



## शिपिंग कॉर्पोरेशन ऑफ इंडिया लैंड एंड एसेट्स लिमिटेड

(भारत सरकार का उद्यम)

पंजीकृत कार्यालय : शिपिंग हाउस, 245, मैडम कामा रोड, नरीमन पॉइंट, मुंबई, महाराष्ट्र, भारत - 400 021.

दूरभाष : 91-22-2202 6666 • फैक्स : 91-22-2202 6905 • ईमेल : cmdoffice@scilal.com

Web. : www.scilal.com • CIN : L70109MH2021GOI371256

### Shipping Corporation of India Land and Assets Limited

(A Government of India Enterprise)

Registered Office: Shipping House, 245, Madame Cama Road, Nariman Point, Mumbai, Maharashtra,

India-400021 • Tel. : 91-22-2202 6666 • Fax : 91-22-2202 6905 • Email : cmdoffice@scilal.com

Web. : www.scilal.com • CIN : L70109MH2021GOI371256

Date: 06.05.2025

To,

Listing Compliance Department <b>BSE Limited,</b> Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400001	The Manager - Listing Compliance <b>National Stock Exchange of India Limited</b> 'Exchange Plaza' C-1, Block G, Bandra Kurla Complex, Bandra (East), Mumbai – 400051
<b>Security Code: 544142</b>	<b>Trading Symbol: SCILAL</b>

#### **Sub: Outcome of Board Meeting and Compliance of Regulations 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Sir/ Madam,

It is hereby informed that at the Meeting of Board of Directors of SCILAL held on 06.05.2025, the Board has considered and approved the Audited Standalone Financial Results for quarter and year ended on 31.03.2025. The said Audited Financial Results along with copy of Auditors' Report with unmodified opinion and declaration by the Company to that effect is enclosed herewith.

Further, pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, it is also informed that at the said Meeting:

- (i) The Board has recommended a dividend of Re. 0.55/- per equity share of face value of Rs.10 each i.e. 5.50% per share, subject to the approval of the shareholders at the ensuing Annual General Meeting (AGM) of the Company. The said dividend if declared would be paid within 30 days from the date of its declaration at the AGM.

The Meeting of Board of Directors commenced at 1145 hours IST and concluded at 1340 hours IST.

Submitted for information, kindly take the same on your records.

Thanking You.

Yours faithfully,

**For Shipping Corporation of India Land and Assets Limited**

**Shri Mohammad Firoz**  
**Company Secretary and Compliance Officer**

Encl: A/A



# A. T. JAIN & Co.

CHARTERED ACCOUNTANTS

## Independent Auditor's Report on Audited Annual Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as Amended)

To the Board of Directors of  
The Shipping Corporation of India Land and Assets Limited

### Opinion

We have audited the accompanying statement of financial results of SHIPPING CORPORATION OF INDIA LAND AND ASSETS LIMITED ('the Company') for the quarter and year ended 31<sup>st</sup> March 2025 ('the Statement'), attached herewith, being submitted by the Company pursuant to the requirements 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 aforesaid annual financial results:

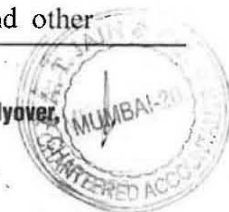
- i. are presented in accordance with the requirements of Regulation 33 of the Listing Regulations, and
- ii. gives a true and fair view in conformity with the applicable Indian Accounting Standards ('Ind AS') prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder, and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the company, for the quarter and year ended 31<sup>st</sup> March 2025.

### Basis of Opinion

We conducted our audit in accordance with the Standards on Auditing ('SAs') specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Statement 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 results 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.

### Management's Responsibilities for the Financial Results

This Statement has been prepared on the basis of the annual financial statements. The Company's Board of Directors is responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income and other financial information of the Company in accordance with the recognition and measurement principle laid down in Ind AS 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 gives a true and fair view and is free from material misstatement, whether due to fraud or error.

