

SRIJAN REALTY PRIVATE LIMITED

36/1A ELGIN ROAD, KOLKATA-700020

CIN: U51909WB1996PTC078214

Consolidated Balance Sheet as at 31 March, 2024

(Rs in lakhs)

Particulars	Note No.	As at 31st March, 2024	As at 31st March, 2023
ASSETS			
Non-current assets			
(a) Property, Plant and Equipment	4	2899.24	860.55
(b) Investment Property	5	11558.41	12312.21
(c) Goodwill		93.84	120.17
(d) Other Intangible Assets	6	18.62	6.52
(e) Financial Assets			
(i) Investment in Subsidiaries, Associates, Joint Ventures and Partnership Firms	7	6562.38	7081.83
(ii) Investments	7A	249.85	249.62
(iii) Loans			
(iv) Other Financial Assets	8	800.16	1226.46
(f) Deferred tax assets (Net)	9	1007.50	213.37
(g) Other non-current assets	10	9568.74	6469.02
Current assets			
(a) Inventories	11	44793.52	35982.27
(b) Financial Assets			
(i) Investments	12	3644.32	280.00
(i) Trade receivables	13	4206.38	2607.83
(ii) Cash and cash equivalents	14	1333.08	324.18
(iii) Other Bank Balances	15	1702.71	.00
(iv) Loans	16	12730.51	9389.71
(v) Other Financial Assets	17	20896.37	34948.95
(c) Current Tax Assets (Net)	18	907.06	688.21
(d) Other current assets	19	5153.13	1626.08
Total Assets		128125.59	114276.06
EQUITY AND LIABILITIES			
Equity			
(a) Equity Share capital	20	2110.03	2110.03
(b) Other Equity	21	28559.44	28545.79
(c) Non controlling interest		66.37	64.49
		30757.84	30720.30
LIABILITIES			
Non-current liabilities			
(a) Financial Liabilities			
(i) Borrowings	22	4930.38	6130.20
(ii) Lease Liabilities	23	610.10	.00
(iii) Other financial liabilities	24	744.24	.00
(b) Provisions	25	382.12	133.04
(c) Deferred tax liabilities (Net)	9	951.78	279.84
(d) Other non-current liabilities	26	5771.32	5325.54
Current liabilities			
(a) Financial Liabilities			
(i) Borrowings	27	28789.72	26925.38
(ii) Lease Liabilities	28	39.93	-
(iii) Trade payables	29		
(a) Total outstanding dues of Micro Enterprises and Small Enterprises		278.89	-
(b) Total outstanding dues of creditors other than Micro Enterprises and Small Enterprises		1487.52	1155.68
(iv) Other financial liabilities	30	7401.85	12096.22
(b) Other current liabilities	31	45880.72	31342.69
(c) Provisions	32	68.37	42.51
(d) Current tax Liabilities(Net)	33	30.81	125.75
Total Equity and Liabilities		128125.59	114276.06
Material accounting policies	1-3		

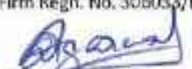
The accompanying notes are an integral part of the Consolidated financial statements

As per our report of even date attached

For S K AGRAWAL AND CO CHARTERED ACCOUNTANTS LLP

Chartered Accountants

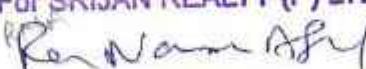
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VIVEK AGARWAL
Partner
Membership No. 301571



Kolkata
Date: 09 JAN 2025

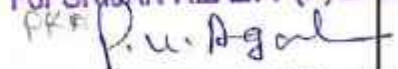
For SRIJAN REALTY (P) LTD.


R N AGARWAL
Director / Authorised Signatory

R N AGARWAL
Whole-time Director
DIN:00205676

For and on behalf of the Board of Directors

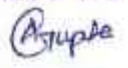
For SRIJAN REALTY (P) LTD.


P K AGARWAL
Director / Authorised Signatory

P K AGARWAL
Director
DIN:00206927

SRIJAN REALTY PVT. LTD.

ANIL GUPTA
Company Secretary


Company Secretary

SRIJAN REALTY PRIVATE LIMITED

35/3A ELGIN ROAD, KOLKATA-700020

CIN: U51909WB1996PTC078214

Consolidated Statement of Profit and Loss for the year ended 31 March, 2024

(Rs in lakhs)

Particulars	Note No.	For the Year Ended 31st March, 2024	For the Year Ended 31st March, 2023
REVENUE			
(a) Revenue From Operations	34	6332.67	1319.16
(b) Other Income	35	2759.12	3816.79
Total Income		9091.79	5135.94
EXPENSES			
(a) Construction Activity Expenses	36 (a)	5553.23	7466.17
(b) Purchases of Stock-in-Trade		365.86	2.68
(c) Changes in inventories of finished goods, Stock-in-Trade and work-in-progress	36 (b)	-6676.51	-10172.82
(d) Employee benefits expense	37	3769.55	1404.52
(e) Finance costs	38	1857.90	2452.65
(f) Depreciation and amortization expense	39	394.68	256.45
(g) Other expenses	40	4677.10	3451.70
Less: Transfer to investment		-	-178.37
Total expenses		9941.81	4682.98
Profit/(loss) before Share in Profit/(Loss) of Associate and Joint Venture and tax		-850.02	452.96
Share in Profit/(Loss) of Associate and Joint Venture		74.10	871.07
Profit/(Loss) before tax		-775.92	1324.03
Tax expense:			
(a) Current tax		480.79	348.36
(b) Earlier year		-12.52	11.86
(c) Deferred tax	5	-3.76	698.03
(d) MAT Credit Available		.36	1.36
Profit/(loss) for the year		-1240.79	264.43
Net Profit Attributable to			
(a) Owners of the company		-1264.56	253.23
(b) Non-Controlling Interest		23.77	11.19
Other Comprehensive Income			
(a) Items that will not be reclassified to profit or loss			
(i) Remeasurement of Defined Benefit Plan		23.15	6.83
(ii) Changes in Fair valuation of Equity Instruments		-	-
Income tax relating to items that will not be reclassified to profit or loss		-4.63	1.90
Other Comprehensive Income attributable to:			
(a) Owners of the company		18.51	8.73
(b) Non-Controlling interest		-	-
Total Comprehensive Income for the period		-1222.27	273.16
Total Comprehensive Income attributable to:			
(a) Owners of the company		-1246.04	261.96
(b) Non-Controlling interest		23.77	11.19
Earnings per equity share (for continuing operation):			
(1) Basic	41	-5.88	1.25
(2) Diluted		-5.88	1.25

Material accounting policies

1-3

The accompanying notes are an integral part of the Consolidated financial statements

As per our report of even date attached

For and on behalf of the Board of Directors

For S K AGRAWAL AND CO CHARTERED ACCOUNTANTS LLP

Chartered Accountants

Firm Regn. No. 306033/E300272

For SRIJAN REALTY (P) LTD.

R N Agarwal
Director / Authorised Signatory,

For SRIJAN REALTY (P) LTD.

P. K. Agarwal
Director / Authorised Signatory

VIVEK AGARWAL

Partner

Membership No. 301571

Kolkata

Date: 09 JAN 2025



R N AGARWAL

Whole-time Director

DIN:00206676

P K AGARWAL

Director

DIN:00206927

SRIJAN REALTY PVT. LTD.

ANIL GUPTA

Company Secretary

Anil Gupta
Company Secretary

SRIJAN REALTY PRIVATE LIMITED

36/1A ELGIN ROAD, KOLKATA-700020
CIN: U51909WB1996PTC078214
Consolidated Cash Flow Statement for the year ended 31st March 2024

(Rs In lakhs)

Particulars	For the year ended 31st March 2024	For the year ended 31st March 2023
A. Cash flow from operating activities:		
Profit/(loss) before tax	-775.92	1324.03
Adjustments for:		
Depreciation	394.86	256.45
Other equity shares	1235.93	-11.08
Liabilities Written Off	-35.67	-31.90
Interest Income	-866.94	-1675.00
Provision for expected credit loss model	3.82	85.60
Finance Cost	1857.90	2452.65
Gain/Loss on Actuarial Valuation & Fair Valuation of Investments through OCI	23.15	5.83
(Profit)/Loss on Sale of Investment	-438.78	-1796.18
Operating profit before working capital changes	1398.48	611.51
Adjustments for:		
Increase/(Decrease) in Trade and other payables	610.73	-1239.89
Decrease / (Increase) in Trade Receivable & Other Receivables	-1566.56	-1177.06
Decrease / (Increase) in Other Current Assets	-3628.05	-930.60
Decrease / (Increase) in Inventories	-8811.26	-10111.98
Decrease / (Increase) in Loans & Advances	-3340.80	-1264.45
Decrease / (Increase) in Other Financial Assets	13624.81	-2446.70
Increase/(Decrease) in Provisions	274.94	22.26
Increase/(Decrease) in other Financial liabilities	-3949.13	383.80
(Increase)/ Decrease in Other Non Current Assets	-738.58	269.62
(Increase)/ Decrease in Other Non Current Liabilities	445.78	1872.11
(Increase)/ Decrease in Other Current Liabilities	14538.13	7946.72
(Increase)/ Decrease in Security Deposits	-	-82.00
Cash flow from operating activities before taxes	8858.48	-6356.71
Direct Taxes Paid (net)	-905.47	-410.96
Net cash flow from operating activities (A)	7953.01	-6767.67
B. Cash flow from investing activities:		
Purchase/sale of Property Plant & Equipment	-2406.22	-229.81
Purchase/Sale of Intangible Assets	14.43	1.72
Sale of Investment (Net)	-2925.56	1859.93
Purchase of Investment in Associates , JV	519.22	-926.33
Investment in Fixed Deposits (Net)	854.05	-651.58
Loans Refunded/ (Given) to Body Corporate	-2361.15	1195.91
Interest Received	866.64	1675.00
Purchase/Sale of Investment Property	716.86	2972.76
Net cash from investing activities (B)	-4721.92	5895.53
C. Cash flow from financing activities:		
Repayments/Proceeds from Borrowings	1314.55	3483.87
Change in NCI	23.88	11.19
Finance Cost	-1857.90	-2452.65
Net cash from financing activities (C)	-519.47	1022.41
Net increase/(decrease) in cash & cash equivalents (A+B+C)	2711.62	150.27
Add: cash and cash equivalents at the beginning of the year	324.18	173.91
Cash and cash equivalents at the end of the year	3035.79	324.18

Notes to the cash flow statement

- The above statement of cash flow has been prepared under the "Indirect Method" as set out in Indian Accounting Standard (Ind AS) - 7 "Statement of Cash Flow".
- Cash and cash equivalent comprises of:

Particulars	As at 31st March, 2024	As at 31st March, 2023
Cash on hand	128.66	10.06
Balances with banks:		
In current accounts	1204.42	314.11
In term deposit accounts with maturity more than 3 months but less than 12 months at inception	1702.71	-
Total	3035.79	324.18

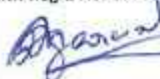
See accompanying Notes forming part of the Consolidated financial statements

As per our report of even date attached

For S K AGRAWAL AND CO CHARTERED ACCOUNTANTS LLP

Chartered Accountants

Firm Regn. No. 306033/E300272

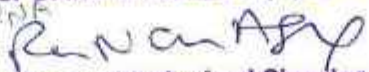

VIVEK AGARWAL
Partner
Membership No. 301571

Place: Kolkata

Date: 09 JAN 2025



For SRIJAN REALTY (P) LTD.


