BHUWANIA & AGRAWAL ASSOCIATES
Chartered Accountants

A/403, Express Zone,
Off Western Express Highway,
Malad (East), Mumbai - 400 097
Phone: 2876 6001 / 4963 9346
Email: info@bhuwaniaagrawal.com

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF
SURAJ ESTATE DEVELOPERS LIMITED
(Formerly known as Suraj Estate Developers Private Limited)

Report on the Audit of the Consolidated Ind AS Financial Statements

Opinion

We have audited the accompanying Consolidated Ind AS Financial Statements of **Suraj Estate Developers Limited** ("Formerly known as Suraj Estate Developers Private Limited") ("*the Company*") and its subsidiaries (the Company and its subsidiaries together referred to as "*the Group*"), which comprises the Consolidated Balance Sheet as at 31st March 2022, the Consolidated Statement of Profit and Loss (including other comprehensive income), the Consolidated Statement of Changes in Equity and Consolidated statement of cash flows for the year then ended, and notes to the Consolidated Ind AS Financial Statements, including a summary of significant accounting policies and other explanatory information (together referred to as 'Consolidated Ind AS Financial Statements').

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Consolidated Ind AS Financial Statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March 2022, and its profit including other comprehensive income, the changes in equity and its cash flows for the year ended on that date.

Basis for 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 Consolidated Ind AS Financial Statements 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 together with the ethical requirements that are relevant to our audit of the Consolidated Ind AS Financial Statements 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.

Information other than the Consolidated Ind AS Financial Statements and Auditor's Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the management discussion & analysis and director's report included in the annual report but does not include the Consolidated Ind AS Financial Statements and our auditor's report thereon. The above information is expected to be made available to us after the date of this auditor's report.

BHUWANIA AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

Our opinion on the Consolidated Ind AS Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Consolidated Ind AS Financial Statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the Consolidated Ind AS Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the other information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and make other appropriate reporting as prescribed.

Management's Responsibility for the Consolidated Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation and presentation of the Consolidated Ind AS Financial Statements that give a true and fair view of the consolidated financial position, consolidated financial performance including consolidated cash flows of the Group in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued there under. The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group 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 Consolidated Ind AS Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Consolidated Ind AS Financial Statements, the respective Board of Directors of the companies included in the Group are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group are also responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibility for the Audit of the Consolidated Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the Consolidated Ind AS financial statements as a whole are 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 SAs 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 these Consolidated Ind AS Financial Statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial results, 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,

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

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 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 management.

- 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 Company's ability 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 Consolidated Ind AS financial statements 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 Consolidated Ind AS financial statements, including the disclosures, and whether the Consolidated Ind AS financial statements represent 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of Consolidated Ind AS financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143 (3) of the Act, we report that:

(a) We/the other auditors whose report we have relied upon have have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements;

(b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and report of the other auditors;

(c) The consolidated balance sheet, the consolidated statement of profit and loss (including other comprehensive income) and the consolidated statement of cash flows dealt with by this Report

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements;

(d) In our opinion, the aforesaid consolidated financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;

(e) On the basis of the written representations received from the directors of the holding company as on 31st March 2022 taken on record by the Board of Directors of the holding Company and the reports of the statutory auditors who are appointed under section 139 of the Act and of its subsidiaries incorporated in India, none of the directors of the Group companies incorporated in India is disqualified as on 31st March 2022 from being appointed as a director in terms of Section 164 (2) of the Act;

(f) With respect to the adequacy of the internal financial controls over financial reporting of the Group and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Group's internal financial controls over financial reporting;

(g) With respect to the matters to be included in the Auditors Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and according to the information and explanations given to us, the company is not a public company. Accordingly, the provision of section 197(16) is not applicable to the company.

(h) with respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

(i) the Company does not have any pending litigations and therefore no impact or disclosure in relation to the same has been made in the standalone Ind AS financial statement, except for the those as mentioned under contingent liabilities and commitments in the Ind AS financial statement.

(ii) the Company has made provision, as required under the applicable law or accounting standards, for the material foreseeable losses, if any, on long-term contracts in the Ind AS financial statement.

(iii) there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

(iv) (a) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested by the Holding Company or its subsidiary companies incorporated in India to or in any other persons or entities, including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, the Intermediary shall, whether, directly or indirectly lend or invest in other persons or identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(b) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the Holding Company or its subsidiary companies incorporated in India form any persons or entities, including foreign entities ("Funding Parties") with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS funding parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(c) Based on such audit procedures as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (iv)(a) and (iv)(b) contain any material misstatement.

(v) The company has neither declared nor paid any dividend during the year.

2 As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure "B" a statement on the matters specified in the paragraph 3 and 4 of the Order.

For BHUWANIA & AGRAWAL ASSOCIATES
(Chartered Accountants)
(Firm Registration no. 101483W)

SBhuwania

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

Shubham Bhuwania
(Partner)
Membership No.: 171789
UDIN : 22171789AJXUVW1475
Date : 30/05/2022
Place : Mumbai

ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' of our report of even date)

Report on the Internal Financial Controls Over Financial Reporting under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of **Suraj Estate Developers Limited** ("Formerly known as Suraj Estate Developers Private Limited") ("*the Company*") and its subsidiaries (the Company and its subsidiaries together referred to as "*the Group*"), as of March 31, 2022 in conjunction with our audit of the consolidated financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Board of Directors of the holding Company and its subsidiary companies are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the holding Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to holding company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the holding Company and its subsidiary companies, based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the holding Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of consolidated financial statements for external purposes in accordance with generally accepted

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail,

accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of consolidated financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the consolidated financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company and its subsidiary companies, have, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For BHUWANIA & AGRAWAL ASSOCIATES
(Chartered Accountants)
(Firm Registration no. 101483W)

SBhuwania

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

Shubham Bhuwania
(Partner)
Membership No.: 171789
UDIN : 22171789AJXUVW1475
Date : 30/05/2022
Place : Mumbai

ANNEXURE "B" TO THE INDEPENDENT AUDITOR'S REPORT

As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, matters specified in paragraphs 3 and 4 of the Order.

In our opinion and according to the information and explanations given to us, there are no qualifications or adverse remarks by the respective auditors in the Companies (Auditor's Report) Order, 2020 reports of the companies incorporated in India and included in the Consolidated Ind AS Financial Statements.

For BHUWANIA & AGRAWAL ASSOCIATES
(Chartered Accountants)
(Firm Registration no. 101483W)

SBhuwania

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

Shubham Bhuwania
(Partner)
Membership No.: 171789
UDIN : 22171789AJXUVW1475
Date : 30/05/2022
Place : Mumbai

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Consolidated Balance Sheet As At March 31, 2022
(Amount in rupees, except share and per share data, unless otherwise stated)

	Particulars	Note no.	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
	ASSETS				
A	**Non-current assets**				
	a) Property, plant and equipment	4	3,76,96,618	4,04,08,350	4,59,92,947
	b) Intangible assets	5	12,71,31,398	14,23,21,803	14,10,90,864
	c) Right-of-use-asset	6	1,14,85,604	2,00,64,519	2,86,55,434
	d) Financial assets				
	i) Investments	7	10,75,400	1,11,00,400	11,00,400
	ii) Other financial assets	8	4,49,70,151	2,80,12,241	4,11,01,819
	e) Deferred tax assets (Net)	9	1,31,03,053	75,08,923	95,80,229
	Total Non-Current Assets (A)		**23,36,72,044**	**25,82,16,245**	**26,70,78,693**
B	**Current assets**				
	a) Inventories	10	6,20,97,54,278	5,65,27,98,236	5,43,96,94,316
	b) Financial assets				
	i) Trade receivables	11	93,23,07,204	80,66,44,954	42,23,01,613
	ii) Cash and cash equivalents	12	7,96,36,038	12,24,51,285	2,44,61,424
	iii) Bank balances other than (ii) above	13	15,61,07,850	8,60,88,629	3,50,99,098
	iv) Loans	14	24,13,92,839	23,63,40,087	6,04,32,337
	v) Other financial assets	15	2,07,76,159	7,87,20,587	8,26,34,907
	c) Other current assets	16	76,09,21,213	67,63,81,083	75,97,65,721
	d) Current income tax assets (Net)	17	51,93,568	23,48,539	78,31,046
	Total Current Assets (B)		**8,40,62,89,185**	**7,66,17,66,397**	**6,83,04,21,062**
	TOTAL ASSET (A + B)		**8,63,99,61,230**	**7,91,99,82,642**	**7,09,75,00,755**
	EQUITY AND LIABILITIES				
A	**Equity**				
	a) Equity share capital	18	15,87,50,000	6,35,00,000	6,35,00,000
	b) Other equity	19			
	- Other reserves		34,43,45,993	22,92,39,043	16,77,15,499
	- Capital reserve related to business combination		(14,14,70,250)	(12,75,250)	(10,66,500)
	Equity attributable to Equity Holders of the Company		**35,16,25,743**	**29,14,63,793**	**23,01,46,999**
	Non Controlling Interest		21,81,137	21,84,249	21,74,130
	Total Equity (A)		**35,38,06,880**	**29,36,50,042**	**23,23,21,129**
	Liabilities				
B	**Non-current liabilities**				
	a) Financial liabilities				
	i) Borrowings	20	3,90,60,37,705	4,64,06,45,898	4,06,83,34,778
	ii) Lease liabilities	21	39,55,480	1,51,60,496	2,38,36,300
	iii) Other financial liabilities	22	4,45,83,830	3,03,77,508	2,03,83,548
	b) Provisions	23	1,04,01,549	89,70,438	79,20,199
	Total Non-Current liabilities (B)		**4,02,49,78,564**	**4,69,49,54,340**	**4,12,06,74,825**
C	**Current liabilities**				
	a) Financial liabilities				
	i) Short term borrowings	24	2,41,35,32,678	1,30,43,16,812	90,52,93,433
	ii) Trade payables	25			
	- Amount due to Micro and small enterprises		22,70,415	37,84,735	43,85,990
	- Amount due to other than Micro and small enterprises		19,07,32,320	13,78,44,102	12,12,57,824
	iii) Other financial liabilities	26	45,24,16,858	32,08,18,883	10,50,86,507
	iv) Lease liabilities	27	1,04,14,849	80,17,238	66,61,113
	b) Other current liabilities	28	1,08,22,58,504	1,07,98,17,440	1,59,84,57,435
	c) Provisions	29	11,45,138	10,52,036	18,56,966
	d) Current tax liabilities (Net)	30	6,84,05,039	3,16,86,996	13,05,514
	Total Current liabilities (C)		**4,22,11,75,785**	**2,93,13,78,260**	**2,74,45,04,801**
	TOTAL LIABILITIES (A+B+C)		**8,63,99,61,230**	**7,91,99,82,642**	**7,09,75,00,755**
	Significant accounting policies and notes to financial statements	1 to 60			

The above Annexure should be read with the Basis of Preparation and Significant Accounting Policies appearing in Annexure V, Notes to the Restated Consolidated Financial Information appearing in Annexure VI and Statement of Adjustments to the Restated Consolidated Financial Information appearing in Annexure VII.

As per our audit report of even date

For Bhuwania & Agrawal Associates
Chartered Accountants
Firm Registration No. 101483W

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

Shubham Bhuwania
Partner
Membership No. : 171789
UDIN : 22171789AJSUVW14

Place: Mumbai
Date: 30/05/2022

For and on behalf of the Board of Directors of
Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)

Thomas Rajan
Chairman & Managing Director
(DIN : 00634576)

Rahul Thomas
Director
(DIN : 00318419)

Shreepal Shah
Chief Financial Officer

Shivil Kapoor
Company Secretary

Place: Mumbai
Date: 30/05/2022

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Consolidated Statement of profit and loss for the year ended March 31, 2022
(Amount in rupees except share and per share data, unless otherwise stated)

	Particulars	Note no.	Year ended 31st March 2022	Year ended 31st March, 2021
A	**Income**			
	Revenue from operations	31	2,72,71,84,760	2,39,98,72,905
	Other income	32	1,18,71,558	4,01,11,502
	Total income (A)		**2,73,90,56,318**	**2,43,99,84,407**
B	**Expenses**			
	Operating and project expenses	33	1,80,73,92,670	1,64,18,51,850
	Changes in inventories of construction work in progress	34	(55,69,58,842)	(22,31,01,920)
	Employee benefit expenses	35	9,72,80,798	7,61,27,006
	Finance costs	36	93,09,32,414	79,20,76,585
	Depreciation and amortisation	37	3,67,53,900	2,26,70,074
	Other expenses	38	6,20,24,702	3,86,10,546
	Total expenses (B)		**2,37,75,44,430**	**2,34,95,34,101**
C	**Profit before tax (A - B) (C)**		**36,15,11,887**	**9,04,50,306**
D	**Tax expense:**			
	- Current tax	39	10,02,15,151	2,82,02,698
	- Income tax for earlier years		2,42,142	-
	- Deferred tax charge/ (credit)	9	(39,86,179)	(5,12,151)
	Total tax expense (D)		**9,64,71,115**	**2,76,90,547**
E	**Profit after tax (C - D)(E)**		**26,50,40,773**	**6,27,59,760**
F	**Other comprehensive income / (loss)**			
	a) (i) Items not to be reclassified subsequently to Statement of Profit and Loss			
	- Remeasurement of defined benefit plans - gain/(loss)		15,03,448	(1,31,357)
	(ii) Income tax relating to items that will be classified to profit or loss - (Charge)/ credit		(3,92,049)	36,544
	b) (i) Items that will be reclassified subsequently to statement of Profit and Loss		-	-
	(ii) Income tax relating to items that will be classified to profit or loss		-	-
	Other comprehensive income/ (loss) for the year (F)		**11,11,399**	**(94,813)**
H	**Total comprehensive income for the year (E + F)**		**26,61,52,172**	**6,26,64,947**
	Profit for the year attributable to:			
	(i) Owners of the Company		26,37,48,831	6,16,14,936
	(ii) Non Controlling Interest		12,91,942	11,44,823
			26,50,40,773	**6,27,59,760**
	Other Comprehensive Income / (Loss) for the year attributable to:			
	(i) Owners of the Company		11,08,119	(91,390)
	(ii) Non Controlling Interest		3,280	(3,423)
			11,11,399	**(94,813)**
	Total Comprehensive Income / (Loss) for the year attributable to:			
	(i) Owners of the Company		26,48,56,950	6,15,23,546
	(ii) Non Controlling Interest		12,95,222	11,41,400
			26,61,52,172	**6,26,64,947**
	Basic and diluted earnings per share	44	8.35	1.98
	Equity shares [Face value of Rs. 5 each]			
	Significant accounting policies and notes to financial statement	1 to 60		

The above Annexure should be read with the Basis of Preparation and Significant Accounting Policies appearing in Annexure V, Notes to the Restated Consolidated Financial Information appearing in Annexure VI and Statement of Adjustments to the Restated Consolidated Financial Information appearing in Annexure VII.

As per our audit report of even date

For Bhuwania & Agrawal Associates
Chartered Accountants
Firm Registration No. 101483W

Bhuwania

Shubham Bhuwania
Partner
Membership No.: 171769
UDIN: 22171769AJXUVW1475

Place: Mumbai
Date: 30/05/2022

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

For and on behalf of the Board of Directors of
Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)

Thomas Rajan
Chairman & Managing Director
(DIN: 00634576)

Rahul Thomas
Director
(DIN: 00318419)

Shreepal Shah
Chief Financial Officer

Sujal Kapadia
Company Secretary

Place: Mumbai
Date: 30/05/2022

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Consolidated Statement of changes in equity for the year ended March 31, 2022
(Amount in rupees, except share and per share data, unless otherwise stated)

(a) Equity share capital

Particulars	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Opening balance#	6,35,00,000	6,35,00,000	6,35,00,000
Changes in equity share capital during the period/ year (Refer note 18.6) - On issue of bonus share and split of shares#	9,52,50,000	-	-
Closing balance	15,87,50,000	6,35,00,000	6,35,00,000

(Refer note 18)
Net off elimination on consolidation due to equity shares held by subsidiary company.

(b) Other equity

Particulars			Reserves & surplus		OCI*	Total other equity
	Capital Reserve on business combination	Securities Premium	Debenture Redemption Reserve	Retained Earnings	Remeasurement gain/ (loss) of defined benefit plan	
Balance as at 1st April, 2021	(12,73,250)	4,47,60,625	6,29,64,129	12,29,72,863	(14,58,575)	22,79,65,792
Addition on business combination	(16,01,97,000)					(16,01,97,000)
Profit for the year	-	-	-	26,37,48,831	-	26,37,48,831
Utilized for issue of bonus shares	-	-	-	(9,97,50,000)	-	(9,97,50,000)
Debenture Redemption Reserve created	-	-	5,58,95,751	(5,58,95,751)	-	-
Transferred from debenture redemption reserve			(61,47,344)	61,47,344		
Other comprehensive income/ (loss) for the year	-	-	-	-	11,08,119	11,08,119
Balance as at 31st March 2022	(16,14,70,250)	4,47,60,625	11,27,12,536	23,72,23,287	(3,50,456)	23,28,75,742

Particulars	Reserves & surplus				OCI*	Total other equity
	Capital Reserve	Securities Premium	Debenture Redemption Reserve	Retained Earnings	Remeasurement gain/ (loss) of defined benefit plan	
Balance as at 1st April, 2020	(10,68,500)	4,47,60,625	10,32,73,187	2,10,48,871	(13,67,185)	16,66,46,998
Addition on business combination	(2,04,750)					(2,04,750)
Profit for the year			-	6,16,14,934	-	6,16,14,934
Other comprehensive income/ (loss) for the year			-	-	(91,390)	(91,390)
Debenture Redemption Reserve created			6,29,64,129	(6,29,64,129)	-	-
Transferred from debenture redemption reserve			(10,32,73,187)	10,32,73,187		
Balance as at 31st March, 2021	(12,73,250)	4,47,60,625	6,29,64,129	12,29,72,863	(14,58,575)	22,79,65,792

BHUWANIA & AGRAWAL ASSOCIATES * CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED * MUMBAI

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Consolidated Statement of changes in equity for the year ended March 31, 2022
(Amount in rupees, except share and per share data, unless otherwise stated)

(Refer note 19)
*Other comprehensive income

The above Annexure should be read with the Basis of Preparation and Significant Accounting Policies appearing in Annexure V, Notes to the Restated Consolidated Financial Information appearing in Annexure VI and Statement of Adjustments to the Restated Consolidated Financial Information appearing in Annexure VII.

As per our audit report of even date

For Bhuwania & Agrawal Associates
Chartered Accountants
Firm Registration No. 101483W

SBhuwania

Shubham Bhuwania
Partner
Membership No.: 171789
UDIN.: 22171789AJNXUVW1475

Place: Mumbai
Date: 30/05/2022

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

For and on behalf of the Board of Directors of
Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)

Thomas Rajan
Chairman & Managing Director
(DIN: 00634576)

Shreepal Shah
Chief Financial Officer

Rahul Thomas
Director
(DIN: 00318419)

Shivil Kapoor
Company Secretary

Place: Mumbai
Date: 30/05/2022

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Consolidated Statement of cash flows for the year ended March 31, 2022
(Amount in rupee, except share and per share data, unless otherwise stated)

	Particulars	Note	Year ended 31st March 2022	Year ended 31st March, 2021
A.	**CASH FLOW FROM OPERATING ACTIVITIES**			
	Profit before taxes		36,15,11,887	9,04,50,306
	Adjustments for:			
	Interest expenses		91,00,25,394	78,14,66,464
	Interest income		(37,32,590)	(42,72,090)
	Depreciation, amortization and impairment		3,67,51,909	2,38,70,074
	Loss on sale/ discard of fixed asset		31,454	39,537
	Provision for expected credit loss - Provision/(Reversal)		(50,40,374)	19,48,528
	Dividend income		(15,000)	(800)
	Operating profit / (loss) before working capital changes		**1,29,95,32,665**	**89,35,02,020**
	Movements in working capital : [Including Current and Non-current]			
	(Increase) / decrease in loans, trade receivable and other assets		(15,27,49,675)	(46,85,98,396)
	(Increase) / decrease in inventories		(54,69,58,042)	(22,31,01,920)
	Increase / (decrease) in trade payable, other liabilities and provisions		14,39,70,166	(35,91,95,177)
			74,37,95,113	(15,73,93,474)
	Adjustment for:			
	Direct taxes (paid)/ refund received (including tax deducted at source) - (Net)		(4,62,15,966)	(1,19,05,951)
	Net cash generated/ (used in) from operating activities...(A)		**69,75,79,147**	**(14,92,99,425)**
B.	**CASH FLOW FROM INVESTING ACTIVITIES**			
	Purchase of property, plant and equipment		(1,28,37,573)	(2,42,28,911)
	Sale of property, plant and equipment		3,500	7,23,200
	Investment made in subsidiaries/ associate		(16,46,97,000)	(2,04,750)
	Proceeds from sale of investment		25,000	-
	Proceeds from sale/ redemption of investment			
	Interest income		32,63,821	42,72,090
	Dividend income		15,000	800
	(Increase)/decrease in bank balance [Current and non-current] (other than cash and cash equivalent)		(8,75,24,276)	(4,85,44,630)
			(26,17,51,528)	**(6,79,82,201)**
	Adjustment for:			
	Direct taxes (paid)/ refund received (including tax deducted at source) - (Net)		(3,73,260)	(4,27,209)
	Net cash (used in) / from investing activities... (B)		**(26,21,24,788)**	**(6,84,09,410)**
C.	**CASH FLOW FROM FINANCING ACTIVITIES**			
	Proceeds from long term borrowings (net)		1,34,25,65,435	2,06,56,71,920
	Repayment of long term borrowings		(1,06,17,79,540)	(1,14,59,28,371)
	Proceeds from / (repayment) of short term borrowings		9,60,01,779	11,14,10,929
	Interest paid		(82,36,12,096)	(76,15,77,077)
	Net cash (used in) / from financing activities... (C)		**(44,68,24,422)**	**26,95,77,402**
	Net increase / (decrease) in cash and cash equivalents (A+ B+C)		**(1,13,70,063)**	**5,18,68,567**
	Cash and cash equivalents at beginning of the year (Refer note (ii) below)		7,54,75,804	2,36,07,237
	Add: Acquired on acquisition of subsidiary		-	-
			7,54,75,804	2,36,07,237
	Cash and cash equivalents at end of the year		6,41,05,741	7,54,75,804
	Net increase / (decrease) in cash and cash equivalents		**(1,13,70,063)**	**5,18,68,567**

Notes:
(i) Cash flow statement has been prepared under "indirect method" as set out in Ind AS 7 - "Cash Flow Statement".

DHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Consolidated Statement of cash flows for the year ended March 31, 2022
(Amount in rupee, except share and per share data, unless otherwise stated)

(ii) Breakup of cash and cash equivalent is as given below:

Particulars	As at 31st March, 2022	As at 31st March, 2021
Cash and cash equivalent as per note 17	7,56,36,038	12,24,51,285
Less: Bank balance - book overdraft (Refer note 26)	1,35,30,298	4,69,75,482
Net cash and cash equivalent	**6,41,05,741**	**7,54,75,804**

(iii) Analysis of movement in borrowings

Particulars	As at 31st March, 2022	As at 31st March, 2021
Borrowings at the beginning of the year	6,00,47,82,710	4,97,36,28,231
Movement due to cash transactions as per statement of cash flow statement	(37,67,87,673)	(1,03,11,54,479)
Movement due to non-cash transactions [Acquisition of subsidiary]	-	-
Borrowings at the end of the year	6,38,15,70,383	6,00,47,82,710

(iv) The aggregate amount of outflow on account of direct taxes paid is Rs. 4,65,89,226 (31st March 2021: Rs. 1,25,33,160, 31st March 2020: Rs. 68,16,094)

Significant accounting policies and notes to financial statements 1 to 60

The above Annexure should be read with the Basis of Preparation and Significant Accounting Policies appearing in Annexure V, Notes to the Restated Consolidated Financial Information appearing in Annexure VI and Statement of Adjustments to the Restated Consolidated Financial Information appearing in Annexure VII

As per our report of even date

For Bhuwania & Agrawal Associates
Chartered Accountants
Firm Registration No. 101483W

Bhuwania

Shubham Bhuwania
Partner
Membership No.: 171789
UDIN: 22171789AJXUVW1475

Place: Mumbai
Date: 30/05/2022

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

For and on behalf of the Board of Directors of
Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)

Thomas Rajan
Chairman & Managing Director
(DIN: 00634576)

Rahul Thomas
Director
(DIN: 00318419)

Shreepal Shah
Chief Financial Officer

Shivil Kapoor
Company Secretary

Place: Mumbai
Date: 30/05/2022

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN No: U99999MH1986PLC040873
Annexure V – Significant Accounting Policies to Consolidated Ind AS Financial Statements
(Amount in [redacted] rupees, except share and per share data, unless otherwise stated)

1. Group's background

Suraj Estate Developers Limited [Formerly known as Suraj Estate Developers Private Limited] ("the Company") is a public limited company domiciled and incorporated in India under the Companies Act, 2013 vide CIN No. U99999MH1986PTC040873 and incorporated on 10th September 1986. The Company is public limited company w.e.f. 12th December 2021. The registered office of the Company is located at 301, 3rd Floor, Aman Chambers, Veer Savarkar Marg, Opp. Bengal Chemicals, Prabhadevi, Mumbai - 400 025, India.

The Group is primarily engaged in the business of real estate development in India.

The Consolidated Financial Statements comprise the financial statements of Suraj Estate Developers Limited [Formerly known as Suraj Estate Developers Private Limited] and its subsidiaries (collectively "the Group") as at and for the year ended 31st March, 2022.

Consolidated Financial Statements are approved by the Company's Board of Directors at its meeting held on 30th May 2022.

2. Basis of preparation of Consolidated Financial Statements

2.1. Basis of preparation

Consolidated Statements of Assets and Liabilities of the Group as at 31st March, 2022, 31st March, 2021 and 31st March 2020, the related Consolidated Statements of Profit & Loss (including Other Comprehensive Income), the Consolidated Statements of Changes in Equity, the Consolidated Statements of Cash Flows for each year ended on 31st March 2022, 31st March 2021 and 31st March 2020 and the Summary of significant accounting policies and explanatory notes (hereinafter collectively referred to as "Consolidated Financial Statements" or "Statements") has been prepared under the Indian Accounting Standards ('Ind AS') notified under section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) Rules, 2016 and other relevant provisions of the Act, to the extent applicable.

For all periods up to and including the year ended 31st March, 2021, the Group had prepared its Consolidated Financial Statements in accordance with the Accounting Standards notified under Section 133 of the Companies Act, 2013 read together with the Companies (Accounts) Rules 2014 (referred as "Indian GAAP"). These are the Group's first annual financial statements prepared complying in all material respects with the Ind AS notified under Section 133 of the Companies Act, 2013.

The Consolidated Financial Statements comply with Ind AS notified by the Ministry of Corporate Affairs ('MCA'). The Group has consistently applied the accounting policies used in the preparation of its opening Ind AS Balance Sheet at 1st April, 2020 throughout all periods presented, as if these policies had always been in effect and are covered by Ind AS 101 "First-time adoption of Indian Accounting Standards". The transition was carried out from Indian GAAP which is considered as the previous GAAP, as defined in Ind AS 101. The reconciliation of effects of the transition from Indian GAAP on the equity as at 1st April, 2020 and 31st March, 2021 is disclosed in note 54 to these Consolidated Financial Statements.

This note provides a list of the significant accounting policies adopted in the preparation of the Consolidated Financial Statements. These policies have been consistently applied to all the years presented, unless otherwise stated. The Consolidated Financial Statements have been prepared on a historical cost basis.

2.2. Basis of consolidation

The Consolidated Financial Statements comprise the financial statements of the Company and its subsidiaries as at 31st March, 2022. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if and only if the Group has:

- Power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee)
- Exposure, or rights, to variable returns from its involvement with the investee, and
- The ability to use its power over the investee to affect its returns.

Generally, there is a presumption that a majority of voting rights result in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement with the other vote holders of the investee
- Rights arising from other contractual arrangements
- The Group's voting rights and potential voting rights
- The size of the group's holding of voting rights relative to the size and dispersion of the holdings of the other voting rights holders.

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the Consolidated Financial Statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

Consolidated Financial Statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances. If a member of the Group uses accounting policies other than those adopted in the Consolidated Financial Statements for like transactions and events in similar circumstances, appropriate adjustments are made to that Group member's financial statements in preparing the Consolidated Financial Statements to ensure conformity with the Group's accounting policies.

The financial statements of all entities used for the purpose of consolidation are drawn up to same reporting date as that of the parent company, i.e., year ended on 31st March. When the end of the reporting period of the parent is different from that of a subsidiary and Partnership Firms (called as "Subsidiary") , the subsidiary prepares, for consolidation purposes, additional financial information as of the same date as the financial statements of the parent to enable the parent to consolidate the financial information of the subsidiary, unless it is impracticable to do so.

Consolidation procedure:

a) Combine like items of assets, liabilities, equity, income, expenses and cash flows of the parent with those of its subsidiaries. For this purpose, income and expenses of the subsidiary are based on the amounts of the assets and liabilities recognised in the Consolidated Financial Statements at the acquisition date.

b) Offset (eliminate) the carrying amount of the parent's investment in each subsidiary and the parent's portion of equity of each subsidiary.

c) Eliminate in full intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between entities of the group (profits or losses resulting from intragroup transactions that are recognised in assets, such as inventory and fixed assets, are eliminated in full). Intragroup losses may indicate an impairment that requires recognition in the Consolidated Financial Statements. Ind AS 12 *Income Taxes* applies to temporary differences that arise from the elimination of profits and losses resulting from intragroup transactions.

Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary, it:

- Derecognises the assets (including goodwill) and liabilities of the subsidiary at their carrying amounts at the date when control is lost
- Derecognises the carrying amount of any non-controlling interests
- Derecognises the cumulative translation differences recorded in equity
- Recognises the fair value of the consideration received
- Recognises the fair value of any investment retained
- Recognises any surplus or deficit in profit or loss
- Recognise that distribution of shares of subsidiary to Group in Group's capacity as owners
- Reclassifies the parent's share of components previously recognised in OCI to profit or loss or transferred directly to retained earnings, if required by other Ind ASs as would be required if the Group had directly disposed of the related assets or liabilities

SHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

The Consolidated Financial Statements have been prepared on going concern basis. The accounting policies are applied consistently to all the periods presented in the Consolidated Financial Statement. These financial statements are prepared under the historical cost convention unless otherwise indicated.

The financial statement has been prepared considering all Ind AS notified by MCA till reporting date i.e. 31st March, 2022. The significant accounting policies used in preparing the Consolidated Financial Statements are set out in Note no. 3 of the notes to the Consolidated Financial Statements.

3. Significant Accounting Policies

3.1. Current and non-current classification

The Group presents assets and liabilities in the Consolidated Balance Sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle.
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Group classifies all other liabilities as non-current. Deferred tax assets and liabilities are classified as non-current assets and liabilities, respectively.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents.

The operating cycle of the Group's real estate operations varies from project to project depending on the size of the project, type of development, project complexities and related approvals. Assets and Liabilities are classified into current and non-current based on the operating cycle.

3.2. Functional and presentation of currency

Consolidated Financial Information of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The Consolidated Financial Information are presented in Indian rupee (INR), which is also the Group's functional currency. All amounts have been rounded-off to the nearest million, up to two places of decimal, unless otherwise indicated. Amounts having absolute value of less than INR 1,00,000 have been rounded and are presented as INR 0.00 Millions in the Consolidated Financial Information.

3.3. Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. A fair value measurement assumes that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability or in the absence of a principal market, in the most advantageous market for the asset or liability. The principal market or the most advantageous market must be accessible to the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

All assets and liabilities for which fair value is measured or disclosed in the Consolidated Financial Statements are categorized within the fair value hierarchy based on the lowest level input that is significant to the fair value measurement as a whole. The fair value hierarchy is described as below:

Level 1 – Unadjusted quoted price in active markets for identical assets and liabilities.
Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly
Level 3 – unobservable inputs for the asset or liability

For assets and liabilities that are recognised in the Consolidated Financial Statements at fair value on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization at the end of each reporting period.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of fair value hierarchy.

Fair values have been determined for measurement and / or disclosure purpose using methods as prescribed in "Ind AS 113 Fair Value Measurement".

3.4. Use of estimates and judgements

The preparation of these Consolidated Financial Statements in conformity with the recognition and measurement principles of Ind AS requires management to make estimates and assumptions that affect the reported balances of assets and liabilities, disclosure of contingent liabilities as on the date of Consolidated Financial Statements and reported amounts of income and expenses for the periods presented. The Company based its assumptions and estimates on parameters available when the Consolidated Financial Statements were prepared. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods are affected.

Key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year. Significant estimates and critical judgement in applying these accounting policies are described below:

3.4.1. Significant estimates

i) Revenue recognition and construction work in progress

- Revenue to be recognized, stage of completion, projections of cost and revenues expected from project and realization of the construction work in progress have been determined based on management estimates which are based on current market situations/ technical evaluations.
- In respect of real estate project (Construction work in progress) which are at initial preparatory stage [i.e. acquisition of land / development rights], realization of the construction work in progress have been determined based on management estimates of commercial feasibility and management expectation of future economic benefits from the projects. These estimates are reviewed periodically by management and revised whenever required.

The consequential effect of such revision in estimates is considered in the year of revision and in the balance future period of the project. These estimates are dynamic in nature and are dependent upon various factors like eligibility of the tenants, changes in the area, approval and other factors. Changes in these estimates can have significant impact on the financial results of the Company and its comparability with the previous year however quantification of the impact due to change in said estimates cannot be quantified.

ii) Defined benefit obligations

The cost of defined benefit gratuity plan and the present value of the gratuity obligation along with leave salary are determined using actuarial valuations. An actuarial valuation involves making various assumptions such as standard rates of inflation, mortality, discount rate, attrition rates and anticipation of future salary increases. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

iii) Fair value measurement of financial instruments

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted price in active markets since they are unquoted, their value is measured using valuation technique including the discounted cash flow (DCF) model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

3.4.2. Significant management judgement in applying accounting policies and estimation uncertainty

i) Impairment of non-financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

ii) Impairment of financial assets

The impairment provisions for financial assets are based on assumptions about risk of default and expected credit loss rates. The Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation based on industry practice, Company's past history, and existing market conditions as well as forward looking estimates at the end of each reporting period.

3.5. Property, Plant and Equipment and Depreciation

Recognition and measurement

Properties plant and equipment are stated at their cost of acquisition. Cost of an item of property, plant and equipment includes purchase price including non - refundable taxes and duties, borrowing cost directly attributable to the qualifying asset, any costs directly attributable to bringing the asset to the location and condition necessary for its intended use and the present value of the expected cost for the dismantling/decommissioning of the asset.

Parts (major components) of an item of property, plant and equipments having different useful lives are accounted as separate items of property, plant and equipments.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Capital work-in-progress comprises of cost incurred on property, plant and equipment under construction / acquisition that are not yet ready for their intended use at the Balance Sheet Date.

Depreciation and useful lives

Depreciation on the property, plant and equipment (other than capital work in progress) is provided on a written down value (WDV) over their useful lives which is in consonance of useful life mentioned in Schedule II to the Companies Act, 2013. Depreciation methods, useful lives and residual values are reviewed at each financial year end and adjusted prospectively.

De-recognition

An item of property, plant and equipment and any significant part initially recognised is de-recognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is de-recognised.

3.6. Leases

The determination of whether a contract is (or contains) a lease is based on the substance of the contract at the inception of the lease. The contract is, or contains, a lease if the contract provide lessee, the right to control the use of an identified asset for a period of time in exchange for consideration. A lessee does not

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

have the right to use an identified asset if, at inception of the contract, a lessor has a substantive right to substitute the asset throughout the period of use.

The Company accounts for the lease arrangement as follows:

(i) Where the Group entity is the lessee

The Group applies single recognition and measurement approach for all leases, except for short term leases and leases of low value assets. On the commencement of the lease, the Group, in its Balance Sheet, recognize the right of use asset at cost and lease liability at present value of the lease payments to be made over the lease term.

Subsequently, the right of use asset is measured at cost less accumulated depreciation [calculated on straight line method] and any accumulated impairment loss. Lease liability are measured at amortised cost using the effective interest method. The lease payment made, are apportioned between the finance charge and the reduction of lease liability, and are recognised as expense in the Statement of Profit and Loss.

Lease deposits given are a financial asset and are measured at amortised cost under Ind AS 109 since it satisfies Solely Payment of Principal and Interest (SPPI) condition. The difference between the present value and the nominal value of deposit is considered as prepaid rent and recognised over the lease term. Unwinding of discount is treated as finance income and recognised in the Statement of Profit and Loss.

(ii) Where the Group entity is the lessor

The lessor needs to classify its leases as either an operating lease or a finance lease. Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognized as operating lease. The Group has only operating lease and accounts the same as follows:

Assets given under operating leases are included in investment properties. Lease income is recognised in the Statement of Profit and Loss on straight line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the lease.

Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income.

Lease deposits received are financial instruments (financial liability) and are measured at fair value on initial recognition. The difference between the fair value and the nominal value of deposits is considered as rent in advance and recognised over the lease term on a straight line basis. Unwinding of discount is treated as interest expense (finance cost) for deposits received and is accrued as per the EIR method.

3.7. Intangible assets and amortisation

Recognition and measurement

Intangible assets are recognized only if it is probable that the future economic benefits attributable to asset will flow to the Company and the cost of asset can be measured reliably. Intangible assets are stated at cost of acquisition/development less accumulated amortization and accumulated impairment loss if any.

Cost of an intangible asset includes purchase price including non - refundable taxes and duties, borrowing cost directly attributable to the qualifying asset and any directly attributable expenditure on making the asset ready for its intended use.

Intangible assets under development comprises of cost incurred on intangible assets under development that are not yet ready for their intended use as at the Balance Sheet date.

Goodwill arising on business combination is initially measured at cost, being the excess of the aggregate of the consideration transferred over the net identifiable assets acquired and liabilities assumed.

Amortization and useful lives

Computer softwares are amortized in 3 years on Written Down Value (WDV). Amortisation methods and useful lives are reviewed at each financial year end and adjusted prospectively.

In case of Goodwill related to Business Combination, after initial recognition, goodwill is measured at cost less any accumulated impairment losses. In case such goodwill paid for acquisition is in relation to underlying real estate project, impairment co-inside with the revenue recognition from the underlying project and accordingly impairment provision is made in line with revenue recognition. Goodwill, other than related to underlying real estate project is only tested for impairment.

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

In case of assets purchased during the year, amortization on such assets is calculated on pro-rata basis from the date of such addition.

3.8. Impairment of non-financial assets

The carrying amounts of assets are reviewed at each balance sheet date for any indication of impairment based on internal / external factors. An impairment loss is recognised wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the higher of a) fair value of assets less cost of disposal and b) its value in use. Value in use is the present value of future cash flows expected to derive from an assets or Cash-Generating Unit (CGU).

Based on the assessment done at each balance sheet date, recognised impairment loss is further provided or reversed depending on changes in circumstances. After recognition of impairment loss or reversal of impairment loss as applicable, the depreciation charge for the asset is adjusted in future periods to allocate the asset's revised carrying amount, less its residual value (if any), on a systematic basis over its remaining useful life. If the conditions leading to recognition of impairment losses no longer exist or have decreased, impairment losses recognised are reversed to the extent it does not exceed the carrying amount that would have been determined after considering depreciation / amortisation had no impairment loss been recognised in earlier years.

3.9. Inventories

Inventory of finished units are valued at lower of cost or net realisable value.

Construction work in progress (CWIP) is valued at lower of cost or net realisable value. CWIP includes cost of land, premium or fees paid in connection with acquisition of transferable development rights, sub-development rights, initial costs for securing projects, initial premium paid on assignment/transfer of project, construction costs, cost of redevelopment, settlement of claims relating to land, and attributable borrowing cost and expenses incidental to the projects undertaken by the Company to project. In case of projects at initial stage, net realisable value is computed based on the management estimate of future realisable value.

Construction costs include all cost related to development of real estate project and exclude all costs pertaining to selling and marketing activities which are considered as indirect cost and are directly charged to the Statement of Profit and Loss.

3.10. Revenue recognition

(i) Revenue from contract with customer

Revenue from contracts with customer is recognised, when control of the goods or services are transferred to the customer, at an amount that reflects the consideration to which the Company is expected to be entitled in exchange for those goods or services. The Company assesses its revenue arrangements against specific criteria in order to determine if it is acting as principal or agent. The Company concluded that it is acting as a principal in all of its revenue arrangements. The specific recognition criteria described below must also be met before revenue is recognised.

Revenue is recognized as follows:

(a) Revenue from contract with customers

Revenue is measured at the fair value of the consideration received/ receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government and is net of rebates and discounts. The Group assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Group has concluded that it is acting as a principal in all of its revenue arrangements.

Revenue is recognised in the income statement to the extent that it is probable that the economic benefits will flow to the Group and the revenue and costs, if applicable, can be measured reliably.

The Group has applied five step model as per Ind AS 115 'Revenue from contracts with customers' to recognise revenue in the Consolidated Financial Statements. The Group satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

a) The customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs;

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

b) The Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
c) The Group's performance does not create an asset with an alternative use to the Group and the entity has an enforceable right to payment for performance completed to date.

For performance obligations where any of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.

Revenue is recognised either at point of time or over a period of time based on various conditions as included in the contracts with customers.

(ii) Finance income

Finance income is recognised as it accrues using the Effective Interest Rate (EIR) method. Finance income is included in other income in the Statement of Profit and Loss.

