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 2023, 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 2023, 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.

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

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 2023 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 2023 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 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 : 23171789BGWCNM6251
Date : 11/07/2023
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, 2023 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 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, 2023, 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 : 23171789BGWCNM6251
Date : 11/07/2023
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 : 23171789BGWCNM6251
Date : 11/07/2023
Place : Mumbai

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Consolidated Statement of Assets and Liabilities
(Amount in million rupees, except share and per share data, unless otherwise stated)

	Particulars	Note no.	As at 31st March, 2023	As at 31st March, 2022
	ASSETS			
A	**Non-current assets**			
	a) Property, plant and equipment	4	34.42	37.72
	b) Intangible assets	5	120.93	127.33
	c) Right-of-use-asset	6	2.92	11.49
	d) Financial assets			
	i) Investments	7	88.52	1.08
	ii) Other financial assets	8	226.50	44.97
	e) Deferred tax assets (Net)	9	35.12	11.11
	Total Non-Current Assets (A)		**508.41**	**233.70**
B	**Current assets**			
	a) Inventories	10	6,522.70	6,209.75
	b) Financial assets			
	i) Trade receivables	11	1,130.43	932.31
	ii) Cash and cash equivalent	12	121.05	76.80
	iii) Bank balances other than (ii) above	13	159.15	159.09
	iv) Loans	14	81.98	241.39
	v) Other financial assets	15	39.47	29.77
	c) Other current assets	16	854.86	760.93
	d) Income tax assets (Net)	17	7.73	5.19
	Total Current Assets (B)		**8,917.39**	**8,406.29**
	TOTAL ASSET (A + B)		**9,425.80**	**8,639.99**
	EQUITY AND LIABILITIES			
A	**Equity**			
	a) Equity share capital	18	158.75	158.75
	b) Other equity	19		
	- Other reserves		716.65	394.36
	- Capital reserve on business combination		(101.47)	(101.47)
	Equity attributable to Equity Holders of the Company		**713.93**	**391.64**
	Non Controlling Interest		1.21	2.18
	Total Equity (A)		**715.14**	**393.82**
	Liabilities			
B	**Non-current liabilities**			
	a) Financial liabilities			
	i) Borrowings	20	3,457.27	3,966.04
	ii) Lease liabilities	21	-	3.96
	iii) Other financial liabilities	22	45.68	44.58
	b) Provisions	23	11.14	10.40
	Total Non-Current Liabilities (B)		**3,514.09**	**4,024.98**
C	**Current liabilities**			
	a) Financial liabilities			
	i) Borrowings	24	2,473.66	2,415.53
	ii) Trade payables	25		
	- Amount due to Micro and small enterprises		1.45	2.27
	- Amount due to other than Micro and small enterprises		268.07	190.73
	iii) Other financial liabilities	26	486.82	450.45
	iv) Lease liabilities	27	3.86	10.41
	b) Other current liabilities	28	1,820.36	1,082.25
	c) Provisions	29	1.20	1.14
	d) Income tax liabilities (Net)	30	141.15	68.41
	Total Current Liabilities (C)		**5,196.57**	**4,221.19**
	TOTAL LIABILITIES (A+B+C)		**9,425.80**	**8,639.99**
	Significant accounting policies and notes to financial statements	1 to 60		

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 No. : 23171789BGWCNM6251

Place: Mumbai
Date: 11/07/2023

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)

Rajan Meenathakonil Thomas
Chairman & Managing Director
(DIN : 00634576)

Rahul Rajan Jesu Thomas
Whole Time Director
(DIN : 09718989)

Shreepal Suresh Shah
Chief Financial Officer

Shivil Kapoor
Company Secretary

Place: Mumbai
Date: 11/07/2023

SURAJ ESTATE DEVELOPERS LIMITED

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Consolidated Statement of Profit and Loss
(Amount in million rupees, except share and per share data, unless otherwise stated)

	Particulars	Note no.	Year ended 31st March 2023	Year ended 31st March 2022
A	**Income**			
	Revenue from operations	31	3,057.44	2,727.18
	Other income	32	21.46	11.89
	Total income (A)		**3,078.90**	**2,739.07**
B	**Expenses**			
	Operating and project expenses	33	1,659.96	1,807.40
	Changes in inventories of construction work in progress	34	(312.95)	(556.95)
	Employee benefit expenses	35	116.00	97.39
	Finance costs	36	1,073.54	930.96
	Depreciation and amortisation	37	25.83	36.75
	Other expenses	38	84.40	62.00
	Total expenses (B)		**2,646.78**	**2,377.55**
C	**Profit before tax (A - B) (C)**		**432.12**	**361.52**
D	**Tax expense:**			
	- Current tax	39	135.71	100.46
	- Deferred tax charge/ (credit)	9	(24.23)	(3.99)
	Total tax expense (D)		**111.48**	**96.47**
E	**Profit after tax (C - D)(E)**		**320.64**	**265.05**
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)		0.92	1.50
	(ii) Income tax relating to items that will be classified to profit or loss - (Charge)/ credit		(0.23)	(0.39)
	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)		**0.69**	**1.11**
H	**Total comprehensive income for the year (E + F)**		**321.33**	**266.16**
	Profit for the year attributable to:			
	(i) Owners of the Company		321.60	263.76
	(ii) Non Controlling Interest		(0.96)	1.29
			320.64	**265.05**
	Other Comprehensive Income / (Loss) for the year attributable to:			
	(i) Owners of the Company		0.69	1.11
	(ii) Non Controlling Interest		-	-
			0.69	**1.11**
	Total Comprehensive Income / (Loss) for the year attributable to:			
	(i) Owners of the Company		322.29	264.87
	(ii) Non Controlling Interest		(0.96)	1.29
			321.33	**266.16**
	Basic and diluted earnings per share	44	10.10	8.35
	Equity shares [Face value of Rs. 5 each]			
	Significant accounting policies and notes to financial statement	1 to 60		

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 No.: 23171789BGWCNM6251

Place: Mumbai
Date: 11/07/2023

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

Rajan Meenathakonil Thomas
Chairman & Managing Director
(DIN : 00634576)

Rahul Rajan Jesu Thomas
Whole Time Director
(DIN : 00318419)

Shreepal Suresh Shah
Chief Financial Officer

Shivil Kapoor
Company Secretary

Place: Mumbai
Date: 11/07/2023

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Consolidated Statement of Changes in Equity
(Amount in million rupees, except share and per share data, unless otherwise stated)

(a) **Equity share capital**

Particulars	As at 31st March, 2023	As at 31st March, 2022
Opening balance#	158.75	63.50
Changes in equity share capital during the year (Refer note 18.6) - On issue of bonus share and split of shares#	-	95.25
Closing balance	**158.75**	**158.75**

(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, 2022	**(161.47)**	**44.76**	**112.71**	**237.25**	**(0.36)**	**232.89**
Profit for the year	-	-	-	321.60	-	321.60
Other comprehensive income/ (loss) for the year	-	-	-		0.69	0.69
Debenture Redemption Reserve created	-	-	39.20	(39.20)	-	-
Transfer from debenture Redemption Reserve			(73.09)	73.09	-	-
Balance as at 31st March, 2023	**(161.47)**	**44.76**	**78.82**	**592.74**	**0.33**	**555.18**

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	(1.27)	**44.76**	**62.96**	**122.99**	**(1.47)**	227.97
Addition on business combination	(160.20)	-	-	-	-	(160.20)
Profit for the year	-	-	-	263.76	-	263.76
Other comprehensive income/ (loss) for the year	-	-	-	-	1.11	1.11
Utilized for issue of bonus shares (Refer Note 18.6)	-	-	-	(99.75)	-	(99.75)
Debenture Redemption Reserve created	-	-	55.90	(55.90)	-	-
Transfer from debenture Redemption Reserve			(6.15)	6.15	-	-
Balance as at 31st March, 2022	**(161.47)**	**44.76**	**112.71**	**237.25**	**(0.36)**	**232.89**

(Refer note 19)
*Other comprehensive income

As per our audit report of even date

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

Bhuwania

Shubham Bhuwania
Partner
Membership No. : 171789
UDIN No.: 23171789BGWCNM6251

Place: Mumbai
Date: 11/07/2023

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)

Rajan Meenathakonil Thomas
Chairman & Managing Director
(DIN : 00634576)

Rahul Rajan Jesu Thomas
Whole Time Director
(DIN : 00318419)

Shreepal Suresh Shah
Chief Financial Officer

Shivil Kapoor
Company Secretary

Place: Mumbai
Date: 11/07/2023

SURAJ ESTATE DEVELOPERS LIMITED

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Annexure IV - Restated Consolidated Cash Flow Statement
(Amount in million rupees, except share and per share data, unless otherwise stated)

	Particulars	Note	Year ended 31st March 2023	Year ended 31st March 2022
A.	**CASH FLOW FROM OPERATING ACTIVITIES**			
	Profit before taxes		432.12	361.52
	Adjustments for:			
	Interest expenses		1,048.83	910.03
	Interest income		(10.26)	(3.73)
	Depreciation, amortization and impairment		25.83	36.75
	Loss on sale/ discard of property, plant and equipment		0.12	0.03
	Provision for expected credit loss - Provision/(Reversal)		-	(5.04)
	Dividend income		(0.02)	(0.02)
	Operating profit / (loss) before working capital changes		**1,496.62**	**1,299.54**
	Movements in working capital : [Including Current and Non-current]			
	(Increase) / decrease in loans, trade receivable and other assets		(155.84)	(152.75)
	(Increase) / decrease in inventories		(312.95)	(546.96)
	Increase / (decrease) in trade payable, other liabilities and provisions		921.90	143.97
			1,949.73	**743.80**
	Adjustment for:			
	Direct taxes (paid)/ refund received (including tax deducted at source) - (Net)		(64.48)	(46.22)
	Net cash generated/ (used in) from operating activities...(A)		**1,885.25**	**697.58**
B.	**CASH FLOW FROM INVESTING ACTIVITIES**			
	Purchase of property, plant and equipment		(7.57)	(12.84)
	Sale of property, plant and equipment		(0.12)	-
	Investment made in subsidiaries/ associate		(4.50)	(164.70)
	(Investment)/ Proceeds from sale of investment		(87.44)	0.03
	Interest income		10.26	3.26
	Dividend income		0.02	0.02
	(Increase)/decrease in bank balance [Current and non-current] (other than cash and cash equivalent)		(180.84)	(36.03)
			(270.19)	**(210.26)**
	Adjustment for:			
	Direct taxes (paid)/ refund received (including tax deducted at source) - (Net)		(1.03)	(0.37)
	Net cash (used in) / from investing activities... (B)		**(271.22)**	**(210.63)**
C.	**CASH FLOW FROM FINANCING ACTIVITIES**			
	Proceeds from long term borrowings		1,859.57	1,342.57
	Repayment of long term borrowings		(2,260.35)	(1,061.78)
	Proceeds from / (repayment) of short term borrowings (Net)		(50.15)	96.00
	Interest paid		(1,106.32)	(823.61)
	Net cash (used in) / from financing activities... (C)		**(1,557.25)**	**(446.82)**
	Net increase / (decrease) in cash and cash equivalents (A+ B+C)		**56.78**	**40.13**
	Cash and cash equivalents at beginning of the period/ year (Refer note (ii) below)		61.33	21.20
	Add: Acquired on acquisition of subsidiary		-	-
			61.33	21.20
	Cash and cash equivalents at end of the period/ year		118.13	61.33
	Net increase / (decrease) in cash and cash equivalents		**56.80**	**40.13**