R N AGARWAL
Director / Authorised Signatory

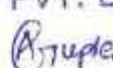
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Whole-time Director
DIN:00206676

For SRIJAN REALTY (P) LTD.


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ANIL GUPTA
Company Secretary

Company Secretary

SRIJAN REALTY PRIVATE LIMITED

35/1A ELGIN ROAD, KOLKATA-700020

CIN: U51909WB1996PTC078214

Consolidated Statement of Changes in Equity for the period ended 31st March, 2024

A. Equity Share Capital

(1) Balance as at 31st March, 2024

(Rs in lakhs)

Balance at 1st April, 2023	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting period	Changes in equity share capital during the year	Balance at 31st March, 2024
2110.03	-	2110.03	-	2110.03

(2) Balance as at 31st March, 2023

Balance at 1st April, 2022	Changes in Equity Share Capital due to prior period errors	Restated balance at 1st April, 2021	Changes in equity share capital during the year	Balance at 31st March, 2023
2110.03	-	2110.03	-	2110.03

B. Other Equity

Particulars	Reserves and Surplus			Items of Other Comprehensive Income		NCI	Total
	Securities Premium	General Reserve	Retained Earnings	Equity instrument through FVTOCI	Remeasurement of the Defined Benefit Plans		
Balance at 1st April, 2022	3567.12	187.01	28236.04	-3707.08	1.50	53.29	28337.91
Changes in accounting policy or prior period errors	-	-	-	-	-	-	-
Restated balance at the beginning of the reporting period	3567.12	187.01	28236.04	-3707.06	1.50	53.29	28337.91
Profit for the year	-	-	252.45	-	-	11.19	263.64
Other Comprehensive Income's net of Income Tax	-	-	-	-	6.83	-	6.83
Taxes on above	-	-	-	-	1.90	-	1.90
Transfer to Retained Earnings	-	-	1.90	-	-1.90	-	-
Balance at 31st March, 2023	3567.12	187.01	28490.39	-3707.06	8.33	64.49	28610.27
Profit for the year	-	-	-4.88	-	-	23.77	18.91
Other Comprehensive Income's net of Income Tax	-	-	-	-	18.51	-	18.51
Adjustment related to NCI	-	-	-	-	-	.11	.11
Transfer to Retained Earnings	-	-	18.51	-	-18.51	-	-
Balance at 31st March, 2024	3567.12	187.01	28504.04	-3707.06	8.33	88.37	28647.81
Material accounting policies	1-3						

The accompanying notes are an integral part of the Consolidated financial statements

For and on behalf of the Board of Directors

As per our report of even date attached

For S K AGRAWAL AND CO CHARTERED ACCOUNTANTS LLP

Chartered Accountants

Firm Regn. No. 306038/E300272



VIVER AGARWAL

Partner

Membership No. 301571

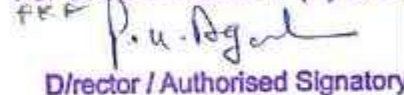


For SRIJAN REALTY (P) LTD.


Director / Authorised Signatory

R N AGARWAL
Whole-time Director
DIN:00205675

For SRIJAN REALTY (P) LTD.


Director / Authorised Signatory

P K AGARWAL
Director
DIN:00205927

SRIJAN REALTY PVT. LTD.

ANIL GUPTA
Company Secretary


Company Secretary

Kolkata

Date: 09 JAN 2025

SRIJAN REALTY PRIVATE LIMITED

Notes forming part of the Consolidated Financial Statements for the year ended 31 March 2024

1 Corporate Information

Srijan Realty Pvt. Ltd. ('the Company') was incorporated on 19 March 1996.

The Company and its subsidiaries (including partnership firms), its joint ventures and associates are primarily engaged in the business of real estate construction, development and other related activities.

The functional and presentation currency of the Company is Indian Rupee (₹) which is the currency of the primary economic environment in which the Company operates.

2 Basis of Preparation

These consolidated financial statements ('financial statements') of Srijan Realty, its subsidiaries (including LLPs), its associates, joint ventures have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs ('MCA') under Section 133 of the Companies Act, 2013 ('Act') read with the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III), as applicable to the consolidated financial statements.

The consolidated financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India.

The consolidated financial statements are presented in Rupees and all values are rounded to the nearest in lakhs, except when otherwise indicated.

Basis of Consolidation

The CFS comprise the Financial Statement of the Company, its subsidiaries, joint ventures as at 31st March 2024. Control is achieved when the company 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 company controls an investee if and only if the company 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 Company's voting rights and potential voting rights; and
- The size of the Company's holding of voting rights relative to the size and dispersion of the holdings of the other voting rights holders.

The company 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 company obtains control over the subsidiary and ceases when the Company loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Company gains control until the date the company ceases to control the subsidiary.

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

The financial statements of all entities used for the purpose of consolidation are drawn up to same reporting date as that of the parent company, i.e. year ended on 31 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 for subsidiaries and partnership firms:

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

(b) Offset (eliminate) the carrying amount of the parent's investment in each subsidiary and the parent's portion of equity of each subsidiary. 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 property, plant and equipment, are eliminated in full). Intragroup losses may indicate an impairment that requires recognition in the consolidated financial statements. Ind AS 12 'Income Taxes' applies to temporary differences that arise from the elimination of profits and losses resulting from intragroup transactions.



SRIJAN REALTY PRIVATE LIMITED

Notes forming part of the Consolidated Financial Statements for the year ended 31 March 2024

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 statement of profit and loss; and
- Reclassifies the parent's share of components previously recognised in OCI to statement of profit and loss or retained earnings, as appropriate, as would be required if the Group had directly disposed of the related assets or liabilities.

Non-controlling interests, presented as part of equity, represent the portion of a subsidiary's statement of profit and loss and net assets that is not held by the Group. Statement of profit and loss balance (including other comprehensive income ('OCI')) is attributed to the equity holders of the Holding Company and to the non-controlling interests basis the respective ownership interests and such balance is attributed even if this results in controlling interests having a deficit balance.

The Group treats transactions with non-controlling interests that do not result in a loss of control as transactions with equity owners of the group. Such a change in ownership interest results in an adjustment between the carrying amounts of the controlling and non-controlling interests to reflect their relative interests in the subsidiary. Any difference between the amount of the adjustment to non-controlling interests and any consideration paid or received is recognised within equity.

2.1 Statement of Compliance

Consolidated Financial Statements have been prepared in accordance with Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015 notified under Section 133 of Companies Act, 2013, (the 'Act') and other relevant provisions of the Act.

For all periods upto and including the year ended 31st March 2022, the Company prepared its Consolidated Financial Statements in accordance with requirements of the Accounting Standards notified under the Companies (Accounting Standards) Rules, 2006 ("Previous GAAP").

These financial statements are the first financial statements under Ind AS. The company has adopted all the Indian Accounting Standards and the adoption was carried out in accordance with Ind AS 101 First time adoption of Indian Accounting Standards.

3.1 Material Accounting Policies

a) Investment in associate and joint ventures

Associates

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies.

Joint Venture

A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture.

The Group's investments in its associate and joint venture are accounted for using the equity method. Under the equity method, the investment in an associate or a joint venture is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of the associate or joint venture since the acquisition date. Goodwill relating to the associate or joint venture is included in the carrying amount of the investment and is not tested for impairment individually.

The statement of profit and loss reflects the Group's share of the results of operations of the associate or joint venture. Any change in OCI of those investees is presented as part of the Group's OCI. In addition, when there has been a change recognised directly in the equity of the associate or joint venture, the Group recognises its share of any changes, when applicable, in the statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and the associate or joint venture are eliminated to the extent of the interest in the associate or joint venture.

If an entity's share of losses of an associate or a joint venture equals or exceeds its interest in the associate or joint venture (which includes any long term interest that, in substance, form part of the Group's net investment in the associate or joint venture), the entity discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture. If the associate or joint venture subsequently reports profits, the entity resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised.

The aggregate of the Group's share of profit or loss of an associate and a joint venture is shown on the face of the statement of profit and loss. The financial statements of the associate or joint venture are prepared for the same reporting period as the Group. When necessary, adjustments are made to bring the accounting policies in line with those of the Group.



SRIJAN REALTY PRIVATE LIMITED

Notes forming part of the Consolidated Financial Statements for the year ended 31 March 2024.

After application of the equity method, the Group determines whether it is necessary to recognise an impairment loss on its investment in its associate or joint venture. At each reporting date, the Group determines whether there is objective evidence that the investment in the associate or joint venture is impaired. If there is such evidence, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate or joint venture and its carrying value and then recognises the loss in the statement of profit and loss.