When calculating the EIR, the Group estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

(iii) Revenue from lease rentals and related income

Lease income is recognised in the Statement of Profit and Loss on straight line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the lease. Revenue from lease rentals is disclosed net of indirect taxes, if any.

Revenue from property management service is recognised at value of service and is disclosed net of indirect taxes, if any

(iv) Dividend income

Revenue is recognised when the Group's right to receive the payment is established, which is generally when shareholders approve the dividend.

(v) Other income

Other incomes are accounted on accrual basis, except interest on delayed payment by debtors and liquidated damages which are accounted on acceptance of the Group's claim.

3.11. Foreign currency transaction

Transactions denominated in foreign currencies are recorded at the exchange rates prevailing on the date of the transaction. As at the Balance Sheet date, foreign currency monetary items are translated at closing exchange rate. Exchange difference arising on settlement or translation of foreign currency monetary items are recognised as income or expense in the year in which they arise.

Foreign currency non-monetary items which are carried at historical cost are reported using the exchange rate at the date of transactions.

3.12. Employee benefits

- Short term employee benefits

  All employee benefits falling due wholly within twelve months of rendering the service are classified as short term employee benefits and they are recognized as an expense at the undiscounted amount in the Statement of Profit and Loss in the period in which the employee renders the related service.

- Post-employment benefits & other long term benefits

  a. Defined contribution plan

  The defined contribution plan is a post-employment benefit plan under which the Company contributes fixed contribution to a Government Administered Fund and will have no obligation to pay further contribution. The Company's defined contribution plan comprises of Provident Fund, Labour Welfare Fund Employee State Insurance Scheme, National Pension Scheme, and Employee Pension Scheme. The Company's contribution to defined contribution plans are recognized in the Statement of Profit and Loss in the period in which the employee renders the related service.

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

b. Post-employment benefit and other long term benefits

The Company has defined benefit plans comprising of gratuity and other long term benefits in the form of leave benefits. Company's obligation towards gratuity liability is unfunded. The present value of the defined benefit obligations and other long term employee benefits is determined based on actuarial valuation using the projected unit credit method. The rate used to discount defined benefit obligation is determined by reference to market yields at the Balance Sheet date on Indian Government Bonds for the estimated term of obligations.

For gratuity plan, re-measurements comprising of (a) actuarial gains and losses, (b) the effect of the asset ceiling (excluding amounts included in net interest on the net defined benefit liability) and (c) the return on plan assets (excluding amounts included in net interest on the post-employment benefits liability) are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through other comprehensive income in the period in which they occur. Re-measurements are not reclassified to statement of profit and loss in subsequent periods.

Gains or losses on the curtailment or settlement of defined benefit plan are recognised when the curtailment or settlement occurs.

Actuarial gains or losses arising on account of experience adjustment and the effect of changes in actuarial assumptions for employee benefit plan [other than gratuity] are recognized immediately in the Statement of Profit and Loss as income or expense.

3.13. Borrowing cost

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalized as part of the cost of the respective asset till such time the asset is ready for its intended use or sale. A qualifying asset is an asset which necessarily takes a substantial period of time to get ready for its intended use or sale. Ancillary cost of borrowings in respect of loans not disbursed are carried forward and accounted as borrowing cost in the year of disbursement of loan. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest expenses calculated as per effective interest method, exchange difference arising from foreign currency borrowings to the extent they are treated as an adjustment to the borrowing cost and other costs that an entity incurs in connection with the borrowing of funds.

3.14. Taxes on income

Tax expenses for the year comprises of current tax, deferred tax charge or credit and adjustments of taxes for earlier years. In respect of amounts adjusted outside profit or loss (i.e. in other comprehensive income or equity), the corresponding tax effect, if any, is also adjusted outside profit or loss.

Provision for current tax is made as per the provisions of Income Tax Act, 1961.

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date. Deferred tax liabilities are recognised for all taxable temporary differences, and deferred tax assets are recognised for all deductible temporary differences, carry forward tax losses and allowances to the extent that it is probable that future taxable profits will be available against which those deductible temporary differences, carry forward tax losses and allowances can be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxation authority.

Deferred tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which such deferred tax assets can be utilized. In situations where the Company has unused tax losses and unused tax credits, deferred tax assets are recognised only if it is probable that they can be utilized against future taxable profits. Deferred tax assets are reviewed for the appropriateness of their respective carrying amounts at each Balance Sheet date.

At each reporting date, the Company re-assesses unrecognised deferred tax assets. It recognises previously unrecognised deferred tax assets to the extent that it has become probable that future taxable profit allows deferred tax assets to be

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

3.15. Cash & cash equivalent

Cash and cash equivalents include cash in hand, bank balances, deposits with banks (other than on lien) and all short term and highly liquid investments that are readily convertible into known amounts of cash and are subject to an insignificant risk of changes in value.

3.16. Cash flow statement

Cash flows are reported using the indirect method, where by net profit before tax is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities are segregated.

3.17. Provisions, contingent liabilities, contingent assets

A provision is recognised when the Company has a present obligation (legal or constructive) as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. If the effect of time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risk specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not require an outflow of resources. When there is a possible obligation or a present obligation in respect of which likelihood of outflow of resources is remote, no provision or disclosure is made.

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each balance sheet date.

3.18. Earnings per share

Basic earnings per share is computed using the net profit for the year attributable to the shareholders' and weighted average number of shares outstanding during the year. The weighted average numbers of shares also includes fixed number of equity shares that are issuable on conversion of compulsorily convertible preference shares, debentures or any other instrument, from the date consideration is receivable (generally the date of their issue) of such instruments.

Diluted earnings per share is computed using the net profit for the year attributable to the shareholder' and weighted average number of equity and potential equity shares outstanding during the year including share options, convertible preference shares and debentures, except where the result would be anti-dilutive. Potential equity shares that are converted during the year are included in the calculation of diluted earnings per share, from the beginning of the year or date of issuance of such potential equity shares, to the date of conversion.

3.19. Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

3.19.1. Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace. All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Classification of financial assets

BHUWANIA & AGRAWAL ASSOCIATES ★ CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED ★ MUMBAI

Debt instruments that meet the following conditions are subsequently measured at amortised cost (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All other financial assets are subsequently measured at fair value.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the gross carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in profit or loss and is included in the "Other income" line item.

Investments in equity instruments at FVTOCI

On initial recognition, the Company can make an irrevocable election (on an instrument-by-instrument basis) to present the subsequent changes in fair value in other comprehensive income pertaining to investments in equity instruments. This election is not permitted if the equity investment is held for trading. These elected investments are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the 'Reserve for equity instruments through other comprehensive income'. The cumulative gain or loss is not reclassified to profit or loss on disposal of the investments.

A financial asset is held for trading if:

- It has been acquired principally for the purpose of selling it in the near term; or
- On initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- It is a derivative that is not designated and effective as a hedging instrument or a financial guarantee. Dividends on these investments in equity instruments are recognised in profit or loss when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably. Dividends recognised in profit or loss are included in the 'Other income' line item.

Financial assets at fair value through profit or loss (FVTPL)

Investments in equity instruments are classified as at FVTPL, unless the Company irrevocably elects on initial recognition to present subsequent changes in fair value in other comprehensive income for investments in equity instruments which are not held for trading.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on re-measurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

Impairment of financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model based on 'simplified approach' for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

the twelve month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognized is recognized as an impairment gain or loss in statement of profit and loss.

De-recognition of financial asset

The Company de-recognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On de-recognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

On de-recognition of a financial asset other than in its entirety (e.g. when the Company retains an option to repurchase part of a transferred asset), the Company allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

3.19.2. Financial liability and equity instrument

Classification as debt or equity

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs. Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

However, financial liabilities that arise when a transfer of a financial asset does not qualify for de-recognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL.

A financial liability is classified as held for trading if:

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

Subsequent to the initial recognition, the liability component of a compound financial instrument is measured at amortised cost using the effective interest rate method. The equity component of a compound financial instrument is not re-measured subsequent to initial recognition except on conversion or expiry.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

Reclassification

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

De-recognition of financial liabilities

The Company de-recognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability de-recognised and the consideration paid and payable is recognised in profit or loss.

3.20. Business Combinations under common control

Business Combinations involving entities or business under common control are accounted for using the pooling of interest method.

Under pooling of interest method, the assets and liabilities of the combining entities or businesses are reflected at their carrying amounts after making adjustments necessary to harmonise the accounting policies. The financial information in the Consolidated Financial Statements in respect of prior periods is as if the business combination had occurred from the beginning of the preceding period in the Consolidated Financial Statements, irrespective of the actual date of the combination. The identity of the reserves is preserved in the same form in which they appeared in the standalone financial statements of the transferor and the difference, if any, between the amount recorded as share capital issued plus any additional consideration in the form of cash or other assets and amount of share capital of the transferor is transferred to capital reserves.

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

- it has been incurred principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

A financial liability other than a financial liability held for trading or contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies, may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- the financial liability forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Company's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL in accordance with Ind AS 109.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on re-measurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any interest paid on the financial liability and is included in the 'Other income' line item.

However, for non-held-for-trading financial liabilities that are designated as at FVTPL, the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is recognised in other comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss, in which case these effects of changes in credit risk are recognised in profit or loss. The remaining amount of change in the fair value of liability is always recognised in profit or loss. Changes in fair value attributable to a financial liability's credit risk that are recognised in other comprehensive income are reflected immediately in retained earnings and are not subsequently reclassified to profit or loss.

Gains or losses on financial guarantee contracts and loan commitments issued by the Company that are designated by the Company as at fair value through profit or loss are recognised in profit or loss.

Financial liabilities subsequently measured at amortised cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item. The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability or (where appropriate) a shorter period, to the gross carrying amount on initial recognition.

Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by the Company are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.

Compound financial instruments

The liability component of a compound financial instrument is recognised initially at fair value of a similar liability that does not have an equity component. The equity component is recognised initially as the difference between the fair value of the compound financial instrument as a whole and the fair value of the liability component. Any directly attributable transaction costs are allocated to the liability and the equity components, if material, in proportion to their initial carrying amounts.

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

4 Property, plant and equipment

Particulars	Plant & Equipment	Furniture & Fixtures	Vehicles	Computer	Office Equipments	Total
Gross carrying Amount						
Cost as at 1st April, 2021	2,18,38,196	4,85,62,136	1,55,19,388	31,68,844	81,27,704	9,72,16,268
Additions	90,813	2,64,320	-	5,19,998	8,40,481	17,15,612
Disposal / Adjustment	-	-	-	6,99,056	-	6,99,056
As at 31st March, 2022	**2,19,29,009**	**4,88,26,456**	**1,55,19,388**	**29,89,786**	**89,68,185**	**9,82,32,824**
Depreciation and Impairment						
As at 1st April, 2021	98,38,131	1,91,22,536	1,22,74,896	22,04,194	43,68,152	4,78,07,909
Depreciation charge for the year	22,04,158	76,12,558	9,02,611	7,28,045	19,45,207	1,33,92,579
Disposal / Adjustment	-	-	-	6,64,102	-	6,64,102
As at 31st March, 2022	**1,20,42,289**	**2,67,35,094**	**1,31,77,507**	**22,68,137**	**63,13,359**	**6,05,36,386**
Net carrying amount	**98,86,720**	**2,20,91,362**	**23,41,881**	**7,21,649**	**26,54,826**	**3,76,96,438**
Gross carrying Amount						
Cost as at 1st April, 2020	**1,07,38,605**	**4,74,52,551**	**1,30,29,998**	**50,43,534**	**88,35,824**	**8,51,00,512**
Additions	1,16,82,000	21,16,676	24,89,390	8,40,379	13,81,802	1,85,10,247
Disposal / Adjustment	5,82,409	10,07,091	-	27,15,069	20,89,922	63,94,491
As at 31st March, 2021	**2,18,38,196**	**4,85,62,136**	**1,55,19,388**	**31,68,844**	**81,27,704**	**9,72,16,268**
Depreciation and Impairment						
As at 31st March, 2020	92,85,783	1,01,25,705	1,14,70,640	41,30,034	40,89,413	3,91,07,565
Depreciation charge for the year	5,52,348	99,63,709	8,04,256	7,43,951	22,77,315	1,43,41,292
Disposal / Adjustment	-	9,66,878	-	26,75,781	19,98,576	56,41,239
As at 31st March, 2021	**98,38,131**	**1,91,22,536**	**1,22,74,896**	**22,04,194**	**43,68,152**	**4,78,07,909**
Net carrying amount	**1,20,00,065**	**2,94,39,600**	**32,44,492**	**9,64,650**	**37,59,552**	**4,94,08,359**

Notes:

4.1 The Company has elected Ind AS 101 exemption to continue with the carrying value for all of its Property, Plant and Equipment as its deemed cost as at the date of transition. Refer note 54 for exemptions and exceptions availed under Ind AS 101.

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

4.2 The Company does not have any CWIP which is overdue or has exceeded its cost compared to its original plan and hence CWIP completion schedule is not applicable.

4.3 For details of assets given as security, refer note 20.1.

5 **Intangible assets**

Particulars	Software	Goodwill	Goodwill on consolidation	Total
Gross carrying Amount				
Cost as at 1st April, 2021	25,15,164	1,13,76,738	13,01,89,227	14,40,81,129
Additions	-	-	-	-
Disposal / Adjustment	-	-	-	-
As at 31st March, 2022	**25,15,164**	**1,13,76,738**	**13,01,89,227**	**14,40,81,129**
Amortisation and Impairment				
As at 1st April, 2021	19,59,326	-	-	19,59,326
Amortisation charge for the year	3,43,433	-	-	3,43,433
Impairment of Goodwill	-	-	1,44,46,972	1,44,46,972
Disposal / Adjustment	-	-	-	-
As at 31st March, 2022	**23,02,759**	-	**1,44,46,972**	**1,67,49,731**
Net carrying amount	**2,12,405**	**1,13,76,738**	**11,57,42,255**	**12,73,31,398**
Gross carrying Amount				
Cost as at 1st April, 2020	27,04,864	1,13,76,738	13,01,89,227	14,42,70,829
Additions	-	-	-	-
Disposal / Adjustment	1,89,700	-	-	1,89,700
As at 31st March, 2021	**25,15,164**	**1,13,76,738**	**13,01,89,227**	**14,40,81,129**
Amortisation and Impairment				
As at 31st March, 2020	11,79,965	-	-	11,79,965
Amortisation charge for the year	9,59,576	-	-	9,59,576
Disposal / Adjustment	1,80,215	-	-	1,80,215
As at 31st March, 2021	**19,59,326**	-	-	**19,59,326**
Net carrying amount	**5,55,838**	**1,13,76,738**	**13,01,89,227**	**14,21,21,803**

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

5.1 Software is other than internally generated software.

5.2 The Company has elected Ind AS 101 exemption to continue with the carrying value for all of its Intangible Assets as its deemed cost as at the date of transition. Refer note 58 for a reconciliation of deemed cost as considered by the Company.

6 **Right of use asset**

Particulars	Office premises	Total
Gross carrying Amount		
Cost as at 1st April, 2021	4,08,07,922	4,08,07,922
Additions	-	-
Disposal / Adjustment	-	-
As at 31st March, 2022	**4,08,07,922**	**4,08,07,922**
Amortisation and Impairment		
As at 1st April, 2021	2,07,43,403	2,07,43,403
Amortisation charge for the year	85,68,915	85,68,915
Disposal / Adjustment	-	-
As at 31st March, 2022	**2,93,12,318**	**2,93,12,318**
Net carrying amount	**1,14,95,604**	**1,14,95,604**
Gross carrying Amount		
Cost as at 1st April, 2020	4,08,07,922	4,08,07,922
Additions	-	-
Disposal / Adjustment	-	-
As at 31st March, 2021	**4,08,07,922**	**4,08,07,922**
Amortisation and Impairment		
As at 31st March, 2020	1,21,74,488	1,21,74,488
Amortisation charge for the year	85,68,915	85,68,915
Disposal / Adjustment	-	-
As at 31st March, 2021	**2,07,43,403**	**2,07,43,403**
Net carrying amount	**2,00,64,519**	**2,00,64,519**

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Consolidated Notes forming part of the Financial Statements
(Amount in rupees except share and per share data, unless otherwise stated)

7

Investments	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Trade investment			
(i) Unquoted equity shares, fully paid up, at fair value through profit and loss			
Saraswat Co-operative Bank Ltd.			
Number of shares [Face value of Rs. 10 each]	7,540	7,540	7,540
Investment Amount	75,400	75,400	75,400
(ii) Investment in LLP, at cost (Also refer note 7.1)			
Reinaa Creations LLP	-	1,00,25,000	25,000
(iii) Other investments			
Tenancy rights	10,00,000	10,00,000	10,00,000
Total	**10,75,400**	**1,11,00,400**	**11,00,400**
Aggregate amount of quoted investments	-	-	-
Aggregate amount of unquoted investments	10,75,400	1,11,00,400	11,00,400
Market value of quoted investments	-	-	-
Aggregate amount of impairment in value of investments	-	-	-

7.1 **Details of investment made in capital of partnership firms/ LLP is as under:**
(a) Reinaa Creations LLP

Name of the partner and share in profit (%)	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
I. Suraj Estate Developers Limited			
% Holding	-	50%	50%
Capital Contribution	-	1,00,25,000	25,000
II. Mrs. Meenal Milan Chheda			
% Holding	-	50%	50%
Capital Contribution	-	1,00,25,000	25,000
Total holding	-	**100%**	**100%**
Total capital contribution	-	**2,00,50,000**	**50,000**

Note: The Company retired from limited liability partnership with effect from 27th April 2021.

8

Other financial assets (Unsecured, considered good unless otherwise stated)	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Security deposits			
- With Government authorities	3,44,583	7,62,463	7,18,463
- With Others	79,57,135	78,86,380	1,87,75,057
Fixed deposit with bank with more than 12 months maturity*	3,66,68,433	1,93,63,398	2,18,08,299
Total	**4,49,70,151**	**2,80,12,241**	**4,13,01,819**

* Above bank deposits are held as margin money/ securities with bank.

9 **Deferred tax Assets**

Deferred income tax reflects the net tax effect of temporary differences between the carrying amounts of assets and liabilities for the financial reporting purposes and the amounts used for income tax purposes. Significant component of the Group's net deferred tax are as follows:

Deferred tax assets/ (liabilities)	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Significant components of net deferred tax assets and liabilities			
Deferred tax assets			
Carried forward losses as per Income Tax Act, 1961	1,25,297	3,95,097	3,52,263
Expense allowed on payment basis as per Income tax act, 1961	31,16,689	27,75,297	26,82,347
Depreciable asset (PPE, Intangible Asset and Right of Use Asset)	96,08,397	52,97,374	32,39,348
Expected Credit Losses (ECL)	17,62,710	32,82,877	27,82,384
Sub-total (A)	**1,47,13,093**	**1,17,50,555**	**90,56,339**
Deferred tax liabilities			
Adjustment of Effective Interest Rate (EIR) adjustments on borrowings	34,84,743	38,46,535	17,43,847
Sub-total (B)	**34,84,743**	**38,46,535**	**17,43,847**
Deferred tax assets/(liability) (A-B) (C)	**1,12,28,350**	**79,04,020**	**73,12,492**
Less: Deferred tax asset not recognized due to uncertainty of realizability of losses (D)	1,25,297	3,95,097	3,52,263
Deferred tax assets/(liability) (C-D)	**1,11,03,053**	**75,08,923**	**69,60,229**

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Consolidated Notes forming part of the Financial Statements
(Amount in rupees, except share and per share data, unless otherwise stated)

9.1 Movement of deferred tax assets and liabilities during the year ended:

(a)

Particulars	As at 1st April 2021	Recognized in statement and profit and loss	Recognized in other comprehensive income	As at 31st March 2022
Deferred tax asset arising on account of:				
Expense allowed on payment basis as per Income tax act, 1961	27,75,207	7,33,530	3,92,048	31,16,689
Depreciable assets (PPE, Intangible Assets, ROU Assets)	52,97,374	45,91,023	-	98,88,397
Expected Credit Losses (ECL)	32,82,877	(15,00,167)	-	17,82,710
Sub-total (A)	**1,13,55,458**	**36,24,386**	**3,92,048**	**1,45,87,796**
Deferred tax liabilities arising on account of:				
Adjustment of Effective Interest Rate (EIR) adjustments on borrowings	38,46,535	(3,61,792)	-	34,84,743
Sub-total (B)	**38,46,535**	**(3,61,792)**	-	**34,84,743**
Deferred tax assets (net) (A - B)	**75,08,923**	**39,86,178**	**3,92,048**	**1,11,03,053**

(b)

Particulars	As at 1st April 2020	Recognized in statement and profit and loss	Recognized in other comprehensive income	As at 31st March 2021
Deferred tax asset arising on account of:				
Expense allowed on payment basis as per Income tax act, 1961	26,82,387	56,317	(36,544)	27,75,207
Depreciable assets (PPE, Intangible Assets, ROU Assets)	32,39,345	20,58,029	-	52,97,374
Expected Credit Losses (ECL)	27,82,344	5,00,492	-	32,82,877
Sub-total (A)	**87,04,076**	**26,14,838**	**(36,544)**	**1,13,55,458**
Deferred tax liabilities arising on account of:				
Adjustment of Effective Interest Rate (EIR) adjustments on borrowings	17,43,847	21,02,688	-	**38,46,535**
Sub-total (B)	**17,43,847**	**21,02,688**	-	**38,46,535**
Deferred tax assets (net) (A - B)	**69,60,229**	**5,12,151**	**(36,544)**	**75,08,923**

10

Inventories (At lower of cost or net realisable value)	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Construction work-in-progress (Refer note 10.1 and 10.2)	6,20,97,54,278	5,65,27,56,236	5,43,96,94,316
Total	**6,20,97,54,278**	**5,65,27,56,236**	**5,43,96,94,316**

10.1 Mode of valuation - Refer note no. 2.9 of significant accounting policy.
10.2 Refer Note - 20 for information on hypothecation of inventories/ construction work-in-progress.

