,313.52	1,992.98
		<b>3,390.46</b>	<b>2,064.50</b>
<b>II Non-financial Liabilities</b>			
	Current tax liabilities (net)	-	31.46
	Provisions	97.21	91.27
	Deferred tax liabilities (net)	0.07	0.12
	Other non-financial liabilities	333.06	774.98
		<b>430.34</b>	<b>897.83</b>
<b>III EQUITY</b>			
	Equity Share Capital	2,254.76	2,254.76
	Other equity	31,598.50	34,770.58
	Non-Controlling Interest	(1,309.11)	-
		<b>32,544.15</b>	<b>37,025.34</b>
<b>Total Liabilities and Equity</b>		<b>36,364.95</b>	<b>39,987.67</b>

2. AUDITED CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2020

(` in lakhs)

Sr No	Particulars	Year ended	
		31.03.2020 (Audited)	31.03.2019 (Audited)
<b>A</b>	<b>Cash Flow from operating activities</b>		
	Profit/(Loss) Before Tax	(4,504.09)	(4,595.90)
	Adjustment for:		
	Depreciation, amortization and impairment	949.60	7.27
	Profit on sale of property, plant and equipment	(0.66)	(21.41)
	Profit on sale of investment properties (Net)	(859.45)	-
	Impairment on financial instruments	374.71	309.14
	Net loss on fair value changes	2,728.50	1,610.09
	Interest Income	(1,379.91)	(1,357.36)
	Reversal of Provision for sub-standard loan	-	(843.00)
	Reversal of contingent provision against standard assets	(0.75)	(0.20)
	Liabilities written back	-	(6.65)
	Dividend Income	(0.07)	(0.07)
	Share of profit/loss from associates and joint ventures	2,198.35	4,447.63
	Revenue From Consultancy Services	-	30.00
	Finance cost	12.77	6.11
	<b>Operating profit/(loss) before working capital changes</b>	<b>(481.00)</b>	<b>(414.35)</b>
	<u>Changes in working capital</u>		
	Trade and other receivable	23.27	72.14
	Inventories	(40.50)	(13.84)
	Other assets	(9.23)	43.96
	Dividend account balance with bank	5.80	5.80
	Equity shares held for trading	1.01	(5.35)
	Trade and other payable	10.75	(2.70)
	Other liabilities	90.98	39.60
	<u>Other adjustments</u>		
	Bank balance not considered as cash and cash equivalents	(613.27)	(952.47)
	Loans realised :		
	- Associates	-	310.00
	Interest received		
	- Associates	13.68	65.32
	- Joint Ventures	253.73	210.60
	- Others	125.90	54.70
	<b>Cash generated/(used in) from operations</b>	<b>(618.88)</b>	<b>(586.59)</b>
	Direct Tax paid/(refund)	82.57	(83.00)
	<b>Net Cash inflow/(outflow) from operating activities</b>	<b>(536.31)</b>	<b>(669.59)</b>
<b>B</b>	<b>Cash flow from Investing activities</b>		
	Purchase of Property, plant and equipment	(14.13)	-
	Sale of Property, plant and equipment	1.35	794.60
	Proceeds/advance received against sale of investment property	688.69	171.43
	Sale/(purchase) of Intangible assets	-	-
	Dividend Income	0.07	0.08
	Deposit placed against disputed property tax	(97.49)	(36.02)
	Capital contribution to partnership firm	(50.00)	(50.00)
	<b>Net Cash inflow/(outflow) from investment activities</b>	<b>528.49</b>	<b>880.09</b>
<b>C</b>	<b>Cash flow from financing activities</b>		
	Repayment of borrowings	-	(91.83)
	Finance costs	-	(6.96)
	Dividend / IPF payment	(5.80)	(5.80)
	Lease payment	(45.62)	-
	<b>Net Cash inflow/(outflow) from financing activities</b>	<b>(51.42)</b>	<b>(104.59)</b>
	<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>(59.24)</b>	<b>105.91</b>
	Cash and cash equivalents at the beginning of the year	215.55	109.64
	<b>Cash and cash equivalents at the end of the year</b>	<b>156.31</b>	<b>215.55</b>