Upon loss of significant influence over the associate or joint control over the joint venture, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the associate or joint venture upon loss of significant influence or joint control and the fair value of the retained investment and proceeds from disposal is recognised in statement of profit and loss.

b) Business combinations and goodwill

The Group applies the acquisition method in accounting for business combinations for the businesses which are not under common control. The cost of an acquisition is measured as the aggregate of the consideration transferred measured at acquisition date fair value and the amount of any non-controlling interests in the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their acquisition date fair values. For this purpose, the liabilities assumed include contingent liabilities representing present obligation and they are measured at their acquisition fair values irrespective of the fact that outflow of resources embodying economic benefits is not probable. However, the following assets and liabilities acquired in a business combination are measured at the basis indicated below:

(i) Deferred tax assets or liabilities, and the assets or liabilities related to employee benefit arrangements are recognised and measured in accordance with Ind AS 12 'Income Tax' and Ind AS 19 'Employee Benefits', respectively.

(ii) Potential tax effects of temporary differences and carry forwards of an acquiree that exist at the acquisition date or arise as a result of the acquisition are accounted in accordance with Ind AS 12 'Income Tax'.

(iii) Liabilities or equity instruments related to share based payment arrangements of the acquiree or share-based payments arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with Ind AS 102 'Share-based Payments' at the acquisition date.

(iv) Assets (or disposal groups) that are classified as held for sale in accordance with Ind AS 105 'Non-current Assets Held for Sale and Discontinued Operations' are measured in accordance with that standard.

(v) Reacquired rights are measured at a value determined on the basis of the remaining contractual term of the related contract. Such valuation does not consider potential renewal of the reacquired right.

Any contingent consideration to be transferred by the acquirer is recognised at fair value at the acquisition date. Contingent consideration classified as an asset or liability that is a financial instrument and within the scope of Ind AS 109 'Financial Instruments', is measured at fair value with changes in fair value recognised in statement of profit and loss. If the contingent consideration is not within the scope of Ind AS 109 'Financial Instruments', it is measured in accordance with the appropriate Ind AS. Contingent consideration that is classified as equity is not re-measured at subsequent reporting dates and its subsequent settlement is accounted for within equity.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. If the business combination is achieved in stages, any previously held equity interest is re-measured at its acquisition date fair value and any resulting gain or loss is recognised in statement of profit and loss or OCI, as appropriate.

Goodwill is measured as excess of the aggregate of the fair value of the consideration transferred, the amount recognised for non-controlling interests, and fair value of any previous interest held, over the fair value of the net of identifiable assets acquired and liabilities assumed. If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the Group re-assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then the gain is recognised in OCI and accumulated in equity as capital reserve. However, if there is no clear evidence of bargain purchase, the entity recognises the gain directly in equity as capital reserve, without routing the same through other comprehensive income.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.



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A cash generating unit to which goodwill has been allocated is tested for impairment annually, or more frequently when there is an indication that the unit may be impaired. If the recoverable amount of the cash generating unit is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets of the unit pro rata based on the carrying amount of each asset in the unit. Any impairment loss for goodwill is recognised in statement of profit and loss. An impairment loss recognised for goodwill is not reversed in subsequent periods.

Where goodwill has been allocated to a cash generating unit and part of the operation within that unit is disposed of, the goodwill associated with the disposed operation is included in the carrying amount of the operation when determining the gain or loss on disposal. Goodwill disposed in these circumstances is measured based on the relative values of the disposed operation and the portion of the cash-generating unit retained.

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Group reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted through goodwill during the measurement period, or additional assets or liabilities are recognised, to reflect new information obtained about facts and circumstances that existed at the acquisition date that, if known, would have affected the amounts recognized at that date. These adjustments are called as measurement period adjustments. The measurement period does not exceed one year from the acquisition date.

Business combinations under common control

Business combinations involving entities or businesses under common control have been accounted for using the pooling of interest method. The assets and liabilities of the combining entities are reflected at their carrying amounts. No adjustments have been made to reflect fair values, or to recognise any new assets or liabilities.

Property acquisitions and business combinations

Where property is acquired, via corporate acquisitions or otherwise, management considers the substance of the assets and activities of the acquired entity in determining whether the acquisition represents the acquisition of a business. Where such acquisitions are not judged to be an acquisition of a business, they are not treated as business combinations. Rather, the cost to acquire the corporate entity or assets and liabilities is allocated between the identifiable assets and liabilities (of the entity) based on their relative fair values at the acquisition date. Accordingly, no goodwill or deferred tax arises.

3.2 Historical cost convention

The Financial Statements have been prepared under the historical cost convention on an accrual basis, except for the following items:

- (i) Financial instruments that are measured in terms of relevant Ind AS at fair value / amortized cost at the end of each reporting period.
- (ii) Inventories are valued at lower of Cost or Net Realisable Value.
- (iii) Defined Benefit Plans - Plan assets are measured at fair value.

3.3 Current versus Non-current Classification

The Group presents assets and liabilities in the 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.

All other assets are classified as non-current.

A liability is current when:

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

The Group classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

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

3.4 Use of estimates

In preparing the financial statements in conformity with Ind AS, management has made estimates, judgments and assumptions which affect the application of accounting policies and the reported amounts of assets and liabilities as at the date of financial statements and the reported amounts of revenues and expenses during the period. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting are recognized prospectively. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to financial statements.

Critical Estimates & Judgments

The areas involving critical estimates or judgments are as follows:



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• Estimation of defined benefit obligation

The cost of the defined benefit gratuity plan and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. 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.

• Impairment of trade receivables

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

3.5 Property, Plant and Equipment

i. Recognition and initial measurement

Items of property, plant and equipment are measured at cost, which includes capitalised borrowing costs, less accumulated depreciation and accumulated impairment losses, if any.

Cost of an item of property, plant and equipment comprises its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates, any directly attributable cost of bringing the item to its working condition for its intended use and estimated costs of dismantling and removing the item and restoring the site on which it is located.

The cost of a self-constructed item of property, plant and equipment comprises the cost of materials and direct labour, any other costs directly attributable to bringing the item to working condition for its intended use, and estimated costs of dismantling and removing the item and restoring the site on which it is located.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Any gain or loss on disposal of an item of property, plant and equipment is recognized in profit or loss.

ii. Subsequent expenditure

Subsequent expenditure is capitalized only if it is probable that the future economic benefits associated with the expenditure will flow to the Company and its cost can be measured reliably. The cost of the day-to-day servicing of PPE are recognised in the statement of profit and loss as incurred.

iii. Depreciation

Depreciation is provided on written down value method based on useful life of asset and in the manner prescribed in Schedule-II to the Companies Act, 2013 specified in Schedule II to the Companies Act, 2013. Small Value Fixed assets costing 5000/- or lower is not capitalised.

The estimated useful lives of items of property, plant and equipment for the current and comparative periods are as follows:

Asset category	Management estimate of useful life	Useful life as per Schedule II to the Companies Act, 2013
Buildings	60 years	30- 60 years
Plant and equipment	15 years	15 years
Office equipment	5 years	5 years
Furnitures and fixtures	10 years	10 years
Motor vehicles	8 years	8 years
Servers and networks	3 Years	3 years
Computer	3 Years	3 years

Depreciation on PPE commences when the assets are ready for their intended use.

iv. Methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

v. Disposal

An item of PPE is recognised upon disposal or when no future benefits are expected from its use or disposal. Gains and losses on disposal of an item of PPE are determined by comparing the proceeds from disposal with the carrying amount of PPE, and are recognised net within other income/expenses in the statement of profit and loss.

vi. De-recognition

An item of property, plant and equipment or its components is derecognized 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 derecognized.



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3.6 Investment Property

Recognition and initial measurement Investment properties are properties held to earn rentals or for capital appreciation, or both. Investment properties are measured initially at their cost of acquisition including transaction costs. On transition to Ind AS, the Group had elected to measure all of its investment properties at the previous GAAP carrying value (deemed cost). The cost comprises purchase price, cost of replacing parts, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. When significant parts of the investment property are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

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 Group. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Transfers are made to (or from) investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the carrying value at the date of change in use.

Subsequent measurement

Investment properties are subsequently measured at cost less accumulated depreciation and impairment losses, if any. Depreciation on investment properties is provided on the straight-line method, over the useful lives of the assets as follows:

The leasehold premium is amortised over the period of lease.

The group, based on technical assessment made by technical expert and management estimate, depreciates certain items of buildings and furniture and fixtures over estimated useful lives which are different from the useful life prescribed in Schedule II to the Companies Act, 2013. The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year and adjusted prospectively, if appropriate.

De-recognition

Investment properties are de-recognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in statement of profit and loss in the period of de-recognition.

3.7 Intangible Assets

Recognition and initial measurement

Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. On transition to Ind AS, the Group had elected to measure all of its intangible assets at the previous GAAP carrying value (deemed cost). The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Internally generated intangibles, excluding capitalised development costs, are not capitalised and the related expenditure is reflected in statement of profit and loss in the period in which the expenditure is incurred.

The Group has acquired exclusive usage rights for 30 years under the build, own, operate and transfer scheme in respect of properties developed as automated multi-level car parking and commercial space and classified them under the "Intangible Assets – Right under build, own, operate and transfer arrangement".

Subsequent measurement (amortisation)

Following initial recognition, intangible assets are carried at cost less accumulated amortisation and accumulated impairment losses, if any. The cost of capitalized software is amortized over a period of three to five years from the date of its acquisition.

The cost of usage rights is being amortised over the concession period in the proportion in which the actual revenue received during the accounting year bears to the projected revenue from such intangible assets till the end of concession period.

De-recognition

Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit and loss when the asset is de-recognised.

3.8 Impairment of Non Financial Assets

Tangible and Intangible assets are reviewed at each Balance Sheet date for impairment. In case events and circumstances indicate any impairment, recoverable amount of assets is determined. An impairment loss is recognized in the statement of profit and loss, whenever the carrying amount of assets either belonging to Cash Generating Unit (CGU) or otherwise exceeds recoverable amount. The recoverable amount is the higher of assets fair value less cost of disposal and its value in use. In assessing value in use, the estimated future cash flows from the use of the assets are discounted to their present value at appropriate rate.



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Impairment losses recognized earlier may no longer exist or may have come down. Based on such assessment at each reporting period the impairment loss is reversed and recognized in the Statement of Profit and Loss. In such cases the carrying amount of the asset is increased to the lower of its recoverable amount and the carrying amount that have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years.