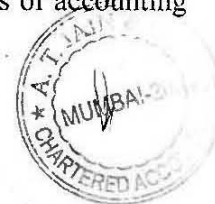
In preparing the Statement, the Board of Directors of the Company is responsible for assessing the ability of the Company to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless the Board of Directors either intends 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 Company's Financial Reporting process.

#### **Auditor's Responsibilities for the Audit of the Financial Results**

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is 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 Standards on Auditing 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 this Statement.

As part of an audit in accordance with the Standards on Auditing, 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 through a separate report on the complete set of financial statements on whether the Company has adequate internal financial controls system 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 management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Company, 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 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.

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 includes the financial results for the quarter ended 31<sup>st</sup> March 2025, being the balancing figures between the audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the current financial year, which were subject to limited review by us.

The financial information of the Company for the year ended 31st March, 2024 included in the statement, were audited by the predecessor auditor whose report dated 29th April, 2024 expressed an unmodified opinion on those audited financial information.

**For A.T. Jain and Co.**  
**(Chartered Accountants)**  
**FRN: 103886W**

  
**S.T Jain**  
**(Partner)**  
**Membership. No. 33809**  
**Place: Mumbai**  
**Date: 6th May, 2025**



UDIN 25033809 BMILYT9310

**SHIPPING CORPORATION OF INDIA LAND AND ASSETS LIMITED**

CIN : L70109MH2021GOI371256

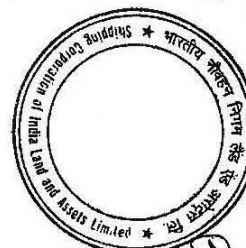
Regd off: Shipping House, 245, Madame Cama Road, Nariman Point, Mumbai City, Mumbai,  
Maharashtra, India - 400021

Web site: www.scilal.com Phone No : 022 - 22026666

**STATEMENT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED AND YEAR ENDED MARCH 31, 2025**

(Rs. in lakhs)

Sr No.	Particulars	STANDALONE				
		QUARTER ENDED			YEAR ENDED	
		31.03.2025 (AUDITED)	31.12.2024 (UNAUDITED)	31.03.2024 (AUDITED)	31.03.2025 (AUDITED)	31.03.2024 (AUDITED)
1	Revenue From operations	488	595	396	1,830	1,722
2	Other Income	2,111	2,139	2,097	8,505	8,172
3	<b>Total Income (1+2)</b>	<b>2,599</b>	<b>2,734</b>	<b>2,493</b>	<b>10,335</b>	<b>9,894</b>
4	<b>Expenses</b>					
	Cost of services rendered	468	416	841	1,716	2,464
	Employee benefits expense	-	-	-	-	-
	Finance costs	-	1	-	1	1
	Depreciation and amortisation expense	52	81	17	231	69
	Other expenses	338	854	724	1,873	1,850
	<b>Total expenses (4)</b>	<b>858</b>	<b>1,352</b>	<b>1,582</b>	<b>3,821</b>	<b>4,384</b>
5	<b>Profit/(Loss) before exceptional items and tax (3-4)</b>	<b>1,741</b>	<b>1,382</b>	<b>911</b>	<b>6,514</b>	<b>5,510</b>
6	Exceptional items	-	-	-	-	-
7	<b>Profit/(Loss) before tax (5-6)</b>	<b>1,741</b>	<b>1,382</b>	<b>911</b>	<b>6,514</b>	<b>5,510</b>
8	<b>Tax expense</b>					
	Current tax	407	369	234	1,630	1,390
	Tax pertaining to earlier years	-	-	-	-	-
	Deferred tax	23,771	-	(155)	23,822	(629)
	<b>Total tax expense (8)</b>	<b>24,178</b>	<b>369</b>	<b>79</b>	<b>25,452</b>	<b>761</b>
9	<b>Profit/(Loss) for the period (7-8)</b>	<b>(22,437)</b>	<b>1,013</b>	<b>832</b>	<b>(18,938)</b>	<b>4,749</b>
10	<b>Other comprehensive income</b>					
	<i>Items that will not be reclassified to profit or loss:</i>					
	Remeasurements gain/(loss) of defined benefit plans	-	-	-	-	-
	<b>Other comprehensive income for the period, net of tax (10)</b>					
11	<b>Total comprehensive income for the period (9+10)</b>	<b>(22,437)</b>	<b>1,013</b>	<b>832</b>	<b>(18,938)</b>	<b>4,749</b>
12	Paid Up Equity Share Capital (Face value Rs.10 each)	46,580	46,580	46,580	46,580	46,580
13	Other Equity excluding Revaluation Reserves				2,53,571	2,75,583
14	<b>Earnings per equity share (not annualised)</b>					
	(1) Basic earnings per share (in Rs.)	(4.82)	0.22	0.18	(4.07)	1.02
	(2) Diluted earnings per share (in Rs.)	(4.82)	0.22	0.18	(4.07)	1.02





