

# Transforming **LIVES**



**Nila  
Infrastructures  
Limited**

ANNUAL REPORT  
**2022-23**



# Transforming Lives

NILA Infrastructures Limited is positively TRANSFORMING LIVES by relentlessly focusing on extensive redevelopment of Social Infrastructure by in-situ rehabilitating the slum-dwellers as a comprehensive win:win strategy for all the key stakeholders –be it the slum-dweller/existing residents by adequately securing a pucca house and official address that to at no capital cost or the civic urban authority by positively enhancing the aesthetics of the local neighbourhood (and thence of the entire city) as well as addressing various critical issues (social/law-and-order/health-and-hygiene) that affect the populace at large by eradication of a slum/beatification of neighbourhood.

NILA Infrastructures Limited is positively TRANSFORMING LIVES by relentlessly focusing on economic redevelopment of Physical Infrastructure by developing Bus-Ports for GSRTC as a comprehensive win:win strategy for all the key stakeholders –be it the distinguished passengers by conveniently getting a unique experience at the ultra-modern state-of-the-art contemporary bus ports or the GSRTC by getting novel infrastructure as well as upkeep and essential maintenance at no cost to it.

Such growth driven by TRANSFORMING LIVES shall ensure that the following couple of years are prosperous and increasingly funded by accruals and is justly expected to accurately translate into enhanced stakeholder value.

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## 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 looking statements, 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.

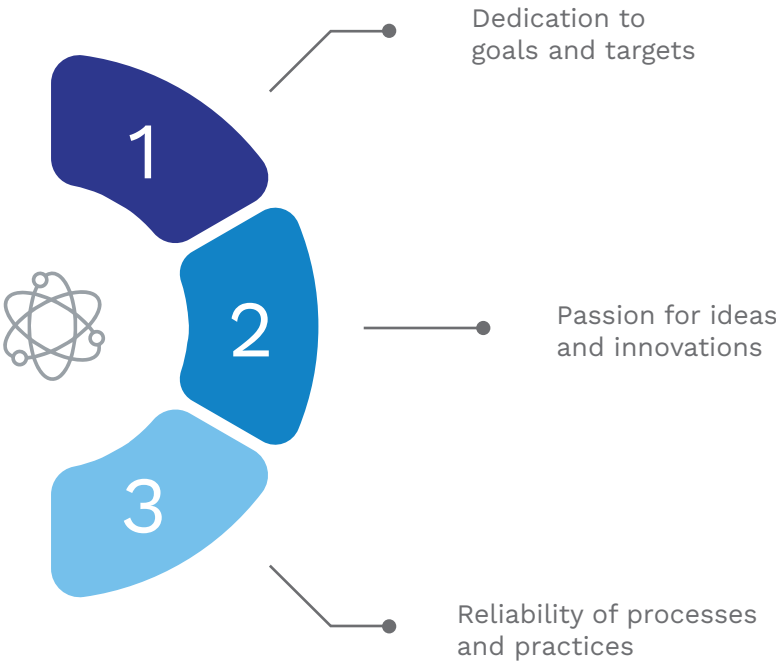
Engage in challenging projects, adhere to required standards and see them through completion with high levels of integrity and dedication.

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.

