

Independent Auditor's Review Report on Quarterly Unaudited Standalone Financial Results of the Company pursuant to the Regulations 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ("Listing regulations")

To the Board of Directors of Modi Rubber Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results ("the statement") of Modi Rubber Limited ("the Company") for the quarter and nine months ended December 31, 2022 being submitted by the Company pursuant to the requirement of Regulation 33 of the Listing regulations.
2. This statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" (Ind AS-34) prescribed under section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing regulations. Our responsibility is to express a conclusion on the statement based on our review.
3. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India ("ICAI"). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted and audit procedures performed as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard ("Ind AS") specified under section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.



- (c) Joint Ventures
- (i) Asahi Modi Materials Private Limited
 - (ii) Gujarat Guardian Limited
 - (iii) Modi Marco Aldany Private Limited
- (d) Associate
- (i) Vinura Beverages Private Limited
 - (ii) IQ Modi Power Private Limited

5. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to the attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard ("Ind AS") specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We draw attention to Note 11 of the Statement regarding fair valuation of total other investments by Spin Investments India Limited in "Uniglobe Mod Travels Private Limited" aggregating to Rs. 3,510.82 Lacs. The investments are fair valued at Rs. 2,783.12 Lacs as of 31st December 2022. The subsidiary company's management has made an assessment that, considering, the long term and strategic nature of the investment, fair value decline in the value of investments, amongst other things, due to erosion in the net worth of the investee entity, is considered temporary in nature. Our conclusion is not modified in respect of this matter.
7. The accompanying Statement includes the unaudited interim financial results/ financial information, in respect of 1 joint venture and 1 Associate, whose unaudited interim financial results/ financial information reflect the Group's share of profit after tax of Rs. 33.93 Lacs and Rs.(0.02) Lacs respectively for the quarter and nine months ended 31st December 2022, and total comprehensive income of Rs. 33.93 Lacs and Rs. (0.02) Lacs respectively for the quarter and nine months ended 31st December 2022, as considered in the Statement on the basis of interim financial results/ financial information certified by the Management which has not been reviewed/audited by their auditors. According to the information and explanations given to us by the management, these interim financial results/ financial information are not material to the Group.

Our conclusion on the Statement is not modified in respect of our reliance on the unaudited interim financial results/ financial information certified by the Management.



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5. The comparative financial information of the Company for the quarter and nine months ended December 31, 2021 and for the year ended March 31, 2022 prepared in accordance with Ind AS included in this Statement have been reviewed / audited, as applicable, by the predecessor auditors. The reports of the predecessor auditors on this comparative financial information dated February 14, 2022, and May 28, 2022 respectively, expressed an unmodified conclusion/opinion, as applicable. Our conclusion on the Statement is not modified in respect of above matter.

For **P N A M & Co. LLP**

Chartered Accountants

Firm Registration No. 001092N/N500395



Abhishek Nahta

Partner

Membership No.: 513559

UDIN: 23513559BGSKQB4516

Place: New Delhi

Date: 14th February 2023

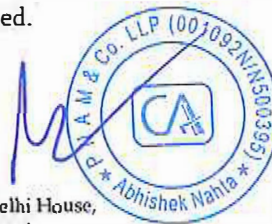
Independent Auditor's Review Report on Quarterly Unaudited Consolidated Financial Results of the Modi Rubber Limited pursuant to the Regulations 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ("Listing Regulations").

To the Board of Directors of Modi Rubber Limited

1. We have reviewed the accompanying Statement of "Unaudited Consolidated Financial Results of Modi Rubber Limited ("the Parent"), which includes its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), and its share of the net profit after tax and total comprehensive income of its associates and joint ventures for the quarter and nine months ended 31st December 2022 ("the Statement"), being submitted by the Parent pursuant to the requirements of Regulation 33 of the Listing Regulations.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India (ICAI). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of Parent personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under Section 143(10) of the Companies Act, 2013 and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with Circular No. CIR/CFD/CMDI/44/2019 dated 29th March 2019 issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:
 - (a) Parent
Modi Rubber Limited
 - (b) Subsidiary Companies
 - (i) Spin Investment India Limited
 - (ii) Superior Investment (India) Limited.



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8. The comparative financial information of the Group for the quarter and nine months ended 31st December 2021 and for the year ended 31st March 2022, prepared in accordance with Ind AS, included in this Statement has been reviewed/audited, as applicable, by the predecessor auditors. The reports of the predecessor auditors on this comparative financial information dated 14th February 2022 and 28th May 2022 respectively, expressed an unmodified conclusion/ opinion, as applicable. Our conclusion on the Statement is not modified in respect of this matter.