11

Trade receivable (Unsecured considered good, unless otherwise stated)	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Unsecured, considered good	93,92,87,995	81,86,66,118	43,25,74,250
Sub-total	**93,92,87,995**	**81,86,66,118**	**43,25,74,250**
Less: Allowance for expected credit loss (ECL) - (Refer note 11.3)	69,80,791	1,20,21,164	1,00,72,637
Total	**93,23,07,204**	**80,66,44,954**	**42,25,01,613**
The above amount includes: -			
- Receivables from related parties	2,54,13,945	35,53,945	-
- Others	91,38,74,050	80,30,91,009	42,25,01,613
Total	**93,92,87,995**	**80,66,44,954**	**42,25,01,613**

SHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Consolidated Notes forming part of the Financial Statements
(Amount in rupee, except share and per share data, unless otherwise stated)

11.1 Trade receivable analysis

Particulars	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Undisputed trade receivables-considered good			
- Less than 6 months	74,00,14,132	52,48,26,630	26,39,26,557
- 6 Months - 1 year	3,70,24,127	8,82,81,323	93,57,000
- 1-2 years	10,74,21,258	6,63,95,139	6,78,18,531
- 2-3 years	1,54,75,105	7,09,64,600	2,34,00,964
- More than 3 years	3,53,41,373	6,81,94,216	7,28,71,297
Sub-total	**93,92,87,995**	**81,86,66,118**	**43,25,74,258**
Disputed trade receivables-considered good			
- Less than 6 months	-	-	-
- 6 Months - 1 year	-	-	-
- 1-2 years	-	-	-
- 2-3 years	-	-	-
- More than 3 years	-	-	-
Total	-	-	-

11.2 Of the above trade receivables Rs.2,54,53,845 (31st March 2021: Rs.25,53,845, 1st April 2020: Rs.Nil) are receivables from directors or relatives of directors. *Also refer note 42.3*

11.3 The Group has entered into contracts for the sale of residential units on structured instalment basis. These instalments are specified in the contracts. The Company is exposed to credit risk in respect of instalments due. Generally, the legal ownership of residential units are transferred to the buyer after all substantial instalments are recovered. In addition, instalment dues are monitored on an ongoing basis with the result that the Company's exposure to credit risk is not significant.

On conservative basis, though no significant credit risk involved, the allowances for credit losses (ECL) is provided for trade receivables. In determining ECL provision, the Company has used a practical expedient by computing the expected credit loss allowance for trade receivables based on a provision matrix. The provision matrix takes into account historical credit loss experience and is adjusted for forward looking information. The ECL is based on the ageing of the receivables that are due and rates used in the provision matrix.

Movement of expected credit loss allowances	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Balance at the beginning of the year	1,20,21,164	1,00,72,637	1,21,53,746
Add: Provided/ (reversal) during the year (Net)	(50,40,373)	19,48,528	(20,81,109)
Less: Allowances written off	-	-	-
Balance at the end of the year	**69,80,791**	**1,20,21,164**	**1,00,72,637**

11.4 Refer Note - 20.1 and 20.3 for information on hypothecation of trade receivables.

12

Cash and cash equivalent	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Cash in hand	3,57,297	23,78,086	11,57,817
Balances with bank			
- In current accounts	7,73,03,771	12,01,25,199	1,96,28,607
- In Fixed Deposits (With maturity of 3 months or less from reporting date)	19,75,000	-	16,75,000
Total	**7,96,36,068**	**12,24,51,285**	**2,44,61,424**

13

Other bank balance	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Balance with bank			
(a) In current accounts (Earmarked bank balance)	10,72,00,285	5,56,33,647	67,83,890
(b) In fixed deposits (Refer note 13.1)			
- With maturity of 3 months or less from reporting date	3,34,608	25,73,333	16,29,217
- With maturity of more than 3 months but less than 12 months from reporting date	4,85,52,957	2,78,81,447	2,66,56,791
- With maturity of more than 12 months from reporting date	3,66,60,453	1,93,63,398	2,18,08,299
Sub-total	19,29,70,303	10,54,52,027	5,69,07,397
Less: Disclosed under Other financial assets - non-current	3,66,60,453	1,93,63,398	2,18,08,299
Total	**15,63,07,850**	**8,60,88,629**	**3,50,99,098**

13.1 Fixed deposit is given as margin money to the Bank for guarantee given by bank to Government and other authorities on behalf of the Company.

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

14 Loans (Unsecured considered good, unless otherwise stated)	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Loans and advances to related parties (Refer note 14.1, 14.2, 14.3 and 42)			
- Repayable on demand	1,36,00,000	4,61,29,108	4,19,27,308
Other loans and advances	22,65,29,879	18,94,53,479	1,69,90,879
Less: Provision for expected credit losses	-	4,00,000	-
	22,65,29,879	18,90,53,479	1,69,90,879
Advances given to employees against salary and others	12,63,000	11,57,300	11,14,150
Total	**24,13,92,879**	**23,63,40,887**	**6,04,32,337**

14.1 Disclosures of loans or advances in the nature of loans granted to promoters, directors, key managerial personnel (KMPs) and the related parties.

Type of borrower	Amount of loan or advance in the nature of loan outstanding		
	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Promoter	-	-	-
Directors	-	3,25,29,108	2,47,13,308
KMPs	-	-	-
Related parties	1,36,00,000	1,36,00,000	1,72,14,000

Type of borrower	Percentage of total loan or advances in the nature of loans		
	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Promoters	-	-	-
Directors	-	70.52%	58.94%
KMPs	-	-	-
Related parties	100.00%	29.48%	41.06%

14.2 As required under section 186(4) of the Companies Act, 2013 loan given to the related parties (wherever applicable) is for general business purpose.

14.3 Loans given to related parties are in the nature of current account transactions, repayment on demand and accordance with reciprocal arrangement.

15 Other current financial assets (Unsecured, considered good unless otherwise stated)	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Security deposits given			
- With Government Authorities	71,000	-	22,73,923
- With others	90,000	18,000	18,000
Other receivable from related parties (Refer note 42)	55,00,000	58,05,140	27,56,566
Current account receivable from partners of partnership firms (Refer note 42)	-	5,77,83,088	6,24,04,568
Other receivable	1,51,14,359	1,51,14,359	1,51,81,850
Total	**2,07,76,359**	**7,87,20,587**	**8,26,34,907**

16 Other current assets (Unsecured, considered good unless otherwise stated)	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Balances with Government authorities	3,59,14,440	2,91,78,631	8,80,33,545
Prepaid expenses	2,13,47,524	2,88,58,972	3,85,91,743
Advance against property	12,50,67,529	19,45,97,407	15,56,45,286
Advances to suppliers and others	23,62,21,424	16,20,71,364	17,42,95,170
Receivable Under Joint Development Agreement (Refer note 16.1)	30,11,56,259	30,11,56,259	30,11,56,259
Other receivable	3,17,264	5,18,447	43,818
Initial Public Offering expenses (Refer note 16.2)	4,09,96,772	-	-
Total	**76,09,21,213**	**67,63,81,081**	**75,77,65,721**

16.1 Represent amount receivable which would be adjusted against future obligations/commitments under the Joint Development Agreement.

16.2 It represent expenses incurred in relation to IPO which would be adjusted against other equity (E.g. Security premium) upon successful completion of IPO.

17 Current income tax assets (net)	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Income tax (net of provisions)	51,33,565	23,43,519	78,31,646
Total	**51,33,565**	**23,43,519**	**78,31,646**

BHUWANIA & AGRAWAL ASSOCIATES * CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED * MUMBAI

18 Equity share capital

Equity share capital	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Authorised share capital			
Equity shares (Refer note 18.5 and 18.6)			
Face value	5	10	10
No. of shares	6,00,00,000	66,50,000	66,50,000
Amount	30,00,00,000	6,65,00,000	6,65,00,000
Total	**30,00,00,000**	**6,65,00,000**	**6,65,00,000**
Issued, subscribed and paid-up share capital			
Equity shares (Refer note 18.5 and 18.6)			
Face value	5	10	10
No. of shares#	3,17,50,000	63,50,000	63,50,000
Amount#	15,87,50,000	6,35,00,000	6,35,00,000
Total	**15,87,50,000**	**6,35,00,000**	**6,35,00,000**

\# Net off elimination on consolidation due to equity shares held by subsidiary company

18.1 Terms/ rights attached to equity shares :

The Company has only one class of shares referred to as equity shares having a par value of Rs. 5 (As at 31st March 2021, As at 1st April 2020 of Rs. 10 each). Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. However, there are no preferential amounts later or equity shareholders. The distribution will be in proportion to the number of equity shares held by the shareholders (after due adjustment in case shares are not fully paid up).

18.2 Reconciliation of the number of shares outstanding is set out below:

(i) Equity shares (Issued, subscribed and paid up)

Particulars	31st March, 2022		31st March 2021		01st April 2020	
	Number of Shares	Amount	Number of Shares	Amount	Number of Shares	Amount
Number of shares at the beginning #	63,50,000	6,35,00,000	63,50,000	6,35,00,000	63,50,000	6,35,00,000
Add: Issue of bonus shares (Refer note 18.6)#	95,25,000	9,52,50,000	-	-	-	-
Add: Increase in shares due to split of share (Refer note 18.6)#	1,58,75,000	-	-	-	-	-
Number of shares at the end	**3,17,50,000**	**15,87,50,000**	**63,50,000**	**6,35,00,000**	**63,50,000**	**6,35,00,000**

\# Net off elimination on consolidation due to equity shares held by subsidiary company

18.3 Details of shareholders holding more than 5 % shares#

Particulars	Details	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Rajan Thomas	Number of Shares	2,72,82,000	54,56,400	54,56,400
	Shareholders %	82.05%	82.05%	82.05%
Sujatha Thomas	Number of Shares	38,77,500	7,75,500	7,75,500
	Shareholders %	11.66%	11.66%	11.66%

18.4 Details of Promoter Shareholding in the Company

Name of the promoter	Details	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Rajan Thomas	Number of Shares	2,72,82,000	54,56,400	54,56,400
	Shareholders %	82.05%	82.05%	82.05%
	% change during the year	-	-	-

18.5 Increase in authorized capital

Authorised capital of the Company has been increased from existing 6,650,000 equity shares of Rs. 10 each to 30,000,000 as approved by the members at the annual general meeting held on 21st October 2021. Further, existing ordinary equity shares of Rs. 10 each has been split into 2 (two) ordinary equity shares of Rs. 5 each as approved by members at the extra ordinary general meeting held on 30th October 2021.

18.6 Issue of bonus shares and shares split

Pursuant to a resolution passed by the members in Annual General Meeting held on 21st October 2021, the Company has issued and allotted 9,975,000 bonus equity shares in the ratio of 1.5 (One decimal five) fully paid-up bonus share of the face value of Rs. 10 each for every existing 1 (one) fully paid-up equity share of the face value of Rs. 10 each held by the members as on 25th September 2021 (the Record Date). The bonus has been issued on 21st October 2021 by capitalising the sum of Rs. 99,750,000 from and out of retained earnings of the Company.

Further, pursuant to resolution passed by the Members at their meeting held on 30th October 2021, each equity share of face value of Rs. 10 each has been split into two equity shares of Rs. 5 each. Accordingly, authorised capital has been subdivided from 30,000,000 equity shares of Rs. 10 each to 60,000,000, equity shares of Rs. 5 each and issued, subscribed and paid up share capital has been subdivided from 16,625,000 equity shares of Rs. 10 each to 33,250,000 equity shares of Rs. 5 each.

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Consolidated Notes forming part of the Financial Statements
(Amount in rupee, except share and per share data, unless otherwise stated)

19 Other equity

Other equity	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Capital reserve arising on business combination			
Opening balance	(12,73,250)	(10,68,500)	(9,87,500)
Add: Addition/ adjustment on acquisition/ business combination during the year (Net)- Also refer note 52	(16,01,97,000)	(2,04,750)	(81,000)
Closing balance	**(16,14,70,250)**	**(12,73,250)**	**(10,68,500)**
Debenture redemption reserves			
Opening balance	6,29,64,129	10,32,73,187	-
Add: Transferred from Profit and Loss (Retained earnings)	5,58,95,751	6,29,64,129	10,32,73,187
Less: Transferred to Profit and Loss (Retained earnings)	(61,47,345)	(10,32,73,187)	-
Closing balance	**11,27,12,535**	**6,29,64,129**	**10,32,73,187**
Securities premium reserve			
Opening Balance	4,47,60,625	4,47,60,625	4,47,60,625
Add: Additions during the year	-	-	-
Less: Deductions during the year	-	-	-
Closing Balance	**4,47,60,625**	**4,47,60,625**	**4,47,60,625**
Retained earnings			
As per last balance sheet	12,29,72,864	2,10,48,872	10,94,35,517
Less: Transferred to Capital Reserve on Business Combination	-	-	6,00,000
Add: Profit for the year	26,38,48,830	6,16,14,934	1,44,86,456
Less: Utilised for issue of bonus shares (Refer note 18.6)	(9,97,50,000)	-	-
Less: Transferred to debenture redemption reserve	(5,58,95,751)	(6,29,64,129)	(10,32,73,187)
Add: Transferred from debenture redemption reserve	61,47,345	10,32,73,187	-
Closing balance	**23,73,23,288**	**12,29,72,864**	**2,10,48,872**
Other comprehensive income			
As per last balance sheet	(14,58,575)	(13,67,185)	2,74,831
Add: Movement in OCI (Net) during the year	11,08,119	(91,390)	(16,42,016)
Closing balance	**(3,50,456)**	**(14,58,575)**	**(13,67,185)**
Total	**23,29,75,742**	**22,79,65,793**	**16,66,46,999**

19.1 **Nature and purpose of reserves**

(a) **Debenture Redemption Reserve (DRR)**

The Company had issued redeemable non-convertible debentures. In terms of the provisions of Section 71, Debenture Redemption Reserve is being created for an amount equal to 10% of the value of debentures due for redemption.

(b) **Securities Premium Reserve**

Securities premium account is used to record the premium on issue of equity shares. The same is utilised in accordance with the provisions of the Companies Act, 2013.

(c) **Capital Reserve on business combination**

Represents excess of cost over nominal value of shares acquired of its subsidiaries acquired under common control transaction which are shown as capital reserve in accordance with Ind AS 103 – Business Combination.

20 Borrowings

Borrowings	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Non-current borrowings			
Secured			
Term loans			
- From Banks (Refer note 20.1 and 20.2)	38,60,12,265	38,33,23,657	36,57,88,840
- From Non-banking financial institutions (Refer note 20.3 and 20.4)	3,50,58,41,657	3,55,75,91,730	3,47,89,83,660
Non Convertible Debentures			
- From Non Banking Financial Institutions (Refer note 20.5)	1,20,45,78,078	1,50,43,09,333	73,00,00,000
Sub-total	**5,09,64,32,000**	**5,45,82,26,720**	**4,49,42,72,858**
Less: Current maturities of Secured long term loans	93,83,21,590	38,29,97,862	10,19,11,299
Less: Current maturities of Secured Non Convertible Debentures	72,64,36,217	32,66,66,667	20,00,00,000
Less: Debenture Redemption Premium payable (Refer note 26)	9,76,42,339	1,63,21,333	-
Less: Interest accrued and due (Refer note 26)	16,79,94,510	8,38,95,760	9,40,06,381
Total	**3,96,66,37,705**	**4,64,84,45,898**	**4,06,83,54,778**

20.1 **Details of security and terms of repayment on term loan and working capital loan from Bank**

(a) **Saraswat Co-operative Bank Limited**

Total facility is of Rs. 49 Crores comprising of Fund Based Term loan Credit facility of Rs. 40 Crores and Non Fund based Bank Guarantee Limit of Rs. 9 Crore
(i) Mortgage Charge of Rs. 33 Crore by way of legal mortgage of property located at F.P.No.564 of TPS -IV, of Mohan Kakasaheb Gadgil Marg, Prabhadevi, Mumbai
(ii) Additional Primary Mortgage Charge of Rs. 16 Crore by way of legal mortgage of property located at C.S. No. 2035, F.P.No.638, TPS III, Mahim Division, Lady Jamshedji Road, Mahim West, Mumbai owned by Partnership Firm (M/s Mahim & Bhagat Associates)
(iii) Personal Guarantee of Directors.

(b) **Saraswat Co-operative Bank Limited**

Total facility of upto Rs.1 Crore. This loan is secured against hypothecation of Cranes and Collateral Security by way of Legal Mortgage. Additional Primary Mortgage Charge of Rs. 16 Crore by way of legal mortgage of property located at C.S. No. 2035, F.P.No.638, TPS III, Mahim Division, Lady Jamshedji Road, Mahim West, Mumbai owned by Partnership Firm (M/s Mahim & Bhagat Associates) Personal Guarantee of Directors.

(c) **Saraswat Co-operative Bank Limited**

Total facility of upto Rs.0.096 Crore. This loan is secured against hypothecation of Car Ertiga. Personal Guarantee of the Directors.

(d) **Saraswat Co-operative Bank Limited**

Total facility of upto Rs. 0.121 Crore. Secured against hypothecation of Car KIA Seltos. Personal Guarantee of the Directors.

(e) **Saraswat Co-operative Bank Limited**
Total facility of upto Rs.0.064 Crore. Secured against hypothecation of Printer Plotter Scanner.

(f) **ICICI Bank - Term Loan and Overdraft Facilities**
The bank has sanctioned a term loan of Rs.45.00 Crore (including sublimit of OD facility upto Rs. 20.00 Crore). Loan is secured by,
a) First Exclusive charge by way of Hypothecation of receivables of project of Borrower's share of Saleable area in Project Nirvana.
b) First Exclusive charge by the way of equitable mortgage on Proposed Property bearing F.P. No. 702/704 situated at TPS IV, Mahim Division, Kashinath Dhuru Road.
c) First Exclusive charge by way of Equitable Mortgage on proposed plot no. 702/704.
d) First Exclusive charge by the way of hypothecation on F.P. No. 702/704.
e) First Exclusive charge by way of registered mortgage on the Escrow Account and the DSR account along with all monies credited/deposited therein.
f) First Exclusive charge by the way of hypothecation on Escrow Accounts.
Guarantee
a) Corporate guarantee of M/S Suraj Estate Developers Ltd. [Holding Company]
b) Unconditional and irrevocable Personal guarantee of Directors

(g) **ICICI Bank Limited- ECLGS-2 Facility**
i) Extension of Second Ranking Charge on Borrower's share of Saleable Area of Accord Estates Share in Project Nirvana b) First Exclusive charge by the way of equitable mortgage on Proposed Property bearing F.P. No. 702/704 situated at TPS IV, Mahim Division, Kashinath Dhuru Road.
c) First Exclusive charge by way of Equitable Mortgage on proposed plot no. 702/704.
d) First Exclusive charge by the way of hypothecation on F.P. No. 702/704.
e) First Exclusive charge by way of registered mortgage on the Escrow Account and the DSR account along with all monies credited/deposited therein.
f) First Exclusive charge by the way of hypothecation on Escrow Accounts.
Guarantee
a) Corporate guarantee of M/S Suraj Estate Developers Ltd. [Holding Company]
b) Unconditional and irrevocable Personal guarantee of Directors

20.2 Details of repayment of term loan from Banks

	Loan Nature	Loan start date	Loan end date	Number of installments	Monthly installment	Rate of Interest	Remarks
(a)	Term Loan	30-Dec-19	24-Apr-23	18	Rs. 22100000*17 +22600000*1	13.50%	Further, 40% of each receipt in escrow account will be recovered towards the principle repayment of term loan.
(c)	Vehicle Loan	20-Aug-20	20-Sep-25	60	19,300	8.00%	
(d)	Vehicle Loan	20-Aug-20	15-Aug-25	60	21,000	8.00%	
(e)	Equipment Loan-I	06-Nov-20	10-Nov-25	60	Rs. 167000 * 59 + Rs. 145000*1	13.50%	
(f)	Equipment Loan-II	15-Dec-20	10-Nov-25	60	17,700	13.50%	
(g)	Term Loan	15-Sep-21	15-Nov-22	15	34,00,000	13.25%	Term Loan- Repayment between 15th September 2021 to 15th Nov 2022 in 15 Monthly Installments of Rs. 34 Lakhs.
(h)	Term Loan - ECLGS Facility	10-Dec-20	10-Nov-25	48	7,70,833	8.35%	The loan is repayable in 48 Monthly Instalment post Moratorium Period of 12 Month from starting date of disbursement and Repayable in 36 Equal Monthly Installments thereafter.