3.9 Inventories

Land and plots other than area transferred to constructed properties at the commencement of construction are valued at lower of cost/ as re-valued on conversion to stock and net realisable value. Cost includes land (including development rights and land under agreement to purchase) acquisition cost, borrowing cost if inventorisation criteria are met, estimated internal development costs and external development charges and other directly attributable costs.

Construction work-in-progress of constructed properties other than Special Economic Zone (SEZ) projects includes the cost of land (including development rights and land under agreements to purchase), internal development costs, external development charges, construction costs, overheads, borrowing cost if inventorisation criteria are met, development/ construction materials, and is valued at lower of cost/ estimated cost and net realisable value. In determining cost FIFO method is used.

Construction/ development material is valued at lower of cost and net realisable value. Cost comprises of purchase price and other costs incurred in bringing the inventories to their present location and condition.

Stocks for maintenance and recreational facilities (including stores and spares) are valued at cost or net realisable value, whichever is lower.

Cost is determined on first in first out (FIFO) basis.

Net realisable value is the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs necessary to make the sale.

3.10 Revenue Recognition

i. Revenue from Contracts with Customers

The Group derives revenues primarily from sale of properties comprising of commercial/residential units and sale of plotted and other lands.

The Group recognises revenue when it determines the satisfaction of performance obligations at a point in time and subsequently over time when the Company has enforceable right for payment for performance completed to date. Revenue is recognised upon transfer of control of promised products to customer in an amount that reflects the transaction price i.e. consideration which the Company expects to receive in exchange for those products.

ii. Brokerage services-

Some of the companies of the group derives its revenue primarily from Broking services in sector of Real Estate. Such revenue is recognized on completion of the related services and is billable in accordance with the specific terms of the contracts with the clients. In case of multistoried projects, the accruals of Brokerage income is proportionate to the amount of payment received by the promoter/developers. Rates & Taxes and filing fees are accounted for on accrual basis.

iii. Rental and maintenance income-

Rental and maintenance Income for some of the group companies is accounted on accrual basis as per the terms of the agreement. Rent equalization is considered only if the agreement is non-cancellable for more than one year and the incremental rent is fixed over the term of the agreement.

Contract balances

Contract assets

A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivables

A receivable represents the Group's right to an amount of consideration that is unconditional (i.e. only the passage of time is required before payment of the consideration is due). Refer to accounting policies of financial assets in section 3(v) Financial Instruments – initial recognition and subsequent measurement.

Contract liabilities

A contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Group performs under the contract.

Interest Income

Interest income is accounted on an accrual basis at effective interest rate. Interest on delayed payment and forfeited income are accounted based upon underlying agreements with customers.



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Dividend Income

Interest income is accounted on an accrual basis at effective interest rate. Interest on delayed payment and forfeiture income are accounted based upon underlying agreements with customers.

Borrowing costs

Borrowing costs directly attributable to the acquisition and/ or construction/ production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are charged to the statement of profit and loss as incurred. Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

3.11 Provisions & Contingent Liabilities

A provision is recognized if, as a result of a past event, the company has a present obligation (legal or constructive) that is reasonably estimable, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are not recognized for future operating losses.

Where the effect of time value of money is material, provisions are measured at the present value of management's best estimate of the required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value is a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to passage of time is recognized as interest expense.

Onerous Contracts

Provisions for onerous contracts are recognized when the expected benefits to be derived by the company from a contract are lower than the unavoidable costs of meeting the future obligations under the contract. Where the effect of time value of money is material, the provision is measured at the present value of the lower of the expected cost of terminating the contract and the expected net cost of continuing with the contract. Before a provision is established the company recognizes any impairment loss on the assets associated with that contract.

3.12 Investment In Subsidiary

Investment in subsidiaries are measured at cost in accordance with Ind AS 27

3.13 Financial Instruments

(a) Initial Recognition & Measurement

The company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transactions 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 Statement of Profit and Loss (FVTPL)) 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 and loss are recognised immediately in Statement of Profit and Loss. Regular way purchase and sale of financial assets are accounted for at trade date i.e., the date at which the company commits to purchase or sell the asset.

(b) Classification of Financial Assets

On initial recognition, a financial asset is classified to be measured at amortised cost, fair value through other comprehensive income (FVTOCI) or FVTPL.

Financial asset is measured at amortised cost if it meets both of the following conditions:

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

Such financial assets are measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss.

Financial asset is measured at amortised cost if it meets both of the following conditions:

- The asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

The company recognizes impairment losses and reversals and foreign exchange gain or loss in the Profit and Loss. On derecognition of the asset, cumulative gain or loss previously recognized in OCI is reclassified from the equity to Profit and Loss. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

Financial asset is measured at fair value through profit or loss:

A financial asset which is not classified in any of the above categories is subsequently fair valued through profit or loss. The company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL which is thereafter irrevocable. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). The company has not designated any debt instrument as at FVTPL.



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(c) Derecognition of Financial Assets

The Company derecognises 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 derecognition 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 derecognition 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.

(d) Impairment of Financial Assets

The company recognizes loss allowances using the expected credit loss (ECL) model 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 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL.

As a practical expedient, the company uses a provision matrix to determine impairment loss allowance on portfolio of its trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analyzed.

ECL impairment loss allowance (or reversal) recognized during the period is recognized as income/ expense in the statement of profit and loss (Profit and Loss). This amount is reflected under the head 'other expenses' in the Profit and Loss.

ECL is presented as an allowance, i.e., as an integral part of the measurement of those assets in the balance sheet. The allowance reduces the net carrying amount. Until the asset meets write-off criteria, the company does not reduce impairment allowance from the gross carrying amount.

(e) Classification as Debt or Equity

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

Equity Instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Financial Liabilities

Financial liabilities are carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit and loss. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments. The company's financial liabilities include trade and other payables and loans and borrowings.

Loans and Borrowings- After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss. This category generally applies to borrowings.

(f) Derecognition of Financial Liabilities

A financial liability (or a part of a financial liability) is derecognized from the company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit or loss.



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(g) Reclassification of Financial Instruments

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 Company's senior management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. 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.

Original Classification	Revised Classification	Accounting Treatment
Amortised Cost	FVTPL	Fair value is measured at reclassification date. Difference between previous amortised cost and fair value is recognised in Statement of Profit and Loss.
FVTPL	Amortised Cost	Fair value at reclassification date becomes its new gross carrying amount. EIR is calculated based on the new gross carrying amount.
Amortised Cost	FVTOCI	Fair value is measured at reclassification date. Difference between previous amortised cost and fair value is recognised in OCI. No change in EIR due to reclassification.
FVTOCI	Amortised Cost	Fair value at reclassification date becomes its new amortised cost carrying amount. However, cumulative gain or loss in OCI is adjusted against fair value. Consequently, the asset is measured as if it had always been measured at Amortised Cost.
FVTPL	FVTOCI	Fair value at reclassification date becomes its new carrying amount. No other adjustment is required.
FVTOCI	FVTPL	Assets continue to be measured at fair value. Cumulative gain or loss previously recognized in OCI is reclassified to Statement of Profit and Loss at the reclassification date.

3.14 Non-current assets held for sale

The Group classifies non-current assets and disposal groups as held for sale if their carrying amounts will be recovered principally through a sale/ distribution rather than through continuing use. Actions required to complete the sale/ distribution should indicate that it is unlikely that significant changes to the sale will be made or that the decision to sell will be withdrawn. Management must be committed to the sale expected within one year from the date of classification.

For these purposes, sale transactions include exchanges of non-current assets for other non-current assets when the exchange has commercial substance. The criteria for held for sale classification is regarded met only when the assets or disposal group is available for immediate sale in its present condition, subject only to terms that are usual and customary for sales/ distribution of such assets (or disposal groups), its sale is highly probable; and it will genuinely be sold, not abandoned. The group treats sale of the asset or disposal group to be highly probable when:

- The appropriate level of management is committed to a plan to sell the asset (or disposal group);
- An active programme to locate a buyer and complete the plan has been initiated;
- The asset (or disposal group) is being actively marketed for sale at a price that is reasonable in relation to its current fair value;
- The sale is expected to qualify for recognition as a completed sale within one year from the date of classification; and
- Actions required to complete the plan indicate that it is unlikely that significant changes to the plan will be made or that the plan will be withdrawn.

Non-current assets held for sale/ for distribution to owners and disposal groups are measured at the lower of their carrying amount and the fair value less costs to sell. Assets and liabilities classified as held for sale are presented separately in the balance sheet. Property, plant and equipment, investment property and intangible assets once classified as held for sale to owners are not depreciated or amortised.

3.15 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.

The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:



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- 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 or the most advantageous market must be accessible by 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.

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

All assets and liabilities for which fair value is measured or disclosed in the standalone financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the standalone financial statements on a recurring basis, the management determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Company's management determines the policies and procedures for both recurring fair value measurement, such as investments (other than investment in subsidiaries) measured at fair value.

At each reporting date, the management analyses the movements in the values of assets and liabilities which are required to be re-measured or re-assessed as per the Company's accounting policies. For this analysis, the management verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents.

3.16 Cash & Cash Equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the company's cash management.

3.17 Cash dividend and non-cash distribution to equity holders

The Group recognises a liability to make cash or non-cash distributions to equity holders when the distribution is authorised and the distribution is no longer at the discretion of the Group. As per the corporate laws in India, a distribution is authorised when it is approved by the shareholders. A corresponding amount is recognised directly in equity.

Non-cash distributions are measured at the fair value of the assets to be distributed with fair value re-measurement recognised directly in equity.

Upon distribution of non-cash assets, any difference between the carrying amount of the liability and the carrying amount of the assets distributed is recognised in the statement of profit and loss.

3.18 Borrowing Costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use.

All other borrowing costs are recognised in the Statement of Profit and Loss in the period in which they are incurred.

The Company determines the amount of borrowing costs eligible for capitalisation as the actual borrowing costs incurred on that borrowing during the period less any interest income earned on temporary investment of specific borrowings pending their expenditure on qualifying assets, to the extent that an entity borrows funds specifically for the purpose of obtaining a qualifying asset. In case if the Company borrows generally and uses the funds for obtaining a qualifying asset, borrowing costs eligible for capitalisation are determined by applying a capitalisation rate to the expenditures on that asset.