3. AUDITED CONSOLIDATED SEGMENT WISE REVENUE, RESULTS, TOTAL ASSETS AND TOTAL LIABILITIES

(` in lakhs)

Sr. No.	Particulars	Quarter ended			Year ended	
		31.03.2020 (Audited) refer note 12	31.12.2019 (Unaudited)	31.03.2019 (Unaudited) refer note 12	31.03.2020 (Audited)	31.03.2019 (Audited)
<b>A</b>	<b>Segment Revenue</b>					
	(a) Investment activity	328.55	400.22	1,200.82	2,228.00	2,188.95
	(b) Insurance	3.81	6.10	55.73	32.08	72.75
	(c) Real Estate	21.15	36.93	13.39	113.67	73.30
	(d) Investment Brokerage Services	-	-	-	-	-
	(e) Others	-	0.05	0.11	0.07	0.67
		<b>353.51</b>	<b>443.30</b>	<b>1,270.05</b>	<b>2,373.82</b>	<b>2,335.67</b>
<b>B</b>	<b>Segment Result</b>					
	(a) Investment activity	(2,860.12)	(585.21)	(535.35)	(2,186.26)	184.00
	(b) Insurance	0.31	(4.67)	59.17	(6.78)	31.81
	(c) Real Estate	(31.07)	(23.94)	(321.44)	(106.89)	(356.72)
	(d) Investment Brokerage Services	-	(1.94)	(0.24)	(2.61)	(1.58)
	(e) Others	(0.23)	(1.31)	(5.28)	(3.20)	(5.78)
		(2,891.11)	(617.07)	(803.14)	(2,305.74)	(148.27)
	Less :					
	(a) Share of net profit/(loss) of joint ventures and associates accounted for using equity method	(1,268.47)	(200.45)	(935.23)	(2,198.35)	(4,447.63)
	(b) Other unallocable expenses net of income	-	-	-	-	-
	<b>Profit/(Loss) before tax</b>	<b>(4,159.58)</b>	<b>(817.52)</b>	<b>(1,738.37)</b>	<b>(4,504.09)</b>	<b>(4,595.90)</b>
<b>C</b>	<b>Segment Assets</b>					
	(a) Investment activity	32,915.95	36,970.62	35,924.84	32,915.95	35,924.84
	(b) Insurance	287.59	287.78	295.94	287.59	295.94
	(c) Real Estate	3,158.47	3,182.19	3,288.42	3,158.47	3,288.42
	(d) Investment Brokerage Services	10.32	11.50	10.08	10.32	10.08
	(e) Others	(7.38)	465.40	468.39	(7.38)	468.39
		<b>36,364.95</b>	<b>40,917.49</b>	<b>39,987.67</b>	<b>36,364.95</b>	<b>39,987.67</b>
<b>D</b>	<b>Segment Liabilities</b>					
	(a) Investment activity	479.37	966.33	875.75	479.37	875.75
	(b) Insurance	2.45	2.79	2.95	2.45	2.95
	(c) Real Estate	3,338.86	3,232.08	2,083.20	3,338.86	2,083.20
	(d) Investment Brokerage Services	0.01	0.01	0.01	0.01	0.01
	(e) Others	0.11	0.09	0.42	0.11	0.42
		<b>3,820.80</b>	<b>4,201.30</b>	<b>2,962.33</b>	<b>3,820.80</b>	<b>2,962.33</b>



- 4 The above results of Industrial Investment Trust Limited (the "Parent" or the "Company") and its subsidiaries (together referred to as "Group") and its jointly controlled entities and associates were reviewed by the Audit Committee and approved by the Board of Directors of the Company, at their meeting held on July 24, 2020. The results for the year ended March 31, 2020 have been audited by the auditors in terms of Regulation 33 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation, 2015.
- 5 The above financial results of the Group, its jointly controlled entities and associates have been prepared in accordance with Indian Accounting Standard ("Ind AS") as prescribed and Section 133 of Companies Act, 2013 read with the relevant rules issued thereunder and other accounting principles generally accepted in India.
- 6 Effective 01 April, 2019, the Group adopted Ind AS 116 "Leases", as notified by the Ministry of Corporate Affairs in the Companies (Indian Accounting Standards) Amendment Rules, 2019, applied to all lease contracts existing on 01 April, 2019 using the modified retrospective method along with the transition option to recognise Right-of-Use assets (ROU) at an amount equal to lease liability. Accordingly, the comparative information for the earlier periods is not restated. The adoption of this standard did not have any material impact on the profit of the current quarter, previous quarter and Year ended March 31, 2020.