For **P N A M & Co. LLP**

Chartered Accountants

Firm Registration No.: 001092N/N500395



Abhishek Nanta
Partner

Membership No.: 513559

UDIN: 23513559BGSKQC1365

Place: New Delhi

Date: 14th February 2023

Modi Rubber Limited

CIN: L25199UP1971PLC003392, Registered office : Modinagar - 201204 (U. P.)

Statement of Standalone and Consolidated Unaudited Financial Results for the Quarter and Nine months ended December 31, 2022

PART I

(Amount in Rs. Lacs)

S.No.	Particulars	Quarter ended						Nine Months ended				Year ended	
		Standalone			Consolidated			Standalone		Consolidated		Standalone	Consolidated
		31-Dec-22	31-Dec-21	30-Sep-22	31-Dec-22	31-Dec-21	30-Sep-22	31-Dec-22	31-Dec-21	31-Dec-22	31-Dec-21	31-Mar-22	31-Mar-22
		Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited	Audited
1	Income	Refer Note 10			Refer Note 10								
i)	Revenue from operations												
a)	Sale of products/services	-	-	-	111.20	184.93	-	-	-	111.20	184.93	-	321.12
b)	Other operating revenue	41.38	69.91	55.50	29.37	63.90	55.51	152.96	163.94	134.96	145.94	215.57	191.57
ii)	Other Income	193.23	194.00	2,740.90	250.19	255.28	328.29	3,038.75	2,111.22	719.27	660.28	3,135.63	810.80
2	Total income	234.61	263.91	2796.40	390.76	504.11	383.80	3,191.71	2,275.16	965.43	991.15	3,351.40	1,323.49
3	Expenses												
a)	Cost of material consumed	-	-	-	183.20	198.64	-	-	-	183.20	198.64	-	332.55
b)	Change in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	(82.08)	-	-	-	-	(82.08)	-	-	-
c)	Employee benefits expense	93.90	86.08	79.38	93.90	86.08	79.38	265.77	257.35	265.77	257.35	357.21	357.21
d)	Finance costs	11.29	11.17	12.45	11.66	11.17	12.50	36.36	39.85	36.78	39.85	59.03	59.30
e)	Depreciation and amortisation expense	53.75	63.78	52.44	53.75	63.78	52.44	158.71	193.93	158.71	193.93	259.81	259.81
f)	Other expenses	485.69	440.36	463.79	490.26	451.65	489.17	1,340.52	1,092.19	1,381.10	1,122.71	1,954.88	2,001.60
	Total expenses	644.63	601.39	608.05	750.69	811.32	633.48	1,801.36	1,583.31	1,943.48	1,812.47	2,630.93	3,010.47
4	Profit/(Loss) from continuing operations before exceptional items and tax (2-3)	(410.02)	(337.48)	2188.35	(359.93)	(307.21)	(249.68)	1,390.35	691.85	(978.05)	(821.33)	720.47	(1686.98)
5	Exceptional Items (Refer note 12 & 13)	-	-	-	-	-	-	-	-	-	0.00	0.00	(0.33)
6	Profit/(Loss) from continuing operations before tax and share in net profit/(loss) of joint ventures and associates (4-5)	(410.02)	(337.48)	2188.35	(359.93)	(307.21)	(249.68)	1,390.35	691.85	(978.05)	(821.33)	720.47	(1687.31)
7	Share in net profit/(loss) of joint ventures and associates	-	-	-	1,076.31	1,121.18	1,340.85	-	-	3,720.02	3,249.28	-	4,441.36
8	Profit/(loss) before tax (6+7)	(410.02)	(337.48)	2188.35	716.38	813.97	1091.17	1,390.35	691.85	2,741.97	2427.95	720.47	2754.05
9	Tax expense												
	- Current tax	(120.55)	89.63	459.71	(113.72)	95.73	459.56	339.16	201.63	349.11	211.91	220.69	235.85
	- Earlier year	-	-	-	-	-	-	-	0.00	-	0.00	0.00	(0.12)
	- Deferred tax	(0.42)	135.08	3.66	(4.56)	139.89	1.93	(43.16)	10.08	(50.68)	5.17	(23.33)	(44.82)
10	Net Profit/(Loss) from continuing operations after tax (8-9)	(289.05)	(562.19)	1724.98	834.66	578.35	629.68	1,094.35	480.14	2,443.54	2210.88	523.10	2563.14
11	Other comprehensive income/(loss)	(53.97)	14902.92	227.13	103.36	15216.77	160.14	(365.91)	15,471.74	(951.10)	15,603.82	15,679.35	15,956.26
12	Total Comprehensive income/(loss) (10+11)	(343.02)	14340.73	1952.11	938.02	15795.12	789.81	728.44	15,951.88	1,492.44	17,814.70	16,202.45	18,519.40