SRIJAN REALTY PRIVATE LIMITED

Notes forming part of the Consolidated Financial Statements for the year ended 31 March 2024

3.19 Foreign Currencies

The functional currency of the Company is determined on the basis of the primary economic environment in which it operates. The functional currency of the Company is Indian National Rupee (INR).

The transactions in currencies other than the entity's functional currency (foreign currencies) are recognised at the rates of exchange prevailing at the dates of the transactions. At the end of each reporting year, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing at the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences on monetary items are recognised in Statement of Profit and Loss in the year in which they arise except for:

- Exchange differences on foreign currency borrowings relating to assets under construction for future productive use, which are included in the cost of those assets when they are regarded as an adjustment to interest costs on those foreign currency borrowings;
- Exchange differences on transactions entered into in order to hedge certain foreign currency risks

3.20 Retirement and other Employee Benefits

Provident Fund

Retirement benefit in the form of provident fund is a defined benefit scheme. The Group makes contribution to statutory provident fund trust set up in accordance with the Employees' Provident Funds and Miscellaneous Provisions Act, 1952. The Group has to meet the interest shortfall, if any. Accordingly, the contribution paid or payable and the interest shortfall, if any, is recognised as an expense in the period in which services are rendered by the employee. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to, for example, a reduction in future payment or a cash refund.

Gratuity

Gratuity is a post-employment benefit and is in the nature of a defined benefit plan. The liability recognised in the balance sheet in respect of gratuity is the present value of the defined benefit/ obligation at the balance sheet date, together with adjustments for unrecognised actuarial gains or losses and past service costs. The defined benefit/ obligation is calculated at or near the balance sheet date by an independent actuary using the projected unit credit method. This is based on standard rates of inflation, salary growth rate and mortality. Discount factors are determined close to each year-end by reference to market yields on government bonds that have terms to maturity approximating the terms of the related liability. Service cost and net interest expense on the Group's defined benefit plan is included in statement of profit and loss. Actuarial gains/ losses resulting from re-measurements of the liability are included in other comprehensive income in the period in which they occur and are not reclassified to statement of profit and loss in subsequent periods.

Compensated absences

Liability in respect of compensated absences becoming due or expected to be availed within one year from the balance sheet date is recognised on the basis of discounted value of estimated amount required to be paid or estimated value of benefit expected to be availed by the employees. Liability in respect of compensated absences becoming due or expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method.

Actuarial gains and losses arising from past experience and changes in actuarial assumptions are charged to statement of profit and loss in the year in which such gains or losses are determined.

Pension

Pension is a post-employment benefit and is in the nature of a defined benefit plan. The liability recognised in the balance sheet in respect of pension is the present value of the defined benefit obligation at the balance sheet date, together with adjustments for unrecognised actuarial gains or losses and past service costs. The defined benefit obligation is calculated at or near the balance sheet date by an independent actuary using the projected unit credit method. This is based on standard rates of inflation, salary growth rate and mortality. Discount factors are determined close to each year-end by reference to market yields on government bonds that have terms to maturity approximating the terms of the related liability. Service cost on the Group's defined benefit plan is included in employee benefits expense. Net interest expense on the net defined benefit liability is included in finance costs. Actuarial gains/ losses resulting from re-measurements of the liability are included in other comprehensive income in the period in which they occur and are not reclassified to statement of profit and loss in subsequent periods.

(a) Short term Obligations

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognised in respect of employee's services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liabilities are presented as current employee benefit obligations in the balance sheet.



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Notes forming part of the Consolidated Financial Statements for the year ended 31 March 2024

(b) Post Employment Obligations

Defined Benefit Obligations

- The liability or asset recognized in the balance sheet in respect of defined benefit plans is the present value of the defined benefits obligation at the end of the reporting period less the fair value of plan assets. The defined benefit obligation is calculated annually by actuaries using the Projected Unit Credit Method at the year end.
- The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligations.
- The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in Employees Benefits Expense in the statement of profit and loss.
- Re-measurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognized in the period in which they occur, directly in Other Comprehensive Income. They are included in retained earnings in the statement of changes in equity.
- Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognized immediately in the profit or loss as past service cost.

Defined Contribution Plans

The company pays provident fund contribution to publicly administered provident funds as per local regulations. The company has no further payment obligations once the contributions have been paid. The contributions are accounted for as defined contribution plans and the contributions are recognized as an asset to the extent that a cash refund or a reduction in the future payment is available.

(c) Other Long Term Employee Benefit Obligations

The liabilities for earned leave are not expected to be settled wholly within 12 months after the end of the period in which the employees render the related service. They are therefore measured annually by actuaries as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Remeasurements as a result of experience adjustments and changes in actuarial assumptions are recognized in the statement of profit and loss through other comprehensive income/loss.

Post-employment

The company operates the following post-employment schemes:

Defined benefit plan

Gratuity obligations

Gratuity, which is a defined benefit plan, is accrued based on an independent actuarial valuation, which is done based on project unit credit method as at the balance sheet date. The Company recognizes the net obligation of a defined benefit plan in its balance sheet as an asset or liability.

Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur in other comprehensive income and is transferred to retained earnings in the statement of changes in equity in the balance sheet. Such accumulated re-measurements are not reclassified to the statement of profit and loss in subsequent periods.

Past service costs are recognised in profit or loss on the earlier of :

- a) The date of the plan amendment or curtailment, and
- b) The date that the company recognises related restructuring costs.

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. The Group recognises the following changes in the net defined benefit obligation as an expense in the standalone statement of profit and loss:

- ▶ Service costs comprising current service costs, past-service costs, gains and losses on curtailments and non-routine settlements; and
- ▶ Net interest expense or income

Defined contribution plan

Contribution to

The Company pays provident fund contributions to publicly administered provident funds as per applicable regulations. The Company has no further payment obligations once the contributions have been paid. The contributions are accounted for as defined contribution plans and the contributions are recognised as employee benefit expense when they are due.

Compensated absences

The employees of the Company are entitled to be compensated for unavailed leave as per the policy of the Company, the liability in respect of which is provided, based on an actuarial valuation (using the projected unit credit method) at the end of each year. Accumulated compensated absences, which are expected to be availed or encashed within 12 months from the end of the year end are treated as short term employee benefits and those expected to be availed or encashed beyond 12 months from the end of the year end are treated as other long term employee benefits.



SRIJAN REALTY PRIVATE LIMITED

Notes forming part of the Consolidated Financial Statements for the year ended 31 March 2024

3.21 Leases

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Group as a lessee

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right-of-use-assets

The Group recognises right-of-use assets at the commencement date of the lease (i.e. the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the lease term.

If ownership of the leased asset transfers to the Group at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

The right-of-use assets are also subject to impairment. Refer to the accounting policies in note 3(r) on impairment of non-financial assets.

Lease liabilities

At the commencement date of the lease, the Group recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating the lease, if the lease term reflects the Group exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g. changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to its short-term leases (i.e. those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of assets that are considered to be low value. Lease payments on short-term leases and leases of low value assets are recognised as expense on a straight-line basis over the lease term.

Group as a lessor

Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income from operating lease is recognized on a straight-line basis over the lease terms of the relevant 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. Contingent rents are recognised as revenue in the period in which they are earned. Fit-out rental income is recognised in the statement of profit and loss on accrual basis.

Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Group to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Group's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.



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Fair value measurement

The Group measures financial instruments such as derivatives at fair value at each balance sheet date. 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. 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 Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

External valuers are involved for valuation of significant assets, such as properties and unquoted financial assets, and significant liabilities, such as contingent consideration. Involvement of external valuers is decided upon annually by the management. Valuers are selected based on market knowledge, reputation, independence and whether professional standards are maintained.

For the purpose of fair value disclosures, the Group 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 the fair value hierarchy as explained above.

This note summarises accounting policy for fair value. Other fair value related disclosures are given in the relevant notes:

- Disclosures for valuation methods, significant estimates and assumptions
- Quantitative disclosures of fair value measurement hierarchy
- Investment in unquoted equity share
- Investment properties
- Financial instruments (including those carried at amortised cost)



3.22 Impairment of non-financial assets

At each reporting date, the Group assesses whether there is any indication based on internal/ external factors, that an asset may be impaired. If any such indication exists, the Group estimates the recoverable amount of the asset. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount and the impairment loss is recognised in the statement of profit and loss.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

The Group bases its impairment calculation on detailed budgets and forecast calculation. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year.

If, at the reporting date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount. Impairment losses previously recognized are accordingly reversed in the statement of profit and loss.

3.23 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.



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Notes forming part of the Consolidated Financial Statements for the year ended 31 March 2024.

Current Tax:

Tax expense recognized in statement of profit and loss comprises the sum of deferred tax and current tax except the ones recognized in other comprehensive income or directly in equity.

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. Current tax is determined as the tax payable in respect of taxable income for the year and is computed in accordance with relevant tax regulations. Current income tax relating to items recognised outside statement of profit and loss is recognised outside statement of profit and loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

In the situations where one or more units/ undertaking in the Group are entitled to a tax holiday under the Income-tax Act, 1961, no deferred tax (asset or liability) is recognized in respect of temporary differences which reverse during the tax holiday period, to the extent the concerned entity's gross total income is subject to the deduction during the tax holiday period. Deferred tax in respect of temporary differences which reverse after the tax holiday period is recognized in the year in which the temporary differences originate. However, the Group restricts recognition of deferred tax assets to the extent it is probable that sufficient future taxable income will be available against which such deferred tax assets can be realized. For recognition of deferred taxes, the temporary differences which originate first are considered to reverse first.

Deferred Tax:

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit. In addition, deferred tax liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Current and Deferred Tax for the period

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

3.24 Earnings per share:

Basic earnings per share is computed by dividing the profit / (loss) after tax by the weighted average number of equity shares outstanding during the year.

Diluted earnings per share adjusts the figures used in the determination of basic earnings per share to take into account the after income tax effect of interest and other financing costs associated with dilutive potential equity shares and the weighted average number of additional equity shares that would have been outstanding assuming the conversion of all dilutive potential equity shares.

Significant management judgement in applying accounting policies and estimation uncertainty

The preparation of the Group's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, the related disclosures and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

Significant management judgements

The following are significant management judgements in applying the accounting policies of the Group that have the most significant effect on the consolidated financial statements.

