

प्रधान महालेखाकार (लेखापरीक्षा)-I का कार्यालय,
महाराष्ट्र
101, महर्षी कर्वे मार्ग, प्रतिष्ठा भवन,
मुंबई - 400 020.



OFFICE OF THE PRINCIPAL ACCOUNTANT
GENERAL (AUDIT)-I, MAHARASHTRA
101, M. K. ROAD, PRATISHTHA BHAVAN,
MUMBAI-400020

गोपनीय:
प्रमले/(लेप)-I/ए.एम.जी.-II/पीएसयू/CIDCO/2025-26/०.०.२१४

सेवा में,

प्रबंध निदेशक,
शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र
सिडको भवन, सीबीडी बेलापुर, नवी मुंबई -400 614
022-6791 8100
E-mail: cao@cidcoindia.com

विषय : 31 मार्च 2024 को समाप्त हुए वर्ष के शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र,
नवी मुंबई के लेखों पर कम्पनी अधिनियम, 2013 की धारा 143(6)(b) के अंतर्गत भारत के
नियंत्रक एवं महालेखापरीक्षक की टिप्पणियां।

महोदय,

31 मार्च 2024 को समाप्त हुए वर्ष के शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र,
नवी मुंबई के लेखों पर कम्पनी अधिनियम, 2013 की धारा 143(6)(b) के अंतर्गत भारत के नियंत्रक एवं
महालेखापरीक्षक का टिप्पणियाँ (Comments) संलग्न है।

वार्षिक आमसभा (A.G.M.) होने के पश्चात, वार्षिक रिपोर्ट की तीन मुद्रित प्रतियाँ कृपया इस
कार्यालय को भेज दें, साथ ही उपरोक्त लेखों के वार्षिक प्रतिवेदन को विधानसभा में प्रस्तुत करने की
तिथि को भी इस कार्यालय को सूचित करें।

संलग्नक : यथोपरि

भवदीय,

5163
23/1/26

उप महालेखाकार/ ए.एम.जी.-III

COMMENTS OF THE COMPTROLLER AND AUDITOR GENERAL OF INDIA UNDER SECTION 143(6) (b) OF THE COMPANIES ACT, 2013 ON THE FINANCIAL STATEMENTS OF CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, NAVI MUMBAI FOR THE YEAR ENDED 31 MARCH 2024

The preparation of Financial Statements of **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED** for the year ended **31 March 2024** in accordance with the financial reporting framework prescribed under the Companies Act, 2013(Act) is the responsibility of the Management of the Company. The Statutory Auditors appointed by the Comptroller and Auditor General of India under Section 139(5) of the Act, are responsible for expressing opinion on the Financial Statements under Section 143 of the Act based on independent audit in accordance with the standards on auditing prescribed under Section 143(10) of the Act. This is stated to have been done by them vide their Audit Report dated **30th December 2024**.

I, on behalf of the Comptroller and Auditor General of India, have conducted a supplementary audit of the Financial Statements of **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED** for the year ended **31 March 2024** under Section 143(6)(a) of the Act. This supplementary audit has been carried out independently without access to the working papers of the Statutory Auditors and is limited primarily to inquiries of the Statutory Auditors and Company personnel and a selective examination of some of the accounting records.

Based on my supplementary audit, I would like to highlight the following significant matters under Section 143(6)(b) of the Act which have come to my attention and which in my view are necessary for enabling a better understanding of the Financial Statements and the related Audit Report.

COMMENT ON FINANCIAL POSITION

Equity and Liabilities

Non-current Liabilities

(b) Other Long-term Liabilities (Note 5)-24,07,382.69 lakh
Navi Mumbai Project Account (Note 5(1))- 22,57,727.34 lakh,
Receipts during the year- Sale Proceeds- 24,78,502.74 lakh

The above does not include sale proceeds of six plots amounting to 21545.22 lakh in respect of which the allotment letter was issued and the entire consideration was received during the

financial year. This was not in accordance with the accounting policy of the Company on Revenue Recognition which stipulated that "Sale of plot is booked on the basis of allotment letter and receipt of entire consideration,"

This has resulted in understatement of Other Long-Term Liabilities and overstatement of "Other Current Liabilities by 21,545.22 lakh.

COMMENT ON DISCLOSURE

2. As per Rule 4 (1)(ii)(e) of the Companies (Indian Accounting Standards) Rules, 2015, read with subsequent amendments, if a company is covered under led AS applicability criteria, its holding subsidiary, associate, and joint venture companies are also required to comply with Ind-AS to ensure uniformity in the financial reporting framework. The Company has 51 per cent equity holdings in Pune (Purandar) International Airport Private Limited (PIAL) which has prepared its Financial Statements as per Ind-AS.

Further, the Company has not complied with Ind As 101 regarding preparation of the Consolidated Financial Statement.

The disclosure of Financial Statements is deficient to that extent.

3. The Company has disclosed the revenue from ordinary activities of Towa Development Authority that include interest on surplus funds, rental income, and the administrative and establishment expenses via, employee benefits, taxes, and duties, Directors' fees, honorarium to the Chairman, Secretarial expenses, electricity, housekeeping, depreciation etc., attributed to the day-to-day operations of the Company under the various Project Accounts that are disclosed as Other Long-Term Liabilities (Note No.5) instead of Statement of Profit and Loss. The Statement of Profit and Loss of the Company do not comply with the format prescribed in the Schedule III and applicable Accounting Standard regarding Net Profit or Loss for the Period, Prior Period Items and Changes in Accounting Policies that requires disclosing the expenses incurred for earning the income during the financial year. Further, while the Cash Flow Statement acknowledges the Corporation's operational receipts and payments, the P&L does not reflect them, resulting in misleading presentation of financial performance. This is in violation of Schedule III of the Companies Act 2013, Accounting Standard (AS) 1, AS 9, AS 15 and AS 29.

Thus, the Statement of Profit and Loss does not comply with Schedule III and the Accounting Standards notified under Companies (Accounting Standards) Rules, 2015 as amended.

OTHER COMMENT

Consolidated Financial Statement

4. Section 129(3) of the Companies Act, 2013 mandates the Company that has one or more subsidiaries or associate companies, it shall, in addition to its standalone financial statements, prepare a consolidated financial statement (CFS) of the Company and of all the subsidiaries and associate companies in the same form and manner as that of its own and in accordance with applicable Accounting Standards. The Company shall also attach along with its Financial Statement, a separate statement containing the salient features of the Financial Statement of its subsidiary or subsidiaries and associate company or companies in such form as may be prescribed. Further, Schedule III of the Act and Accounting Standard (AS) 21 requires consolidation of the financial information of subsidiaries to present the financial position and performance of the group as a single economic entity.

The Company, despite having two subsidiaries and two associated companies (Note 17 (40 A)). violated the requirements of the Act regarding preparation and presentation of the Consolidated Financial Statement.

**For and on behalf of the
Comptroller and Auditor General of India**

**Place: Mumbai
Date: 23 January 2026**


Principal Accountant General/(Audit)-I