Segment-Wise Revenue, Results, Assets and Liabilities (Rs. in lakhs)						
Sr No.	PARTICULARS	STANDALONE				
		QUARTER ENDED			YEAR ENDED	
		31.03.2025 (AUDITED)	31.12.2024 (UNAUDITED)	31.03.2024 (AUDITED)	31.03.2025 (AUDITED)	31.03.2024 (AUDITED)
1	<b>Segment Revenue</b>					
	i. MTI	433	509	312	1,520	1,385
	ii. OTHERS	2166	2,225	2,181	8,815	8,509
	<b>Total Segment Revenue</b>	<b>2,599</b>	<b>2,734</b>	<b>2,493</b>	<b>10,335</b>	<b>9,894</b>
2	<b>Segment Results</b>					
	Profit/(Loss) before Tax and Interest					
	i. MTI	(172)	18	(286)	(690)	(1,156)
	ii. OTHERS	1,913	1,366	1,197	7,205	6,667
	<b>Total Segment Results</b>	<b>1,741</b>	<b>1,383</b>	<b>911</b>	<b>6,515</b>	<b>5,511</b>
	<b>Profit before Interest and Tax</b>	<b>1,741</b>	<b>1,383</b>	<b>911</b>	<b>6,515</b>	<b>5,511</b>
	Less: Interest Expenses					
	i. MTI	-	-	-	-	-
	ii. OTHERS	-	1	-	1	1
	Total Interest Expense	-	1	-	1	1
	Add: Interest Income	-	-	-	-	-
	<b>Profit/(Loss) before Tax</b>	<b>1,741</b>	<b>1,382</b>	<b>911</b>	<b>6,514</b>	<b>5,510</b>
3	<b>Segment Assets</b>					
	i. MTI	2,40,051	2,40,169	2,40,152	2,40,051	2,40,152
	ii. OTHERS	1,10,168	1,09,329	1,09,668	1,10,168	1,09,668
	<b>Total Segment Assets</b>	<b>3,50,219</b>	<b>3,49,498</b>	<b>3,49,820</b>	<b>3,50,219</b>	<b>3,49,820</b>
4	<b>Segment Liabilities</b>					
	i. MTI	3,021	2,926	2,369	3,021	2,369
	ii. OTHERS	47,047	23,985	25,288	47,047	25,288
	<b>Total Segment Liabilities</b>	<b>50,068</b>	<b>26,911</b>	<b>27,657</b>	<b>50,068</b>	<b>27,657</b>



## Shipping Corporation of India Land And Assets Limited

## Standalone Balance Sheet

(All amounts in INR lakhs, unless otherwise stated)