7 Certain subsidiary, joint controlled entity and associates are facing uncertainties as detailed below:

i) IITL Projects Limited and its joint ventures

The financial results of the subsidiary namely IITL Projects Limited have been prepared on a going concern basis, although the subsidiary is incurring continuous losses. The net worth of the subsidiary is negative as on March 31, 2020.

In view of the current status of the Real estate industry and in particular adverse cash flows of its Joint Ventures of the subsidiary, their ability to continue as going concern is doubtful. Further considering that the subsidiary has also net Loss for the year ended March 31, 2020, and the current liabilities exceeded its total assets indicate that a material uncertainty exists that may cast significant doubt its ability to continue as a Going Concern.

The Group carries a Goodwill of ₹8,88.16 lakhs duly generated at the time of acquisition of the said subsidiary. Considering the above, the Group has provided an impairment of ₹8,88.16 lakhs toward Goodwill during the year ended March 31, 2020.

IITL NIMBUS The Palm Village : As of 31st March, 2020, the firm has suffered substantial operating losses. There is a continuing mismatch including defaults in payment of its financial obligations. It indicate the existence of significant uncertainty over the cash flows expected and the Firm's ability to continue as going concern.

IITL NIMBUS The Express Park View : As at the end of the year, the accumulated losses of the said firm is Rs. 25,53,28,036/- exceeded the Partners capital of Rs. 16,67,37,500/- and the net worth of the Firm has been fully eroded. The Firm ability to continue as a going concern is dependent on the success of its operations and ability to arrange funds for its operations. The management is hopeful and taking necessary steps in generating enough cash flow from business operations to meet out its liabilities. Accordingly these financial statements have been prepared on going concern basis.

Capital Infraprojects Private Limited : As at the end of the year, the accumulated losses of Rs. 32,12,64,477/- exceeded the equity paid up share capital of Rs. 1,00,00,000/- and the net worth of the company has been fully eroded. The company's ability to continue as a going concern is dependent on the success of its operations and ability to arrange funds for its operations. The management is hopeful and taking necessary steps in generating enough cash flow from business operations to meet out its liabilities. Accordingly these financial statements have been prepared on going concern basis.

ii) IITL Corporate Insurance Services Private Limited

The said wholly owned subsidiary of the Company has made an application to the Ministry of Corporate Affairs (MCA) for removal of the name of the Company from the Register of Companies under the Companies (Removal of Names of Companies from the Register of Companies) Rule, 2016. Management accounts has been prepared for the year ended March 31, 2020 and further there is no assets and liabilities as on the balance sheet date.

iii) Future Generali India Life Insurance Company Limited (FGILICL)

The Company has made an investment of ₹34,000 lakhs in FGILICL, a joint controlled entity of the Company, acquiring 22.5% of its equity capital in the financial year 2012-2013 at ₹10.41 per share. Between August 2016 to March 2020, FGILICL made ten Rights Issues at a face value of ₹10 per share. The Company did not subscribe in any of the Rights Issues. With the increase in paid up capital on account of the Rights issue, the Company's equity stake in FGILICL has reduced to 16.88%.

The management views the investment in positive light as insurance industry plays a crucial role in the growth and development of the overall economy. There is a huge potential to be tapped across India for life insurance. Life Insurance Industry has a long gestation period and the Company views this as a long term investment. Although FGILICL net worth as at March 31, 2020 substantially eroded, however based on projections and future business plan provided by FGILICL to the Company and based on management's assessment of the same, no further adjustment is required in its carrying amount of investment as at balance sheet date.

iv) World Resorts Limited (WRL)

WRL has incurred loss in the current year and the net worth of the associate is negative as on March 31, 2020. Considering the above, the Group has provided loss of ₹2728.50 lakhs toward preference share investment on account of change in fair value as at March 31, 2020.



