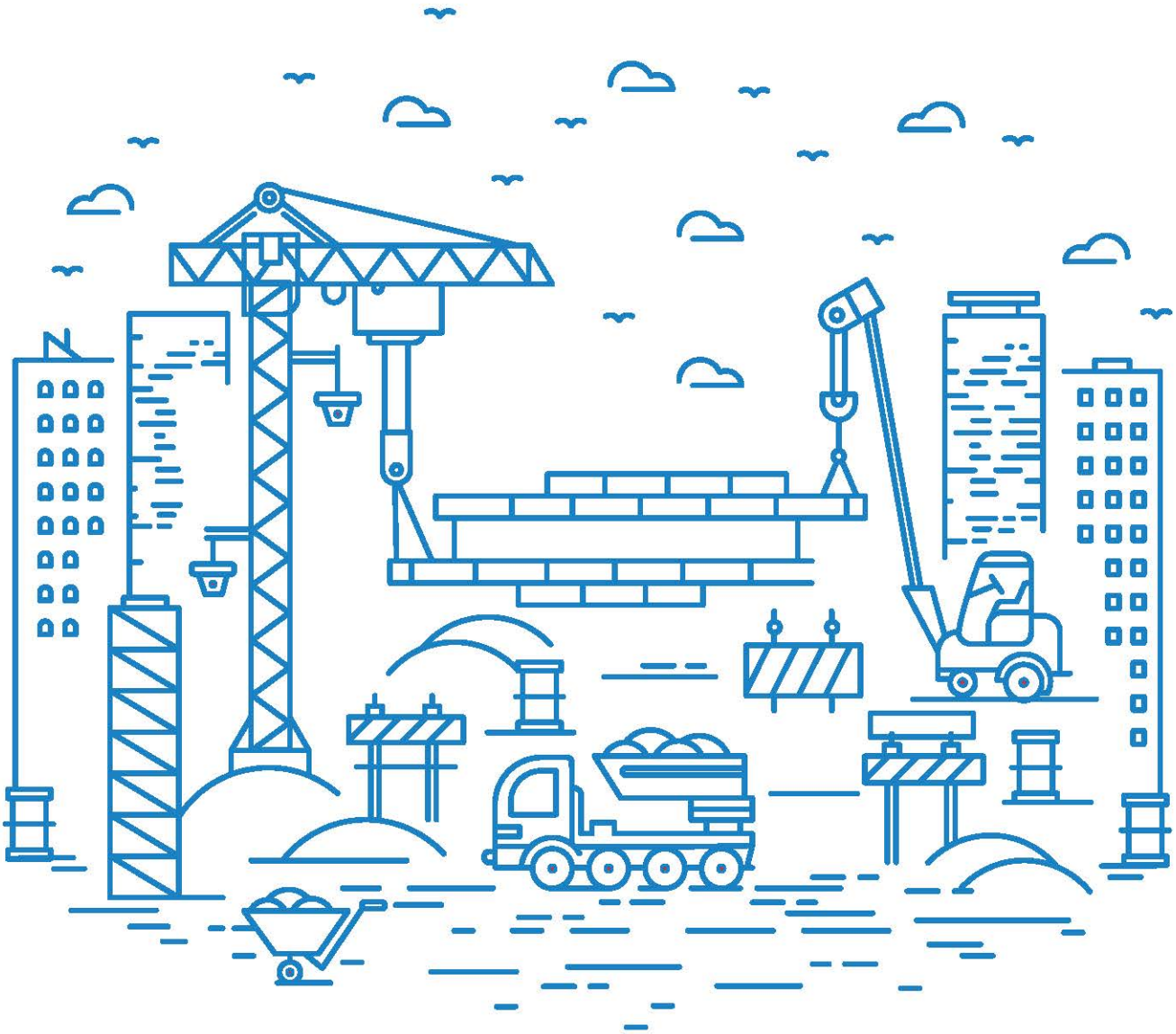
NILA INFRASTRUCTURES LIMITED



29th Annual Report
2018-2019



PURE IS BASIC

AFFORDABLE HOUSING IS A BASIC NEED

PURE IS CONVENIENT

URBAN INFRA MAKES CITY LIFE CONVENIENT

PURE IS EFFICIENT

INDUSTRIAL INFRA IS THE EFFICIENT WAY TO GROW

CONTENTS

COMPANY OVERVIEW 02

PROJECTS AND GEOGRAPHIC DIVERSITY 04

REVENUE BREAKUP 05

OUR INDUSTRIAL INFRASTRUCTURE BUSINESS 06

CHAIRMAN'S MESSAGE 09

THE BOARD 10

MANAGEMENT 12

STATUTORY REPORTS & FINANCIAL STATEMENTS 14

Disclaimer

In this annual report, we have disclosed certain forward-looking information to enable investors to comprehend our prospects and take informed investment decisions. This report and other statements - written and oral - that we periodically make certain forward-looking statements that set out anticipated results based on the management's plans and assumptions. We have tried wherever possible to identify such statements by using words such as 'anticipates', 'estimates', 'expects', 'projects', 'intends', 'plans', 'believes', and words of similar substance in connection with any discussion of future performance. We cannot guarantee that these forward-looking statements will be realised, although we believe we have been prudent in our assumptions. The achievement of results is subject to risks, uncertainties and even inaccurate assumptions. Should known or unknown risks or uncertainties materialise, or should underlying assumptions prove inaccurate, actual results could vary materially from those anticipated, estimated or projected. Readers should bear this in mind. We undertake no obligation to publicly update any forward-lookingstatements, whether as a result of new information, future events or otherwise.

MISSION