Consolidation and joint arrangements – The Group has determined that it controls and consolidates the subsidiaries in which it owns a majority of the shares. The Group has determined that it has joint control over the investee and the ownership is shared with the other owners. These investments are joint arrangements.

The joint arrangements are separately incorporated. The Group has, after considering the structure and form of the arrangement, the terms agreed by the parties in the contractual arrangement and the Group's rights and obligations arising from the arrangement, classified its interest as joint ventures under Ind AS 111 'Joint Arrangements'. As a consequence, it accounts for its investments using the equity method.

For some companies where Group hold even majority of the shares, due to terms and conditions of the Share Purchase and Shareholder's Agreement, such companies have been treated as joint venture.



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Classification of leases – The Group enters into leasing arrangements for various assets. The classification of the leasing arrangement as a finance lease or operating lease is based on an assessment of several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to purchase and estimated certainty of exercise of such option, proportion of lease term to the asset's economic life, proportion of present value of minimum lease payments to fair value of leased asset and extent of specialized nature of the leased asset.

Determining the lease term of contracts with renewal and termination options (Group as lessee) –

The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised. The Group has several lease contracts that include extension and termination options. The Group applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g. construction of significant leasehold improvements or significant customisation to the leased asset).

Provisions – At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Group assesses the requirement of provisions against the outstanding contingent liabilities. However the actual future outcome may be different from this judgement.

Recognition of deferred tax assets – The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilized.

Evaluation of indicators for impairment of assets – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

Impairment of financial assets – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding financial assets.

Revenue from contracts with customers – The Group has applied judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers.

3.25 Significant estimates

The 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, are described below. The Group based its assumptions and estimates on parameters available when the consolidated financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

Net realizable value of inventory – The determination of net realisable value of inventory involves estimates based on prevailing market conditions, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling cost. The Group also involves specialist to perform valuations of inventories, wherever required.

Defined benefit obligation (DBO) – Management's estimate of the DBO is based on a number of critical underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

Fair value measurement disclosures – Management applies valuation techniques (including but not limited to the use of illiquidity discount on investments and benchmark of listed companies in similar space) to determine the fair value of financial instruments.

Useful lives of depreciable/ amortisable assets – Management reviews its estimate of the useful lives of depreciable/ amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of assets.

Valuation of investment property – Investment property is stated at cost. However, as per Ind AS 40 'Investment Property' there is a requirement to disclose fair value as at the balance sheet date. The Group engaged independent valuation specialists to determine the fair value of its investment property as at reporting date. The determination of the fair value of investment properties requires the use of estimates such as future cash flows from the assets (such as lettings, future revenue streams, capital values of fixtures and fittings, any environmental matters and the overall repair and condition of the property) and discount rates applicable to those assets. In addition, development risks (such as construction and letting risk) are also taken into consideration when determining the fair value of the properties under construction. These estimates are based on local market conditions existing at the balance sheet date.



SRIJAN REALTY PRIVATE LIMITED

Notes forming part of the Consolidated Financial Statements for the year ended 31 March 2024

Impairment of Property, plant and equipment, Capital work-in-progress and Goodwill – Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The value in use calculation is based on a DCF model. The cash flows are derived from the budgets. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used.

Valuation of investment in joint ventures and associates – Investments in joint ventures and associates are carried at cost. At each balance sheet date, the management assesses the indicators of impairment of such investments. This requires assessment of several external and internal factor including capitalisation rate, key assumption used in discounted cash flow models (such as revenue growth, unit price and discount rates) or sales comparison method which may affect the carrying value of investments in joint ventures and associates.



SRIJAN REALTY PRIVATE LIMITED

Notes to the Consolidated Financial Statements as at and for the year ended 31st March, 2024

Note 4 : Property, Plant & Equipments
As at 31st March 2024:

Particulars	Gross Block			Accumulated depreciation/ amortisation/ Impairment			Net Block	
	Balance as at April 01, 2023	Additions	Disposals/ adjustments	Balance as at March 31, 2024	For the year	Disposals/ adjustments	Balance as at March 31, 2024	Balance as at March 31, 2023
Property, plant and equipment	80.37	-	-	80.37	-	-	80.37	80.37
Freehold Land	302.79	735.82	-	1038.61	23.06	-	1061.67	143.34
Building	381.00	282.46	-	663.46	202.55	-	866.01	78.59
Office Equipments	829.84	724.72	-	1554.56	240.30	-	1794.86	138.41
Furniture and Fixtures	455.93	136.56	8.56	599.05	91.60	73	670.65	114.62
Vehicles	657.24	148.52	-	805.76	54.75	-	860.51	284.68
Plant & Machinery	00	697.46	-	697.46	56.78	-	754.24	-
Right to use Assets	2487.18	2725.57	8.66	5204.18	669.05	73	5873.91	847.98
Total								

As at 31st March 2023

Particulars	Gross Block			Accumulated depreciation/ amortisation/ Impairment			Net Block	
	Balance as at April 01, 2022	Additions	Disposals/ adjustments	Balance as at March 31, 2023	For the year	Disposals/ adjustments	Balance as at March 31, 2023	Balance as at March 31, 2022
Property, plant and equipment	80.37	-	-	80.37	-	-	80.37	80.37
Freehold Land	285.79	9.00	-	294.79	11.76	-	306.55	145.10
Building	31.60	4.23	-	35.83	70	-	105.83	3.21
Electrical Installations & Equipments	308.32	48.59	-	356.91	38.67	-	395.58	62.09
Office Equipments	502.26	93.19	-	595.44	25.07	-	620.51	70.29
Furniture and Fixtures	528.29	7.00	72.43	607.72	45.69	61.96	651.45	170.71
Vehicles	4.30	-	-	4.30	-16	-	2.14	36
Air-Conditioners	2.37	-	-	2.37	11	-	3.48	19
Computers	571.75	85.49	-	657.24	134.68	-	791.92	343.36
Plant & Machinery	2321.05	238.57	72.43	2631.05	254.73	61.96	2823.82	877.19
Total								

Notes:

- (a) Certain property, plant and equipment are pledged against borrowings, the details borrowings, have been described in Note 24 & 27.
- (b) Capitalised Borrowing Cost:
No borrowing cost are capitalised during the current year and previous year.
- (c) On transition to Ind AS (i.e. 1 April 2021), the Company has elected to continue with the carrying value of all property, plant and equipment originated as per previous GAAP and also carrying value as the deemed cost of property, plant and equipment.
- (d) All assets are held in the name of the company
- (e) There is no contractual commitments for the acquisition of property, plant and equipment.
- (f) The company right to use assets consist of lease for office space having lease term of 5 years.
- (g) The company recorded the right to use assets at the present value of the remaining lease payments discounted at the incremental borrowing rate as on the date of transition and has measured lease liability at an amount equal to right to use assets.



14. Complete table to show how the charge is

SRJIAN REALTY PRIVATE LIMITED

Notes to the Consolidated Financial Statements as at and for the year ended 31st March, 2024

Note 7 : Investment In Associates and Joint Ventures

Particulars	Face Value	No. of Shares		Rs in Lakhs	
		Value of Investments (₹)			
		As at 31st March 2024	As at 31st March 2023	As at 31st March 2024	As at 31st March 2023
Investments Measured at Cost					
In Equity Shares of Subsidiary Companies (unquoted)					
N X REALTORS PRIVATE LIMITED	₹10 each		99,600	-	9.96
SRJIAN PROMIS SENIOR LIVING PRIVATE LIMITED	₹10 each	7,000	-	.70	-
Sub - Total (A)				.70	9.96
In Equity Shares of Joint Ventures (unquoted)					
MAS INVESTMENT & FIN. CONS. PRIVATE LIMITED	₹10 each	-	3,330	-	1.67
ONTRUST AGENCIES PRIVATE LIMITED	₹10 each	5,000	5,000	.50	.50
PROGRESSIVE LAND DEVELOPMENT COMPANY PRIVATE LIMITED	₹100 each	510	510	7.86	7.86
REPROSCAN (INDIA) PRIVATE LIMITED	₹100 each	7,500	7,500	112.50	112.50
YED FAN TANNERY PRIVATE LIMITED	₹100 each	507	507	25.25	25.25
Sub - Total (B)				146.11	147.78
In Partnership Firms (JV)					
Golden Home Developers				156.00	167.55
P S Srijan Conclave				-15.90	-18.38
P S Srijan Enclave				86.74	208.94
P S Srijan Projects				5.00	5.00
Prestige Enclave Developers				18.80	1.47
Sherwood Estate Developers				-6.57	-5.62
Sky View Developers				700.71	204.85
Srijan Heritage Developers				399.58	400.00
Srijan Engineering Co.				-132.14	-132.09
Sub - Total (C)				712.61	831.72
In Limited Liability Partnership (JV)					
AF TERLINE PROMOTERS LLP				.43	.49
ALMITS DEVELOPERS LLP				14.33	1.00
ALPENDING REALTY LLP				.88	1.00
ALUMECHE ESTATES LLP				.88	1.00
ALUMECHE REALTY LLP				.79	1.00
BADU ROAD DEVELOPERS - LLP				-463.22	-27.57
BETHANY HIGHRISE LLP				.88	1.00
BHAGWATI INFRASTRUCTURE LLP				.87	.99
BLUELAND BUILDCON LLP				.86	1.00
BRANFORD REAL ESTATE LLP				.83	1.00
BUSYSTORM REALTORS LLP				.84	1.00
CAMPBOR ENCLAVE LLP				.43	.49
CHENSHIRE REALTY LLP				.88	1.00
CRUCIAL ENCLAVE LLP				.43	.49
DELMON REALTY LLP				.87	1.00
DUMONT REALTY LLP				.87	1.00
DURABLE PLAZZA LLP				.43	.49
EAGLEVEE PROJECTS LLP				.43	.49
EASTFORD DEVELOPERS LLP				3.18	.24
EMSTEET PROJECTS LLP				.43	.49
ERLO PLAZZA LLP				.43	.49
EXPRESS CONSUMER GOODS LLP				1.67	1.71
FOXTAIL REALTY LLP				.44	.50
GAIAPACUS REALTORS LLP				.84	1.00
GREENFIELD CITY PROJECT LLP				1230.95	1561.79
GREENQUEST ENCLAVE LLP				.84	1.00
GREENROSE CONCLAVE LLP				.88	1.00
GANGAPURNA BUILDCON LLP				.50	.00
GANGAPURNA INFRASTRUCTURE LLP				.50	.00
GANGAPURNA LANDMARK LLP				.50	.00
GANGAPURNA NIKETAN LLP				.50	.00
GANGAPURNA NIRMAN LLP				.50	.00
GANGAPURNA NIVAS LLP				.50	.00
GANGAPURNA PLAZZA LLP				.50	.00
GANGAPURNA PROMOTERS LLP				.50	.00
GANGAPURNA REALDEV LLP				.50	.00
GANGAPURNA RESIDENCY LLP				.50	.00
GANGAPURNA SKYSCRAPER LLP				.50	.00
GANGAPURNA TOWER LLP				.50	.00
JAGADRI HIGHRISE LLP				.00	.90
JAGATI INFRASTRUCTURE LLP				.43	.49
JEWRAKA PLASTIC LLP				6.81	6.87
KALASHEDHAN ENCLAVE LLP				.84	1.00
KYAL COMPLEX LLP				72.92	71.96
KYAL HOME LLP				72.71	71.75
KYAL HOUSING LLP				72.42	71.47
KYAL PROMOTERS LLP				68.99	68.11
KYAL REAL ESTATE LLP				66.09	64.98
KYAL REALTORS LLP				70.51	69.58
KYAL RESIDENCY LLP				72.87	68.03
LIBERAL BARTER LLP				74.55	73.92
LLY ADVISORY SERVICES LLP				71.79	68.72
LINOLIAN REALTORS LLP				.81	1.00
LINWOOD HIRSE LLP				.43	.49
MAJHUBHAN CONCLAVE LLP				.88	1.00
MAIPO COMPLEX LLP				.09	.90
MANYA TRE-UP LLP				.87	.99
MARGOSA REALTY LLP				.88	1.00
MELTARBUZ REEF AND WAREHOUSING LLP				1140.13	1140.05
MINGOLD NIKETAN LLP				.43	.49
MILKWEED ESTATES LLP				.60	.90
MOKSH REALTY LLP				.82	1.00
N K AGARWAL ESTATES LLP				6.12	4.61
NORTH EAST RETAILERS LLP				1.75	1.84
OVERSURE RESIDENCY LLP				.49	.49
P S SRJIAN DEVELOPERS - LLP				38.32	34.20
P S SRJIAN ESTATE LLP				74.17	801.48
P S SRJIAN REALTY - LLP				88.83	50.27