20.3 Details of security provided and terms of repayment for loans from Non Banking Financial Institutions
(a) **Piramal Capital & Housing Finance Limited**
(i) (i) Total facility of upto Rs.200.00 Crore.
Secured against First and Exclusive Charge along with Hypothecation of Receivables in respect of following Properties:
i) Palette - Located at plot bearing F.P. No. 823, TPS IV, Mahim Division, S.K. Bole Road, Near Portuguese Church, Dadar (W), Mumbai, ii) Tranquil Bay - Located at plot bearing
F.P. No. 118/182, TPS IV, Mahim Division, situated at 19th Kashinath Dhuru Road, Off Cadell Road, Dadar (W), Mumbai, iii) Mangesh - Located at plot bearing F.P. No. 1170, Gopal Bhavan,
Kashinath Dhuru Road, Dadar (W), Mumbai, iv) Lucky Chawl - Located at plot bearing F.P. No. 103, TPS III, Lady Jamshedji Road, Mahim (W), Mumbai, v) Gadekar House - Located at plot
bearing F.P. No. 280, TPS IV, Mahim Division, S.K.Bhole road, Dadar (W), Mumbai, vi) Mestry House - Located at plot bearing F.P. No. 471, TPS III, Mahim Division, 12 Pitamber Lane, Mahim
(W), Mumbai, vii) Ambavat Bhavan - Located at plot bearing F.P. No. 177, NM Joshi Marg, Parel, Mumbai, viii) Chirame Villa - Located at plot bearing F.P. No. 807, Near Siddhivinayak Temple,
Mahim (W), Mumbai.
(ii) Personal Guarantee of Directors.

(ii) (Emergency Credit Line Guarantee Scheme - Sanction -20 Crore)
Total facility of upto Rs.20.00 Crore. Security Second Exclusive Charge on Properties mentioned in - Same as above Note 4(B)(i).

(b) **HFL Home Finance Limited**
Total facility of upto Rs.65.00 Crore
Secured against
(i) Charge against project : "Lumanaka" on Land admeasuring 233.22 sq Mtrs. bearing FP No. 1/234, located at TPS no. IV, G/N Ward, Dadar (W), Mumbai and all present and future construction thereon.
(ii) Charge on all receivables /cash flows /insurance proceeds arising out of or in connection with the said project situated at above land parcel. Any other security of similar / higher value acceptable to IIFL HFL.

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

(c) **Tata Capital Housing Finance Limited**

Term Loan I - Total facility of upto Rs. 60.00 Crore.
Term loan II - Total facility of upto Rs. 20.00 Crore.

Facility is secured by,
(i) Exclusive charge by way of registered mortgage on the Development rights of the Project "Ocean Star" situated at FP No 1198-99 and FP 1200 TPS IV of Mahim Division, G/N- ward situated at Kashinath Dhuru Road, Prabhadevi, Mumbai - 400025, along with any structure/future structure standing on the project land other than the tenant accommodation.
(ii) Exclusive First charge by way of hypothecation on all the receivables including sold, unsold, insurance receipts as well as development and other charges from units and any cash flow from the project "Ocean Star" situated at FP No 1198-99 and FP 1200 TPS IV of Mahim Division, G/N-ward, Kashinath Dhuru Road, Prabhadevi, Mumbai - 400025.
(iii) Exclusive charge on the land admeasuring 1079.78 sq mtrs along with the structure/future structure there on situated at FP No 704(CS No 508), TPS II, Prabhadevi, Dilip Gupte Marg, Mahim West, Mumbai - 400016 owned by Step down subsidiary(M/s Uditi Premises Private Limited.)

(d) **IIFL Home Finance Limited**

The term loan sanctioned for Rs. 75.00 Crore against property bearing CTS no 948/949. This loan is secured by:
Security
a) First and exclusive charge by way of mortgage on the land admeasuring 1857.59 sq mtrs bearing CTS Nos. 948 & 949 of village Bandra Division, situate at Mount Mary Step, Bandra (W), Mumbai-400050 and development rights together with all buildings and structures thereon.
b) First and exclusive on the Scheduled Receivables, Additional Receivables, all insurance proceeds, both present & future from the above project.
c) Personal Guarantee of the Directors.

(e) **IIFL - Debentures**

Total Facility amount of Rs. 195.00 Crore:
A. First and Exclusive charge by way of registered mortgage on property bearing F.P No. 107, TPS II, Mahim Division, L J Road, Mahim (W), Mumbai-400016 owned by the Holding Company.
B. First and exclusive charge by registered mortgage of Property bearing F.P No. 426-B, TPS III, Mahim Division, Tulsi pipe Road, Mahim (W), Mumbai-400016
C. First and exclusive charge by registered mortgage of property bearing F.P No. 946, TPS IV, Mahim Division situated at Rao Bahadur S.K Bole Road, Dadar (W), Mumbai-400028
D. First and exclusive charge by registered mortgage on saleable carpet area in proposed building B Wing B to be developed on F.P. No. 766-B situated at TPS - IV of Mahim Division, S K Bole Road, Dadar West, Mumbai - 400028.
E. Personal Guarantee of directors.
F. Corporate Guarantee of Holding Company.

28.4 Details of repayment of term loan from Non Banking Financial Institutions

	Loan nature	Loan start date	Loan end date	Number of Installments	Monthly installment	Rate of Interest	Remarks
(a)	Term Loan	16-Aug-18	29-Nov-24	11	Refer remark	Facility wise from 16.25%, 16.50% and 19.05%	Unequal Quarterly Installments Upto 75 Months from date of disbursement of 1st Facility Upto 36 Months from date of disbursement of 2nd Facility.
(b)	Term Loan	14-Jan-21	25-Mar-25	60	Refer remark	13.17%	ECLGS loan is repayable in 48 Monthly Installment post Moratorium Period from 12 months.
(c)	Term Loan	31-Dec-19	05-Jan-25	60	Rs. 8395833*24 +Rs.22691942*36	15.50%	Door to door tenor of 60 months from the date of disbursement with principal moratorium of 24 months. The loan is repayable including interest in 36 monthly installments of Rs.2.27 Crore each for next 36 months starting from January 2022 to December 2024
(d)	Term Loan	11-Oct-19	31-May-25	60	2,02,00,000	14.50%	Moratorium for first 36 months TL I - The loan is repayable in 31 monthly installments including interest of Rs. 2.02 Crore each starting from November 2022 to May 2025. TL II - The loan is repayable in 31 monthly installments including interest of Rs. 0.9948 Crore each starting from December 2022 to June 2025.
(e)	Term Loan	11-Oct-19	30-Jun-25	60	2,02,00,000	14.50%	
(f)	Term Loan	31-Dec-19	05-Jan-25	60	3,08,61,725	17.00%	
(g)	Debentures	09-May-19	30-Jun-24	30	Refer remark	20.50%	The total facility agreement of Rs 195 Crore is repayable as under: A) For first Rs. 40 Crore - 30 months from the date of first investment B) For next Rs. 40 Crore - 42 months from the date of first investment C) For next Rs. 40 Crore - 48 months from the date of first investment D) For next Rs. 40 Crore- 54 months from the date of first investment E) For last Rs. 40 Crore- 60 months from the date of first investment

28.5 Secured Non Convertible Debentures

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

(a) **ICICI Venture Funds Management Company Limited**
Total Facility amount of Rs. 40 crore.

Securities Provided
A. First and exclusive charge by registered mortgage of property bearing Project at F P No. 606-607, TPS III, Mahim Division situated at LJ Second Cross Road, Mahim West, Dadar (W), Mumbai-400028
B. Hypothecation of Receivable from sold & unsold area of underlying project.
C. Personal Guarantee of promoters Mr. Thomas Rajan, and Mr Rahul Thomas.

Details of repayment of Debentures

Loan Nature	Loan start date	Loan end date	Number of installments	Monthly installment	Interest rate	Remark
Secured Non Convertible Debentures	10-Dec-21	15-Sep-24	21	1,90,47,619	IRR of 17.25%	Payment in 21 Monthly installments starting from 15th April 2023 of Rs. 1.905 Crore

(b) **Nippon India Assets Management**
Total Facility amount of Rs. 30 crore

Security provided
A. First and exclusive charge by mortgage created on the property bearing FP No 751-752,TPS IV Mahim Division , cadel road, near MTNL Marg, Dadar, Mumbai-400028
B. First and exclusive charge by hypothecation created on the underlying project.
C.Corporate Guarantee of holding Company (Suraj Estate Developers Limited)
D. Pledge of shares of subsidiary entity (Skyline Realty Private Limited)
E. Personal Guarantee of promoters Mr. Thomas Rajan, and Mr Rahul Thomas.

Details of repayment of Debentures

Loan Nature	Loan start date	Loan end date	Number of installments	Monthly installment	Interest rate	Remark
Secured Non Convertible Debentures	01-Nov-21	30-Sep-25	21	Refer remark	IRR of 18.25%	Issue Size: 30 Cr Series I - 25 cr & Series II- 5 Cr. Series I to be redeemed in 6 Equal Quarterly installments commencing from 30th June 2024 till 30th September 2025. Series II to be redeemed in Single Instalment on 30th June 2024.

20.6 Loans/ borrowings guaranteed by directors (Current and non-current)

Particulars*	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Term loan from banks	8,20,16,261	38,33,25,657	26,52,80,849
Term loan from non banking financial institutions	3,30,59,41,057	3,55,75,91,738	3,47,89,85,609
Non-convertible debentures	2,28,45,78,078	1,50,93,09,331	75,00,00,000
Bank overdraft facilities	1,41,28,699	10,09,51,328	10,10,25,038
Total	**5,68,75,64,094**	**5,55,11,78,054**	**4,59,52,97,496**

*Including interest outstanding

21

Lease liabilities (Non-current)	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Lease liabilities (Refer note 46(b))	39,55,480	1,51,60,496	2,38,36,300
Total	**39,55,480**	**1,51,60,496**	**2,38,36,300**

22

Other non - current financial liabilities	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Retention money payable (Refer note 22.1)	4,45,83,830	3,83,77,508	2,05,83,548
Total	**4,45,83,830**	**3,83,77,508**	**2,05,83,548**

DHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

22.1 Retention money payable analysis (Current and non-current)

Particulars	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Micro, small and medium enterprises			
Less than 1 year	-	-	-
1-2 years	-	-	-
2-3 years	-	-	-
More than 3 years	-	-	-
Total	-	-	-
Others			
Less than 1 year	2,05,14,760	1,11,61,835	1,15,42,306
1-2 years	84,10,493	1,15,42,306	74,20,854
2-3 years	29,06,506	74,20,854	35,30,505
More than 3 years	1,44,02,513	11,45,421	22,01,731
Total	4,62,34,272	3,12,70,416	2,46,95,396

23

Provisions	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Provision for employee benefits*			
- Provision for gratuity (Refer note 45(i)(a))	88,89,286	77,99,029	70,40,793
- Provision for leave benefit (Refer note 45(i)(b))	15,12,263	11,71,409	8,79,406
Total	1,04,01,549	89,70,438	79,20,199

* The classification of provision for employee benefits into current/non current has been done by the actuary of the Company based upon estimated amount of cash outflow during the next 12 months from the balance sheet date.

24

Current borrowings	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Secured			
From bank			
- Bank Overdraft (Refer note 20.4(i))	1,41,28,000	10,09,51,226	10,10,25,028
Current maturities of long term loans			
- Loan from banks/ Non banking financial institution (Refer note 20.1 and 20.3)	95,82,21,599	28,28,07,062	06,18,21,259
- Current maturities of Secured Non Convertible Debentures	72,64,26,217	32,06,06,667	20,00,00,000
Unsecured			
- From others	60,06,02,852	40,30,08,601	50,44,51,216
- From related parties (Refer note 24.1 and 42)	13,60,45,812	15,27,53,076	11,78,55,900
Total	2,41,55,32,678	1,26,43,36,812	98,52,93,453

24.1 Unsecured loans from related are in the nature of current account transactions, repayable on demand and in accordance with reciprocal arrangement and also interest free.

25

Trade payables	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Outstanding dues of micro enterprises and small enterprises (Refer note 25.1)	22,71,413	37,84,735	45,85,990
Outstanding dues of creditors other than micro enterprises and small enterprises	19,07,32,320	13,78,44,162	12,12,57,824
Total	19,30,03,733	14,16,28,897	12,58,43,814

25.1 The amount due to Micro, Small and Medium Enterprises as defined in the Micro, Small and Medium Enterprises Development Act (MSMED Act), 2006 has been determined to the extent such parties have been identified on the basis of information collected by the management. The disclosure relating to Micro, Small and Medium Enterprises is as under:

Particulars	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Dues remaining unpaid at the year end:			
(a) The principle amount remaining unpaid to supplier as at the end of the accounting year	22,71,413	37,84,735	45,85,990
(b) The interest thereon remaining unpaid to supplier as at the end of the accounting year	-	-	-
(c) The amount of interest paid in terms of Section 16, along with the amount of payment made to the supplier beyond the appointed day during the year	-	-	-
(d) Amount of interest due and payable for the year	-	-	-
(e) Amount of interest accrued and remaining unpaid at the end of the accounting year	-	-	-
(f) The amount of further interest due and payable even in the succeeding years, until such date when the interest dues as above are actually paid	-	-	-

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

25.2 Trade payable analysis

Particulars	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Micro, small and medium enterprises			
Less than 1 year	8,10,753	25,08,685	45,85,990
1-2 years	4,39,588	12,76,050	-
2-3 years	10,27,074	-	-
More than 3 years	-	-	-
Total	**22,76,415**	**37,84,735**	**45,85,990**
Others			
Less than 1 year	13,73,22,813	8,20,09,867	8,33,51,289
1-2 years	1,17,46,487	2,64,40,268	1,35,15,987
2-3 years	1,15,73,010	1,08,86,526	1,14,01,839
More than 3 years	3,00,82,011	1,85,07,501	1,09,93,719
Total	**19,07,22,320**	**13,78,44,162**	**12,12,57,814**

26

Other current financial liabilities	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Debenture Redemption Premium payable	9,76,42,339	1,63,21,333	-
Interest accrued but not due			
- To banks and others	7,03,52,160	90,21,090	90,00,001
Interest accrued and due			
- To banks and others	-	5,85,52,443	5,49,14,325
Security deposit received	-	13,82,301	89,67,301
Current account payable to partners in the firm (Refer note 42)	99,66,677	37,41,330	37,41,326
Bank balance - book overdraft	1,55,30,290	4,09,75,482	8,54,187
Retention money payable (Refer note 22.1)	16,50,462	20,92,604	41,11,648
Other payables*	24,14,33,260	17,65,41,080	1,20,14,056
Other payable to related parties (Refer note 42)	1,18,63,675	96,29,017	1,13,94,408
Total	**45,84,16,858**	**32,48,38,885**	**18,58,86,507**

*Other payables mainly consist of employee related dues and other accrued expenses.

27

Lease liabilities (Current)	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Lease liabilities (Refer note 46(b))	1,04,14,840	88,17,238	66,61,113
Total	**1,04,14,840**	**88,17,238**	**66,61,113**

28

Other current liabilities	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Advance from customers (Refer note 28.1)	1,02,35,34,691	1,02,73,16,474	1,55,42,07,477
Statutory dues	5,87,23,813	5,25,00,972	4,42,49,957
Total	**1,08,22,58,504**	**1,07,98,17,446**	**1,59,84,57,435**

28.1 Of the above advance from customers Rs.Nil (31st March 2021: Rs.Nil & 1st April 2020: Rs.3,73,58,355) are payable to directors or relatives of directors. (Also refer note 42.3)

29

Provision	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Provision for gratuity (Refer note 45(i)(a))	9,52,377	9,21,765	15,72,452
Provision for leave benefit (Refer note 45(i)(b))	1,92,753	1,30,271	2,84,514
Total	**11,45,130**	**10,52,036**	**18,56,966**

30

Current tax liabilities	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Provision for Income Tax (Net of Advance tax)	4,84,05,039	1,16,86,946	13,05,514
Total	**4,84,05,039**	**1,16,86,946**	**13,05,514**

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

31

Revenue from operations	Year ended 31st March 2022	Year ended 31st March, 2021
Income from operations		
- Revenue from projects (Refer note 31.1)	2,72,71,84,760	2,39,98,72,905
Total	**2,72,71,84,760**	**2,39,98,72,905**

31.1 Disclosures pursuant to Ind AS 115 - "Revenue from contract with customers"

A Nature of Goods and Services

The following is a description of principal activities separated by reportable segments from which the Company generates its revenue

a) The Company is principally engaged in development of real estate in India which includes development and sale of residential and commercial premises.

B Disaggregation of revenue

In the following table, revenue is disaggregated by primary geographical market, major products lines and timing of revenue:

	Year ended 31st March 2022	Year ended 31st March, 2021
I. Primary geographical markets		
Within India	2,72,71,84,760	2,39,98,72,905
Outside India	-	-
Total	**2,72,71,84,760**	**2,39,98,72,905**
II. Major products and services		
Sale of Real estate	2,72,71,84,760	2,39,98,72,905

C Contract balances

The following table provides information about receivables, contract assets and contract liabilities from contracts with customers :

Particulars	Year ended 31st March 2022	Year ended 31st March, 2021
I. Receivables, which are included in 'Trade receivables'	93,23,07,204	80,66,44,954
II. Contract assets	-	-
III. Contract liabilities (Advance from Customers - Refer Note 28)	1,02,35,34,692	1,02,73,16,474
Total (I-II-III)	(9,12,27,488)	(22,06,71,521)

32

Other income	Year ended 31st March 2022	Year ended 31st March, 2021
Interest income on financial assets at amortised cost		
- on fixed deposit with bank	31,65,519	37,77,884
- on others	5,67,077	4,94,205
Dividend income	15,000	800
Rent income	19,08,511	30,80,986
Reversal of provision for expected credit losses (Net)	50,40,374	-
Miscellaneous income	11,75,277	3,27,57,716
Total	**1,18,71,558**	**4,01,11,592**

33

Operating and project expenses	Year ended 31st March 2022	Year ended 31st March, 2021
Land and development right related expenses	6,69,18,000	74,55,22,447
Cost of materials consumed	19,65,86,611	6,00,37,437
Compensation	14,81,76,712	13,53,77,901
Labour and contract expenses	67,35,08,201	48,08,49,595
Professional charges	9,39,07,777	4,59,62,843
Rates and taxes	56,32,84,307	12,70,52,048
Other project expenses	16,48,27,082	4,65,38,529
Total	**1,90,73,82,678**	**1,64,19,51,850**

BHUWANIA & AGRAWAL ASSOCIATES * CHARTERED ACCOUNTANTS *

SURAJ ESTATE DEVELOPERS LIMITED * MUMBAI

34	Changes in inventories of construction work in progress	Year ended 31st March 2022	Year ended 31st March, 2021
	Opening construction work in progress	5,65,27,96,226	5,43,96,94,316
	Less: Transferred to investment in Bolmax Creations LLP as capital introduced	-	1,00,00,000
		5,65,27,96,226	5,42,96,94,316
	Less: Closing construction work in progress	6,20,97,54,278	5,65,27,96,226
	Decrease / (Increase) in inventories	(55,69,58,052)	(22,31,01,910)

35	Employee benefit expenses	Year ended 31st March 2022	Year ended 31st March, 2021
	Salaries, wages and bonus	9,13,79,603	7,15,21,743
	Contribution to provident and other funds	7,95,262	6,21,746
	Gratuity expenses	28,03,798	16,82,248
	Leave benefit expenses	9,85,621	3,44,423
	Staff welfare expenses	14,16,414	19,46,846
	Total	9,73,88,788	7,61,27,006

36	Finance costs	Year ended 31st March 2022	Year ended 31st March, 2021
	Interest expense	73,42,46,938	71,37,41,944
	Other borrowing costs	2,09,27,020	1,06,10,080
	Premium on redemption of debentures	17,57,78,456	6,77,24,520
	Total	93,09,52,414	79,20,76,545

37	Depreciation and amortization expenses	Year ended 31st March 2022	Year ended 31st March, 2021
	Depreciation on property, plant and equipment	1,33,92,579	1,43,41,583
	Depreciation on right of use asset	85,08,915	85,08,915
	Amortization of intangible asset	3,43,433	9,59,576
	Impairment of goodwill related to Business Combination	1,44,46,972	-
	Total	3,67,91,900	2,38,10,074

38	Other expenses	Year ended 31st March 2022	Year ended 31st March, 2021
	Heat, light and power	12,06,009	11,45,519
	Rent	57,67,746	47,45,066
	Licenses, rates and taxes	75,07,410	9,68,248
	Repairs expenses for		
	- Others	28,40,025	22,80,097
	Advertisement, publicity and sales promotion	1,36,08,105	64,43,344
	Other commission and charges	19,07,000	-
	Communication expenses	7,88,916	6,35,619
	Printing and stationery	15,02,829	11,92,799
	Legal, professional and consultancy charges	1,10,69,659	55,43,153
	Travelling and conveyance	48,00,785	47,50,176
	Insurance	4,39,552	5,62,980
	Donations	11,49,875	4,10,002
	Corporate social responsibility expenses (Refer note 50)	6,63,378	-
	Provision for expected credit losses (Net)	-	19,48,528
	Auditors' remuneration		
	- Statutory audit fees	12,00,000	9,60,000
	- Tax audit fees	1,80,000	1,35,000
	- Other services	1,89,000	1,80,750
	Loss on sale / discard of property, plant and equipment (Net)	31,454	34,537
	Sundry balances written off	-	77,472
	Miscellaneous expenses	31,10,760	65,84,121
	Total	6,28,24,762	3,86,18,546

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

39 Income tax

(a) Reconciliation of tax expenses and the accounting profit multiplied by applicable tax rate:

Particulars	Year ended 31st March 2022	Year ended 31st March, 2021
Profit before tax (Including OCI)	32,80,33,235	8,63,18,949
Income tax rate as applicable (b)	27.82%	27.82%
Income tax liability/(asset) as per applicable tax rate	9,12,63,419	2,40,11,059
(i) Tax impact of expenses non deductible under Income Tax Act, 1961	54,91,971	25,87,164
(ii) Tax impact on exempted income	1,78,866	(8,48,954)
(iii) Tax impact of utilisation of brought forward losses [Unaccounted in earlier year/ periods]	(1,54,000)	(5,04,918)
(iv) Short/ (excess) provision for earlier years	10,42,011	(3,883)
(v) Excess provision of tax for the period/ year and also impact of adoption of new tax rate as per Income-tax Act, 1961 (Refer note 39(c))	(1,50,177)	21,49,821
(vi) Other (allowance)/disallowances	38,748	2,21,698
(vii) Deferred tax not recognised on unabsorbed losses and other items	(2,16,948)	42,208
(viii) Deferred tax related to Employee Transferred	(7,22,736)	-
Tax expense reported in the Statement of Profit and Loss	**9,68,63,163**	**2,76,54,003**

Note:
The Group offsets tax assets and liabilities in and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same authority.