Particulars	As at 31 March 2025	As at 31 March 2024
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	2,38,943	2,38,941
Investment Property	1,418	225
Capital work-in-progress	14	802
Right-of-use asset	8	8
Intangible Assets	1	1
Financial assets		
i. Investments	-	-
ii. Loans	-	-
iii. Other financial assets	40	38
Deferred tax assets (net)	-	-
Income Tax assets (net)	496	676
Other non-current assets	-	-
<b>Total non-current assets</b>	<b>2,40,920</b>	<b>2,40,691</b>
<b>Current assets</b>		
Inventories	-	-
Financial assets		
i. Investments	-	-
ii. Trade receivables	174	454
iii. Cash and cash equivalents	290	330
iv. Bank balances other than (iii) above	-	-
v. Loans	-	-
vi. Other financial assets	1,08,496	1,08,207
Income Tax assets (net)	-	-
Other current assets	339	132
<b>Total current assets</b>	<b>1,09,299</b>	<b>1,09,123</b>
Assets classified as held for sale	-	7
<b>Total current assets</b>	<b>1,09,299</b>	<b>1,09,130</b>
<b>Total assets</b>	<b>3,50,219</b>	<b>3,49,820</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Equity share capital	46,580	46,580
Other Equity	2,53,571	2,75,583
<b>Total Equity</b>	<b>3,00,151</b>	<b>3,22,163</b>
<b>LIABILITIES</b>		
<b>Non-current liabilities</b>		
Financial liabilities		
i. Borrowings	-	-
ii. Lease Liabilities	9	9
iii. Other financial liabilities	-	-
Provisions	-	-
Deferred tax liabilities (net)	24,045	223
Other non-current liabilities	-	-
<b>Total Non-Current liabilities</b>	<b>24,054</b>	<b>232</b>
<b>Current Liabilities</b>		
Financial liabilities		
i) Borrowings		
ii. Lease Liabilities	-	-
iii. Trade Payables		
(a) total outstanding dues of micro enterprises and small enterprises; and	-	-
(b) total outstanding dues of creditors other than micro enterprises and small enterprises	56	2,352
iv. Other financial liabilities	153	63
Other current liabilities	437	296
Provisions	-	-
<b>Current liabilities</b>	<b>646</b>	<b>2,712</b>
Liabilities directly associated with assets classified as held for sale	25,368	24,714
<b>Total Current liabilities</b>	<b>26,014</b>	<b>27,425</b>
<b>Total liabilities</b>	<b>50,068</b>	<b>27,657</b>
<b>Total equity and liabilities</b>	<b>3,50,219</b>	<b>3,49,820</b>



Shipping Corporation of India Land And Assets Limited  
**Standalone Cash flow statement**  
(All amounts in INR lakhs, unless otherwise stated)

Particulars	As at 31 March 2025	As at 31 March 2024
<b>A Cash Flow from operating activities</b>		
Profit/(Loss) before income tax	6,514	5,510
Adjustments for		
<b>Add:</b>		
Depreciation and amortisation expenses	231	69
Finance costs	1	1
Provision of Asset held for sale	7	-
Foreign Currency Fluctuations	654	343
<b>Less:</b>		
Dividend received	-	-
Dividend received from Joint Ventures	-	-
Interest received	(8,505)	(8,172)
<b>Change in operating assets and liabilities</b>		
(Increase)/Decrease in Trade Receivables	280	(454)
(Increase)/Decrease in Other Current / Non Current Assets	(603)	(36,166)
(Increase)/Decrease in inventories	-	-
Increase/(Decrease) in Trade Payables	(2,295)	2,350
Increase/(Decrease) in Other Current / Non Current Liabilities	224	360
<b>Cash generated from operations</b>	(3,492)	(36,159)
Income taxes paid	(1,450)	(1,786)
<b>Net cash outflow from operating activities</b>	(4,942)	(37,945)
<b>B Cash flow from investing activities:</b>		
Purchase of property, plant and equipment/ intangible assets	(639)	(771)
Sale proceeds of property, plant and equipment	-	-
Dividend received from Mutual Fund	-	-
Assets Held for Sale	-	-
Purchase of investments	-	-
Deferred Tax Liabilities	-	-
Other Deposits with banks	-	-
Other Current Deposits with banks	-	31,217
Other Financial Assets	-	-
Interest received	8,610	6,828
<b>Net cash inflow from investing activities</b>	7,971	37,274
<b>C Cash flow from financing activities</b>		
Investment in equity shares made by holding company The SCI LTD	-	-
Share Capital pending allotment	-	-
Adjustment in Retained Earnings	-	-
Long term loans repaid	-	-
Long term loans borrowed	-	-
Short term loans borrowed/(repaid)	-	-
*Dividend on shares paid of earlier years and transfer to IEPF	-	-
Interest paid	-	-
Dividend Paid	(3,068)	-
Payment of Lease liability	-	-
Other financing costs	(1)	(1)
<b>Net cash outflow from financing activities</b>	(3,069)	(1)
<b>Net increase/(decrease) in cash and cash equivalents</b>	(40)	(671)
Add: Changes in Bank balances (unavailable for use) *	-	-
Cash and cash equivalents at the beginning of the period	330	1,001
Exchange difference on translation of foreign currency cash and cash equivalents	-	-
<b>Cash and cash equivalents at the end of the period*</b>	290	330
* comprises of balances with banks in current accounts and unpaid Dividend	6	-