Note 7 : Investment in Associates and Joint Ventures

Particulars	Fair Value	No. of Shares		Rs. in Lakhs	
				Value of Investments (₹)	
		As at 31st March 2024	As at 31st March 2023	As at 31st March 2024	As at 31st March 2023
PAPLO REALSTATE LLP.				.88	1.00
PARMATMA TIEUP LLP.				68.22	67.27
PINKFLOWER REALTY LLP.				.79	.90
PRIMARC SRIJAN DEVELOPERS LLP.				.55	1.47
PRIMARC SRIJAN PROJECTS LLP.				5.90	5.94
PS SRIJAN REALVENTURE LLP.				.00	1.00
RAGHABPUR PROJECTS LLP.				-613.04	-452.03
RAVITREE ENCLAVE LLP (BAGMARU)				34.83	32.03
RAJAMANGA HEIGHT LLP.				.00	.90
REDMAPLE REALTORS LLP.				.88	1.00
REPERMAN TECH PARK - LLP.				1920.54	1411.24
SALASAR CONSUMER GOODS LLP.				1.57	1.62
SHEROWALL DISTRIBUTORS LLP.				64.60	63.45
SHERWOOD REALTY LLP.				3.00	3.00
SILVERBELL REALTY LLP.				.88	1.00
SILVERLING REALTY LLP.				.87	1.00
SNAEFFEL HEIGHT LLP.				-33.70	-29.67
SNEHSA ADVISORY LLP.				65.57	64.42
SOLIMANA REALTY LLP.				.00	.00
SOUTHWINDS PROJECT - LLP.				1290.18	773.11
REALMARK LIFE TEST MARKUP LLP.				.00	2.28
SRIJAN INFRASTRUCTURE LLP.				.44	.58
SRIJAN RESIDENCY LLP.				-250.05	-14.34
SRIJAN SHRESTH PROJECTS LLP.				-2.08	.50
SRIJAN SKYSCRAPER LLP.				.43	.58
SRIJAN STAR FACILITIES LLP.				-4.00	.50
SRIJAN STAR PROJECTS LLP.				.37	.46
SRIJAN STAR REALTY - LLP.				-9.57	331.90
SRIJAN SUPER FACILITIES - LLP.				-311.17	-295.04
SRPM HAAT LLP.				-293.31	5.00
SUPERNOVA REALTORS LLP.				.97	1.05
SUNRISE COMMERCIAL LLP.				~.17	-4.11
SUNRISE NIKETAN LLP.				1.81	1.93
TANVI PROJECTS LLP.				.80	.89
TANVI RESIDENCY LLP.				1.53	1.68
TANVI SKYSCRAPER LLP.				.85	.99
TOP LUCH REALTY LLP.				.88	1.00
THREE PROPERTIES LLP.				155.93	.49
TRINITY INFRASTRUCTURE LLP.				-54.72	-59.71
TRIFACE ESTATES LLP.				.00	.49
WATERBORN ESTATES LLP.				.67	1.00
WISECRACK TOWER LLP.				155.53	.49
WELAGIRI REALTY LLP.				.00	.90
ZEN PROMOTERS LLP.				.00	-6.13
BACALARI ANWAS LLP.				.87	.99
BACALARI COMPLEX LLP.				.88	.99
BACALARI CONCLAVE LLP.				.88	.99
BACALARI DEVCON LLP.				.88	.99
BACALARI ENCLAVE LLP.				.81	.99
BACALARI ESTATES LLP.				.81	.99
BACALARI HIGH PROPERTIES LLP.				.87	.99
BACALARI INFRACON LLP.				.88	.99
BACALARI INFRASTRUCTURE LLP.				.88	.99
BACALARI LAND AND BUILDING LLP.				.81	.99
BACALARI NIKETAN LLP.				.86	.99
BACALARI NIVAS LLP.				.81	.99
BACALARI PLAZA LLP.				.81	.99
BACALARI SKYSCRAPER LLP.				.81	.99
ERAMALA DEVELOPERS LLP.				.86	.99
ERAMALA INFRASTRUCTURE LLP.				.86	.99
ERAMALA PROPERTIES LLP.				.88	.99
ERAMALA REALTY LLP.				.83	.99
KUSHINARA DEVELOPERS LLP.				.88	.99
KUSHINARA INFRASTRUCTURE LLP.				.88	.99
KUSHINARA PROMOTERS LLP.				.88	.99
KUSHINARA REAL ESTATES LLP.				.81	.99
MELAGIRI DEVELOPERS LLP.				.82	.99
MELAGIRI ESTATES LLP.				.86	.99
MELAGIRI NIKETAN LLP.				.88	.99
MELAGIRI PROMOTERS LLP.				.88	.99
MELAGIRI REALTY LLP.				.88	.99
MELAGIRI RESIDENCY LLP.				.88	.99
MISHMI DEVELOPERS LLP.				.88	.99
MISHMI INFRASTRUCTURE LLP.				.88	.99
MISHMI PROPERTIES LLP.				.88	.99
MISHMI RESIDENCY LLP.				.88	.99
OLIFANTS ESTATES LLP.				.88	.99
OLIFANTS INFRASTRUCTURE LLP.				.88	.99
OLIFANTS NIKETAN LLP.				.88	.99
OLIFANTS PROJECT LLP.				.88	.99
OLIFANTS PROMOTERS LLP.				.88	.99
OLIFANTS REALTY LLP.				.88	.99
PALEONDA INFRASTRUCTURE LLP.				.88	.99
PALEONDA PROMOTERS LLP.				.88	.99
PALEONDA PROPERTIES LLP.				.88	.99
PALEONDA REALTY LLP.				.88	.99
PALEONDA RESIDENCY LLP.				.88	.99
PICHOLA HIGH PROPERTIES LLP.				.88	.99
PICHOLA LAND AND BUILDING LLP.				.88	.99
PICHOLA PROJECTS LLP.				.88	.99
PICHOLA REALDEV LLP.				.88	.99
PICHOLA REGENCY LLP.				.88	.99
TERRIFIC LAND AND BUILDING LLP.				.88	.99
TERRIFIC HIGH PROPERTIES LLP.				.88	.99
TERRIFIC LANDMARK LLP.				.88	.99
TERRIFIC PROMOTERS LLP.				.88	.99
TERRIFIC SKYSCRAPER LLP.				.88	.99



Note 7 : Investment in Associates and Joint Ventures

Particulars	Face Value	No. of Shares		Value of Investments (₹)	
		As at 31st March		As at 31st March	
		2024	2023	2024	2023
TERRIFIC TOWER LLP				.88	.99
VELIRONDA CONSTRUCTIONS LLP				.88	.99
VELIRONDA DEVELOPPERS LLP				.88	.99
VELIRONDA REALTY LLP				.88	.99
VELIRONDA RESIDENCY LLP				.88	.99
PS PRECIOUS HANA GRAND MALL LLP				.00	.89
RAJ SRIHAR ARTS LLP				.00	80.56
WOOD SQUARE MALL LLP				73.22	-37.83
RIYA MANBHARI PROJECTS LLP				19.39	.50
SRILAN ESKAY STUDIOS LLP				-45.28	-10.27
Sub - Total (D)				18.65	18.77
Total (A+B+C+D)				5702.97	6092.38
Total of Investments measured at Cost				6562.88	7081.83
Investments Measured at Fair Value Through Profit and Loss (FVTPL)				-	-
Total of Investments measured at Fair Value Through Profit and Loss				-	-
Total Investments				-	-
Aggregate amount of unquoted investments				6562.88	7081.83
Aggregate amount of quoted investments				-	-
Market value of quoted investments, Current				-	-
Market value of quoted investments, Non-Current				-	-
Aggregate amount of impairment in value of investments				-	-