(b) Income tax recognised in the Statement of Profit and Loss:

Particulars	As at 31st March, 2022	As at 31st March, 2021
Current tax		
In respect of the current year	10,02,15,151	2,82,02,698
In respect of the earlier years	2,42,142	-
	10,04,57,293	**2,82,02,698**
Deferred tax		
Other items (Including in OCI)	(35,94,130)	(5,48,695)
	(35,94,130)	**(5,48,695)**
Total tax expense recognized in current year	**9,68,63,163**	**2,76,54,003**

(c) For the Financial Year 2020-21 and for subsequent period, the Parent Company has after evaluation, decided to adopt the option permitted under section 115BAA of Income Tax Act, 1961 (as introduced by the Taxation Laws (Amendment) Ordinance 2019) of the lower effective corporate tax rate of 25.17% (including surcharge and cess) instead of the earlier rate of 27.82% (including surcharge and cess). Accordingly, the Parent Company and certain group entities (wherever applicable) has recognised the Provision for Income Tax for the financial year ended 31st March 2021 and subsequent period based on the rates prescribed in the aforesaid section.

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

40 Capital commitments, other commitments and contingent liabilities

40.1 Capital Commitments.

(a) Estimated amount of capital commitments to be executed on capital accounts and not provided for is Nil, as at 31st March 2022, (31st March, 2021: Nil, 01st April 2020: Nil) (Net of advances).

40.2 Contingent liability (to the extent not provided for)

Particulars	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
(i) Claims against the Company/ disputed liabilities not acknowledged as debts			
Disputed income tax demands	3,17,31,180	3,17,31,180	41,44,000
(ii) Guarantees given by the bank on behalf of Company and group entities			
Guarantee given by bank to Government Authorities on behalf of the Company	3,71,50,000	3,72,50,000	1,22,50,000

Notes:

(a) In respect of (i) above, future cash outflows (including interest/ penalty, if any) are determinable on receipt of judgement from tax authorities / settlement of claims or non-fulfilment of contractual obligations. Further, the Company does not expect any reimbursement in respect of above. In respect of (ii) above, Company does not expect any cash outflow till such time contractual obligations are fulfilled by the companies for which guarantees are issued.

(b) The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come in to effect has not been notified. The Group will assess the impact of the Code when it comes into effect and will record any related impact in the period when the Code becomes effective.

(c) The Group does not have outstanding term derivative contracts as at the end of respective years.

40.3 Litigations

(a) The Company and group entities are course party to litigations / claims mainly related to cases filed by the tenant / occupancy/ society regarding Redevelopment Scheme to be undertaken by the Group entities like eligibility of tenants/ occupants, revocation of project or cancellation of NOC granted by MCGM etc. In the opinion of the management these cases are not tenable and it does not expect any material cash outflow on account of the said cases.

(b) Summary suit has been filed against a subsidiary company [Accord Estate Private Limited] in the Hon'ble High Court of Bombay by the counter party to the Joint Development Agreement ("JDA") for certain claims as per terms mentioned in the JDA. However, the Company is neither served with the Summons for Judgement nor any application for any interim relief.

In view of the management, the Company is neither disputing the validity of the JDA agreement nor its obligations under JDA. However, amounts are not in agreement with the arrangement and agreed terms. Further, the Company has counter claims/ receivables in terms of the JDA agreement. Provision has been made for undisputed liabilities as per arrangement.

Based on the grounds of the appeals and advice of the independent legal counsel, the management believes that there is a reasonably strong likelihood of succeeding before the Hon'ble Court. Pending the final decisions on the above matter, no further adjustment has been made in these Consolidated Financial Statement.

41 Company information

Sr. No.	Name of the entity	Proportion of ownership (%)		
		As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
	Subsidiaries			
(i)	Skyline Realty Private Limited	100.00%	95.00%	95.00%
(ii)	New Siddharth Enterprises#	95.00%	75.00%	75.00%
(iii)	S K Enterprises#	95.00%	90.00%	90.00%
(iv)	Mohan & Bhagat Associates#	95.00%	90.00%	90.00%
(v)	Accord Estate Private Limited*	98.38%	*	*
(vi)	Uditi Premises Private Limited**	98.53%	**	**
(vii)	Iconic Property Developers Private Limited***	100.00%	***	***
	Associate			
(i)	Accord Estate Developers Private Limited*	-	35.88%	35.88%

* Became subsidiary of the Company w.e.f. 27th October 2021.

**Uditi Premises Private Limited has become step down subsidiary of the Company w.e.f. 27th October 2021 as it is subsidiary of Accord Estate Developers Private Limited and 9% is held by the Company w.e.f. this date. Proportion of ownership arrived based on effective holding directly and through Accord Estate Private Limited.

***Became wholly owned subsidiary w.e.f. 27th October 2021.

\# Share of profit/ (loss) in these partnerships increased w.e.f. 10th November 2021.

42 Disclosures as required by Indian Accounting Standard (Ind AS) 24 - Related Party Disclosures (After considering the effect of Consolidation)

42.1 Name and relationships of related parties:

(a)	Subsidiaries and associate	Refer note 41 above
(b)	Entities in which Director/ KMP and relatives have significant influence (Only where there are transactions/ balances)	Esemplice Realty Private Limited (w.e.f 26th December 2019) Unrivaled Realty Private Limited (w.e.f 25th December 2019) Techno Exports Private Limited (Upto 31st March 2020)
(c)	Key Management Personnel (KMP): (Directors)	Mr. Thomas Rajan, Chairman and Managing Director Mr. Rahul Thomas, Director (Son of Mr. Rajan Thomas) Mrs. Sujatha Thomas, Director (Spouse of Mr. Rajan Thomas)

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Consolidated Notes forming part of the Financial Statements
(Amount in rupee, except share and per share data, unless otherwise stated)

(d) Relatives of KMP
(Only where there are transactions)

Ms. Shweta Thomas (Daughter of Mr. Rajan Thomas)
Ms. Lavanya Thomas (Daughter of Mr. Rajan Thomas)
Mrs. Elizabeth Thomas (Mother of Mr. Rajan Thomas)
Mr. John Thomas (Brother of Mr. Rajan Thomas)

(e) Additional related parties ("KMP") as per Companies Act, 2013 with whom transactions have taken place during the year

Mr. Shivil Kapoor, Company Secretary (W.e.f. 1st December 2021)
Mr. Shreepal Shah, Chief Financial Officer (W.e.f. 7th January 2022)

* Refer note 41 for related party status in these entities

42.2 Transactions with related parties

Nature of transaction	Name of the party	Year ended 31st March 2022	Year ended 31st March, 2021
Funds received	Thomas Rajan	7,34,37,712	1,00,00,000
	Rahul Thomas	8,60,94,700	2,51,46,800
	Shweta Thomas	-	20,50,000
	John Thomas	-	14,95,500
	Sujatha Thomas	1,37,62,289	65,000
Funds Paid	Rahul Thomas	6,02,58,876	2,81,34,424
	Thomas Rajan	9,72,05,000	15,55,000
	Sujatha Thomas	10,000	-
	Elizabeth Thomas	-	50,000
Amount paid for reimbursement of expenses	Techno Exports Private Limited	-	35,56,000
	Exemplica Realty Private Limited	1,460	10,020
	Grotique Realty Private Limited	890	10,120
	Thomas Rajan	3,78,48,217	2,45,12,121
	Rahul Thomas	2,36,18,935	11,61,140
	Sujatha Thomas	10,09,875	16,12,926
	Shweta Thomas	5,99,600	7,040
Amount received for reimbursement of expenses	Techno Exports Private Limited	-	40,98,000
	Exemplica Realty Private Limited	11,480	-
	Grotique Realty Private Limited	11,010	-
	Thomas Rajan	3,96,99,667	2,27,58,636
	Rahul Thomas	2,36,18,935	32,11,418
	Sujatha Thomas	1,53,40,183	14,00,000
	Shweta Thomas	5,99,600	7,040
Car Hiring Charges	Thomas Rajan	13,20,000	19,80,000
	Rahul Thomas	5,40,000	8,40,000
Managerial remuneration	Sujatha Thomas	4,88,758	3,50,000
	Thomas Rajan	63,75,000	47,60,000
	Rahul Thomas	56,25,000	45,00,000
Director Sitting Fees	Sujatha Thomas	2,00,000	-
Rent income	Techno Exports Private Limited	-	-
	Sujatha Thomas	1,20,000	
	Thomas Rajan	-	1,20,000
Purchase Of Property	Rajan Thomas	2,50,00,000	
Sale of Flat	Rahul Thomas	4,12,80,000	1,03,95,000
	Thomas Rajan	3,75,00,000	-
	Shweta Thomas	17,80,000	1,03,95,000
	Lavanya Thomas	63,00,000	1,78,75,000
Interest expenses	Thomas Rajan	1,86,58,677	1,66,08,118
	Rahul Thomas	2,98,947	2,16,700
	Sujatha Thomas	50,630	
Net Current capital introduced / (Withdrawn)	Thomas Rajan	6,24,87,692	
	Rahul Thomas	-	
Share of profit/ (loss) of partnership firm	Thomas Rajan	12,13,473	
	Rahul Thomas	11,190	
Purchase of Equity Shares of Skyline Realty Private Limited	Thomas Rajan	14,74,000	-
	Rahul Thomas	14,74,000	-

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

Transactions with related parties (Contd.)

Nature of transaction	Name of the party	Year ended 31st March 2022	Year ended 31st March, 2021
Purchase of Equity Shares of Iconic Property Developers Private Limited	Thomas Rajan	62,500	-
	Rahul Thomas	37,500	-
Purchase of Equity Shares of Accord Estate Private Limited	Thomas Rajan	8,67,97,500	-
	Rahul Thomas	1,17,85,000	-
	Sujatha Thomas	3,54,52,500	-
Purchase of Equity Shares of Uditi Premises Private Limited	Thomas Rajan	25,30,000	-
	Rahul Thomas	25,30,000	-
	Sujatha Thomas	25,30,000	-

42.3 Related party outstanding balances:

Nature of transaction	Name of the party	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Short term borrowings	Thomas Rajan	11,74,61,612	14,07,20,000	13,07,20,000
	Sujatha Thomas	44,00,000	-	-
	Rahul Thomas	1,41,02,200	1,20,24,170	71,27,000
Salary payable	Thomas Rajan	6,90,027	11,82,500	7,25,120
	Sujatha Thomas	14,063	-	-
	Rahul Thomas	88,519	-	4,16,715
Rent receivable	Sujatha Thomas	-	2,85,000	1,60,000
Car Hiring Charges Payable	Rahul Thomas	3,42,000	-	-
Trade receivables	Rahul Thomas	84,89,597	8,09,597	-
	Thomas Rajan	29,00,000	-	-
	Shweta Thomas	46,55,056	8,75,056	-
	Lavanya Thomas	83,69,292	18,69,292	-
Advance from customers	Rahul Thomas	-	-	1,03,34,503
	Shweta Thomas	-	-	1,07,69,044
	Lavanya Thomas	-	-	1,07,54,899
Loans and advances	John Thomas	-	-	14,95,900
	Shweta Thomas	52,00,000	52,00,000	72,50,000
	Rahul Thomas	-	2,36,77,800	1,57,97,000
	Sujatha Thomas	-	89,51,599	89,16,399
	Elizabeth Thomas	84,00,000	84,00,000	84,50,000
	Techtiva Exports Private Limited	-	-	18,100
Other receivable from related parties	Techtiva Exports Private Limited	-	-	5,41,298
	Exemplica Realty Private Limited	-	10,020	-
	Geotique Realty Private Limited	-	10,120	-
	Rahul Thomas	-	-	30,59,278
	Shweta Thomas	55,00,000	55,00,000	-
	Thomas Rajan	-	-	-
Other payable to related parties	Thomas Rajan	8,64,777	88,11,627	1,05,65,892
	Sujatha Thomas	1,28,55,999	6,13,590	8,28,510
Non Controlling Interest	Thomas Rajan	2,54,290	2,54,290	2,54,290
	Rahul Thomas	2,500	2,500	2,500
Current account payable/(receivable) to/from partners in the firm	Thomas Rajan	62,04,128	-5,77,80,088	-6,24,04,569
	Rahul Thomas	37,40,530	37,41,730	37,41,326

Notes:

(a) Transactions with related parties and outstanding balances at the year end are disclosed at transaction value.

In addition to above transactions:

(i) Directors of the Company has given personal guarantee's for various loans taken by the Company (Refer note 20.6)

43 Breakup of compensation to key managerial personnel

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of that entity.

(a) Compensation to KMP as specified in para 42.1 (c) and 42.1(e) above:

Particulars	Year ended 31st March 2022	Year ended 31st March, 2021
Short term employee benefits	1,24,68,756	96,10,000
Post employment benefits*	-	-
Total	**1,24,68,756**	**96,10,000**

*As the future liability for gratuity and leave encashment is provided on an actuarial basis for the company as a whole, the amount pertaining to the directors is not ascertainable and therefore, not included above.

44 Earnings per share

Particulars	Year ended 31st March 2022	Year ended 31st March, 2021
Basic and diluted earning per share		
Profit attributable to the equity holders of the Company	26,50,40,773	6,27,59,760
Weighted average number of equity shares (Also refer note 44.1 and 18.8)##	3,17,50,000	3,17,50,000
Face value per equity share (Rs.) (Refer note 18.6)	5	5
Basic and diluted earnings per share	8.35	1.98

Net off elimination on consolidation due to equity shares held by subsidiary company.

44.1 In terms of IND AS -33, Earnings per share of current period and previous periods have been adjusted for bonus shares issued and share split. Also refer note 18.8

45 Disclosure relating to employee benefits as per Ind AS 19 'Employee Benefits'

(i) Disclosures for defined contribution plan

The Company has certain defined contribution plans and group entities are not under obligation for defined contribution plan. The obligation of the Company is limited to the amount contributed and it has no further contractual obligation. Following is the details regarding Company's contributions made during the year:

Particulars	Year ended 31st March 2022	Year ended 31st March, 2021
Provident fund	7,68,527	5,62,976
Employees' state insurance (ESIC)	26,735	58,770
Total	**7,95,262**	**6,21,746**

(ii) Disclosures for defined benefit plans

(a) Defined benefit obligations - Gratuity (Unfunded)

The Group has a defined benefit gratuity plan for its employees. The gratuity plan is governed by the Payment of Gratuity Act, 1972. Under the Act, every employee who has completed five years of services is entitled to specific benefit. The level of benefits provided depends on the employee's length of service and salary at retirement age. Every employee who has completed five years or more of service gets a gratuity on departure at 15 days salary (last drawn) for each completed year of service as per the provisions of the Payment of Gratuity Act, 1972. The scheme is unfunded.

Risks associated with plan provisions

Valuations are based on certain assumptions, which are dynamic in nature and vary over time. As such Group is exposed to various risks as follows:

Interest rate risk	The defined benefit obligation is calculated using a discount rate based on government bonds. If bond yields fall, the defined benefit obligation will tend to increase.
Salary inflation risk	Higher than expected increases in salary will increase the defined benefit obligation.
Demographic risk	This is the risk of variability of results due to unsystematic nature of decrements that include mortality, withdrawal, disability and retirement. The effect of these decrements on the defined benefit obligation is not straight forward and depends upon the combination of salary increase, discount rate and vesting criteria.

For determination of the liability in respect of compensated gratuity, the Group has used following actuarial assumptions:

Particulars	Year ended 31st March 2022	Year ended 31st March, 2021
Discount Rate (per annum)	6.98% - 7.15%	6.70%
Salary Escalation (per annum)	6.00%	6.00%
Attrition Rate (per annum)	6.86%	5.22%
Mortality Rate	As per Indian Assured lives Mortality (2006-08) Ultimate	

Changes in the present value of obligations	Year ended 31st March 2022	Year ended 31st March, 2021
Liability at the beginning of the year	87,20,794	86,13,245
Interest cost	6,57,305	5,20,340
Current service cost	23,29,339	11,72,008
Benefits paid	(15,62,327)	(17,16,056)
Past service cost	-	-
Actuarial (gain)/loss on obligations	(13,03,448)	1,31,257
Liability at the end of the year	**88,41,663**	**87,20,794**

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

Table of recognition of actuarial gain / loss	Year ended 31st March 2022	Year ended 31st March, 2021
Actuarial (gain)/ loss on obligation for the year	(15,03,448)	1,31,357
Actuarial gain/ (loss) on assets for the year	-	-
Actuarial (gain)/ loss recognized in Statement of Profit and Loss	**(15,03,448)**	**1,31,357**

Breakup of actuarial (gain) /loss:	Year ended 31st March 2022	Year ended 31st March, 2021
Actuarial loss/(gain) arising from change in demographic assumption	75,827	64,045
Actuarial loss arising from change in financial assumption	(75,546)	(4,53,335)
Actuarial loss/(gain) arising from experience	(15,03,729)	3,20,647
Total	**(15,03,448)**	**3**

Amount recognized in the Balance Sheet:	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Liability at the end of the year	98,41,663	87,20,794	86,13,245
Fair value of plan assets at the end of the year	-	-	-
Amount recognized in Balance	**98,41,663**	**87,20,794**	**86,13,245**

Expenses recognized in the Income Statement:	Year ended 31st March 2022	Year ended 31st March, 2021
Current service cost	25,29,339	11,72,008
Interest cost	6,57,365	5,20,240
Expected return on plan assets	-	-
Benefits paid	(3,82,846)	-
Past Service Cost	-	-
Actuarial (Gain)/Loss	(15,03,448)	1,31,357
Expense/ (income) recognized in		
- Statement of Profit and Loss	28,03,798	16,92,248
- Other comprehensive income - (Gain)/Loss	(15,03,448)	1,31,357

Balance sheet reconciliation	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Opening net liability	87,20,794	86,13,245	56,58,194
Liability transferred for Acquisitions	(0,22,083)		
Expenses recognized in Statement of Profit and Loss & OCI	6,61,114	18,23,605	34,90,968
Benefits paid	(5,62,329)	(17,16,056)	(5,37,417)
Amount recognized in Balance	**98,41,663**	**87,20,794**	**86,13,245**
Current portion of defined benefit obligation	9,52,377	9,21,765	15,72,452
Non-current portion of defined benefit obligation	88,89,286	77,99,029	70,40,793

Sensitivity analysis of benefit obligation (Gratuity)

Particulars	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
a) Impact of change in discount rate			
Present value of obligation at the end of the year			
a) Impact due to increase of 1%	(6,32,255)	(5,33,137)	(4,29,599)
b) Impact due to decrease of 1%	7,24,110	6,11,032	4,87,395
b) Impact of change in salary growth			
Present value of obligation at the end of the year			
a) Impact due to increase of 1%	6,24,148	3,31,637	4,06,619
b) Impact due to decrease of 1%	(4,14,128)	(4,81,272)	(3,73,655)
c) Impact of change in withdrawal rate			
Present value of obligation at the end of the year			
a) withdrawal rate increase	35,742	(3,774)	(17,795)
b) withdrawal rate decrease	(47,766)	(913)	17,999

Maturity profile of defined benefit obligation

Particulars	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Weighted average duration of the defined benefit obligation	8-11	6-9	7
Projected benefit obligation	98,41,663	87,20,794	86,13,245
Accumulated benefit obligation	98,41,663	87,20,794	86,13,245

Pay-out analysis

Particulars	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
1st year	9,52,377	5,72,472	22,75,165
2nd year	6,87,155	89,695	4,77,331
3rd year	7,22,188	2,98,711	6,37,317
4th year	12,97,468	78,219	9,55,380
5th year	7,13,667	6,74,202	4,26,206
Next 5 year pay-out (6-10 year)	52,22,718	2,36,320	33,05,791
Sum of Years 11 and above	88,25,132	10,16,266	48,54,886

(b) **Compensated absences (non-funded)**
As per the policy of the Group, obligations on account of benefit of accumulated leave of an employee is settled only on termination / retirement of the employee. Such liability is recognised on the basis of actuarial valuation following Project [illegible]

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

46 Leases

(a) **Asset given under operating lease**

The Holding Company has given office premises, pending sale which is part of inventory, under operating lease under non-cancellable operating leases. Details of rental income recognized during the year in respect of this lease is given below:

Particulars	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Rent income recognized during the year	19,08,311	30,88,886	31,38,209

(b) **Asset taken under operating lease**

(i) The Holding Company has entered into agreements for taking on lease office on lease and licence basis. The lease term is for a period of 5 years, on fixed rental basis with escalation clauses in the lease agreement. Lease term started from October 2018.