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Annexure IV - Restated Consolidated Cash Flow Statement
(Amount in million rupees, except share and per share data, unless otherwise stated)

Notes:

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

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

Particulars	As at 31st March, 2023	As at 31st March, 2022
Cash and cash equivalent as per note 12	121.05	76.86
Less: Bank balance - book overdraft (Refer note 26)	2.92	15.53
Net cash and cash equivalent	**118.13**	**61.33**

(iii) Analysis of movement in borrowings

Particulars	Year ended 31st March 2023	Year ended 31st March 2022
Borrowings at the beginning of the period/ year	6,381.57	6,004.78
Movement due to cash transactions as per statement of cash flow statement	450.64	(376.79)
Movement due to non-cash transactions [Acquisition of subsidiary]	-	-
Borrowings at the end of the year	5,930.93	6,381.57

(iv) The aggregate amount of outflow on account of direct taxes paid is Rs. 65.51 Mn (31st March 2022: Rs. 46.59 Mn)

Significant accounting policies and notes to financial statements **1 to 60**

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 No.: 23171789BGWCNM6251

Place: Mumbai
Date: 11/07/2023

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)

Rajan Meenathakonil Thomas
Chairman & Managing Director
(DIN: 00634576)

Rahul Rajan Jesu Thomas
Whole Time Director
(DIN: 00318419)

Shreepal Suresh Shah
Chief Financial Officer

Shivil Kapoor
Company Secretary

Place: Mumbai
Date: 11/07/2023

SURAJ ESTATE DEVELOPERS LIMITED

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN No: U99999MH1986PLC040873
Basis of Significant Accounting Policies
(Amount in rupees millions, 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. 9th December 2021. The registered office of the Company is located at 301, 3rd Floor, Aman Chambers, Veer Savarkar Marg, Opp. Bengal Chemicals, Prabhadevi Mumbai 400025 India The Group is primarily engaged in the business of real estate development in India.

The Consolidated Summary 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 period ended 31st March 2023.

Ind AS Consolidated Financial Statements are approved by the Company's Board of Directors at its meeting held on 11th July 2023.

2. Basis of preparation of Consolidated Summary Statements

2.1. Basis of preparation

The Consolidated Summary Statements of the Group comprise of the Consolidated Summary Statements of Assets and Liabilities of the Group as at 31st March 2023, 31st March, 2022 and 31st March, 2021, the related Consolidated Summary Statements of Profit & Loss, the Consolidated Summary Statements of Changes in Equity, the Consolidated Summary Statements of Cash Flows for each year ended 31st March 2023, year ended 31st March 2022 and 31st March 2021 and the Summary of significant accounting policies and explanatory notes (hereinafter collectively referred to as "Consolidated Summary Statements" or "Statements").

These Statements have been prepared specifically for inclusion in the Red Herring Prospectus ("DRHP") to be filed by the Group with the Securities and Exchange Board of India ("SEBI") in connection with equity fund raised through fresh issue of its equity shares, in accordance with the requirements of:

a. Section 26 of Part I of Chapter III of the Companies Act, 2013;
b. Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended (the "SEBI ICDR Regulations") as issued by the Securities and Exchange Board of India ("SEBI" on 11th September 2018 as amended from time to time; and
c. Guidance Note on Reports in Company Prospectus (Revised 2019) as issued by the Institute of Chartered Accountants of India ("ICAI")

The Consolidated Financial Statement has been compiled from:

Audited special purpose financial statements of the Company as at and for the period from 1st April 2022 to 31st March 2023 which is prepared in accordance with Indian Accounting Standard 34 " Financial Reporting", as prescribed under Section 133 of the Act read with Companies (Indian Accounting Standards) Rules 2015, as amended, and other accounting principles generally accepted in India (referred to as "Ind AS"), which have been approved by the Board of Directors at their meeting held on 11th July 2023.; and

a. Audited Special purpose Consolidated financial statements as at and for the years ended 31st March 2021 being prepared by the management in accordance with the Indian Accounting Standard (Ind AS) (the "Special Purpose Ind AS Consolidated Financial Statements") by making Ind AS adjustments to the audited financial statements of the Company as at and for the year ended 31st March 2021 prepared in accordance with the accounting standards notified under the section 133 of the Act ("Indian GAAP" or "Previous GAAP")) and other accounting principles generally accepted in India, at the relevant time, which have been approved by the Board of Directors at their meeting held on 19th January 2022. Special Purpose Ind AS Consolidated Financial Statements as at and for the years ended 31st March 2021 are approved by the Board of directors at their meeting held on 19th January 2022.

   The Special Purpose Ind AS Consolidated Financial Statements of the Company as at and for the years ended 31st March 2021 prepared after incorporating Ind AS adjustments to align accounting policies, exemptions and disclosures as adopted by the Company on its first time adoption of Ind AS as on the transition date. Also, refer to note 55 and 55(vii).

In accordance with Ind AS 101 First-time Adoption of Indian Accounting Standards, the Group has presented an explanation of how the transition to Ind AS has affected the previously reported financial position, financial performance and cash flows (Refer Note 55 to Annexure VI).

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

The Consolidated Financial Information has been compiled by the Company from the Audited Financial Statements and Special Purpose Ind AS Consolidated Financial Statements of the Company and its subsidiary companies and:

a. have been made after incorporating adjustments for the changes in accounting policies retrospectively in respective financial years to reflect the same accounting treatment as per changed accounting policies for all the reporting periods;

b. have been made after incorporating adjustments for the material amounts in the respective financial years to which they relate;

c. Other remarks / comments in the Annexure to the Auditor's report on the financial statements of the Company which do not require any corrective adjustments in the Consolidated Financial Information are disclosed in Annexure VI of the Consolidated Financial Information;

d. adjustments for reclassification of the corresponding items of income, expenses, assets and liabilities, in order to bring them in line with the groupings as per Consolidated financial statements of the Group as at and for the period ended 31st March 2022 prepared under Ind AS and the requirements of the SEBI Regulations; and

e. the resultant tax impact on above adjustments has been appropriately adjusted in deferred taxes in the respective years to which they relate.

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

The Consolidated Summary Statements are presented in Indian Rupees "INR" and all values are stated as INR million, except when otherwise indicated.

2.2. Basis of consolidation

The Consolidated Summary 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 Summary Statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

Consolidated Summary 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 Summary Statements for like transactions and events in similar circumstances, appropriate adjustments are made to that Group member's financial statements in preparing the Consolidated Summary 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, 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 Summary 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. Business combinations policy explains how to account for any related goodwill.

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 Summary 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

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

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

- 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

The financial statements are prepared in Indian Rupees which is also the Company's functional currency. All amounts are rounded to the nearest rupees in Millions.

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

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 the 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.

BHUWANIA & AGRAWAL ASSOCIATES ★ CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED ★

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.

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

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.

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 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

BHIMANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

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 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 are measured at cost less accumulated depreciation 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.

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

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; or
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.

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

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.

  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 (net of interest income on temporary investments) 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.

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

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 allow deferred tax assets to be recovered.

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.

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

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

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

BHIWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

- 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 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

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

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:

- 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

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

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.

Commitments to provide a loan at a below-market interest rate

Commitments to provide a loan at a below-market interest rate 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.

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

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

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

(Amount in million rupees, except share and per share data, unless otherwise stated)

4 Property, plant and equipment

Particulars	Plant & Equipment	Furniture & Fixtures	Vehicles	Computer	Office Equipments	Total
Gross carrying Amount (Deemd cost)						
Cost as at 1st April, 2022	21.84	48.83	15.61	2.99	8.96	98.23
Additions	0.30	5.17	-	0.74	0.46	6.67
Disposal / Adjustment	-	-	-	-	-	-
As at 31st March 2023	**22.14**	**54.00**	**15.61**	**3.73**	**9.42**	**104.90**
Depreciation and Impairment						
As at 1st April 2022	12.01	26.72	13.20	2.26	6.32	60.51
Depreciation charge for the year	1.68	5.96	0.67	0.57	1.09	9.97
Disposal / Adjustment	-	-	-	-	-	-
As at 31st March 2023	**13.69**	**32.68**	**13.87**	**2.83**	**7.41**	**70.48**
Net carrying amount	**8.45**	**21.32**	**1.74**	**0.90**	**2.01**	**34.42**
Gross carrying Amount (Deemd cost)						
Cost as at 1st April, 2021	21.84	48.57	15.52	3.17	8.12	97.22
Additions	-	0.26	0.09	0.52	0.84	1.71
Disposal / Adjustment	-	-	-	0.70	-	0.70
As at 31st March 2022	**21.84**	**48.83**	**15.61**	**2.99**	**8.96**	**98.23**
Depreciation and Impairment						
As at 1st April, 2021	9.83	19.11	12.28	2.19	4.37	47.78
Depreciation charge for the year	2.18	7.61	0.92	0.73	1.95	13.39
Disposal / Adjustment	-	-	-	0.66	-	0.66
As at 31st March 2022	**12.01**	**26.72**	**13.20**	**2.26**	**6.32**	**60.51**
Net carrying amount	**9.83**	**22.11**	**2.41**	**0.73**	**2.64**	**37.72**

Notes:

4.1 The Company does not have any Capital Work in Progress ("CWIP") which is overdue or has exceeded its cost compared to its original plan and hence CWIP completion schedule is not applicable.