Strive relentlessly to provide world-class infrastructure development and contribute towards economic growth by delivering international standards of lifestyle.

Provide 'housing-for-all' by participating in affordable housing projects thus contributing to national and social causes.

Execute urban development and infrastructure projects beneficial to the society at large.
Innovate and provide intelligent infrastructure solutions in a manner which is sustainable.

Engage in challenging projects, adhere to required standards and see them through completion with high levels of integrity and dedication.

Achieve transparency in every deal and endeavor to deliver on time, each time.



VISION

Mark our presence as a leading infrastructure player across various geographies.

Perform with a high level of integrity and harness credibility.

Contribute to the economic prosperity and growth through participation in projects of national importance.

Raise our own benchmarks with every successive endeavor.

VALUES

Passion for ideas and innovations

Reliability of processes and practices

Dedication to goals and targets

STRONG BASE

29+ years as one of Gujarat's most respected business groups

Approved Contractor in "Special Category — I Buildings Class" and "AA Class" with Government of Gujarat, Roads and Building Department



MARKET CREDIBILITY

BBB+ Outlook Stable / A2: CARE Ratings

BBB+ Outlook Stable / A2: Brickwork Ratings

Debt Equity Ratio: less than 1

Promoter Share Pledge: Nil

9 years of Uninterrupted Dividend Payment

Responsible Corporate Governance

BUSINESS DIVERSITY

Affordable Housing & Slum Redevelopment

Civic Urban Infrastructure — BRTS Stations, Multilevel Parking, Medical College, Bus Port, Office Complex, Community Hall, among others