Particulars	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Carrying value of right of use assets at the end of the reporting period (Refer Note 4)	1,14,95,604	2,00,64,519	2,86,33,434

(ii) Analysis of Lease liability

Movement of lease liabilities	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Opening lease liabilities	2,31,77,734	3,04,97,413	3,65,20,464
Addition during the year /period			
Ind AS transition adjustment	-	-	-
Accretion of interest during the period	23,14,547	32,72,628	40,64,845
Cash outflow towards payment of	1,11,21,960	1,05,92,307	1,00,87,896
Deletion during the year on account of termination of lease agreements	-	-	-
Closing lease liabilities	1,43,70,321	2,31,77,734	3,04,97,413

(iii) Maturity analysis of lease liabilities (on undiscounted basis)	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Less than 1 year	1,04,14,849	80,17,238	66,61,113
Between 2-3 years	39,55,480	1,51,60,496	2,28,00,000
More than 3 years		-	10,36,300

(iv) Lease liabilities included in statement of financial position	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Current	1,04,14,849	80,17,238	66,61,113
Non-current	39,55,488	1,51,60,496	2,38,36,300

(v) **Impact on statement of profit and loss**

Particulars	As at 31st March, 2022	As at 31st March, 2021
Interest on lease liabilities	23,14,547	32,72,628
Depreciation on right of use assets	85,68,915	85,68,915
Other expenses	-	-
Net impact on profit before tax	**1,08,83,462**	**1,18,41,543**
Deferred tax - Charge/ (credit)	27,39,150	29,80,279.51
Net impact on profit after tax	**81,44,312**	**88,61,263**

(vi) Weighted average incremental borrowing rate of 12% has been applied to lease liabilities recognized in the balance sheet.

47 **COVID-19**

The spread of COVID-19 has severely impacted businesses around the globe, including India. There has been severe disruption to regular operations due to lock-downs and other emergency measures which may have an short-term impact of revenues of the Group. The management has used the principles of prudence in applying judgments, estimates and assumptions and based on the current estimates, the management expects to fully recover the carrying amount of inventories, trade receivables and other assets. Having regard to the above and the Group's liquidity position, there is no material uncertainty in meeting it's liabilities in the foreseeable future. However, the eventual outcome of impact of the global health pandemic may be different from those estimated as on the date of approval of these Consolidated Financial Statements owing to the nature and duration of the pandemic.

48 Trade Receivable & advances include certain overdue and unconfirmed balances. However in the opinion of management, these current asset would, in the ordinary course of business, realize the value stated in the accounts.

49 **Disclosures as required by Indian Accounting Standard (Ind AS) 108 - Operating Segments**

There are no reportable segments under Ind AS-108 "Operating Segments" as the Group operates in a single business and geographical segment viz., development of real estate in India. Therefore, disclosures of segment wise information is not applicable. Further, no single customer represents 10% or more of the Group's total revenue during the year ended 31st March 2022 and 31st March 2021.

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

50 Disclosures of Corporate Social Responsibility (CSR) expenditure in line with the requirement of Guidance Note on "Accounting for Expenditure on Corporate Social Responsibility Activities"

Particulars	Year ended 31st March 2022	Year ended 31st March, 2021
(i) Amount of CSR expenditure to be incurred during the period	6,65,578	-
(ii) CSR expenditure incurred during the year	6,65,578	-
(iii) Shortfall at the end of year	-	-
(iv) Total of Previous years shortfall	-	-
(v) Reason for Shortfall	-	-
(vi) Related party transaction as per Ind AS 24 in relation to CSR expenditure	-	-
(vii) Where provision is made with respect to a liability incurred by entering into a contractual obligation, the movement in the provision during the year	-	-
(viii) Nature of CSR activities :	Education	-

51 Ratios

Financial ratios	Methodology	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
(a) Current ratio	Current Assets divided by Current Liabilities	1.99	2.61	2.49
(b) Debt Equity Ratio	Debt over total shareholders' equity	16.30	20.60	21.61
(c) Debt Service coverage ratio	Earnings available for debt service (restated profit after tax + finance costs) over finance costs and principal repayments	0.64	0.43	0.40
(d) Return on Equity (%)	Profit after tax over total average equity (excluding non controlling interest)	77.22%	23.62%	6.48%
(e) Inventory Turnover Ratio	Operating and project expenses divided by average inventory	0.30	0.38	0.19
(f) Trade receivable Turnover ratio	Revenue from operations over average trade receivables	5.14	3.99	2.43
(g) Trade payable Turnover ratio	Operating and project expenses over average trade payables	19.80	12.28	6.19
(h) Net capital turnover ratio	Revenue from operations over average working capital (current assets - current liabilities)	0.61	0.54	0.24
(i) Net profit (%)	Profit after tax over revenue from operations	9.72%	2.62%	1.75%
(j) EBITDA	EBITDA over Revenue from Operations	48.74%	37.77%	78.88%
(k) Return on capital employed	EBIT (restated profit before tax + finance costs - other income) over average capital employed (total assets - current liabilities excluding borrowings)	19.42%	14.51%	14.02%
(l) Return on investment (%)	Restated profit after tax over average sum of investment (total equity - other comprehensive income/ (loss) for the year)	77%	22.79%	6.70%

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

Reason for change more than 25%	% change from 31 March 2021 to 31 March 2022	% change from 31 March 2020 to 31 March 2021
(a) Current ratio	Change in ratio is not more than 25%	Change in ratio is not more than 25%
(b) Debt Equity Ratio	Change in ratio is not more than 25%	Change in ratio is not more than 25%
(c) Debt Service coverage ratio	change is positive, due to increase in revenue	Change in ratio is not more than 25%
(d) Return on Equity (%)	change is positive, due to increase in revenue	change is positive, due to increase in revenue and profit
(e) Inventory Turnover Ratio	Change in ratio is not more than 25%	change is positive, due to increase in cost of goods sold
(f) Trade receivable Turnover ratio	Change in ratio is not more than 25%	change is positive, due to better realisation from customers
(g) Trade payable Turnover ratio	Change in ratio is not more than 25%	change is positive, due to higher project expenses
(h) Net capital turnover ratio	Change in ratio is not more than 25%	change is positive, due to increase in revenue
(i) Net profit (%)	change is positive, due to increase in revenue	change is positive, due to increase in revenue and profit
(j) EBITDA	change is positive, due to increase in revenue & profit	change is negative, due to decrease in margin, covid impact
(k) Return on capital employed	change is positive, due to increase in revenue & profit	Change in ratio is not more than 25%
(l) Return on investment	change is positive, due to increase in revenue and profit	change is positive, due to increase in revenue and profit

Notes:-
EBIT - Earnings before interest and taxes.
EBITDA - Earnings before interest, taxes, depreciation and amortisation.
PAT - Profit after taxes
Capital employed refers to Total Assets less Current Liabilities as at close of year

52 **Business combination**

During the year, the Company has made investment in following entities. These all entities are involved in the business of Real Estate Development in India.

Sr. No.	Name of the entity	Date of acquisition	Under Common Management Control	Nature of business activities
1	Accord Estate Private Limited*	27th October 2021	Prior to 1st April 2018	Real Estate Development
2	Iconic Property Developers Private Limited***	27th October 2021	Prior to 1st April 2018	Real Estate Development
3	Uditi Premises Private Limited**	27th October 2021	Prior to 1st April 2018	Real Estate Development

* Become subsidiary of the Company w.e.f. 27th October 2021.
**Uditi Premises Private Limited has become step down subsidiary of the Company w.e.f. 27th October 2021 as it is subsidiary of Accord Estate Developers Private Limited and 9% is held by the Company w.e.f. this date. Proportion of ownership arrived based on effective holding directly and through Accord Estate Private Limited.

*** Become wholly owned subsidiary w.e.f. 27th October 2021.

This is a common control transaction as all the entities were under the control of the Promoter of the Company. Accordingly, the Consolidated Financial Statement has been accounted using the 'pooling of interest' method and figures for the previous periods have been recast as if the business combination had occurred from the beginning of the preceding period in accordance with the requirements of Appendix C of Ind AS 103 on Business Combinations, specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014.

53 **Conversion of the Company from Private Limited to Public Limited**
Pursuant to resolution passed by the Members in the Extraordinary General Meeting dated 30th October 2021 and as approved by Registrar of the Company w.e.f. 9th December 2021, the Company has been converted from Private Limited Company into a Public Limited Company including adoption of new Memorandum of Association and new Articles of Association as applicable to Public Company in place of existing Memorandum of Association and Articles of Association of the Company.

54 First time adoption of Ind AS

The Consolidated Statements of Assets and Liabilities of the Group as at 31st March 2022 and the Consolidated Statement of Profit and Loss, the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flows for the year ended 31st March 2022 and Other Financial Information has been prepared under Indian Accounting Standards ('Ind AS') notified under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 as amended by Companies (Indian Accounting Standards) Rules, 2016 and other relevant provisions of the Act, to the extent applicable.

These Ind AS Financial Statements, for the year ended 31st March 2022, are the first financial statements prepared in accordance with Ind AS. For years up to and including the year ended 31st March 2021, the Group entities prepared its financial statements in accordance with accounting standards notified under section 133 of the Companies Act, 2013, read with paragraph 7 of the Companies (Accounts) Rules, 2014 ("IGAAP" or "Previous GAAP").

(a) **Exemptions and Exceptions Availed**

The accounting policies set out in Note 3 have been applied in preparing the Consolidated Financial Information. Set out below are the applicable Ind AS 101 optional exemptions and mandatory exceptions applied in the transition from previous GAAP to Ind AS.

(i) **Ind AS optional exemptions**

A. Deemed cost for property, plant and equipment and intangible assets

Ind AS 101 permits a first-time adopter to elect to continue with the carrying value for all of its property, plant and equipment as recognised in the financial statement as at the date of transition to Ind AS, measured as per previous GAAP and used that as its deemed cost as at the date of transition after making necessary adjustment for decommissioning liabilities. Accordingly, the Group has elected to measure all of its property, plant and equipment at their previous GAAP carrying value as at transition date 01st April 2020. For the purpose of Consolidated Financial Information for the year ended 31st March 2021, 31st March 2020 the Group has provided the depreciation based on the estimated useful life of respective years.

The Group has elected to measure intangible assets at the Previous GAAP carrying amount as its deemed cost on the date of transition to Ind AS.

B. Business Combination

The Company has applied the exemption as provided in Ind AS 101 on non-application of Ind AS 103, "Business Combinations" to business combinations consummated prior to the transition Date.

C. Fair value measurement of financial assets or financial liabilities at initial recognition

Ind AS 101 provides the option to apply the requirements in paragraph B5.1.2A (b) of Ind AS 109 prospectively to transactions entered into on or after the date of transition to Ind AS. The Group elected to apply the Ind AS 109 prospectively to financial assets and financial liabilities after its transition date.

(b) **Ind AS mandatory exceptions**

A. De-recognition of financial assets and liabilities

Ind AS 101 requires a first-time adopter to apply the de-recognition provisions of Ind AS 109 prospectively for transactions occurring on or after the date of transition to Ind AS. The Group has elected to apply the de-recognition provisions of Ind AS 109 prospectively from the date of transition to Ind AS.

B. Classification and measurement of financial assets

Ind AS 101 requires an entity to assess classification of financial assets on the basis of facts and circumstances existing as at the date of transition. Further, the standard permits measurement of financial assets accounted at amortised cost based on facts and circumstances existing at the date of transition if retrospective application is impracticable. Accordingly, the Group has determined the classification of financial assets based on facts and circumstances that exist on the date of transition. Measurement of financial assets accounted at amortised cost has been done retrospectively except where the same is impracticable.

C. Estimates

On assessment of the estimates made under the previous GAAP financial statements, the Group has concluded that there is no necessity to revise the estimates under Ind AS, as there is no objective evidence of an error in these estimates. However, estimates that were required under Ind AS but not required under previous GAAP are made by the Group for the relevant reporting dates reflecting conditions existing as at that date. Key estimates considered in preparation of financial statements that were not required under the previous GAAP are listed below:
- Fair valuation of financial instruments carried at FVTPL
- Determination of the discounted value for financial instruments carried at amortised cost.
- Impairment of financial assets based on the expected credit loss model.

(c) **Reconciliation between previous GAAP and Ind AS**

Ind AS 101 requires an entity to reconcile equity, total comprehensive income and cash flows for prior periods. The following tables represent the reconciliations from previous GAAP to Ind AS.

(i) **Reconciliation of total equity between previous GAAP and Ind AS**

Particulars	Notes to first time adoption of Ind AS	As at 31st March, 2021	As at 01st April, 2020
Total Equity (shareholders funds) as per previous GAAP		**29,64,48,206**	**24,41,81,010**
Adjustments			
(i) Actuarial valuation impact on employee benefits	(d)(i)	21,68,821	20,69,261
- Gratuity		-	67,11,378
- Leave benefits		-	9,96,526
(ii) Leases [Right of Use Asset]	(d)(ii)	42,98,217	24,64,996
(iii) Allowance for expected credit loss	(d)(iii)	1,36,61,284	1,37,12,766
(iv) Interest Expenses on borrowings using EIR	(d)(iv)	(1,46,22,930)	(62,68,323)
(v) Prior period adjustments	(d)(v)	-	(4,10,307)
(vi) Tax adjustments on above adjustment	(d)(vi)	(48,62,579)	(81,24,875)
(vii) Tax adjustment [earlier year tax expenses]	(d)(vii)	(11,17,900)	(11,59,940)
(viii) Capital reserve on business combination		12,75,250	10,68,500
Total impact on adjustments		**27,98,164**	**1,18,59,881**
Total equity (shareholder's fund) as per Ind AS		**29,36,50,042**	**23,23,21,129**

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Consolidated Notes forming part of the Financial Statements
(Amount in rupee, except share and per share data, unless otherwise stated)

(ii) Reconciliation of total comprehensive income between previous GAAP and Ind AS

Particulars	Notes to first time adoption of Ind AS	As at 31st March, 2021
Profit after tax (as per audited financial statements)		**5,33,98,478**
Restatement adjustments		
(i) Actuarial valuation impact on employee benefits	(d)(i)	
- Gratuity		(96,11,518)
- Leave benefits		(9,96,526)
(ii) Leases (Right of Use Asset)	(d)(iii)	8,35,221
(iii) Allowance for expected credit loss	(d)(v)	19,48,528
(iv) Interest Expenses on borrowings using EIR	(d)(ii)	(82,54,697)
(v) Prior period adjustment	(d)(x)	4,10,307
(vi) Tax impact of above adjustments	(d)(vi)	34,62,596
(vii) Tax adjustment [earlier year tax expenses]	(d)(xi)	42,032
Total impact on adjustments		**(92,86,068)**
Total comprehensive income as per Ind AS		**6,26,84,546**

(iii) Reconciliation of equity as on 1st April 2020 (i.e. date of transition to Ind AS)

	Reference	IGAAP	Adjustments	Ind AS
ASSETS				
Non-current assets				
a) Property, plant and equipment		4,39,42,847	-	4,39,42,847
b) Intangible assets		14,30,90,864	-	14,30,90,864
c) Right-of-use-asset	(d)(iii)	-	2,86,33,434	2,86,33,434
d) Financial assets				
i) Investments		11,00,400	-	11,00,400
ii) Other financial assets	(d)(iii)	4,29,02,536	(16,01,017)	4,13,01,519
e) Deferred tax assets (Net)	(d)(vi)	(24,82,654)	94,42,883	69,60,229
Total Non-Current Assets (A)		**23,06,84,593**	**3,64,75,301**	**26,70,79,693**
Current assets				
a) Inventories	(d)(ii) & (d)(viii)	5,54,59,25,993	(10,62,31,677)	5,43,96,94,316
b) Financial assets				
i) Trade receivables	(d)(v)	43,62,14,379	(1,37,12,766)	42,25,01,613
ii) Cash and cash equivalents		2,44,61,424	-	2,44,61,424
iii) Bank balances other than (ii) above		3,50,99,098	-	3,50,99,098
iv) Loans		6,04,32,337	-	6,04,32,337
v) Other financial assets		8,26,34,907	-	8,26,34,907
c) Other current assets		75,77,65,721	-	75,77,65,721
d) Current income tax assets (Net)		78,31,646	-	78,31,646
Total Current Assets (B)		**6,95,03,65,505**	**(11,99,44,443)**	**6,83,04,21,062**
TOTAL ASSET (A + B)		**7,18,09,69,898**	**(8,34,69,142)**	**7,09,75,00,756**
EQUITY AND LIABILITIES				
Equity				
a) Equity share capital		6,35,00,000	-	6,35,00,000
b) Other equity				
- Other reserves	(d)(i)(ii)(iii)(v)(vi)(x)(xi)	17,85,06,881	(1,07,91,382)	16,77,15,499
- Capital reserve related to business combination		(10,68,500)	-	(10,68,500)
Equity attributable to Equity Holders of the Company		**24,09,38,381**	**(1,07,91,382)**	**23,01,46,999**
Non Controlling interest		21,74,130	-	21,74,130
Total Equity (A)		**24,31,12,511**	**(1,07,91,382)**	**23,23,21,129**
Liabilities				
Non-current liabilities				
a) Financial liabilities				
i) Borrowings	(d)(ii) & (d)(viii)	4,19,08,34,778	(11,25,00,000)	4,07,83,34,778
ii) Lease liabilities	(d)(iii)	-	2,38,36,300	2,38,36,300
iii) Other financial liabilities		2,05,83,548	-	2,05,83,548
b) Provisions	(d)(i)	(4,84,098)	84,04,297	79,20,199
Total Non-Current liabilities (B)		**4,21,09,34,228**	**(8,02,59,403)**	**4,13,06,74,825**
Current liabilities				
a) Financial liabilities				
i) Short term borrowings		90,52,93,453	-	90,52,93,453
ii) Trade payables				
- Amount due to Micro and small enterprises		45,85,990	-	45,85,990
- Amount due to other than Micro and small enterprises	(d)(x)	12,16,68,131	(4,10,507)	12,12,57,624
iii) Other financial liabilities		10,50,86,507	-	10,50,86,507
iv) Lease liabilities	(d)(iii)	-	66,61,113	66,61,113
b) Other current liabilities		1,39,84,57,435	-	1,39,84,57,435
c) Provisions	(d)(i)	6,84,098	11,72,808	18,56,906
d) Current tax liabilities (Net)	(d)(xi)	13,47,546	(42,032)	13,05,514
Total Current liabilities (C)		**2,73,69,23,159**	**75,81,643**	**2,74,45,04,801**
TOTAL LIABILITIES (A+B+C)		**7,18,09,69,898**	**(8,34,69,142)**	**7,09,75,00,756**

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Consolidated Notes forming part of the Financial Statements
(Amount in rupees, except share and per share data, unless otherwise stated)

(iv) Reconciliation of equity as on 31st March 2023 (i.e. date of transition to Ind AS)