S.No.	Particulars	Quarter Ended						Nine Months ended				Year ended	
		Standalone			Consolidated			Standalone		Consolidated		Standalone	Consolidated
		31-Dec-22	31-Dec-21	30-Sep-22	31-Dec-22	31-Dec-21	30-Sep-22	31-Dec-22	31-Dec-21	31-Dec-22	31-Dec-21	31-Mar-22	31-Mar-22
		Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited	Audited
13	Paid-up equity share capital (Rs. Lacs) (Face value Rs. 10/- per share)	2504.05	2504.05	2504.05	2504.05	2504.05	2504.05	2504.05	2504.05	2504.05	2504.05	2504.05	2504.05
14	Reserves excluding revaluation reserves (as per balance sheet of previous accounting year) (Rs. Lacs)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
15	i Earnings per share (EPS)												
	(a) Basic (in Rs.)	(1.15)	(2.25)	6.89	3.33	2.31	2.51	4.37	1.92	9.76	8.83	2.09	10.24
	(b) Diluted (in Rs.)	(1.15)	(2.25)	6.89	3.33	2.31	2.51	4.37	1.92	9.76	8.83	2.09	10.24
	* Not Annualised												

PART II Selected Information for the Quarter ended December 31, 2022

S.No.	Particulars	Standalone			
		Quarter Ended			Year ended
		31-Dec-22	31-Dec-21	30-Sep-22	31-Mar-22
		Un-Audited	Un-Audited	Un-Audited	Audited
A	PARTICULARS OF SHAREHOLDING				
1	Public Shareholding				
	- Number of Shares	9,341,580	9,341,580	9,341,580	9,341,580
	- Percentage of Shareholding	37.31	37.31	37.31	37.31
2	Promoters and promoter group Shareholding				
a)	Pledged/Encumbered :				
	- No of Shares	-	-	-	-
	- % age of Shares (as a % age of the total Shareholding of Promoter and Promoter group)	-	-	-	-
	- % age of Shares (as a % age of the total Share capital of the Company)	-	-	-	-
b)	Non Encumbered :				
	- No of Shares	15,698,952	15,698,952	15,698,952	15,698,952
	- % age of Shares (as a % age of the total Shareholding of Promoter and Promoter group)	100.00	100.00	100.00	100.00
	- % age of Shares (as a % age of the total Share capital of the Company)	62.69	62.69	62.69	62.69

		Quarter ended December 31, 2022
B	INVESTOR COMPLAINTS	
	Pending at the beginning of the quarter	NIL
	Received during the quarter	1
	Disposed off during the quarter	1
	Remaining unresolved at the end of the quarter	NIL



Modi Rubber Limited

1 Financial Results for the quarter and nine months ended December 31, 2022

Amount in Rs. Lacs

Particulars	Standalone		Consolidated	
	Quarter Ended Dec 22	Nine Months ended Dec 22	Quarter Ended Dec 22	Nine Months ended Dec 22
Net profit/(loss) from ordinary activities (after tax)	(289.05)	1,094.35	834.66	2,443.54
Other Comprehensive income/(loss)	(53.97)	(365.91)	103.36	(951.10)
Total Comprehensive Income/(loss) (after tax)	(343.02)	728.44	938.02	1,492.44

2. The above financial results for the quarter and nine months ended December 31, 2022 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on February 14th, 2023.

3. The Statutory Auditors have carried out a limited review of the above results for the quarter and nine months ended December 31, 2022 and issued an unmodified opinion on the same.

4. In accordance with IND AS 108 - Operating Segment used to present the segment information are identified on the basis of informal report used by the Company to allocate resource to the segment and assess their performance. The Board of Directors of the Company is collectively Chief Operating Decision Maker (CODM). The Company is engaged in Renting of immovable property which in the context of Ind AS 108 "Operating Segment" is considered as the only segment. The Company's activities are restricted within India and hence no separate geographical segment disclosure is considered necessary.

5. Modi Nagar Plant, set-up on the land & shed taken on lease from Modi Export Processors Limited (MEPL) which is under liquidation, could not be repaired/re-started due to seal put in by the Official Liquidator of MEPL. The Company has filed Special Leave Petition before the Division Bench of Allahabad High Court for taking back possession for carrying out industrial activities.

6. In compliance of directions issued by the BIFR vide its order dated February 23, 2010, the unimplemented portion of the SS-08 is under implementation by the Company and a status report to this effect as at September 30, 2016 was also submitted by the Company with BIFR periodically on October 20, 2016. With effect from December 01, 2016, SICA repealed by Government of India vide its Gazette Notification dated November 25, 2016 and all approved schemes will now be governed by National Company Law Tribunal.