Leasing

Industrial Infrastructure

White Label development



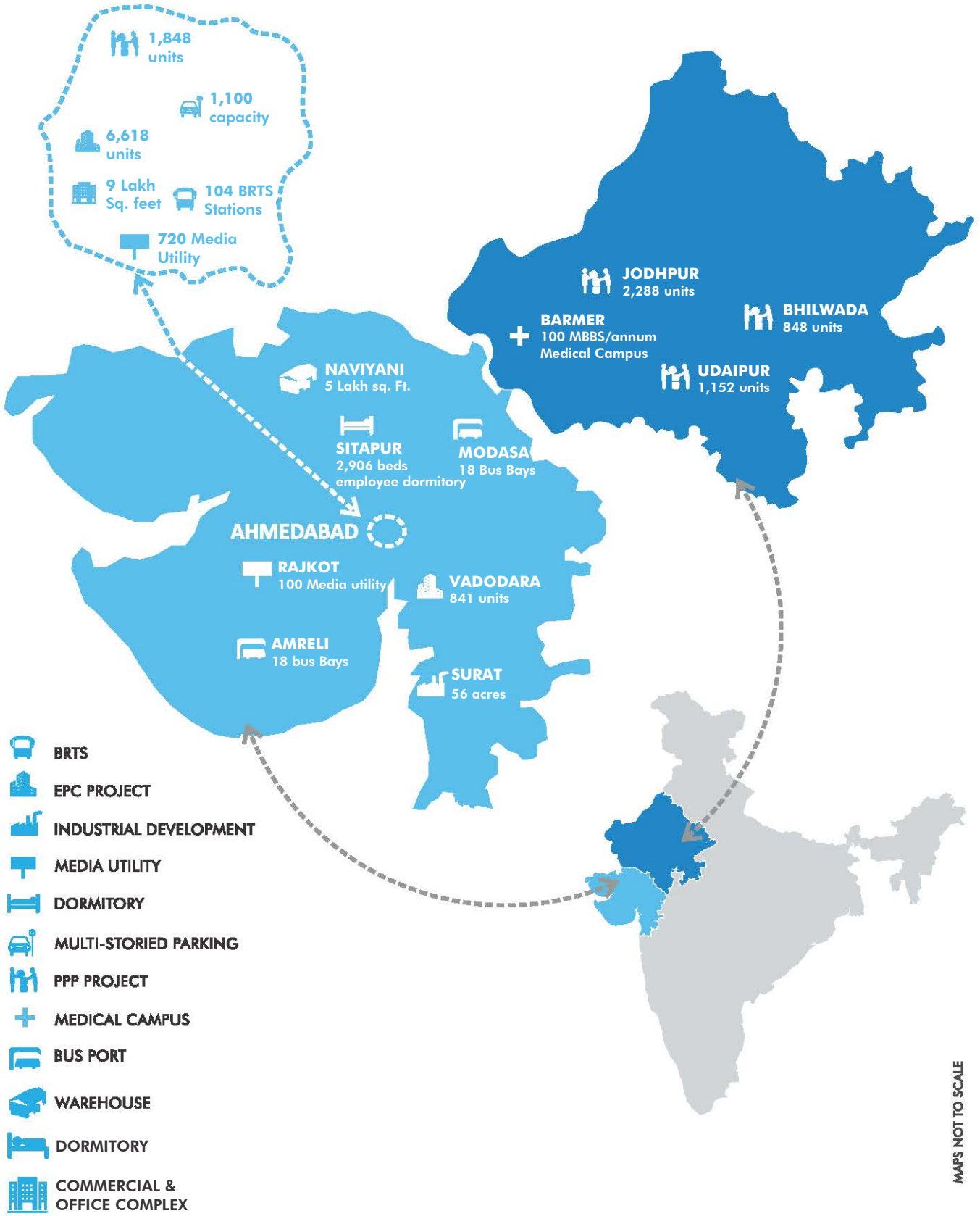
CATEGORY LEADERSHIP

Deployment of Integrated ERP platform

Deployment of HR Framework that catalyzes and rewards high–performance

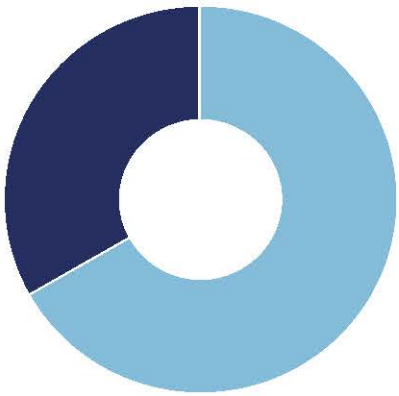


PROJECTS AND GEOGRAPHIC DIVERSITY



REVENUE BREAK–UP

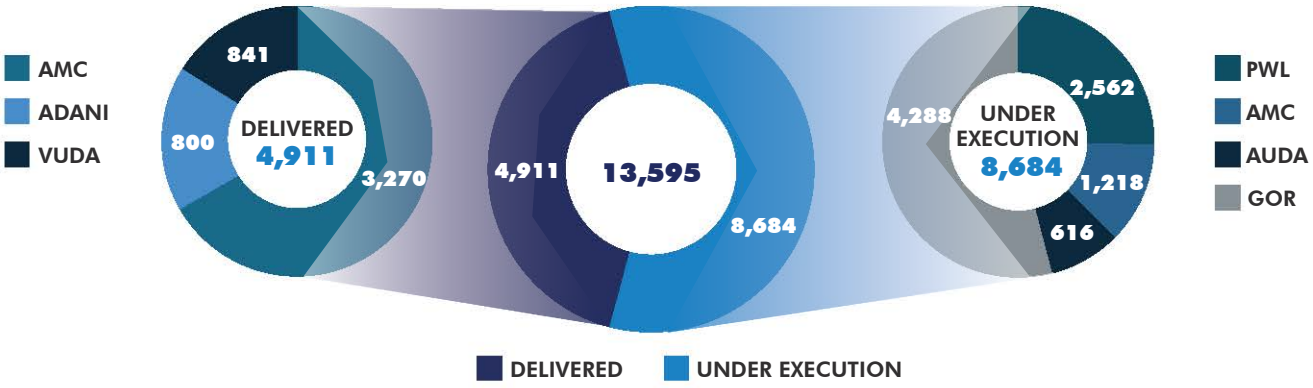
F.Y. 2019



33%
AFFORDABLE HOUSING

67%
CIVIC URBAN INFRA

Total Affordable Housing Entrusted = 13,595 Dwelling Units



BUILDING SUSTAINABILITY

ORDER BOOK BREAK–UP

(AT 31 MARCH, 2019)