	Reference	IGAAP	Adjustments	Ind AS
ASSETS				
Non-current assets				
a) Property, plant and equipment		4,94,08,339	-	4,94,08,339
b) Intangible assets		14,21,21,803	-	14,21,21,803
c) Right-of-use-asset	[illegible]	-	2,08,64,519	2,08,64,519
d) Financial assets				
i) Investments		1,31,00,400	-	1,31,00,400
ii) Other financial assets	[illegible]	2,91,97,243	(11,85,002)	2,80,12,241
e) Deferred tax assets (Net)	[illegible]	45,28,436	29,80,487	75,08,923
Total Non-Current Assets (A)		23,33,56,241	2,48,60,004	25,82,16,245
Current assets				
a) Inventories	[illegible]	5,63,81,73,305	1,46,22,930	5,65,27,96,236
b) Financial assets				
i) Trade receivables	[illegible]	82,23,06,247	(1,56,61,294)	80,66,44,954
ii) Cash and cash equivalents		12,24,51,285	-	12,24,51,285
iii) Bank balances other than (ii) above		8,60,88,629	-	8,60,88,629
iv) Loans		23,63,40,087	-	23,63,40,087
v) Other financial assets		7,87,20,587	-	7,87,20,587
c) Other current assets		67,63,81,081	-	67,63,81,081
d) Current income tax assets (Net)		23,43,539	-	23,43,539
Total Current Assets (B)		7,66,28,04,760	(10,38,363)	7,66,17,66,397
TOTAL ASSET (A + B)		7,89,61,61,001	2,38,21,641	7,91,99,82,642
EQUITY AND LIABILITIES				
Equity				
a) Equity share capital		6,35,00,000	-	6,35,00,000
b) Other equity				
- Other reserves	[illegible]	23,07,63,957	(15,24,914)	22,92,39,043
- Capital reserve related to business combination		(12,75,250)	-	(12,75,250)
Equity attributable to Equity Holders of the Company		29,29,88,707	(15,24,914)	29,14,63,793
Non Controlling Interest		21,86,249	-	21,86,249
Total Equity (A)		29,51,74,956	(15,24,914)	29,36,50,042
Liabilities				
Non-current liabilities				
a) Financial liabilities				
i) Borrowings		4,64,04,45,898	-	4,64,04,45,898
ii) Lease liabilities	[illegible]	-	1,51,60,499	1,51,60,499
iii) Other financial liabilities		3,03,77,568	-	3,03,77,568
b) Provisions	[illegible]	68,31,432	21,19,006	89,50,438
Total Non-Current liabilities (B)		4,67,76,74,838	1,72,79,507	4,69,49,54,345
Current liabilities				
a) Financial liabilities				
i) Short term borrowings		1,26,43,36,812	-	1,26,43,36,812
ii) Trade payables				
- Amount due to Micro and small enterprises		37,84,735	-	37,84,735
- Amount due to other than Micro and small enterprises		13,78,44,162	-	13,78,44,162
iii) Other financial liabilities		32,48,38,885	-	32,48,38,885
iv) Lease liabilities	[illegible]	-	80,17,239	80,17,239
b) Other current liabilities		1,07,98,17,446	-	1,07,98,17,446
c) Provisions	[illegible]	10,02,221	49,815	10,52,036
d) Current tax liabilities (Net)		1,16,86,946	-	1,16,86,946
Total Current liabilities (C)		2,91,33,11,207	80,67,053	2,92,13,78,260
TOTAL LIABILITIES (A+B+C)		7,89,61,61,001	2,38,21,641	7,91,99,82,642

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Consolidated Notes forming part of the Financial Statements
(Amount in rupees, except share and per share data, unless otherwise stated)

(v) Reconciliation of Statement of profit and loss for the year ended 31st March 2021

	Reference	IGAAP	Adjustments	Ind AS
Income				
Revenue from operations		2,39,98,72,903	-	2,39,98,72,903
Other income	(d)(iii)	4,09,42,903	(8,31,402)	4,01,11,202
Total income (A)		**2,44,08,15,806**	**(8,31,402)**	**2,43,99,84,447**
Expenses				
Operating and project expenses		1,64,19,51,850	-	1,64,19,51,850
Changes in inventories of construction work in progress	(d)(ii)	(21,47,47,213)	(83,54,607)	(22,31,01,820)
Employee benefit expenses	(d)(i)	8,37,65,510	(76,38,504)	7,61,27,006
Finance costs	(d)(ii)	78,88,03,917	32,72,628	79,20,76,545
Depreciation and amortisation	(d)(iv)	1,53,01,159	85,68,915	2,38,70,074
Other expenses	(d)(v) & (d)(vi)	4,80,91,457	(94,80,911)	3,86,10,546
Total expenses (B)		**2,36,31,86,588**	**(1,36,52,479)**	**2,34,95,34,101**
Profit before tax (A - B) (C)		**7,76,29,228**	**1,28,21,078**	**9,04,50,306**
Tax expense:				
- Current tax	(d)(vii)	2,81,60,666	42,032	2,82,02,698
- Income tax for earlier years		-	-	-
- Deferred tax charge/ (credit)	(d)(vi)	(39,29,917)	34,17,765	(5,12,152)
Total tax expense (D)		**2,42,30,749**	**34,59,797**	**2,76,90,546**
Profit after tax (C - D)(E)		**5,33,98,479**	**93,61,281**	**6,27,59,760**
Other comprehensive income / (loss)				
a) (i) Items not to be reclassified subsequently to Statement of Profit and Loss				
- Remeasurement of defined benefit plans - gain/(loss)	(d)(i)	-	(1,31,357)	(1,31,357)
(ii) Income tax relating to items that will be classified to profit or loss - (Charge)/ credit	(d)(i)	-	36,544	36,544
b) (i) Items that will be reclassified subsequently to statement of Profit and Loss		-	-	-
(ii) Income tax relating to items that will be classified to profit or loss		-	-	-
Other comprehensive income/ (loss) for the year (F)		-	**(94,813)**	**(94,813)**
Total comprehensive income for the year (E + F)		**5,33,98,479**	**92,66,467**	**6,26,64,947**

(vi) **Impact of Ind AS adoption on the Summary Statement of Cash Flows**
There were no material differences between the summary statement of cash flow and cash flow statement under previous GAAP.

(d) **Notes to First Time Adoption:**

(i) **Actuarial valuation impact on employee benefits**
Upto the year ended 31st March 2021 the Group did not make provision for gratuity and leave encashment in accordance with the requirement of applicable accounting standard. Accordingly, provision for gratuity and leave encashment has been by the Group for the year ended 31st March 2020 and 31st March 2021 in accordance with Ind AS 19.

Under the previous GAAP, the remeasurements of the defined benefit plans were forming part of the profit or loss for the year. Under Ind AS, these remeasurements of the defined benefit plans i.e. actuarial gains and losses and the return on plan assets, excluding amounts included in the net interest expense on the net defined benefit liability are recognised in other comprehensive income instead of profit or loss.

(ii) **Interest Expenses on borrowings using EIR**
Under the previous GAAP, the processing fees for borrowings was charged off as finance cost during the year it was incurred. Under Ind AS, the processing fees has been recognised based on the Effective Interest Rate (EIR) method over the period of loan. Accordingly processing fees has been recognised as prepaid expenses in the year in which it was incurred and amortised over the period of the loan based on the EIR method.

MUMBAI
SURAJ ESTATE DEVELOPERS LIMITED

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

(iii) Lease asset
Under previous GAAP, lessee classified a lease as an operating or a finance lease based on whether or not the lease transferred substantially all risk and rewards incident to the ownership of an asset. Operating lease were expensed in the Consolidated Statement of Profit and Loss. Under Ind AS 116, all arrangement that fall under the definition of lease except those for which short term lease exemption or low value exemption is applied, the Group has recognised a right-of-use assets and a lease liability on the lease commencement date. Right-of-use assets is amortised over the lease term on a straight line basis and lease liability is measured at amortised cost at the present value of future lease payments.

(iv) Allowance for expected credit losses
As per Ind AS 109 requirement, expected credit loss impact on Trade receivable has been worked out for the purpose of financial statement and shown as adjustments.

(v) Other adjustments
(a) During the year ended 31st March 2021, the Holding Company has recognised prior period expense pertaining to year ended 31st March 2020. Hence, this expense is debited to retained earning as at 1st April 2020 and prior period expense booked in year ended 31st March 2021 is reversed. Also, the income tax provisions and actual income tax paid being not material in respective year.

(vi) Deferred tax assets (net)
Under Previous GAAP, deferred taxes were recognised for the tax effect of timing differences between accounting profit and taxable profit for the year using the income statement approach. Under Ind AS, deferred taxes are recognised using the balance sheet for future tax consequences of temporary difference between the carrying value of assets and liabilities and their respective tax bases. Deferred tax has been computed on adjustments made as detailed above and has been adjusted in the standalone financial information.

56 Additional information as required under schedule III to the Companies Act, 2013, of the enterprises consolidated as subsidiary are as given below:

Name of the Entity	Relationship	Net Assets##		Share in profit and loss##	
		As % of Consolidated net assets	Amount	As % of Consolidated profit or loss	Amount
Suraj Estate Developers Limited	Holding Company				
1st April 2020		63.57%	14,72,34,918	77.61%	99,97,932
31st March 2021		71.49%	20,83,70,847	98.70%	6,13,30,200
31st March 2022		46.52%	18,21,84,689	54.17%	14,35,18,660
Skyline Realty Private Limited	Subsidiary				
1st April 2020		-0.41%	(9,52,866)	-2.19%	(2,81,925)
31st March 2021		-0.36%	(10,50,364)	-0.16%	(99,250)
31st March 2022		32.04%	12,54,98,262	45.99%	12,05,34,626
Accord Estate Developers Private Limited	Subsidiary				
1st April 2020		38.48%	8,85,49,101	18.82%	24,21,138
31st March 2021		30.41%	8,92,21,673	1.10%	6,77,572
31st March 2022		22.75%	8,91,00,016	-0.04%	(1,21,050)
Iconic Property Developers Private Limited	Subsidiary				
1st April 2020		-1.77%	(40,67,041)	6.70%	8,62,907
31st March 2021		-1.51%	(44,05,244)	-0.55%	(3,36,303)
31st March 2022		-1.12%	(43,95,008)	0.00%	10,330
Uditi Premises Private Limited	Step down subsidiary				
1st April 2020		-0.27%	(6,17,912)	-0.99%	(1,28,993)
31st March 2021		-0.23%	(6,73,019)	-0.09%	(55,108)
31st March 2022		-0.19%	(7,50,216)	-0.03%	(77,196)
Non-controlling interest					
1st April 2020			21,74,150		17,614
31st March 2021			21,86,269		18,117
31st March 2022			23,81,137		1,08,87,650
1st April 2020	Total	100.00%	23,23,11,129	100.00%	1,28,44,441
31st March 2021		100.00%	29,36,50,042	100.00%	6,15,23,546
31st March 2022		100.00%	39,38,06,000	100.00%	26,48,56,958

After effect of consolidation elimination and consolidation adjustments.

57 **Foreign currency exposure and derivative contracts**
Foreign currency exposure outstanding as on 31st March 2022 : Nil (31st March 2021 : Nil and 1st April 2020: Nil). There are no outstanding derivative contracts as on 31st March 2022 (31st March 2021 : Nil and 1st April 2020: Nil)

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED
MUMBAI

58 Disclosure of Financial instruments

(a) Financial asset and liabilities (Non-current and Current)

Sr. No.	Particulars	31st March, 2022		31st March, 2021		01st April, 2020	
		Amortised Cost	Carrying value	Amortised Cost	Carrying value	Amortised Cost	Carrying value
A	**Financial assets**						
(i)	Non-current investments	10,75,400	10,75,400	1,11,00,400	1,11,00,400	11,00,400	11,00,400
(ii)	Other non-current financial asset	4,49,70,151	4,49,70,151	2,80,12,241	2,80,12,241	4,13,01,819	4,13,01,819
(iii)	Trade receivables (net)	93,23,07,204	93,23,07,204	80,66,44,954	80,66,44,954	42,25,01,613	42,25,01,613
(iv)	Cash and cash equivalents	7,96,30,038	7,96,30,038	12,24,51,289	12,24,51,289	2,44,61,424	2,44,61,424
(v)	Other bank balances	15,63,07,850	15,63,07,850	8,60,88,629	8,60,88,629	3,50,99,898	3,50,99,898
(vi)	Loans	24,13,92,879	24,13,92,879	23,63,40,087	23,63,40,087	6,04,32,337	6,04,32,337
(vii)	Other current financial asset	2,07,76,159	2,07,76,159	7,87,20,587	7,87,20,587	8,26,34,907	8,26,34,907
	Total financial assets	1,47,64,65,681	1,47,64,65,681	1,36,93,58,182	1,36,93,58,182	66,75,31,599	66,75,31,599
B	**Financial liabilities**						
(i)	Non-current borrowings	3,96,60,57,705	3,96,60,57,705	4,64,04,45,898	4,64,04,45,898	4,06,83,34,778	4,06,83,34,778
(ii)	Other financial liabilities - Non-current	4,45,83,850	4,45,83,850	3,03,77,508	3,03,77,508	2,05,83,548	2,05,83,548
(iii)	Current borrowings	1,41,55,32,678	1,41,55,32,678	1,36,43,36,812	1,36,43,36,812	90,52,93,453	90,52,93,453
(iv)	Trade payables	19,20,02,735	19,20,02,735	14,16,28,897	14,16,28,897	12,58,43,814	12,58,43,814
(v)	Other current financial liabilities	45,04,16,858	45,04,16,858	32,48,38,883	32,48,38,883	10,50,86,507	10,50,86,507
(vi)	Lease Liabilities (Current / Non Current)	1,43,70,320	1,43,70,320	2,31,77,734	2,31,77,734	3,04,97,413	3,04,97,413
	Total financial liabilities	7,08,39,44,137	7,08,39,44,137	6,52,48,05,734	6,52,48,05,734	5,25,56,39,513	5,25,56,39,513

Note:
(i) Since there is no Financial Asset/Financial Liability which is measured at fair value through Profit & Loss or Fair value through Other Comprehensive Income, no separate disclosure has been made for the same in the above table.

(b) Fair valuation techniques

The Group maintains policies and procedures to value financial assets or financial liabilities using the best and most relevant data available. The fair values of the financial assets and liabilities are included at the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The management assessed that fair value of Trade receivables (net), Cash and cash equivalents, Other bank balances, Loans, Other current financial asset, Current borrowings, Trade payables, Other current financial liabilities and Lease Liabilities (Current / Non Current) approximate their carrying amounts largely due to the short-term maturities of these instruments. Further, the management has assessed that fair value will be approximate to their carrying amounts as they are priced to market interest rates on or near the end of reporting period.

(c) Fair value hierarchy

Financial assets and financial liabilities are measured at fair value in the financial statement and are grouped into three levels of a fair value hierarchy. The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1 : Quoted (unadjusted) prices in active markets for identical assets or liabilities.
Level 2 : Other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly.
Level 3 : Techniques which use inputs that have a significant effect on the recorded fair value that are not based on observable market data.

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED MUMBAI

59 Risk management framework

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Group's risk management framework. The board of directors is responsible for developing and monitoring the Group's risk management policies. The Group's risk management policies are established to identify and analyse the risk faced by the Group, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Company's Board of Directors oversees how management monitors compliance with the Group's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Group. The Board of Directors is assisted in its oversight role by internal audit team. Internal audit team undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the Board of Directors.

The Group has exposure to the following risks arising from financial instruments:

- Credit risk;
- Liquidity risk;
- Market risk

(a) Credit risk :

Credit risk arises from the possibility that customers or counterparty to financial instruments may not be able to meet their obligations. To manage this, the Group periodically assesses the financial reliability of customers, taking into account the financial condition, current economic trends, analysis of historical bad debts and ageing of accounts receivable. Credit risks arises from cash and cash equivalents, deposits with banks, financial institutions and others, as well as credit exposures to customers, including outstanding receivables.

The Group considers factors such as track record, size of institutions, market reputation and service standards to select banks with which balances and deposits are maintained. the balances and fixed deposits are generally maintained with the banks with whom the Group has regular transactions. Further, the Group does not maintain significant cash in hand other than those required for its day to day operations. Considering the same, the Group is not exposed to expected credit loss of cash and cash equivalent and bank balances.

The Group has entered into contracts for the sale of residential units on structured installment basis. The instalments are specified in the contracts. The Group is exposed to credit risk in respect of instalments due. Generally the legal ownership of residential units are transferred to the buyer only after all significant instalments are recovered. In addition, instalment dues are monitored on an ongoing basis with the result that the Group's exposure to credit risk is not significant. The Group evaluates the concentration of risk with respect to trade receivables as low, as none of its customers constitutes significant portions of trade receivables as at the year end.

(b) Liquidity risk :

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to Group's reputation.

Management monitors rolling forecasts of the Group's liquidity position and cash and cash equivalents on the basis of expected cash flows to ensure it has sufficient cash to meet operational needs. Such forecasting takes into consideration the Group's debt financing plans, covenant compliance and compliance with internal statement of financial position ratio targets.

(i) Maturities of financial liabilities

The following are the remaining contractual maturities of financial liabilities at the reporting date:

Particulars	Less than 1 year	1 to 5 year	Above 5 years	Total
As at 31st March, 2022				
Borrowings (Current & Non-current)	2,41,55,32,678	3,96,60,37,705	-	6,38,15,70,383
Trade payables	19,30,82,735	-	-	19,30,82,735
Other financial liabilities (Current & Non-current)	45,04,16,858	4,45,83,830	-	49,50,00,688
Lease liabilities (Current & Non-current)	1,04,14,848	39,55,480	-	1,43,70,328
As at 31st March 2021				
Borrowings (Current & Non-current)	1,36,43,38,812	4,64,04,43,898	-	6,00,47,82,710
Trade payables	14,16,28,897	-	-	14,16,28,897
Other financial liabilities (Current & Non-current)	32,48,38,885	3,03,77,508	-	35,52,16,393
Lease liabilities (Current & Non-current)	80,17,238	1,51,60,496	-	2,31,77,734
As at 1st April 2020				
Borrowings (Current & Non-current)	90,52,93,453	4,06,83,34,778	-	4,97,36,28,231
Trade payables	12,38,43,814	-	-	12,38,43,814
Other financial liabilities (Current & Non-current)	10,50,86,507	2,05,83,548	-	12,56,70,055
Lease liabilities (Current & Non-current)	66,61,113	2,38,36,300	-	3,04,97,413

MUMBAI

BHUMANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Consolidated Notes forming part of the Financial Statements
(Amount in rupees, except share and per share data, unless otherwise stated)

(c) **Market risk**
Market risk is the risk that the changes in market prices such as foreign exchange rates, interest rates and equity prices will affect the Group's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. The pre dominant currency of the Group's revenue and operating cash flows is Indian Rupees (INR). There is no foreign currency risk as there is no outstanding foreign currency exposure at the year end.

(d) **Interest Rate Risk**
The Group has taken term loans from bank and financial institutions. The Group does not expose to the risk of changes in market interest rates as Group's long and short term debt obligations are of fixed interest rate. Therefore, there are no interest rate risks, since neither the carrying amount nor the future cash flows will fluctuate because of change in market interest rates.

40 Capital risk management

The Group manages its capital to ensure that it will be able to continue as a going concern so, that they can continue to provide returns for shareholders and benefits for other stakeholders and maintain an optimal capital structure to reduce cost of capital. The Group manages its capital structure and make adjustments to, in light of changes in economic conditions, and the risk characteristics of underlying assets. In order to achieve this overall objective, the Group's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the borrowings that define the capital structure requirements.

Consistent with others in the industry, the Group monitors capital on the basis of the gearing ratio. The ratio is calculated as net debt divided by equity. Net debt is calculated as total borrowing (including current and non-current terms loans as shown in the balance sheet).

The Company monitors capital using 'Total Debt' to 'Equity'. The Company's Total Debt to Equity are as follows:

Particulars	As at 31st March, 2022	As at 31st March, 2021	As at 01st April, 2020
Total debt*	6,38,15,70,383	6,00,47,82,710	4,97,36,28,231
Total capital (total equity shareholder's fund)	39,16,25,743	29,14,65,793	23,01,46,999
Net debt to equity ratio	16.30	20.60	21.61

* Total debt = Non-current borrowings + current borrowings + current maturities of non-current borrowings.

As per our audit report of even date

For Bhuwania & Agrawal Associates
Chartered Accountants
Firm Registration No. 101483W

Shubham Bhuwania
Partner
Membership No.: 171789
UDIN : 22171789AJXUWW1475

Place: Mumbai
Date: 30/05/2022

For and on behalf of the Board of Directors of
Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)

Thomas Rajan
Chairman & Managing Director
(DIN : 00634576)

Rahul Thomas
Director
(DIN : 00318419)

Shivil Kapoor
Company Secretary

Shreepal Shah
Chief Financial Officer

Place: Mumbai
Date: 30/05/2022