## Notes to standalone financial results:

1. The above standalone financial results were reviewed and approved by the Board of Directors of the Company in the meetings held on 06.05.2025
2. The Statutory Auditor of the Company have carried out the Audit of the standalone financial results for a quarter and year ended 31.03.2025, pursuant to the requirements of Regulation 33 of the SEBI (LODR) Regulations, 2015 (as amended from time to time) and have issued unmodified opinion in their audit report.
3. The Standalone financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act 2013, read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and other accounting principles generally accepted in India.

4. Segment Results:

MTI segment includes training institution wherein the training fees is the Operating income.

Corp segment includes Investment Property which includes HRA & HRR recovery, rent income and interest income.

5. The Company has the practice of seeking confirmations of balances from all the parties in respect of the Trade Receivables, Trade Payables and Deposits. While the reconciliation is an on-going process, the management does not expect any material difference affecting the financial results due to the same.
6. The employee benefits expenses are re-classified under other expenses in view that there are no employees on payroll of the company.
7. As per The Finance (No. 2) Act, 2024, enacted in August 2024 with respect to withdrawal of the indexation benefit for LTCG arising on or after July 23, 2024, the company has recognised Deferred Tax Liability under Ind AS 12 of Rs. 238.34 crores on MTI Land pursuant to temporary differences between the carrying amount of assets and their corresponding tax

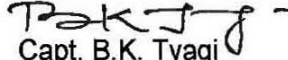
bases.



8. The Board of Directors of the Company has recommended a dividend of Rs. 0.55/- per equity share of face value of Rs. 10/- each. The outgo on this account will be approximately Rs.25.62 crores, subject to the approval of members at the ensuing Annual General Meeting.
9. The figures of the previous year/ period have been regrouped or rearranged wherever necessary / practicable to conform to current year / period's presentation.

For Shipping Corporation of India Land and Assets Limited



  
Capt. B.K. Tyagi

Chairman & Managing Director

DIN – 08966904

Place: Mumbai

Date: 06.05.2025





## शिपिंग कॉर्पोरेशन ऑफ इंडिया लैंड एंड एसेट्स लिमिटेड

(भारत सरकार का उद्यम)

पंजीकृत कार्यालय : शिपिंग हाउस, 245, मैडम कामा रोड, नरीमन पॉइंट, मुंबई, महाराष्ट्र, भारत - 400 021.

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6<sup>TH</sup> May 2025

To,

The BSE Limited

The National Stock Exchange of India Limited

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

**Declaration**

I, B.K.Tyagi, Chairperson and Managing Director of Shipping Corporation of India Land and Assets Limited having its registered office at Shipping House, 245, Madame Cama Road, Nariman Point, Mumbai City, Mumbai, Maharashtra, India - 400021, hereby declare that Statutory Auditors of the Company M/s. A. T Jain & Co., Chartered Accountants (103886W), have issued an Audit Report with Unmodified opinion on the Audited Financial Results of the Company for the quarter and year ended March 31, 2025


This declaration is given pursuant to Regulation 33(3)(d) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 as amended and Circular no. CIR/CFD/CMD/56/2016 dated May 27, 2016.

Kindly take this declaration on record.

Thanking you,

Sincerely Yours

**For Shipping Corporation of India Land and  
Assets Limited**

  
Capt. B.K.Tyagi

**Chairperson & Managing Director**