AFFORDABLE HOUSING — **CIVIC URBAN INFRA**

55% | 45%

GUJARAT — **RAJASTHAN**

87% | 13%

GOVERNMENT — **WHITE LABEL**

27% | 73%

ORDER BOOK

₹ 647.65 CRORE

AT 31 MARCH, 2019

37.61% CAGR

GROWTH IN THE LAST 6 YEARS

OUR INDUSTRIAL INFRASTRUCTURE BUSINESS

GEARED FOR GROWTH

OUR INDUSTRIAL PARKS ARE STRATEGICALLY LOCATED AT GUJARAT

One of India's most prosperous states with robust pro-industry infrastructure like major all- weather ports (Kandla & Mundra) providing global market access

Well-established auto clusters at Halol, Sanand and Rajkot

Upcoming clusters at Becharaji, Mandal, Dholera, Halol-Savli SIR and Anjar

Becharaji in Gujarat, where our industrial parks are situated, is slated to become one of India's major auto hubs

Proximity to the plants of MNC auto majors like Suzuki and Honda Motorcycles, which are spurring the setting up of production facilities by auto-components / OEM / ancillary manufacturers supplying to their principals

As part of our joint venture with the Kataria Group of Ahmedabad, we have already delivered five (5) dormitories, commercial complex and a couple of logistics warehouses. We are truly geared for growth with an anticipated spurt happening in the development of new industrial units and the subsequent need for support facilities like worker residences, warehouses, commercial buildings, etc.

Connectivity		**Romanovia Industrial Park Pvt Ltd**		**Kent Residential and Industrial Park LLP**	
		• Around 60 - 65 kms. from the WDFC • Within the DMIC influence region • About 60- 65 kms. from GIFT city, Gandhinagar			
		Romanovia Industrial Park Pvt Ltd		**Kent Residential and Industrial Park LLP**	
Proximity to Anchor industries	Suzuki four - wheeler plant	2. 5 kms .		2. 1 kms .	
	Honda two - wheel er plant	20.0 kms.		14.0 kms.	
Infrastructure provided		Internal roads, water distribution network, sewerage network, drainage treatment, effluent treatment, power distribution network, communication net work, etc.			
Acquisition progress (land in acres)	**Particulars**	**ROMANOVIA**		**KENT**	
	Sale Deed executed	**164**	**98%**	**134**	**56%**
	Agreement for Sale	**3**	**2%**	**106**	**44%**
	Total	**167**	**100%**	**240**	**100%**
	Final Plot area	131		156*	
	LESS: Sold	48		0	
	LESS: Development	17		25#	
	Available for Sale/ development	**66**		**131**	
C lients / Projects					
Completed projects: Built-to -suit on long -term lease basis		• TVS Logistics Services Ltd - 60,350 sq ft bua warehouse • Nittsu Logistics (India) Pvt Ltd - 1 ,29,120 sq ft bua warehouse		Five (5) dormitories for employees of Suzuki - An Auto MNC	

* under approval | # including under development area

Company Details

BOARD OF DIRECTORS

Mr. Manoj B. Vadodaria
Chairman & Managing Director

Mr. Kiran B. Vadodaria
Director

Mr. Dilip D. Patel
Director

Mr. Shyamal S. Joshi
Director

Mr. Ashok R. Bhandari
Director

Mr. Harcharansingh P. Jamdar
Director

Ms. Foram B. Mehta
Director

CHIEF FINANCIAL OFFICER

Mr. Prashant H. Sarkhedi

COMPANY SECRETARY

Mr. Dipen Y. Parikh

CORPORATE IDENTIFICATION NUMBER

L45201GJ1990PLC013417

REGISTERED OFFICE AND CONTACT DETAILS

First Floor, "Sambhaav House",
Opp. Chief Justice's Bungalow, Bodakdev,
Ahmedabad - 380015
Tel: +91 79 4003 6817 / 26870258
Website : www.nilainfra.com

RAJASTHAN OFFICE

E-297, Lal Kothi, Abhay Path, Jaipur - 302015
Tel: +91 141 491 1342

BANKERS

Axis Bank Ltd.

Corporation Bank

Oriental Bank of Commerce

HDFC Bank Ltd.

ICICI Bank Ltd.

Shinhan Bank

State Bank of India

Yes Bank Ltd.

FINANCIAL INSTITUTIONS

Gruh Finance Ltd.
SIDBI
Tata Capital Financial Services Ltd.

AUDITORS

B S R & Associates LLP
Chartered Accountants
Ahmedabad

SECRETARIAL AUDITOR

Umesh Ved & Associates
Practicing Company Secretary
Ahmedabad

COST AUDITOR

Dalwadi & Associates
Cost Accountant
Ahmedabad

REGISTRAR & SHARE TRANSFER AGENT

MCS Share Transfer Agent Ltd.
201, Second Floor, Shatdal Complex, Opp. Bata Showroom, Ashram Road, Ahmedabad- 380009
Phone : +91 79-26580461/62