4.2 For details of assets given as security, refer note 20.1

5 Intangible assets

Particulars	Software	Goodwill	Goodwill on consolidation	Total
Gross carrying Amount (Deemed cost)				
Cost as at 1st April 2022	2.51	11.38	130.19	144.08
Additions	1.01	-	-	1.01
Disposal / Adjustment	-	-	-	-
Cost as at 31st March 2023	**3.52**	**11.38**	**130.19**	**145.09**
Amortisation and Impairment				
As at 1st April 2022	2.30	-	14.45	16.75
Amortisation charge for the year	0.21	-	-	0.21
Impairment of Goodwill	-	-	7.20	7.20
Disposal / Adjustment	-	-	-	-
Cost as at 31st March 2023	**2.51**	-	**21.65**	**24.16**
Net carrying amount	**1.01**	**11.38**	**108.54**	**120.93**
Gross carrying Amount (Deemed cost)				
Cost as at 1st April 2021	2.51	11.38	130.19	144.08
Additions	-	-	-	-
Disposal / Adjustment	-	-	-	-
Cost as at 31st March 2022	**2.51**	**11.38**	**130.19**	**144.08**
Amortisation and impairment				
As at 1st April 2021	1.96	-	-	1.96
Amortisation charge for the year	0.34	-	-	0.34
Impairment of Goodwill	-	-	14.45	14.45
Disposal / Adjustment	-	-	-	-
Cost as at 31st March 2022	**2.30**	-	**14.45**	**16.[illegible]**
Net carrying amount	**0.21**	**11.38**	**115.74**	**127.33**

5.1 Software is other than internally generated.

BHUMANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

(Amount in million rupees, except share and per share data, unless otherwise stated)

6 **Right of use asset**

Particulars	Office premises	Total
Gross carrying Amount		
Cost as at 1st April, 2022	40.81	40.81
Additions	-	-
Disposal / Adjustment	-	-
As at 31st March 2023	**40.81**	**40.81**
Amortisation and Impairment		
As at 1st April, 2022	29.32	29.32
Amortisation charge for the year	8.57	8.57
Disposal / Adjustment	-	-
As at 31st March 2023	**37.89**	**37.89**
Net carrying amount	**2.92**	**2.92**
Gross carrying Amount		
Cost as at 1st April 2021	40.81	40.81
Additions	-	-
Disposal / Adjustment	-	-
As at 31st March 2022	**40.81**	**40.81**
Depreciation and Impairment		
As at 1st April 2021	20.75	20.75
Depreciation charge for the year	8.57	8.57
Disposal / Adjustment	-	-
As at 31st March 2022	**29.32**	**29.32**
Net carrying amount	**11.49**	**11.49**

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Notes to consolidated financial statements
(Amount in million rupees, except share and per share data, unless otherwise stated)

7

Investments	As at 31st March, 2023	As at 31st March, 2022
Trade investment		
(i) Unquoted equity shares, fully paid up, at fair value through profit and loss		
Saraswat Co-operative Bank Limited		
Number of shares [Face value of Rs. 10 each]	7,540	7,540
Amount	0.08	0.08
(ii) Other investments		
Tenancy rights	1.00	1.00
(iii) Investment in debentures		
Investment in Non-Convertible Redeemable Debentures of Arisato (Face value of Rs. 100,000)	87.44	-
Total	**88.52**	**1.08**
Aggregate amount of quoted investments	-	-
Aggregate amount of unquoted investments	88.52	1.08
Market value of Unquoted investments	88.52	1.08
Aggregate amount of impairment in value of investments	-	-

8

Other financial assets (Unsecured, considered good unless otherwise stated)	As at 31st March, 2023	As at 31st March, 2022
Security deposits		
- With Government authorities	0.34	0.34
- With Others	8.70	7.96
Fixed deposit with bank (more than 12 months maturity)*	217.46	36.67
Total	**226.50**	**44.97**

* 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, 2023	As at 31st March, 2022
Significant components of net deferred tax assets and liabilities			
Deferred tax assets			
Carried forward losses as per Income Tax Act, 1961		21.78	0.13
Expense allowed on payment basis as per Income tax act, 1961		3.23	3.12
Depreciable asset (PPE, Intangible Asset and Right of Use Asset)		11.47	9.69
Expected Credit Losses (ECL)		2.33	1.78
	Sub-total (A)	**38.81**	**14.72**
Deferred tax liabilities			
Adjustment of Effective Interest Rate (EIR) adjustments on borrowings		3.48	3.48
	Sub-total (B)	**3.48**	**3.48**
Deferred tax assets/(liability) (A-B) (C)		**35.33**	**11.24**
Less: Deferred tax asset not recognised in certain subsidiaries due to uncertainty of realizability of losses (D)		0.21	0.13
Deferred tax assets/(liability) - Net	(C-D)	**35.12**	**11.11**

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

(Amount in million 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 2022	Recognized in statement and profit and loss	Recognized in other comprehensive income	As at 31st March 2023
Deferred tax asset arising on account of:				
Carried forward losses as per Income Tax Act, 1961*	-	21.57	-	21.57
Expense allowed on payment basis as per Income tax act, 1961	3.12	0.33	0.23	3.23
Depreciable assets (PPE, Intangible Assets, ROU Assets)	9.69	1.78	-	11.47
Expected Credit Losses (ECL)	1.78	0.55	-	2.33
Sub-total (A)	**14.59**	**24.23**	**0.23**	**38.60**
Deferred tax liabilities arising on account of:				
Adjustment of Effective Interest Rate (EIR) adjustments on borrowings	3.48	-	-	3.48
Sub-total (B)	**3.48**	-	-	**3.48**
Deferred tax assets (net) (A - B)	11.11	24.23	0.23	35.12

*Net of deferred tax asset not recognized on losses.

(b)

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	2.78	0.73	0.39	3.12
Depreciable assets (PPE, Intangible Assets, ROU Assets)	5.30	4.39	-	9.69
Expected Credit Losses (ECL)	3.28	(1.50)	-	1.78
Sub-total (A)	**11.36**	**3.62**	**0.39**	**14.59**
Deferred tax liabilities arising on account of:				
Adjustment of Effective Interest Rate (EIR) adjustments on borrowings	3.85	(0.37)	-	3.48
Sub-total (B)	**3.85**	**(0.37)**	-	**3.48**
Deferred tax assets (net) (A - B)	7.51	3.99	0.39	11.11

10

Inventories (At lower of cost or net realisable value)	As at 31st March, 2023	As at 31st March, 2022
Construction work-in-progress (Refer note 10.1 and 10.2)	6,522.70	6,209.75
Total	**6,522.70**	**6,209.75**

10.1 Mode of valuation - Refer note no. 3.9 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, 2023	As at 31st March, 2022
Unsecured, considered good	1,140.16	939.29
Sub-total	**1,140.16**	**939.29**
Less: Allowance for expected credit loss (ECL) - (Refer note 11.3)	9.71	6.98
Total	**1,130.45**	**932.31**

11.1 Trade receivable analysis

Particulars	As at 31st March, 2023	As at 31st March, 2022
Undisputed trade receivables-considered good		
- Less than 6 months	394.15	744.02
- 6 Months - 1 year	366.94	37.02
- 1-2 years	259.81	107.43
- 2-3 years	77.88	15.48
- More than 3 years	41.38	35.34
Sub-Total	**1,140.16**	**939.29**
Disputed trade receivables-considered good		
- Less than 6 months	-	-
- 6 Months - 1 year	-	-
- 1-2 years	-	-
- 2-3 years	-	-
- More than 3 years	-	-
Sub-Total	-	-
Total	**1,140.16**	**939.29**

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

(Amount in million rupees, except share and per share data, unless otherwise stated)

11.2 Of the above trade receivables Rs. 25.70 Mn as at 31st March 2023 (As at 31st March 2022: Rs.25.41 Mn) are receivables from directors or relatives of directors - Also refer note 42.

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, 2023	As at 31st March, 2022
Balance at the beginning of the year	6.98	12.02
Add: Provided/ (reversal) during the year (Net)	2.73	(5.04)
Less: Allowances written off	-	
Balance at the end of the year	**9.71**	**6.98**

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, 2023	As at 31st March, 2022
	Cash in hand	0.71	0.36
	Balances with bank		
	- In current accounts	114.81	74.52
	- In Fixed Deposits (With maturity of 3 months or less from reporting date) - Refer note 12.1	5.53	1.98
	Total	**121.05**	**76.86**

12.1 Fixed deposit with bank includes Rs. 5.53 Mn (As at 31st March 2022: Nil) with Bank against Debt Service Reserve Account (DSRA) which is matured subsequent to year end.

13	Other bank balance	As at 31st March, 2023	As at 31st March, 2022
	Balance with bank		
	(a) In current accounts [Earmarked bank balance]	101.13	109.98
	(b) In fixed deposits (Refer note 13.1)		
	- With maturity of more than 3 months but less than 12 months from reporting date	58.02	49.11
	- With maturity of more than 12 months from reporting date	217.46	36.67
	Sub-total	376.61	195.76
	Less: Disclosed under Other financial assets - non-current	217.46	36.67
	Total	**159.15**	**159.09**

13.1 Fixed deposit with bank are under lien and includes Rs. 99.64 Mn (As at 31st March 2022: Rs. 49.90 Mn) with Bank against Debt Service Reserve Account (DSRA) and Rs. 31.51 Mn (As at 31st March 2022: Rs. 17.52 Mn) kept with Bank as margin money for guarantee given/ Letter of Credit issued by bank to Government/ other authorities and others on behalf of the Company.

14	Loans (Unsecured considered good, unless otherwise stated)	As at 31st March, 2023	As at 31st March, 2022
	Loans and advances to related parties (Refer note 14.1, 14.2, 14.3 and 42) - Repayable on demand	13.60	13.60
	Other loans and advances	64.60	226.53
	Less: Provision for expected credit losses	-	-
		64.60	226.53
	Advances given to employees against salary and others	3.83	1.26
	Total	**81.98**	**241.39**

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, 2023	As at 31st March, 2022
Promoter	-	-
Directors	-	-
KMPs	-	-
Related parties	13.60	13.60

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

(Amount in million rupees, except share and per share data, unless otherwise stated)

Type of borrower	Percentage of total loan or advances in the nature of loans	
	As at 31st March, 2023	As at 31st March, 2022
Promoters	-	-
Directors	-	-
KMPs	-	-
Related parties	100.00	100.00

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, repayable on demand and in accordance with reciprocal arrangement and also interest free.