- 8 The Company had received letter from the Reserve Bank of India (RBI) dated 25th June, 2018. Vide said letter, the RBI has prohibited the Company not to expand its credit/investment portfolio other than investment in Government Securities till Net NPAs are brought down to below 5%. The Board of the Company in its meeting held on 13th August, 2018 discussed and deliberated on the issues raised by RBI. The board of the Company drew an action plan for the same and submitted response to the RBI accordingly.
- 9 The COVID-19 pandemic has resulted in a significant decrease in the economic activities across the country, on account of lockdown that started on 24th March, 2020. Reserve Bank of India (RBI) has issued guidelines relating to COVID-19 Regulatory Package dated March 27, 2020 and April 17, 2020. In case of any borrower would have requested for moratorium of three months on the payment of all principal instalments and/or interest, as applicable, falling due between March 1, 2020 and May 31, 2020, the Company would have provided the same. Further the Group has considered internal and certain external sources of information including economic forecasts and industry reports up to the date of approval of the financial statements and based on the policy approved by the board, determined the prudential estimate of provision for expected credit loss on financial assets as at March 31, 2020. Based on the current indicators of future economic conditions, the Company has used the principles of prudence in applying judgments, estimates and assumptions and considers this provision to be adequate and expects to recover the carrying amount of these financial and other assets and concludes that no material adjustment required in the financial statement. The management believes that the extent of impact of COVID-19 pandemic to the Group's future results will depend on developments, which are highly uncertain. The Group will continue to closely monitor any material changes to future economic conditions.
- 10 In terms of the requirement as per RBI notification no RBI/2019-20/170 DOR (NBFC). CC.PD.No.109/22.10.106/2019-20 dated March 13, 2020 on Implementation of Indian Accounting Standards, Non-Banking Financial Companies (NBFC) are required to create an impairment reserve for any shortfall in impairment allowances under Ind AS 109 and Income Recognition, Asset Classification and Provisioning (IRACP) norms (including provision on standard assets). The impairment allowance under Ind AS 109 made by the Company exceeds the total provision required under IRACP (including standard assets) as at March 31, 2020 and accordingly, no amounts is required to be transferred to impairment reserve.
- 11 Revenue from operation includes profit on sale of non-current assets held for sale of ₹859.45 lakhs during the year ended March 31, 2020 as compare to ₹NIL for the year ended March 31, 2019.
- 12 The figures of the last quarter are the balancing figure between audited figures in respect of full financial year and the published/unaudited year to date figures upto the third quarter of the respective financial year, except corresponding quarter ended March 31, 2019 as reported in the accompanying statement, have been approved by the Board of Directors, but have not been subjected to review.
- 13 During the current year, in line with Indian Accounting Standard 110, the group has reclassified the share of losses up to previous period relating to the Non Controlling Interest (NCI) from the retained earnings to NCI. Further, share of losses & other comprehensive income of current period relating to NCI is being considered as part of NCI.
- 14 During the year, 10,00,000 Global Depository Shares ('GDSs') have been converted into 20,00,000 equity shares.
- 15 The previous period's figures have been regrouped or rearranged wherever necessary.

Place : Delhi  
Date : July 24, 2020

For Industrial Investment Trust Limited

  
BIPIN AGARWAL  
Director  
DIN : 00001276

**Independent Auditors' Report on the Quarterly and Year to Date Audited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

To,  
The Board of Directors  
Industrial Investment Trust Limited

**Report on the Audit of the Standalone Financial Results**

**Opinion**

We have audited the accompanying statement of quarterly and year to date standalone financial results of Industrial Investment Trust Limited ("the Company") for the quarter and year ended March 31, 2020 (the "Statement"), attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us the Statement:

- i. is presented in accordance with the requirements of the Listing Regulations in this regards; and
- ii. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian accounting standards and other accounting principles generally accepted in India, of the net loss and other comprehensive loss and other financial information of the Company for the quarter and year ended March 31, 2020.