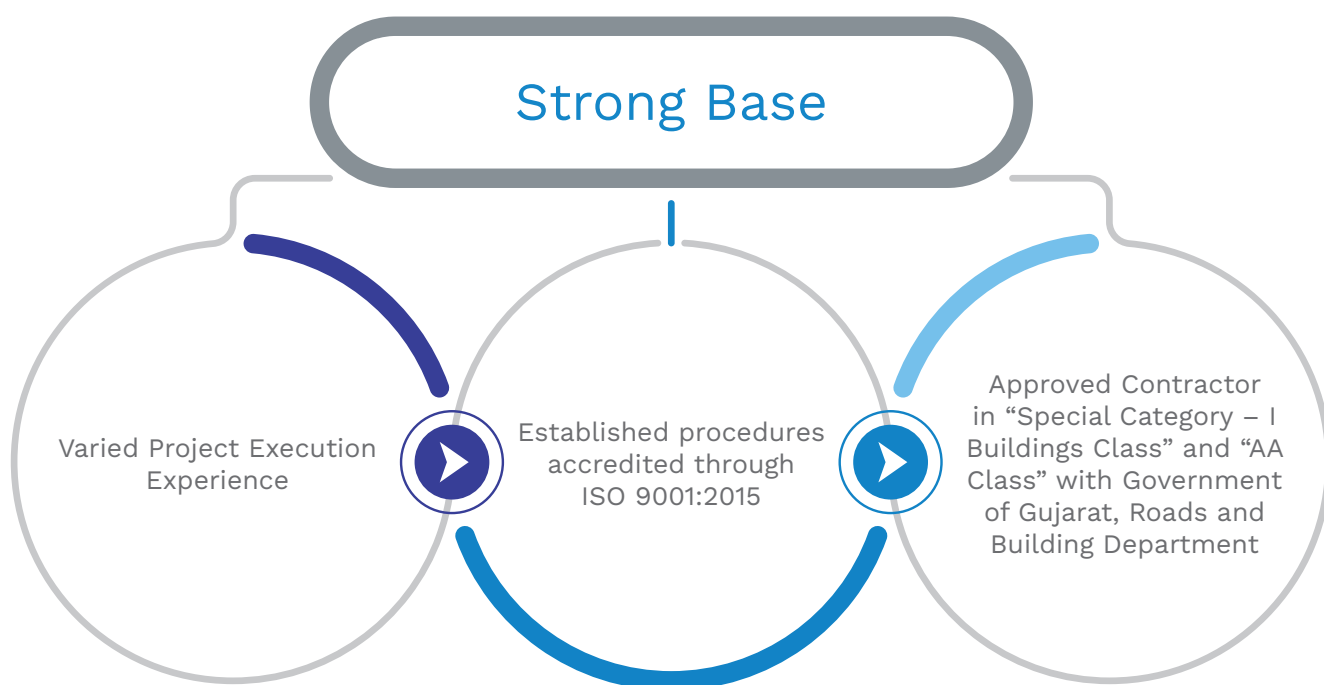
# Values



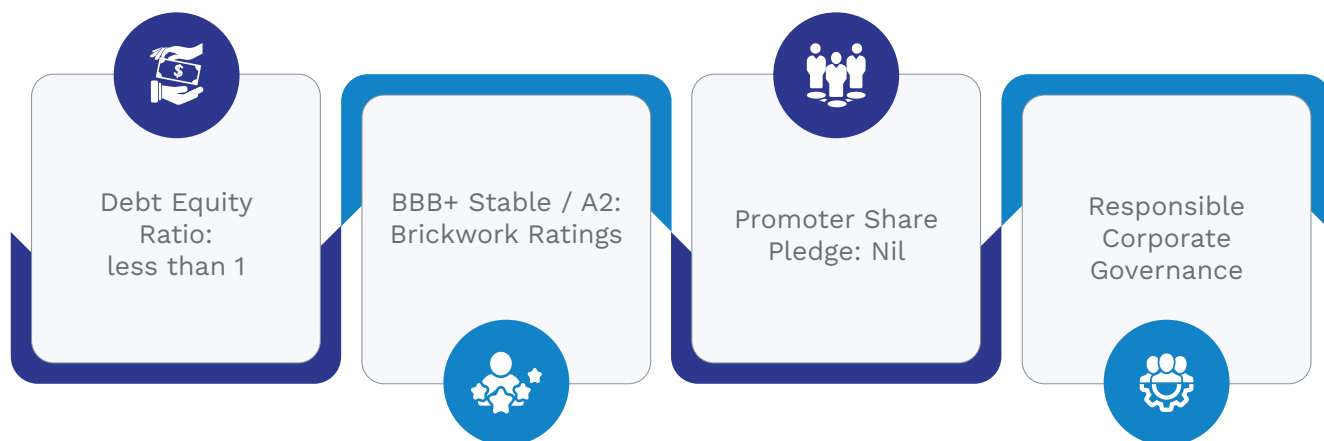
## Business Diversity

Engaged in development of Urban Infrastructure and Industrial Infrastructure on PPP, EPC/Turnkey basis for government and private Sector.

Specialist in Affordable Housing  
Specialist as Well as Market Leader in  
Slum Rehabilitation & Redevelopment