15	Other financial assets - current (Unsecured, considered good unless otherwise stated)	As at 31st March, 2023	As at 31st March, 2022
	Security deposits given		
	- With Government Authorities	0.07	0.07
	- With others	0.09	0.09
	Other receivable from related parties (Refer note 42)	9.46	5.50
	Current account receivable from partners of partnership firms (Refer note 42)	14.74	-
	Other receivable	15.11	15.11
	Total	**39.47**	**20.77**

16	Other current assets (Unsecured, considered good unless otherwise stated)	As at 31st March, 2023	As at 31st March, 2022
	Balances with Government authorities	29.67	35.91
	Prepaid expenses	60.05	21.35
	Advance against property	143.13	125.07
	Advances to suppliers and others	268.75	236.22
	Receivable under Joint Development Agreement (Refer note 16.1)	301.16	301.16
	Other receivable	0.15	0.22
	Initial public offering expenses	51.95	41.00
	Total	**854.86**	**760.93**

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

17	Income tax assets (net)	As at 31st March, 2023	As at 31st March, 2022
	Income tax (net of provisions)	7.73	5.19
	Total	**7.73**	**5.19**

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Notes to consolidated financial statements
(Amount in million rupees, except share and per share data, unless otherwise stated)

18 Equity share capital	As at 31st March, 2023	As at 31st March, 2022
Authorised share capital		
Equity shares (Refer note 18.5 and 18.6)		
Face value	5.00	5.00
No. of shares	6,00,00,000	6,00,00,000
Amount	300.00	300.00
Total	**300.00**	**300.00**
Issued, subscribed and paid-up share capital		
Equity shares (Refer note 18.5 and 18.6)		
Face value (In INR)	5	5
No. of shares#	3,17,50,000	3,17,50,000
Amount#	158.75	158.75
Total	**158.75**	**158.75**

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 2022: Rs.) 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 inter se 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 2023		31st March 2022	
	Number of Shares	Amount	Number of Shares	Amount
Number of shares at the beginning#	3,17,50,000	158.75	63,50,000	63.50
Add: Shares issued during the year	-	-	-	-
Add: Issue of bonus shares (Refer note 18.6)#	-	-	95,25,000	95.25
Add: Increase in shares due to split of share (Refer note 18.6)#	-	-	1,58,75,000	-
Less: Buyback during the year	-	-	-	-
Number of shares at the end	**3,17,50,000**	**158.75**	**3,17,50,000**	**158.75**

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, 2023	As at 31st March, 2022
Rajan Meenathakonil Thomas	Number of Shares	2,72,82,000	2,72,82,000
	Shareholders %	82.05%	82.05%
Sujatha R Thomas	Number of Shares	38,77,500	38,77,500
	Shareholders %	11.66%	11.66%

18.4 Details of Promoter Shareholding in the Company

Name of the promoter	Details	As at 31st March, 2023	As at 31st March, 2022
Rajan Meenathakonil Thomas	Number of Shares	2,72,82,000	2,72,82,000
	Shareholders %	82.05%	82.05%
	% change during the year	-	

18.5 Increase in authorized capital
Authorized capital of the Company was 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 were 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 spilit
Pursuant to a resolution passed by the members in Annual General Meeting help 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 capitalizing the sum of Rs. Rs. 99.75 Mn 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 were split into two equity shares of Rs. 5 each. Accordingly, authorized 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

(Amount in million rupees, except share and per share data, unless otherwise stated)

19 Other equity	As at 31st March, 2023	As at 31st March, 2022
Capital reserve on business combination		
Opening balance	(161.47)	(1.27)
Add: Addition/ adjustment on acquisition/ business combination during the year (Net) - Also refer note 52	-	(160.20)
Closing balance ....(A)	**(161.47)**	**(161.47)**
Other reserves		
Debenture redemption reserves		
Opening balance	112.71	62.96
Add: Transferred from Profit and Loss (Retained earnings)	39.20	55.90
Less: Transferred to Profit and Loss (Retained earnings)	(73.09)	(6.15)
Closing balance	**78.82**	**112.71**
Securities premium reserve		
Opening Balance	44.76	44.76
Add: Additions during the year	-	-
Less: Deductions during the year	-	-
Closing Balance	**44.76**	**44.76**
Retained earnings		
As per last balance sheet	237.25	122.99
Less: Transferred to Capital Reserve on Business Combination	-	-
Add: Profit for the year	321.60	263.76
Less: Utilised for issue of bonus shares (Refer note 18.6)	-	(99.75)
Less: Transferred to debenture redemption reserve	(39.20)	(55.90)
Add: Transferred from debenture redemption reserve	73.09	6.15
Closing balance	**592.74**	**237.25**
Other comprehensive income		
As per last balance sheet	(0.36)	(1.47)
Add: Movement in OCI (Net) during the year	0.69	1.11
Closing balance	**0.33**	**(0.36)**
Other reserves ......(B)	**716.65**	**394.36**
Total (A+B)	**555.18**	**232.89**

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 76, 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 in subsidiaries acquired under common control transaction which are shown as capital reserve in accordance with Ind AS 103 - Business Combination.

20 Borrowings - Non-current	As at 31st March, 2023	As at 31st March, 2022
Secured		
Term loans		
- From banks (Refer note 20.1 and 20.2)	253.23	306.01
- From Non-banking financial institutions (Refer note 20.3 and 20.4)	3,445.29	3,305.84
Non Convertible Debentures		
- From Non Banking Financial Institutions (Refer note 20.3)	1,642.02	2,284.58
Sub-total	**5,340.54**	**5,896.43**
Less: Current maturities of Secured long term loans	926.61	938.32
Less: Current maturities of Secured Non Convertible Debentures	846.43	726.44
Less: Debenture Redemption Premium payable (Refer note 24)	-	97.64
Less: Interest accrued and due (Refer note 24)	110.23	167.99
Total	**3,457.27**	**3,966.04**

20.1 Details of security and terms of repayment on term loan from Bank (For outstanding loans)

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

Term Loan 1- Total facility is of Rs.400 mn out of Rs.400 mn has been disbursed till 31st March 2023. Loan is repaid as on 28.02.2023

Term Loan 2- Total facility is of Rs. 250 mn out of Rs 250.00 mn has been disbursed till 31st March 2023

Non Fund Based Bank Guarantee - Total facility is of Rs. 90 mn out of which Rs. 45.25 mn has been disbursed till 31st March 2023

Additional Non fund based bank guarantee - Total Facility is of Rs. 365.00 Mn out of which Rs. 89.78 Mn has been disbursed till 31st March 2023

(i) Charge by way of legal mortgage of property located at "F.P.No.964 of TPS -IV, of Mahim Kakasaheb Gadgil Marg, Prabhadevi, Mumbai. - Bank has now released the Charge on FP 964

(ii) Charge 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 - 4000016 owned by M/s Mulani & Bhagat Associates

(iii) Charge by way of legal mortgage of property located at FP no782, TPS No IV of Mahim division excluding rights of tenants and occupant of building Panchasheel, Suyog and Lumiere (Owned by New Siddharth Enterprises).

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

Total facility of upto Rs.10.00 Mn, of which Rs.9.70 Mn was disbursed till 31st March 2023 . This loan is secured against hypothecation of Cranes and Collateral Security by way of Legal Mortgage/Additional Primary Mortgage Charge of Rs. 160 Mn 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 Mulani & Bhagat Associates) Personal Guarantee of Directors.

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

(Amount in million rupees, except share and per share data, unless otherwise stated)

(c) **Saraswat Co-operative Bank Limited**
Total facility of upto Rs.0.96 Mn, of which Rs. 0.96 Mn was disbursed till 31st March 2023 . 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. 1.21 Mn, of which Rs. 1.21 Mn was disbursed till 31st March 2023 . Secured against hypothecation of Car KIA Seltos. Personal Guarantee of the Directors

(e) **Saraswat Co-operative Bank Limited**
Total facility of upto Rs.0.64 Mn, of which Rs. 0.64 Mn was disbursed till 31st March 2023. Secured against hypothecation of Printer Plotter Scanner

(f) **Saraswat Co-operative Bank Limited**
Total facility of upto Rs.16.50 Mn, of which Rs. 16.50 Mn was disbursed till 31st March 2023 . This loan is secured against hypothecation of EDGE Protection System

(f) **ICICI Bank - Term Loan and Overdraft Facilities [Accord Estate Private Limited]**

The bank has sanctioned a term loan of Rs.450.00 Mn (including sublimit of OD facility upto Rs. 200.00 Mn). 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
This loan has been repaid during the current year.

(g) **ICICI Bank Limited- ECLGS-2 Facility - Accord Estate Private Limited**
a) 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) Second charge by way of Equitable Mortgage on proposed plot no. 702/704.
d) Second charge by the way of hypothecation on F.P. No. 702/704.
e) Second charge by way of registered mortgage on the Escrow Account and the DSR account along with all monies credited/deposited therein.
f) Second 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
This loan has been repaid during the current year.

20.2 Details of repayment of term loan from Banks

	Loan Nature	Loan Sanction date	Loan end date	Number of instalments	Monthly instalment	Rate of Interest
(a)	Term Loan#	30-Dec-19	24-Apr-23	18	Rs. 22.20 Mn X 17 +22.60 Mn X 1	15.00%
(b)	Term Loan#	15-Mar-22	21-Jul-24	12	Rs. 20.80 Mn X 11 +21.20 Mn X 1	15.00%
(c)	Vehicle Loan	20-Aug-20	30-Sep-25	60	Rs 0.02 Mn	8.00%
(d)	Vehicle Loan	20-Aug-20	15-Aug-25	60	Rs 0.03 Mn	8.00%
(e)	Equipment Loan-I	06-Nov-20	10-Nov-25	60	Rs. 0.17 Mn X 59 + Rs. 0.15 Mn X 1	15.00%
(f)	Equipment Loan-II	06-Nov-20	10-Nov-25	60	Rs 0.02 Mn	15.00%
(g)	Equipment Loan-III	13-Dec-22	13-Jan-28	60	0.28 Mn X 60	15.00%
(h)	Term Loan @	15-Sep-21	15-Nov-22	15	Rs 5.90 Mn	13.25%
(i)	Term Loan - ECLGS Facility @@	10-Dec-20	10-Nov-25	48	Rs 0.77 Mn	8.35%

\# Further,65% of each receipt in escrow account will be recovered towards the principal repayment of term loan from 01.01.2022. The recovery towards principal may be reinstated back to 40% after obtaining in principle approval from CCIL and noting of cash in-flows from CCIL interest will be paid separately.

@ Term Loan- Repayment between 15th September 2021 to 15th Nov 2022 in 15 Monthly Instalments of Rs. 5.90 Mn. This loan has been prepaid during the year.

@@ 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. This loan has been prepaid during the year.

20.3 Details of security provided and terms of repayment for loans from Non Banking Financial Institutions (For outstanding loans)
(a) Piramal Capital & Housing Finance Limited
(i) Total facility of upto Rs.2,000.00 Mn, of which Rs. 1,820.00 Mn was disbursed till 31st March 2023
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. 1181/82, TPS IV, Mahim Division, situated at 19th Kashinath Dhuru Road, Off Cadell Road, Dadar (W), Mumbai, iii) Mangrish - 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,-Now Released viii) Clemmo Villa - Located at plot bearing F.P. No. 607, Near Siddhi Temple, Mahim (W), Mumbai - Property released
(ii) Personal Guarantee of Directors
(ii) (Emergency Credit Line Guarantee Scheme - Sanction -200 Mn)
Total facility of upto Rs.200.00 Mn, of which Rs. 141.00 Mn was disbursed till 31st March 2023 . Security Second Exclusive Charge on Properties mentioned in - Same as above Note 4(B)(i).

(Amount in million rupees, except share and per share data, unless otherwise stated)

(b) IIFL Home Finance Limited

Total facility of upto Rs.650.00 Mn, of which Rs. 516.50 Mn was disbursed till 31st March 2023
Secured against
(i) Charge against project : "Louisandra" on Land admeasuring 233.22 sq Mtrs. bearing FP No. 1/274, 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.