**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, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the financial results" 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 (the "ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Emphasis of Matter**

1. We draw attention to note no 6(i) of the Statement regarding investment in its subsidiary IITL Projects Limited. The financials result of the subsidiary have been prepared on a going concern basis, although the subsidiary company is incurring continuous losses and the net worth of the subsidiary company is negative as on March 31, 2020. In view of current status of the Real estate industry and in particular adverse cash flows of the Joint Ventures of the subsidiary, their ability to continue as going concern is doubtful. Further considering that the subsidiary has also net Loss for the year ended March 31, 2020 and the current liabilities exceeded its total assets indicate that a material uncertainty exists that may cast significant doubt its ability to continue as a Going Concern. The Management of the Company is of the view, for the reasons stated in

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the note, that additional impairment provision of Rs. 273.00 lakhs towards equity investment as at March 31, 2020 is considered adequate and has fully provided for loss of Rs. 4,002.27 lakhs on account of change in fair value of preference shares.

2. We draw attention to note no 6(ii) of the Statement regarding investment in its subsidiary IIT Insurance Broking and Risk Management Private Limited, the management of the Company is of the view, for the reasons stated in the note, that impairment of Rs. 112.00 lakhs towards equity investment as at March 31, 2020 is considered adequate based on audited net worth as at March 31, 2020.
3. We draw attention to note no 6(iv) of the Statement, regarding investment in joint controlled entity Future Generali India Life Insurance Company Limited ("FGILICL"). The Management of the Company is of the view, for the reasons stated in the note, that impairment of Rs. 1330.00 lakhs towards equity investment as at March 31, 2020 is considered adequate and no further adjustment is required in its carrying amount of investment as at balance sheet date.
4. We draw attention to note no 6(v) of the Statement, regarding investment in associate company World Resorts Limited ("WRL"). The associate has incurred loss in the current year and the net worth of the associate has eroded. The Management of the Company is of the view for the reasons stated in the note, has provided for loss Rs. 1551.81 lakhs towards entire equity investment and Rs. 2412.57 lakhs toward preference share investment on account of change in fair value as at March 31, 2020.
5. We draw attention to note no 7 to the Statement, which describes the impact of Covid-19 pandemic on the Company's operations and results as assessed by the management.
6. We draw attention to note no 8 of Statement the Company had received letter from the Reserve Bank of India (RBI) dated June 25, 2018. vide said letter, the RBI has prohibited the Company not to expand its credit/investment portfolio other than investment in Government Securities till net Non-Performing Asséts ("NPAs") are brought down to below 5%. The Board of the Company in its meeting held on August 13, 2018 discussed and deliberated on the issues raised by RBI and formed an action plan for the same.

Our opinion is not modified in respect of the above matters.

#### **Management's Responsibilities for the Standalone Financial Results**

The Statement has been prepared on the basis of the Annual Standalone Financial Statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that give a true and fair view of the net loss and other comprehensive loss of the Company and other financial information in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standard prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and 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 Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

### **Auditor's Responsibility for the Audit of the Standalone Financial Results**

Our objectives are to obtain reasonable assurance about whether the Statement 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 the Statement.

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 Statement, 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 in the statement made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' 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 results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.



- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

#### **Other Matter**

The Statement included the results for the quarter ended March 31, 2020 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2020 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

#### **For Chaturvedi & Shah LLP**

Chartered Accountants

Firm's Registration No: 101720W/W100355

**Vitesh D. Gandhi**

Partner

Membership Number: 110248



UDIN: 20110248AAAAAW9970

**Place:** Mumbai

**Date:** July 24, 2020



**Independent Auditors' Report on the Quarterly and Year to Date Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

To,  
The Board of Directors  
Industrial Investment Trust Limited

**Report on the audit of the Consolidated Financial Results**

**Opinion**

We have audited the accompanying statement of quarterly and year to date consolidated financial results of Industrial Investment Trust Limited (hereinafter referred to as the "Holding Company") and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), its associate and jointly controlled entities for the quarter and year ended March 31, 2020 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us based on the consideration of reports of other auditors on separate audited financial statements/financial results/financial information of the subsidiaries, associates and jointly controlled entities, the Statement:

- i. includes the financial results for the year ended March 31, 2020 of the following entities