7. During the quarter and nine months ended December 31, 2022, the Company has not granted any stock options under Employee Stock Option Scheme to its employees.

8. During the quarter and nine months ended December 31, 2022 the Company has not allotted any equity Shares. Paid up Capital of the Company as on December 31, 2022 is Rs 2,504.05 lacs consisting of 25,040,532 Equity Shares of the face value of Rs 10/- each.

9. The basic and diluted earnings per share has been calculated in accordance with the IND AS - 33 "Earnings Per Share".

10. Figures (consolidated as well as standalone) for the quarter ended December 31, 2022 represent the difference between reviewed figures for the nine months ended December 31, 2022 and the published figures for the six months ended September 30, 2022.

11. The Company's subsidiary company "Spin Investment India Limited" has investments aggregating to Rs 3510.82 lacs in "Uniglobe Mod Travels Private Limited". The investments are fair valued at Rs. 2783.12 lacs as at 31st December 2022. The subsidiary company's management has made an assessment that, considering, the long term and strategic nature of investment, fair value decline in the value of investments, amongst other things, due to erosion in the networth of the investee entity, is considered temporary in nature.

12. Figures for the previous periods have been regrouped/reclassified to conform to the classification of the current periods.

For Modi Rubber Limited


Ajay Kumar Modi
Managing Director
Place: New Delhi
Date: 14th February, 2023



Extract of Standalone and Consolidated Un-Audited Financial Results for the quarter and Nine months ended December 31, 2022

(Amount in Lacs)

S.No.	Particulars	Quarter Ended						Half Year Ended				Year ended	
		Standalone			Consolidated			Standalone		Consolidated		Standalone	Consolidated
		31-Dec-22 Un-Audited	31-Dec-21 Un-Audited	30-Sep-22 Un-Audited	31-Dec-22 Un-Audited	31-Dec-21 Un-Audited	30-Sep-22 Un-Audited	31-Dec-22 Un-Audited	31-Dec-21 Un-Audited	31-Dec-22 Un-Audited	31-Dec-21 Un-Audited	31-Mar-22 Audited	31-Mar-22 Audited
1	Total Income from operations (Net)	41.38	69.91	55.50	140.57	248.83	55.51	152.98	163.94	246.16	330.87	215.57	512.69
2	Net Profit/ (Loss) for the period (before tax and exceptional items)	(410.02)	(337.48)	2,188.35	716.38	813.97	1,091.17	1,390.35	691.85	2,741.97	2,427.95	720.47	2,754.38
3	Net Profit/ (Loss) for the period before tax (after exceptional items)	(410.02)	(337.48)	2,188.35	716.38	813.97	1,091.17	1,390.35	691.85	2,741.97	2,427.95	720.47	2,754.05
4	Net Profit/ (Loss) for the period after tax (after exceptional items)	(289.05)	(562.19)	1,724.98	834.68	578.35	629.68	1,094.35	480.14	2,443.54	2,210.88	523.10	2,563.14
5	Total Comprehensive Income for the period (after tax)	(343.02)	14,340.73	1,952.11	938.02	15,795.12	789.81	728.44	15,951.88	1,492.44	17,814.70	16,202.45	18,519.40
6	Equity Share Capital (Face value of share is Rs. 10/- each)	2,504.05	2,504.05	2,504.05	2,504.05	2,504.05	2,504.05	2,504.05	2,504.05	2,504.05	2,504.05	2,504.05	2,504.05
7	Reserves (excluding Revaluation Reserves as shown in the Balance Sheet of previous year)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
8	Earnings per share (EPS) (of Rs. 10/- each) (Not Annualised)												
	(a) Basic and Diluted EPS (before exceptional items) (in Rs.)	(1.15)	(2.25)	6.89	3.33	2.31	2.51	4.37	1.92	9.76	8.83	2.09	10.24
	(b) Basic and Diluted EPS (after exceptional items) (in Rs.)	(1.15)	(2.25)	6.89	3.33	2.31	2.51	4.37	1.92	9.76	8.83	2.09	10.24

Notes:

- The above is an extract of the detailed format of Quarterly/ Annual Financial Results filed with the Stock Exchanges under Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly/ Annual Financial Results are available on the stock exchange website, www.nseindia.com, www.bseindia.com and on the Company website www.modirubberlimited.com.
- The above results have been reviewed by the Audit Committee and subsequently approved by the Board of Directors of the Company at their respective meeting held on February 14th, 2023. The Statutory Auditors of the Company have carried out a limited review of the aforesaid results.
- Previous quarter/ year end figures have been rearranged and / or regrouped, wherever necessary, to make them comparable with those of the current quarter/ year end.

By order of the Board


Anshu Kumar Modi
Managing Director



New Delhi
Date: 14th February, 2023