(c) Tata Capital Housing Finance Limited

Term Loan I - Total facility of upto Rs. 600.00 Mn, of which Rs. 524.62 Mn was disbursed till 31st March 2023;
Term loan II - Total facility of upto Rs. 300.00 Mn, of which Rs. 173.50 Mn was disbursed till 31st March 2023 ;
Term Loan III- Total facility of upto Rs 950.00 MN was disbursed till 31st March 2023;
Term Loan IV- Total facility of upto Rs 450.00 MN, of which Rs. 5.00 Mn was disbursed till 31st March 2023;

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 1029.28 sq mtrs along with the structure/future structure there on situated at FP No 70 (CS No 508), TPS II, Pednekarwadi, Dilip Gupte Marg, Mahim West, Mumbai - 400016 owned by Step down subsidiary(M/s Uditi Premises Private Limited);
(iv) Exclusive charge by way of registered mortgage on the land and developement rights of the Projects "Suraj Vitalis" (only Borrower's share) situated at CS no. 7/647 of Mahim division , bearing final plot no 107 of TPS II of Mahim admeasuring land area of 2750.85 sq.mtr situated at Lady Jamshedji Road, Mahim, West Mumbai-400016 along with any structure (present or future) standing / proposed to be constructed on the project land;
(v) Exclusive charge by way registered mortgage on the developement rights of the upcoming projects (tentatively refered to as FP 964) (Only borrowers share) at final plot no. 964 of TPS No IV of Mahim Division having C.S.No 4/1162, admeasuring land area of 528.27 sq.mtr located at Nardulla Tank Road also known as Khed Gully,Mumbai -400028, along with any structure (Present or Future) standing or proposed to be constructed on the project land.

(d) IIFL Home Finance Limited

The term loan sanctioned for Rs. 750.00 Mn 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. 1,950.00 Mn, disbursed upto 31st March 2023 of Rs. 1,920.00 Mn
Security provided
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. Property has been released.
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. 846, 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

(f) Axis Finance Limited - Suraj Estate Developers Limited

Total facility of upto Rs.465.00 Mn, of which Rs.220 Mn was disbursed till 31st March 2023. This loan is secured against security by way of
(i) legal mortgage of property Ambavat Bahavan, Opp.Marathon Futurex, having C.S. No. FP 137 Parel.
(ii) Land Bearing C.T.S No(s) bearing 924 of Bandra-B Village situated in H/W Ward near Mount Mary Church, Bandra (West) Mumbai. Personal Guarantee providers for the said Loan are the Directors of the Company i.e. Mr. Rajan Thomas and Mr. Rahul Thomas.

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

	Loan nature	Sanction Date	Loan end date	Number of instalments	Monthly instalment	Rate of Interest
(a)(i)	Term Loan	14-Aug-18	29-Nov-24	13	Refer Note (i) below	Facility wise from 17% and 19.55%
(a)(ii)	Term Loan	14-Jan-21	25-Mar-25	60	Refer Note (ii) below	13.17%
(b)	Term Loan	31-Dec-19	05-Jan-25	60	Rs. 8.40 Mn*24 +Rs.22.69Mn*36. Refer Note (iii) below	17.40%
(c)	Term Loan	11-Oct-19	09-Jun-25	60	Rs. 20.20 Mn. Also refer Note (iv) below	16.55%
(d)	Term Loan	11-Oct-19	30-July-25	60	Rs 30.86 Mn Also refer Note (iv) below	16.55%
(e)	Term Loan	20-Jun-22	31-May-27	TL-III-24 TL-IV-24	Refer Note (v) below	TL III & TL IV- 19.25%
(f)	Term Loan	31-Dec-19	05-Jan-25	30	Rs 30.86 Mn. Also refer Note (vi) below	17.00%
(g)	Debentures	09-May-19	30-Jun-24	30	Refer Note (vii) below	20.50%
(h)	Term Loan + Overdraft Facility	13-Mar-23	31-Mar-26	6	Rs 69.17 Mn. Also refer Note (viii) below	10.00%

(Amount in million rupees, except share and per share data, unless otherwise stated)

Notes:
(i) Unequal Quarterly Installments - (i) Upto 75 Months from date of disbursement of 1st Facility; (ii) Upto 36 Months from date of disbursement of 2nd Facility

(ii) ECLGS loan is repayable in 48 Monthly Instalment post Moratorium Period from 12 months.

(iii) 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 instalments of Rs.22.70 Mn each for next 36 months starting from January 2022 to December 2024.

(iv) Moratorium for first 36 months
TL I - The loan is repayable in 32 monthly instalments starting from November 2022 to June 2025.
TL II - The loan is repayable in 33 monthly instalments starting from November 2022 to July 2025.
(v) Moratorium for first 36 months
TL III - The loan is repayable in 24 monthly instalments starting from 37th Month from the First Disbursment
TL IV - The loan is repayable in 24 monthly instalments starting from 37th Month from the First Disbursment
(vi) The loan is repayable in 30 monthly instalments starting from 31st Month from the First Disbursment
(vii) The total facility agreement of Rs.1950 Mn is repayable as under:
A) For first Rs. 400 Mn - 30 months from the date of first investment
B) For next Rs. 400 Mn - 42 months from the date of first investment
C) For next Rs. 400 Mn - 48 months from the date of first investment
D) For next Rs. 400 Mn - 54 months from the date of first investment
E) For last Rs. 400 Mn - 60 months from the date of first investment

(viii) Term Loan- Repayable in 6 Quarterly instalment post principal moratorium. Overdraft Facility- Bullet Repayment at the end of tenure of facility.

20.5 Secured Non Convertible Debentures

(a) **ICICI Venture Funds Management Company Limited**
Total Facility amount of Rs. 400 Mn out of which Rs. 400 Mn has been disbursed till 31st March 2023.

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	Remark
Secured Non Convertible Debentures	10-Dec-21	15-Sep-24	21	19.05 Mn	IRR of 17.25%	Payment in 21 Monthly installments starting from 15th April 2024.

(b) **ICICI Venture Funds Management Company Limited**
Total Facility amount of Rs. 300 Mn out of which Rs. 300 Mn has been disbursed till 31st March 2023.

Securities Provided
A. First and exclusive charge by registered mortgage of property bearing Project at F.P No. 702,704, T.P.S IV, of Mahim Division, G/N-Ward, situated at Anant patil Road, Dadar (W), Mumbai -28.
B Hypothecation of Receivable from sold & unsold area of underlying project.
C. Personal Guarantee of promoters Mr. Thomas Rajan, and Mr Rahul Thomas.
D. Second 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

Details of repayment of Debentures

Loan Nature	Loan start date	Loan end date	Number of installments	Monthly installment	Interest	Remark
Secured Non Convertible Debentures	06-Aug-22	15-Dec-24	3	100 Mn	IRR of 17.25%	Payment in 3 Monthly installments starting from 15th October 2024.

(c) **Nippon India Assets Management**
Total Facility amount of Rs. 300 Mn out of which Rs. 200 Mn has been disbursed till 31st March 2023.

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-400 028.
B. First and exclusive charge by hypothecation created on the underlying project.
C.Corporate Gurantee of holding Company (Suraj Estate Developers Limited)
D. Pledge of shares of subsidiary entity (Skyline Reality 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
Secured Non Convertible Debentures	01-Nov-21	30-Sep-25	6	Refer Note (i) below	IRR of 18.25%

Note : (i) Issue Size- 300 Mn Series I - 250 Mn & Series II- 50 Mn. Series I to be redeemed in 6 Equal Quarterly instalments commencing from 30th June 2024 till 30th September 2025. Series II to be redeemed in Single Instament on 30th June 2024.

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

(Amount in million rupees, except share and per share data, unless otherwise stated)

20.6 Aggregate amount of loans guaranteed by directors

Particulars*	As at 31st March, 2023	As at 31st March, 2022
Term loan from banks	253.23	306.01
Term loan from non banking financial institutions	3,445.29	3,305.84
Non-convertible debentures	1,642.02	2,284.58
Bank overdraft facility	-	14.13
Total	**5,340.53**	**5,910.56**

*Including interest outstanding

21 Lease liabilities (Non-current)	As at 31st March, 2023	As at 31st March, 2022
Lease liabilities (Refer note 46(b))	-	3.96
Total	-	**3.96**

22 Other financial liabilities- Non Current	As at 31st March, 2023	As at 31st March, 2022
Retention money payable (Refer note 22.1)	45.68	44.58
Total	**45.68**	**44.58**

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

Particulars	As at 31st March, 2023	As at 31st March, 2022
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	15.76	20.51
1-2 years	20.24	8.41
2-3 years	9.77	2.91
More than 3 years	2.04	14.40
Total	**47.81**	**46.23**

23 Provisions	As at 31st March, 2023	As at 31st March, 2022
Provision for employee benefits*		
- Provision for gratuity (Refer note 45(ii)(a))	9.96	8.89
- Provision for leave benefit (Refer note 45(ii)(b))	1.18	1.51
Total	**11.14**	**10.40**

* 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, 2023	As at 31st March, 2022
Secured		
From bank and financial institutions		
- Bank Overdraft (Refer note 20.1(f))	-	14.13
Current maturities of long term loans		
- Loan from banks/ Non Banking financial institution (Refer note 20.1 and 20.3)	926.61	938.32
- Non Convertible Debentures from Financial Institution	846.43	726.44
Unsecured		
- From others	590.41	600.60
- From related parties (Refer note 24.1 and 42)	110.21	136.04
Total	**2,473.66**	**2,415.53**

24.1 Unsecured loans from related party 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, 2023	As at 31st March, 2022
Outstanding dues of micro enterprises and small enterprises (Refer note 25.1)	1.45	2.27
Outstanding dues of creditors other than micro enterprises and small enterprises	268.07	190.73
Total	**269.52**	**193.00**

BHUMANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Notes to consolidated financial statements
(Amount in million rupees, except share and per share data, unless otherwise stated)

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, 2023	As at 31st March, 2022
Dues remaining unpaid at the year end:		
(a) The principle amount remaining unpaid to supplier as at the end of the accounting year	1.45	2.27
(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 due as above are actually paid	-	-

25.2 Trade payable analysis

Particulars	As at 31st March, 2023	As at 31st March, 2022
Micro, small and medium enterprises		
Less than 1 year	1.27	0.80
1-2 years	0.06	0.46
2-3 years	0.12	1.01
More than 3 years	-	-
Total	**1.45**	**2.27**
Others		
Less than 1 year	230.84	137.32
1-2 years	4.35	11.75
2-3 years	2.35	11.57
More than 3 years	30.53	30.09
Total	**268.07**	**190.73**

26 Other Current financial liabilities	As at 31st March, 2023	As at 31st March, 2022
Debenture Redemption Premium payable	-	97.64
Interest accrued but not due	110.23	70.35
Interest accrued and due:		
- To banks and others	-	-
Security deposit received	89.78	-
Current account payable to partners in the firm (Refer note 42)	7.48	9.94
Bank balance - book overdraft	2.02	15.53
Retention money payable (Refer note 22.1)	2.13	1.65
Other payables**	249.76	241.48
Other payable to related parties (Refer note 42)	24.52	13.86
Total	**486.82**	**450.45**

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

27 Lease liabilities - Current	As at 31st March, 2023	As at 31st March, 2022
Lease liabilities (Refer note 46(b))	3.86	10.41
Total	**3.86**	**10.41**

28 Other current liabilities	As at 31st March, 2023	As at 31st March, 2022
Advance from customers (Refer note 28.1)	1,741.33	1,023.53
Statutory dues	79.03	58.72
Total	**1,820.36**	**1,082.25**

28.1 Of the above advance from customers Rs.Nil as at 31st March 2023 (As at 31st March 2022: Nil) are payable to directors or relatives of directors - Also refer note 42.