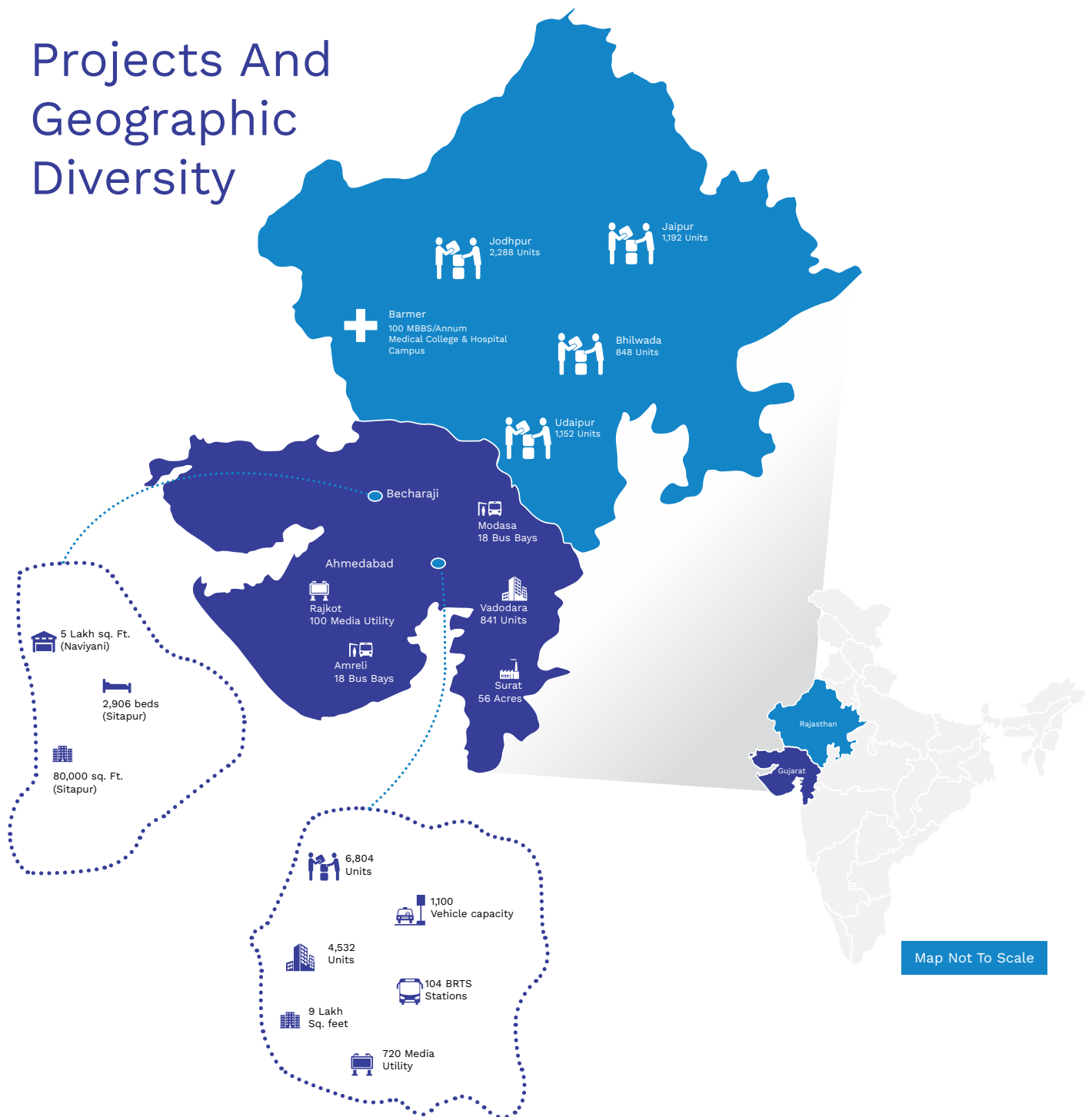


## Market Credibility





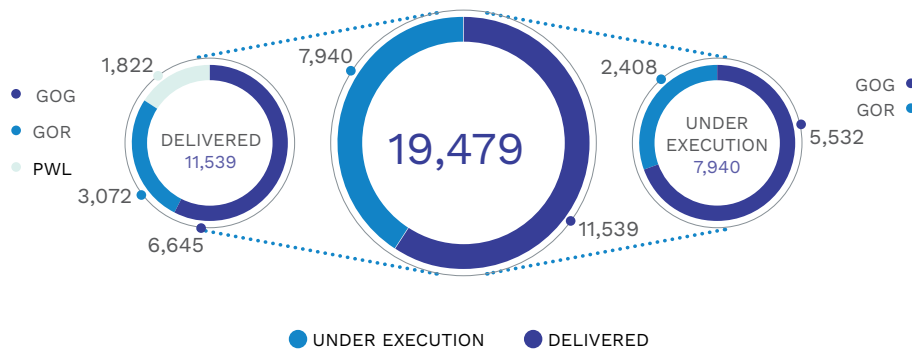
# Projects And Geographic Diversity



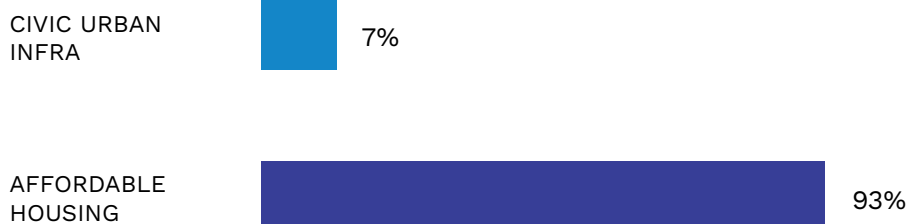
## Revenue Break-Up F.Y. 2023



Total Affordable Housing Entrusted = 19,479 Units



## ORDER BOOK BREAK-UP (At 31 March 2023)



## Building Sustainability

₹638.99  
CRORE  
At 31 March 2023



ORDER  
BOOK

9.14%  
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

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

Well-established auto clusters at Halol, Sanand and Rajkot

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 four (4) 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.



		Romanovia Industrial Park Pvt Ltd		Kent Residential and Industrial Park LLP	
Connectivity		<ul style="list-style-type: none"><li>• Around 60 - 65 kms. from the WDFC</li><li>• Within the DMIC influence region</li><li>• About 60- 65 kms. from GIFT city, Gandhinagar</li></ul>			
		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 - wheeler 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	Particulars	Romanovia Industrial Park Pvt Ltd		Kent Residential and Industrial Park LLP	
(land in acres)	Sale Deed executed	164	98%	143	59%
	Agreement for Sale	3	2%	100	41%
	Total	167	100%	243	100%
	Final Plot area	131		158*	
	LESS: Sold	48		0	
	LESS: Development	17		25#	
	Available for Sale/ development	66		133	
Clients / Projects					
Completed projects: Built-to-suit on long-term lease basis		<ul style="list-style-type: none"><li>• Kataria Automobiles Pvt. Ltd - 1,42,350 sq.ft. bua warehouse</li><li>• Nittsu Logistics (India) Pvt Ltd - 1,29,120 sq.ft. bua warehouse</li></ul>		<ul style="list-style-type: none"><li>• Five (5) dormitories for 2,864 employees of Suzuki - An Auto MNC</li><li>• Commercial complex of ~80,000 sq.ft. built-up area.</li></ul>	

\*Under approval

#including area under development

# The Board



**Manoj B. Vadodaria**

Chairman & Managing Director

Mr. Manoj Vadodaria is son of the well-known journalist, editor and founder of the Sambhaav Group, Shri Bhupatbhai Vadodaria. Mr. Manoj Vadodaria is a self-made businessman with an immense entrepreneurial passion. In his entrepreneurial journey of about four decades, he has always found a way amidst the paucity of resources and market challenges. He