Sr. No.	Name of Entities
	<b>Subsidiaries:</b>
i.	IITL Projects Limited
ii.	IIT Investrust Limited
iii.	IIT Insurance Broking and Risk Management Private Limited
iv.	IITL Corporate Insurance Services Private Limited
	<b>Jointly Controlled Entities:</b>
v.	Future Generali India Life Insurance Company Limited
vi.	Capital Infraprojects Private Limited
vii.	IITL-Nimbus The Hyde Park Noida
viii.	IITL-Nimbus The Express Park View
	IITL-Nimbus The Palm Village
	<b>Associates:</b>
	World Resorts Limited
xi.	Golden Palms Facility Management Private Limited



- ii. is presented in accordance with the requirements of Listing Regulations in this regards; and
- iii. gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards and other accounting principles generally accepted in India of the net loss and other comprehensive loss and other financial information of the Group for the quarter and year ended March 31, 2020.

#### **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, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Result" section of our report. We are independent of the Group, its associates and jointly controlled entities 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 of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and the other auditors in terms of their report is referred to in "Other Matters" paragraph below, is sufficient and appropriate to provide a basis of our audit opinion.

#### **Emphasis of Matter Paragraph**

1. We draw attention to note no 7(i) of the Statement regarding investment in its subsidiary IITL Projects Limited and Joint Venture. The said entities are incurring continuous losses and the net worth of those entities are negative as on March 31, 2020 and their current liabilities exceeded their total assets which indicate that a material uncertainty exists that may cast significant doubt on their ability to continue as a Going Concern.
2. We draw attention to note no 7(iii) of the Statement, the net worth of Future Generali India Life Insurance Company Limited ("FGILICL"), a Jointly Controlled Entity of the Company, as at March 31, 2020 has substantially eroded. However, based on projections and future business plan provided by FGILICL to the Company and based on management's assessment of the same, no further adjustment is required in its carrying amount of investment as at balance sheet date.
3. We draw attention to note no 7(iv) of the Statement, regarding investment in associate company World Resorts Limited ("WRL"). The associate has incurred loss in the current year and the net worth of the associate has eroded. The Management of the Company is of the view for the reasons stated in the note, has provided for loss Rs. 2728.50 lakhs toward preference share investment on account of change in fair value as at March 31, 2020.
4. We draw attention to note no 8 of Statement the Company had received letter from the Reserve Bank of India (RBI) dated June 25, 2018. vide said letter, the RBI has prohibited the Company not to expand its credit/investment portfolio other than investment in Government Securities till net Non Performing Assets ("NPAs") are brought down to below 5%. The Board of the Company in its meeting held on August 13, 2018 discussed and deliberated on the issues raised by RBI and formed an action plan for the same.





5. We draw attention to note no 9 to the Statement, which describes the impact of Covid-19 pandemic on the Company's operations and results as assessed by the management.

Our opinion is not modified in respect of the above matters.

#### **Management Responsibilities for the Consolidated Financial Results**

The statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of the statement that gives a true and fair view of the net loss and other comprehensive loss and other financial information of the Group including its associates and jointly controlled entities in accordance with the Indian Accounting Standard prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with the Listing Regulations. The respective Board of Directors of the companies included in Group and its associates and jointly controlled entities are responsible for maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding the assets of the Group and its associates and jointly controlled entities and for preventing and detecting frauds and other irregularities; selection and application of the appropriate accounting policies; making judgements and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which we have been used for the preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies included in the Group and its associates and jointly controlled entities are responsible for assessing the ability of the Group and its associates and jointly controlled entities to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless respective Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and its associates and jointly controlled entities are also responsible for overseeing the financial reporting process of the Group and its associates and jointly controlled entities.

#### **Auditor's Responsibility for the Audit of the Consolidated Financial Results**

Our objectives are to obtain reasonable assurance about whether the Statement 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 the Statement.



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 Statement, 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 the Board of Directors.
- Conclude on the appropriateness of Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associates and jointly controlled entities 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 Statement 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 Group and its associates and jointly controlled entities to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results/financial information of the entities within the Group and its associates and jointly controlled entities to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the Statement of which are independent auditors. For the other entities included in the Statement, which have been audited by other auditors, such other auditor's remains responsible for the direction, supervision and performance of the audit carried out by them. We remain solely responsible for our audit opinion.