29 Provision	As at 31st March, 2023	As at 31st March, 2022
Provision for gratuity (Refer note 45(ii)(a))	1.00	0.95
Provision for leave benefit (Refer note 45(ii)(b))	0.20	0.19
Total	**1.20**	**1.14**

30 Income tax liabilities	As at 31st March, 2023	As at 31st March, 2022
Provision for Income Tax (Net of Advance tax)	141.15	68.41
Total	**141.15**	**68.41**

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Notes to consolidated financial statements
(Amount in million rupees, except share and per share data, unless otherwise stated)

31 Revenue from operations	Year ended 31st March 2023	Year ended 31st March 2022
Income from operations		
- Revenue from projects (Refer note 31.1)	3,057.44	2,727.18
Total	**3,057.44**	**2,727.18**

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.

I. Primary geographical markets	Year ended 31st March 2023	Year ended 31st March 2022
Within India	3,057.44	2,727.18
Outside India	-	-
Total	**3,057.44**	**2,727**

II. Major products and services		
Sale of real estate	3,057.44	2,727.18

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

Particulars	Year ended 31st March 2023	Year ended 31st March 2022
I. Receivables, which are included in 'Trade receivables'	1,130.45	932.31
II. Contract assets	-	-
III. Contract liabilities (Advance from Customers - Refer Note 28)	1,741.33	1,023.53
Total (I+II-III)	**(610.88)**	**(91.22)**

32 Other income	Year ended 31st March 2023	Year ended 31st March 2022
Interest income on financial assets at amortised cost		
- on fixed deposit with bank	9.69	3.17
- on others	0.57	0.57
- on Income tax refund	0.07	-
Dividend income	0.02	0.02
Rent income	1.40	1.91
Reversal of provision for expected credit losses (Net)	-	5.04
Miscellaneous income	9.71	1.18
Total	**21.46**	**11.89**

33 Operating and project expenses	Year ended 31st March 2023	Year ended 31st March 2022
Land and development right related expenses	109.87	66.00
Cost of materials consumed	79.19	106.59
Compensation	223.18	140.18
Labour and contract expenses	611.50	673.50
Professional charges	109.95	93.01
Rates and taxes	285.14	563.28
Other project expenses	241.13	164.84
Total	**1,659.96**	**1,807.40**

34 Changes in inventories of construction work in progress	Year ended 31st March 2023	Year ended 31st March 2022
Opening construction work in progress	6,209.75	5,652.80
Less: Transferred to investment in Reinaa Creations LLP as capital introduced	-	-
	6,209.75	5,652.80
Less: Closing construction work in progress	6,522.70	6,209.75
Decrease / (Increase) in inventories	**(312.95)**	**(556.95)**

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

(Amount in million rupees, except share and per share data, unless otherwise stated)

35	**Employee benefit expenses**	**Year ended 31st March 2023**	**Year ended 31st March 2022**
	Salaries, wages and bonus	111.34	91.38
	Contribution to provident and other funds	0.69	0.80
	Gratuity expenses	2.30	2.80
	Leave benefit expenses	(0.20)	0.99
	Staff welfare expenses	1.87	1.42
	Total	**116.00**	**97.39**

36	**Finance costs**	**Year ended 31st March 2023**	**Year ended 31st March 2022**
	Interest expense	878.55	734.25
	Premium on redemption of debentures	170.29	175.78
	Other borrowing costs	24.70	20.93
	Total	**1,073.54**	**930.96**

37	**Depreciation, amortization and impairment**	**Year ended 31st March 2023**	**Year ended 31st March 2022**
	Depreciation on property, plant and equipment	9.85	13.30
	Depreciation on right of use asset	8.57	8.57
	Amortization of intangible asset	0.21	0.34
	Impairment of goodwill related to Business Combination	7.20	14.45
	Total	**25.83**	**36.75**

38	**Other expenses**	**Year ended 31st March 2023**	**Year ended 31st March 2022**
	Heat, light and power	1.27	1.21
	Rent	-	5.77
	Licenses, rates and taxes	11.47	9.41
	Repairs expenses for		
	- Others	6.58	2.84
	Advertisement, publicity and sales promotion	18.71	17.61
	Communication expenses	1.16	0.79
	Printing and stationery	1.02	1.56
	Legal, professional and consultancy charges	23.89	11.07
	Travelling and conveyance	5.61	4.80
	Insurance	1.90	0.43
	Donations	0.61	1.15
	Corporate social responsibility expenses (Refer note 50)	3.11	0.67
	Provision for expected credit losses (Net)	2.73	-
	Auditors' remuneration		
	- Statutory audit fees	1.29	1.20
	- Tax audit fees	0.19	0.18
	- Other services	0.46	0.19
	Loss on sale / discard of property, plant and equipment (Net)	0.12	0.03
	Miscellaneous expenses	4.28	3.09
	Total	**84.40**	**62.00**

39 Income tax

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

Particulars	**Year ended 31st March 2023**	**Year ended 31st March 2022**
Profit before tax (Including OCI)	433.04	363.02
Income tax liability/(asset) as per applicable tax rate	108.35	91.27
(i) Tax impact of expenses non deductible under Income Tax Act, 1961	3.86	5.55
(ii) Tax impact on exempted income	-	0.18
(iii) Tax impact of utilisation of brought forward losses [Unaccounted in earlier year/ periods]	-	(0.10)
(iv) Short/ (excess) provision for earlier years	(0.56)	1.06
(iv) 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))	-	(0.15)
(v) Other (allowance)/disallowances	-	-
(vi) Deferred tax not recognised on unabsorbed losses and other items	0.06	(0.22)
(vii) Deferred tax related to Employee Transferred	-	(0.72)
Tax expense reported in the Statement of Profit and Loss & OCI	**111.71**	**96.87**

Note:
The Group offsets tax assets and liabilities if 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.

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

(Amount in million rupees, except share and per share data, unless otherwise stated)

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

Particulars	Year ended 31st March 2023	Year ended 31st March 2022
Current tax		
In respect of the current year	135.71	100.46
	135.71	**100.46**
Deferred tax		
Deferred tax charge/ (Credit) - (Including in OCI)	(24.00)	(3.59)
	(24.00)	**(3.59)**
Total tax expense recognized in current year	**111.71**	**96.87**

(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 recognized 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

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Notes to consolidated financial statements
(Amount in million rupees, except share and per share data, unless otherwise stated)

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 2023 (As at 31st March 2022) (Net of advances).

40.2 Contingent liability (to the extent not provided for)

Particulars	As at 31st March, 2023	As at 31st March, 2022
(i) Claims against the Company/ disputed liabilities not acknowledged as debts		
Disputed income tax demands	129.50	51.73
(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	115.44	37.15

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 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 interse 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 appeal 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 Restated Consolidated Financial Statement.

(c) With respect to one of the projected completed and handed over to the society, complaint has been filed by the society with RERA authority raising general grievances in respect of project. In view of the management, the Company is resolving the matter amicably and no future cash outflow is expected on account of this.

41 Company information

Sr. No.	Name of the entity	Proportion of ownership (%) As at 31st March, 2023	Proportion of ownership (%) As at 31st March, 2022
	Subsidiaries		
(i)	Skyline Realty Private Limited	100.00%	100.00%
(ii)	New Sidharth Enterprises	95.00%	95.00%
(iii)	S R Enterprises	95.00%	95.00%
(iv)	Mulani & Bhagat Associates	95.00%	95.00%
(v)	Accord Estate Private Limited*	98.38%	98.38%
(vi)	Uditi Premises Private Limited**	98.53%	98.53%
(vii)	Iconic Property Developers Private Limited***	100.00%	100.00%

* 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.

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Notes to consolidated financial statements
(Amount in million rupees, except share and per share data, unless otherwise stated)

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	Exemeplica Realty Private Limited (w.e.f 26th December 2019) Gratique Realty Private Limited (w.e.f 25th December 2019)
(c) Key Management Personnel [KMP]: (Directors)	Mr. Rajan Meenathakonil Thomas , Chairman and Managing Director Mr. Rahul Rajan Jesu Thomas, Whole Time Director (Son of Mr. Rajan Meenathakonil Thomas) Mrs. Sujatha R Thomas, Director (Spouse of Mr. Rajan Meenathakonil Thomas)
(d) Relatives of KMP (Only where there are transactions)	Ms. Shweta Thomas (Daughter of Mr. Rajan Meenathakonil Thomas) Ms. Lavanya Thomas (Daughter of Mr. Rajan Meenathakonil Thomas) Mrs. Elizabeth Thomas (Mother of Mr. Rajan Meenathakonil Thomas) Mr. John Thomas (Brother of Mr. Rajan Meenathakonil Thomas)
(e) Additional related parties ('KMP's) 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 Suresh Shah, Chief Financial Officer (W.e.f. 10th January 2022)

42.2 Transactions with related parties

Nature of transaction	Name of the party	Year ended 31st March 2023	Year ended 31st March 2022
Funds received	Rajan Meenathakonil Thomas	25.00	73.94
	Rahul Rajan Jesu Thomas	7.80	86.09
	Shweta Thomas	14.33	-
	Sujatha R Thomas	5.68	13.26
Fund	Rahul Rajan Jesu Thomas	6.79	60.26
	Shweta Thomas	14.33	-
	Rajan Meenathakonil Thomas	49.04	97.21
	Sujatha R Thomas	22.88	0.01
Amount paid for reimbursment of expenses	Exemeplica Realty Private Limited	0.01	0.00
	Gratique Realty Private Limited	0.02	0.00
	Rajan Meenathakonil Thomas	11.59	37.85
	Rahul Rajan Jesu Thomas	6.10	23.62
	Sujatha R Thomas	5.54	3.10
	Shweta Thomas	-	0.60
Amount received for reimburment of expenses	Exemeplica Realty Private Limited	0.00	0.01
	Gratique Realty Private Limited	0.00	0.01
	Rajan Meenathakonil Thomas	0.84	29.70
	Rahul Rajan Jesu Thomas	7.35	23.62
	Sujatha R Thomas	0.02	15.34
	Shweta Thomas	-	0.60
Car hiring charges	Rajan Meenathakonil Thomas	0.84	1.32
	Rahul Rajan Jesu Thomas	0.84	0.84
Director Sitting Fees	Sujatha Thomas	1.70	0.20
Managerial remuneration	Sujatha R Thomas	0.04	0.47
	Rajan Meenathakonil Thomas	6.38	6.38
	Rahul Rajan Jesu Thomas	5.63	5.63
Remuneration to KMP	Shreepal Shah	2.44	0.60
	Shivil Kapoor	1.65	0.47
Rent income	Sujatha R Thomas	-	0.12
Purchase Of Property	Rajan Meenathakonil Thomas	-	25.00
Sale of flat	Rahul Rajan Jesu Thomas	7.92	41.28
	Thomas Rajan	5.75	37.50
	Shweta Thomas	2.17	3.78
	Lavanya Thomas	3.74	6.50

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Notes to consolidated financial statements
(Amount in million rupees, except share and per share data, unless otherwise stated)

Transaction with related parties (Contd.)