has pinnacle knowledge, in-depth insight and thorough understanding of the dynamics of the industry. He is a visionary of future trends, and a creator of opportunities. He has efficiently transformed NILA from a city-based realtor to a meaningful civic urban infrastructure player. He is a firm believer in the best management practice, transparent governance, and long-term value investments.



**Kiran B. Vadodaria**

Director

Mr. Kiran B Vadodaria is CMD of Sambhaav Media Limited (SML), a BSE/NSE Listed corporate entity. SML has a track record of value based, objective, balanced journalism acting as a reference post in Gujarati print and electronic media. He has steered through SML journey of more than 30 years. He was elected as President of Indian Newspaper Society (INS), the reputed, prominent and influential media association for 2014-15. Currently, he is INS Executive Committee Member. He has also held post of President of Gujarat Daily Newspaper Association (GDNA). He was a Member of National Integration Council of Government of India and has served on the Board of the United Bank of India as an Independent director during 2011-2014. He has demonstrated his experience and insight based judgment at several issues and matters of national and societal interest. He possesses powerful entrepreneurial abilities reflected in his decisions of expansion, acquisition, diversification of media activities.

Mr. Kiran Vadodaria is well respected in societal circles and recognized as a balanced personality in media, political and social spheres. He earned his BE (Mech) from the reputed LD College of Engineering, Ahmedabad and has served as President of the College Alumni Association.

*\* Mr. Kiran Vadodaria was Director of the Company during the year and resigned w.e.f 25 May 2023.*



**Deep Vadodaria**

Director

Mr. Deep Vadodaria is an original thinker with an immense reasoning power. With a problem-solving attitude, he addresses complex issues in his own distinctive manner. With his excellent operational and project execution skills; he is driving the Company to new horizons. His idiosyncratic leadership style is structured on a well-define moral code and provides for an excellent teamwork. He has embedded a culture of review, responsibility and shared accountability to achieve high standards for all.