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



We communicate with those charged with governance of the Holding Company and such other entities included in the Statement of which we are independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

We also perform procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the Listing Regulations, as amended, to the extent applicable.

**Other Matter**

1. The accompanying statement includes the audited financial results/statement and other financial information, in respect of:
  - i. 3 subsidiaries, whose financial results/statements reflects total assets of Rs.4738.82 lakhs as at March-31, 2020, and total revenues of Rs.56.87 lakhs and Rs.280.52 lakhs, net loss after tax of Rs.466.64 lakhs and Rs.785.55 lakhs for the quarter and year ended March 31, 2020 respectively and the net cash outflow of Rs.5357.85 lakhs for the year ended March 31, 2020, as considered in the consolidated financial results, which have been audited by the respective independent auditors.
  - ii. 2 associate and 5 jointly controlled entities whose financial results/statements reflects Group's share of net loss after tax of Rs.1268.92 lakhs for the quarter and Rs.2198.80 lakhs for the year ended March 31, 2020 as considered in the consolidated whose financial results/financial statements and other financial information which have been audited by the respective independent auditors.

The independent auditor's report on the financial statements/financial results/financial information of these entities referred in para 1 (i) and (ii) above have been furnished to us by the management and our opinion on the statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, associates and jointly controlled entities, is based solely on the reports of such other auditors and the procedure performed by us as stated in paragraph above.

2. The accompanying statement includes the unaudited financial results/statement and other unaudited financial information, in respect of:
  - i. 1 subsidiary, whose unaudited financial result and other financial information reflects total assets of Rs. NIL as at March 31, 2020, and total revenues of Rs. NIL and Rs 0.07 lakhs, net loss after tax of Rs NIL and Rs.2.31 lakhs for the quarter and year ended March 31, 2020 respectively and the net cash outflow of Rs.1.81 lakhs for the year ended March 31, 2020.

The unaudited financial result and other financial information referred in para 2 (i) above have been approved and furnished to us by the management and our opinion on the statement, in so far as it relates to the amounts and disclosures included in respect of the said subsidiary is based solely on the reports of such unaudited financial results. In our opinion and according to





information and explanation given to us by the management the said unaudited financial result are not material to the group.

Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of other auditors referred in para 1 (i) and (ii) and financial results and other financial information certified by the management referred in para 2 (i).

The Statement included the results for the quarter ended March 31, 2020 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2020 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

**For Chaturvedi & Shah LLP**  
Chartered Accountants  
Firm's Registration No: 101720W/W100355

**Vitesh D. Gandhi**  
Partner  
Membership Number: 110248



UDIN: 20110248AAAAAX4260

**Place:** Mumbai  
**Date:** July 24, 2020



**INDUSTRIAL  
INVESTMENT  
TRUST  
LIMITED**

July 24, 2020

The Manager  
Listing Department  
BSE Limited  
Dalal Street  
Mumbai – 400 001

**BSE Code: 501295**

The Manager  
Listing Department  
The National Stock Exchange of India Limited  
Exchange Plaza, 5<sup>th</sup> Floor  
Plot No. C/1, G Block  
BKC, Bandra (E), Mumbai 400 051

**NSE Scrip Symbol: IITL**

Dear Sir / Madam,

**Sub: Declaration pursuant to Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Pursuant to provision of Regulation 33(3)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby declare that the Statutory Auditors of the Company, Chaturvedi & Shah LLP, Chartered Accountants (FRN 101720W / W100355) have issued the Audit Reports with unmodified opinion on the Standalone and Consolidated Financial Results of the Company for the year ended March 31, 2020.

Kindly take the same on your record.

Thanking you,

Yours faithfully,  
For **Industrial Investment Trust Limited**

**Cumi Banerjee**  
CEO & Company Secretary



**Hemang Ladani**  
Group Chief Financial Officer

CIN No. L65990MH1933PLC001998

**Regd. Office :** Rajabhadur Mansion, 2nd Floor, 28, Bombay Samachar Marg, Mumbai - 400 001.

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