Nature of transaction	Name of the party	Year ended 31st March 2023	Year ended 31st March 2022
Interest expenses	Rajan Meenathakonil Thomas	10.53	18.66
	Rahul Rajan Jesu Thomas	-	0.30
	Sujatha Thomas	-	0.05
Net Current capital introduced / (Withdrawn)	Thomas Rajan	(17.25)	62.69
Share of profit/ (loss) of partnership firm	Thomas Rajan	0.01	1.33
	Rahul Thomas	(0.00)	(0.00)
Purchase of Equity Shares of Skyline Realtors Private Limited	Rajan Meenathakonil Thomas	-	1.47
	Rahul Rajan Jesu Thomas	-	1.47
Purchase of Equity Shares of Iconic Property Developers Private Limited	Rajan Meenathakonil Thomas	-	0.06
	Rahul Rajan Jesu Thomas	-	0.04
Purchase of Equity Shares of Accord Estate Private Limited	Rajan Meenathakonil Thomas	-	86.80
	Rahul Rajan Jesu Thomas	-	31.79
	Sujatha R Thomas	-	35.45
Purchase of Equity Shares of Uditi Premises Private Limited	Rajan Meenathakonil Thomas	-	2.54
	Rahul Rajan Jesu Thomas	-	2.54
	Sujatha R Thomas	-	2.54

42.3 Related party outstanding balances:

Nature of transaction	Name of the party	As at 31st March, 2023	As at 31st March, 2022
Short term borrowings	Rajan Meenathakonil Thomas	93.42	117.46
	Sujatha R Thomas	0.06	4.40
	Rahul Rajan Jesu Thomas	16.73	14.18
Salary payable	Rajan Meenathakonil Thomas	0.70	0.70
	Sujatha Thomas	-	0.01
	Rahul Rajan Jesu Thomas	0.10	0.09
Remuneration to KMP	Shreepal Shah	0.20	0.08
	Shivil Kapoor	0.12	0.11
Rent Receivable	Sujatha R Thomas	0.14	-
Car Hiring Charges Payable	Rahul Thomas	0.65	0.34
Trade receivables	Rajan Meenathakonil Thomas	-	3.90
	Rahul Rajan Jesu Thomas	6.70	8.49
	Shweta Thomas	6.83	4.66
	Lavanya Thomas	12.11	8.37
Advance from customers	Rahul Rajan Jesu Thomas	24.68	-
Loans and advances	Shweta Thomas	5.20	5.20
	Rahul Rajan Jesu Thomas	-	-
	Sujatha R Thomas	-	-
	Elizabeth Thomas	8.40	8.40
Other Receivable from related parties	Exemeplica Realty Private Limited	0.01	-
	Gratique Realty Private Limited	0.02	-
	Sujatha R Thomas	9.29	-
	Shweta Thomas	-	5.50
Other payable to related parties	Rajan Meenathakonil Thomas	22.62	0.66
	Rahul Rajan Jesu Thomas	1.25	-
	Sujatha R Thomas	-	12.86
Non Controlling Interest	Rajan Meenathakonil Thomas	0.25	0.25
	Rahul Rajan Jesu Thomas	0.00	0.00
Current account payable/(receivable) to/from partners in the firm	Rajan Meenathakonil Thomas	(11.00)	6.20
	Rahul Rajan Jesu Thomas	3.74	3.74

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 have given personal guarantee's for various loans taken by the Company (Refer note 20.6)

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

(Amount in million rupees, except share and per share data, unless otherwise stated)

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 2023	Year ended 31st March 2022
Short term employee benefits	12.04	12.47
Post employment benefits*	-	-
Total	**12.04**	**12.47**

*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 2023	Year ended 31st March 2022
Basic and diluted earning per share		
Profit attributable to the equity holders of the Company	320.64	265.05
Weighted average number of equity shares (Also refer note 44.1 and 18.6)##	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	10.10	8.35

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 shares split. Also refer note 18.6.

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 are the details regarding Company's contributions made during the year:

Particulars	Year ended 31st March 2023	Year ended 31st March 2022
Provident fund	0.67	0.77
Employees' state insurance (ESIC)	0.02	0.03
Total	**0.69**	**0.80**

(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 service 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 2023	Year ended 31st March 2022
Discount Rate (per annum)	6.98% - 7.44%	6.70% - 6.86%
Salary Escalation (per annum)	6.00%	6.70% - 6.86%
Attrition Rate (per annum)	6.86%	5.22%
Mortality Rate	As per Indian Assured lives Mortality (2006-08)	

Changes in the present value of obligations	Year ended 31st March 2023	Year ended 31st March 2022
Liability at the beginning of the year	9.84	8.72
Interest cost	0.69	0.65
Current service cost	1.61	2.53
Benefits paid	-	(0.56)
Past service cost	-	-
Actuarial (gain)/loss on obligations	(0.92)	(1.50)
Liability at the end of the year	**11.22**	**9.84**

BHIMANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Notes to consolidated financial statements
(Amount in million rupees, except share and per share data, unless otherwise stated)

Table of recognition of actuarial gain / loss	Year ended 31st March 2023	Year ended 31st March 2022
Actuarial (gain)/ loss on obligation for the year	(0.92)	(1.50)
Actuarial gain/ (loss) on assets for the year	-	-
Actuarial (gain)/ loss recognised in Other Comprehensive Income	**(0.92)**	**(1.50)**

Breakup of actuarial (gain) /loss:	Year ended 31st March 2023	Year ended 31st March 2022
Actuarial loss/(gain) arising from change in demographic assumption	-	0.08
Actuarial loss arising from change in financial assumption	(0.32)	(0.08)
Actuarial loss/(gain) arising from experience	(0.60)	(1.50)
Total	**(0.92)**	**(1.50)**

Amount recognized in the Balance Sheet:	As at 31st March, 2023	As at 31st March, 2022
Liability at the end of the year	11.22	9.84
Fair value of plan assets at the end of the year	-	-
Amount recognized in Balance Sheet	**11.22**	**9.84**

Expenses recognized in the Income Statement:	Year ended 31st March 2023	Year ended 31st March 2022
Current service cost	1.61	2.53
Interest cost	0.69	0.65
Expected return on plan assets	-	-
Past Service Cost	-	-
Actuarial (Gain)/Loss	(0.92)	(1.50)
Expense/ (income) recognized in		
- Statement of Profit and Loss	2.30	2.80
- Other comprehensive income	(0.92)	(1.50)

Balance sheet reconciliation	Year ended 31st March 2023	Year ended 31st March 2022
Opening net liability	9.84	8.72
Expenses recognised in Statement of Profit and Loss & OCI	1.38	1.31
Benefits paid	-	(0.56)
Amount recognized in Balance Sheet	**11.22**	**9.47**
- Current portion of defined benefit obligation	1.00	0.95
- Non-current portion of defined benefit obligation	10.22	8.52

Sensitivity analysis of benefit obligation (Gratuity)

Particulars	As at 31st March, 2023	As at 31st March, 2022
a)Impact of change in discount rate		
Present value of obligation at the end of the year		
a) Impact due to increase of 1%	(0.35)	(0.63)
b) Impact due to decrease of 1%	0.40	0.72
b)Impact of change in salary growth		
Present value of obligation at the end of the year		
a) Impact due to increase of 1%	0.31	0.62
b) Impact due to decrease of 1%	(0.28)	(0.41)
c)Impact of change in withdrawal rate		
Present value of obligation at the end of the year		
a) withdrawal rate Increase	0.06	0.04
b) withdrawal rate decrease	(0.07)	(0.05)

Maturity profile of defined benefit obligation

Particulars	As at 31st March, 2023	As at 31st March, 2022
Weighted average duration of the defined benefit obligation	9 - 11	6 - 12
Projected benefit obligation	10.96	9.84
Accumulated benefit obligation	11.22	9.84

Pay-out analysis

Particulars	As at 31st March, 2023	As at 31st March, 2022
1st year	1.00	0.95
2nd year	0.79	0.69
3rd year	1.47	0.72
4th year	0.81	1.30
5th year	2.29	0.71
Next 5 year pay-out (6-10 year)	4.19	5.23
Sum of Years 11 and above	10.49	8.84

(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 Unit Credit Method.

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

(Amount in million rupees, except share and per share data, unless otherwise stated)

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	Year ended 31st March 2023	Year ended 31st March 2022
Rent income recognized during the year	1.40	1.91

(b) Asset taken under operating lease

(i) The Holding Company has entered into agreements for taking on lease office on leave 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, 2023	As at 31st March, 2022
Carrying value of right of use assets at the end of the reporting year (Refer Note 6)	2.92	11.49

(ii) Analysis of Lease liability:

Movement of lease liabilities	Year ended 31st March 2023	Year ended 31st March 2022
Opening lease liabilities	14.37	23.18
Addition during the year	-	-
Ind AS transition adjustment	-	-
Accretion of interest during the year	0.53	2.31
Cash outflow towards payment of lease liabilities	3.77	11.12
Deletion during the year on account of termination of lease agreements	-	-
Closing lease liabilities	11.13	14.37

(iii)

Maturity analysis of lease liabilities (on undiscounted basis)	As at 31st March, 2023	As at 31st March, 2022
Less than 1 year	3.86	10.41
Between 2-3 years	-	3.96
More than 3 years	-	-

(iv)

Lease liabilities included in statement of financial position	As at 31st March, 2023	As at 31st March, 2022
Current	3.86	10.41
Non-current	-	3.96

(v) Impact on statement of profit and loss

Particulars	Year ended 31st March 2023	Year ended 31st March 2022
Interest on lease liabilities	0.53	2.31
Depreciation on right of use assets	8.57	8.57
Other expenses	-	-
Net impact on profit before tax	**9.10**	**10.88**
Deferred tax - Charge/ (credit)	2.29	2.74
Net impact on profit after tax	**6.81**	**8.14**

(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 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 Restated Consolidated Financial Statement 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 2023, 31st March 2022.

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Notes to consolidated financial statements
(Amount in million rupees, except share and per share data, unless otherwise stated)

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 2023	Year ended 31st March 2022
(i) Amount of CSR expenditure to be incurred during the period/ year	3.11	0.67
(ii) CSR expenditure incurred during	3.11	0.67
(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, Healthcare & Animal welfare	Education

51 **Ratios**

Financial ratios	Methodology	As at 31st March, 2023	As at 31st March, 2022
(a) Current ratio	Current Assets divided by Current Liabilities	1.72	1.99
(b) Debt Equity Ratio	Debt over total shareholders' equity	8.31	16.30
(c) Debt Service coverage ratio	Earnings available for debt service (restated profit after tax + finance costs) over finance costs and principal repayments	0.45	0.64
(d) Return on Equity (%)	Restated profit after tax over total average equity (excluding non controlling interest)	58.18%	77.22%
(e) Inventory Turnover Ratio	Operating and project expenses divided by average inventory	0.26	0.30
(f) Trade receivable Turnover ratio	Revenue from operations over average trade receivables	2.96	3.14
(g) Trade payable Turnover ratio	Operating and project expenses over average trade payables	7.18	10.80
(h) Net capital turnover ratio	Revenue from operations over average working capital (current assets - current liabilities)	0.77	0.61
(i) Net profit (%)	Restated profit after tax over revenue from operations	10.49%	9.72%
(j) EBITDA Margin (%)	EBITDA over Revenue from Operations	49.39%	48.30%
(k) Return on capital employed (%)	EBIT (restated profit before tax + finance costs - other income) over average capital employed (total assets - current liabilities excluding borrowings)	21.93%	19.42%
(l) Return on investment (%)	Restated profit after tax over average cost of investment (total equity - other comprehensive income/ (loss) for the year)	57.95%	77.22%

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

(Amount in million rupees, except share and per share data, unless otherwise stated)

Reason for change more than 25%	**% change from 31 March 2022 to 31st March 2023**	**% change from 31 March 2021 to 31 March 2022**
(a) Current ratio	Change in ratio is not more than 25%	Change in ratio is not more than 25%
(b) Debt Equity Ratio	Change is positive as Profit has increased and Debt has decreased	Change in ratio is not more than 25%
(c) Debt Service coverage ratio	Change is positive, due to increase in revenue and repayment of Debt	change is positive, due to increase in revenue
(d) Return on Equity (%)	Change is positive, due to increase in revenue and profit	change is positive, due to increase in revenue
(e) Inventory Turnover Ratio	Change is positive, due to increase in cost of goods sold	Change in ratio is not more than 25%
(f) Trade receivable Turnover ratio	Change in ratio is not more than 25%	Change in ratio is not more than 25%
(g) Trade payable Turnover ratio	Change is positive, due to higher project expenses	Change in ratio is not more than 25%
(h) Net capital turnover ratio	Change in ratio is not more than 25%	Change in ratio is not more than 25%
(i) Net profit (%)	Change in ratio is not more than 25%	Change is positive, due to increase in revenue
(j) EBITDA	Change in ratio is not more than 25%	Change is positive, due to increase in revenue & profit
(k) Return on capital employed	Change is positive, due to increase in revenue & profit.	Change is positive, due to increase in revenue & profit
(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 - Profit before tax plus finance cost & depreciation and amortization
PAT - Profit after taxes
Capital Employed - Refers to Total Assets less Current Liabilities as at close of period/year

52 Business combination

During the year ended 31st March 2022, 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	Udo Premises Private Limited**	27th October 2021	Prior to 1st April 2018	Real Estate Development

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

This is a common control transaction as all the entities were under the control of the Promoter of the Company. Accordingly, the Restated 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 the Registrar of the Companies 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 the Public Company in place of existing Memorandum of Association and Articles of Association of the Company.

55 Additional Regulatory Information required under Schedule III of the Companies Act, 2013

(a) Details of Benami Property held

The Company and Group entities [illegible] Benami property, where any proceeding has been initiated or pending against the Company/ group entities for holding any Benami property.

(Amount in million rupees, except share and per share data, unless otherwise stated)

(b) Wilful Defaulter

The Company/ group entities has not been declared as a wilful Defaulter by any Financial Institution or bank as at the date of Balance Sheet.

(c) Relationship with Struck off Companies

The Company/ group entities do not have any transactions with struck off companies.

(d) Registration of charges or satisfaction with Registrar of Companies (ROC)

The Company/ group entities has no pending charges or satisfaction which are yet to be registered with the ROC beyond the Statutory period.

(e) Compliance with number of layers of companies

The Company/ group entities have complied with the provision of the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

(f) Compliance with approved Scheme(s) of Arrangements

There are no Schemes of Arrangements has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

(g) Discrepancy in utilization of borrowings

The Company/ group entities has used the borrowings from banks and financial institutions for the specific purpose for which it was taken at the balance sheet date. There are no discrepancy in utilisation of borrowings.

(h) Utilisation of Borrowed funds and share premium:

1. The Company/ group entities have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

2. The Company/ group entities have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
b) provide any guarantee, security or the like on behalf of the ultimate beneficiaries.

(i) Undisclosed income

The Company/ group entities have no transaction that is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

(j) Details of Crypto Currency or Virtual Currency

The Company/ group entities have not traded or invested in Crypto currency or Virtual Currency.

56 Additional information as required under schedule III to the Companies Act, 2013

Statement of Net Assets and Profit and Loss and Other Comprehensive Income attributable to Owners and Non-controlling Interest.

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					
31st March 2022	Holding Company	46.52%	182.20	54.17%	149.34
31st March 2023		78.15%	557.91	116.35%	380.13
Skyline Realty Private Limited					
31st March 2022	Subsidiary	32.04%	125.48	45.90%	126.53
31st March 2023		18.99%	135.61	3.10%	10.12
Accord Estate Developers Private Limited					
31st March 2022	Subsidiary	22.75%	89.10	-0.04%	(0.12)
31st March 2023		4.14%	29.57	-18.22%	(59.53)
Iconic Property Developers Private Limited					
31st March 2022	Subsidiary	-1.12%	(4.39)	0.00%	0.01
31st March 2023		-1.16%	(8.27)	-1.18%	(3.87)
Uditi Premises Private Limited					
31st March 2022	Step down subsidiary	-0.19%	(0.75)	-0.03%	(0.08)
31st March 2023		-0.12%	(0.89)	-0.04%	(0.14)
Non-controlling interest					
31st March 2022			2.18		(0.41)
31st March 2023			1.21		4.12
31st March 2022		100.00%	393.82	100.00%	264.87
31st March 2023		100.00%	715.14	100.00%	322.29

After effect of consolidation elimination and consolidation adjustments.

(Amount in million rupees, except share and per share data, unless otherwise stated)

57 Disclosure of Financial instruments

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

Sr. No.	Particulars	31st March, 2023		31st March, 2022	
		Amortised Cost	Carrying value	Amortised Cost	Carrying value
A	**Financial assets**				
(i)	Non-current investments	88.52	88.52	1.08	1.08
(ii)	Other Non-current financial asset	226.50	226.50	44.97	44.97
(iii)	Trade receivables (net)	1,130.45	1,130.45	932.31	932.31
(iv)	Cash and cash equivalents	121.05	121.05	76.86	76.86
(v)	Other bank balances	159.15	159.15	159.09	159.09
(vi)	Loans	81.98	81.98	241.39	241.39
(vi)	Other Current financial asset	39.47	39.47	20.77	20.77
	Total financial assets	**1,847.12**	**1,847.12**	**1,476.47**	**1,476.47**
B	**Financial liabilities**				
(i)	Non-Current Borrowings	3,457.27	3,457.27	3,966.04	3,966.04
(ii)	Other financial liabilities - Non-current	45.68	45.68	44.58	44.58
(iii)	Current Borrowings	2,473.66	2,473.66	2,415.53	2,415.53
(iv)	Trade payables	269.52	269.52	193.00	193.00
(v)	Other Current financial liabilities	486.82	486.82	450.45	450.45
(vi)	Lease Liabilities	3.86	3.86	14.37	14.37
	Total financial liabilities	**6,736.81**	**6,736.81**	**7,083.97**	**7,083.97**

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 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.

58 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 instalment 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 [illegible] 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 constitute [illegible] of trade receivables as at the year end.

BHUWANIA & AGRAWAL ASSOCIATES
CHARTERED ACCOUNTANTS

SURAJ ESTATE DEVELOPERS LIMITED

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873
Notes to consolidated financial statements
(Amount in million rupees, except share and per share data, unless otherwise stated)

(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 2023				
Borrowings (Current & Non-current)	2,473.66	3,457.27	-	5,930.93
Trade payables	269.52	-	-	269.52
Other financial liabilities (Current & Non-current)	486.82	45.68	-	532.50
Lease liabilities (Current & Non-current)	3.86	-	-	3.86
As at 31st March 2022				
Borrowings (Current & Non-current)	2,415.53	3,966.04	-	6,381.57
Trade payables	193.00	-	-	193.00
Other financial liabilities (Current & Non-current)	450.45	44.58	-	495.03
Lease liabilities (Current & Non-current)	10.41	3.96	-	14.37

(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 and working capital 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

59 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 to 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) as shown in the balance sheet.

The Company monitors capital using 'Total Debt' to 'Equity'. The Company's Total Debt to Equity Ratio are as tabulated below:

Particulars	As at 31st March, 2023	As at 31st March, 2022
Total debt*	5,930.93	6,381.57
Total capital (total equity shareholder's fund)	713.93	391.64
Total debt to equity ratio	8.31	16.29

* Total debt = Non-current borrowings + current borrowings

60 Figures of the previous year have been regrouped or reclassified as per the current year figures.

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 No.: 23171789BGWCNM6251

Place: Mumbai
Date: 11/07/2023

BHUWANIA & AGRAWAL ASSOCIATES CHARTERED ACCOUNTANTS

SURAJ ESTATE ... LIMITED

For and on behalf of the Board of Directors of

Suraj Estate Developers Limited (Formerly known as Suraj Estate Developers Private Limited)

Rajan Meenathakonil Thomas
Chairman & Managing Director
(DIN : 00634576)

Rahul Rajan Jesu Thomas
Whole Time Director
(DIN : 00318419)

Shreepal Suresh Shah
Chief Financial Officer

Shivil Kapoor
Company Secretary

Place: Mumbai
Date: 11/07/2023