Note 7.1 Category Wise Investment

Particulars	As at 31st march 2024 (₹)	As at 31st march 2023 (₹)
Financial assets measured at Amortised Cost	-	-
Financial assets measured at Cost	6562.88	7081.83
Financial assets measured at Fair Value through Other Comprehensive Income	-	-
Financial assets measured at Fair Value through Profit and Loss	-	-
Total	6562.88	7081.83

Details of Investment in Partnership Firm	PARTNER NAME	Profit/(Loss) sharing ratio as at 31st March 2024	Amount of Investment in capital as at 31st March 2024	Profit/(Loss) sharing ratio as at 31st March 2023	Amount of Investment in capital as at 31st March 2023
ARTISAN PROMOTERS LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
AQUAFRESH REALTY LLP	SRILAN REALTY PRIVATE LIMITED	99.99%	99,990.00	99.99%	99,990.00
	RAVINDRANATHA REALTY LLP	0.01%	10.00	0.01%	10.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
CAMPHOR ENCLAVE LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
CHRONO ENCLAVE LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
DELTA REALTY LLP	SRILAN REALTY PRIVATE LIMITED	99.99%	99,990.00	99.99%	99,990.00
	RAVINDRANATHA REALTY LLP	0.01%	10.00	0.01%	10.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
DELTA REALTY LLP	SRILAN REALTY PRIVATE LIMITED	99.99%	99,990.00	99.99%	99,990.00
	RAVINDRANATHA REALTY LLP	0.01%	10.00	0.01%	10.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
DIAMANT PLAZZA LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
EAGLE'S PROJECTS LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
EMERALD PROJECTS LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
EUPHORIA PLAZZA LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
GOLDEN REALTY LLP	SRILAN REALTY PRIVATE LIMITED	50.00%	50,000.00	50.00%	50,000.00
	SRILAN ESTATE ASSOCIATION	49.00%	49,000.00	49.00%	49,000.00
	PAWAN KUMAR AGARWAL	0.99%	990.00	0.99%	990.00
	SRILAN REALTY PVT LTD	0.01%	10.00	0.01%	10.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD	49%	49,000.00	49%	49,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
HARVEST REALTY LLP	RAM NARESH AGARWAL	17%	17,000.00	17%	17,000.00
	SHIVAM SUNDER AGARWAL	17%	17,000.00	17%	17,000.00
	PAWAN KUMAR AGARWAL	17%	17,000.00	17%	17,000.00
	SRILAN REALTY PVT LTD				

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Note 7 : Investment in Associates and Joint Ventures

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Note 7 : Investment in Associates and Joint Ventures

Particulars	Face Value	No. of Shares		Value of Investments (₹)	
		As at 31st March 2024	As at 31st March 2023	As at 31st March 2024	As at 31st March 2023
	REPROSCAN TECH PARK LLP	0.90%	50,000.00	0.90%	50,000.00
	TOTAL	100%	50,50,000.00	100%	50,50,000.00
SOUTHWEST PROJECT LLP	SRJAN REALTY PRIVATE LIMITED	27.50%	13,75,000.00	27.50%	13,75,000.00
	LANGSDOWN MEDICALS PRIVATE LIMITED	10.00%	5,00,000.00	10.00%	5,00,000.00
	SAROJ KUMAR AGARWAL SA	10.00%	5,00,000.00	10.00%	5,00,000.00
	PRUTHI AGARWALLA	10.00%	5,00,000.00	10.00%	5,00,000.00
	NIRMAL KUMAR AGARWALA	10.00%	5,00,000.00	10.00%	5,00,000.00
	ANISH HADORE	7.50%	3,75,000.00	7.50%	3,75,000.00
	PRIMARC PROJECTS PRIVATE LIMITED	20.00%	10,00,000.00	20.00%	10,00,000.00
	MAHESH PANSARI	5.00%	2,50,000.00	5.00%	2,50,000.00
	TOTAL	100%	50,00,000.00	100%	50,00,000.00
SHENACOR REALTY LLP	REGENT HIRSH PVT. LTD.	16.67%	1,00,000.00	16.67%	1,00,000.00
	SRJAN REALTY PRIVATE LIMITED	16.67%	1,00,000.00	16.67%	1,00,000.00
	HERITAGE VENTURE PVT LTD	16.67%	1,00,000.00	16.67%	1,00,000.00
	PS INDUS REALTY PVT LTD	33.33%	2,00,000.00	33.33%	2,00,000.00
	LANGSDOWN MEDICALS PRIVATE LIMITED	16.66%	1,00,000.00	16.66%	1,00,000.00
	TOTAL	100%	6,00,000.00	100%	6,00,000.00
SRJAN GREENFIELD MASSOFT LUXURY HOMES LIFE RESIDENCE LLP	SRJAN REALTY PRIVATE LIMITED	4.50%	22,500.00	50.00%	2,50,000.00
	EASTERN ROCKS PVT. LTD.	4.50%	22,500.00	50.00%	2,50,000.00
	GAGGAN LOHIA	10.00%	50,000.00	0.00%	-
	REALMARE REALTY PVT LTD	81.00%	4,05,000.00	0.00%	-
	TOTAL	100%	5,00,000.00	100%	5,00,000.00
SRJAN STAR FACILITIES LLP	SRJAN REALTY PRIVATE LIMITED	50.00%	50,000.00	50.00%	50,000.00
	STAR PROJECTS AND INFRASTRUCTURE PVT. LTD.	50.00%	50,000.00	50.00%	50,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
SRJAN STAR REALTY LLP	SRJAN REALTY PRIVATE LIMITED	75.00%	75,000.00	75.00%	75,000.00
	STAR PROJECTS AND INFRASTRUCTURE PVT. LTD.	25.00%	25,000.00	25.00%	25,000.00
	TOTAL	100%	1,00,000.00	100%	1,00,000.00
P.S GROUP PRIVATE LLP	SRJAN REALTY PRIVATE LIMITED	29.63%	5,92,500.00	29.63%	5,92,500.00
	RAMESH KUMAR AGARWAL	5.09%	1,01,875.00	5.09%	1,01,875.00
	KUSUM DEVI AGARWAL	10.19%	2,03,750.00	10.19%	2,03,750.00
	MANOJ GUPTA	10.19%	2,03,750.00	10.19%	2,03,750.00
	P.S GROUP REALTY LIMITED	27.13%	5,42,500.00	27.13%	5,42,500.00
	P.S GROUP PRIVATE LIMITED	2.50%	50,000.00	2.50%	50,000.00
	VIPIN AGGARWAL	5.09%	1,01,875.00	5.09%	1,01,875.00
	SHRUTI AGARWAL	10.19%	2,03,750.00	10.19%	2,03,750.00
	TOTAL	100%	20,00,000.00	100%	20,00,000.00
PRIMARC SRJAN PROJECTS LLP	PRIMARC PROJECTS PVT LTD	40.00%	4,00,000.00	40.00%	4,00,000.00
	SRJAN REALTY PVT LTD	60.00%	6,00,000.00	60.00%	6,00,000.00
	TOTAL	100%	10,00,000.00	100%	10,00,000.00
HARLETON HIGHRISE LLP	JUNLEA HIGHRISE LLP	40.21%	4,02,100.00	40.21%	4,02,100.00
	PS GROUP REALTY PVT LTD	19.93%	1,99,300.00	19.93%	1,99,300.00
	SRJAN REALTY PVT LTD	19.93%	1,99,300.00	19.93%	1,99,300.00
	KAMAL KUMAR DUGAR	6.71%	67,100.00	6.71%	67,100.00
	RESHABH DUGAR	3.61%	36,100.00	3.61%	36,100.00
	SHREYANS DUGAR	3.61%	36,100.00	3.61%	36,100.00
	ANANT DUGAR	3.00%	30,000.00	3.00%	30,000.00
	SANYAM DUGAR	3.00%	30,000.00	3.00%	30,000.00
	TOTAL	100%	10,00,000.00	100%	10,00,000.00
J.S. WINDRA PLAZA LLP	RAVI KUMAR DUGAR	12.54%	1,22,000.00	12.54%	1,22,000.00
	SUBHENDU KUMAR DUGAR	24.97%	2,43,000.00	24.97%	2,43,000.00
	PRADIP KUMAR CHOPRA	12.49%	1,21,500.00	12.49%	1,21,500.00
	SRJAN REALTY PVT LTD	50.00%	4,86,500.00	50.00%	4,86,500.00
	TOTAL	100%	9,73,000.00	100%	9,73,000.00
PRIMARC SRJAN DEV. OPENS LLP	SRJAN REALTY PVT LTD	30.00%	1,50,000.00	30.00%	1,50,000.00
	PRIMARC PROJECTS PVT LTD	25.00%	1,25,000.00	25.00%	1,25,000.00
	PRIMARC VENTURE ADVISORY LLP	25.00%	1,25,000.00	25.00%	1,25,000.00
	RAMESH KUMAR AGARWAL	10.00%	50,000.00	10.00%	50,000.00
	SUDHANU SUNDAR AGARWAL	10.00%	50,000.00	10.00%	50,000.00
	TOTAL	100%	5,00,000.00	100%	5,00,000.00

Notes:

1. We are in process of control assessment of Investment of Subsidiary, Associates and Joint Ventures. In present financial year we have classified this investment as per legal form of entity.
2. The financial statement of Srijan Primus Senior Living Private Limited has not been merged in the consolidated financial statement, as the financial statement of such company was not prepared as at 31st March 2024, as per Section 2(41) of Companies Act, 2013.



Note 7A : Investments (Non- Current)

Particulars	Face Value	No. Of Units		Value of Investments (₹)	
		As at 31st March 2024	As at 31st March 2023	As at 31st March 2024	As at 31st March 2023
Total of Investments measured at Cost					
Unquoted					
A. Investment In Partnership Firm/LLP - Capital A/C					
HAZELTON HIGHRISE LLP				1.99	1.99
NEELANCHAL REALTORS - LLP				1.50	1.50
REALMARK LIFE FEST MANIKPUR LLP				.23	-
SRIPSK DEVELOPERS LLP				2.25	2.25
P S SRIJAN HEIGHT DEVELOPERS				1.00	1.00
Total of Investments measured at Cost				6.97	6.74
Investments Measured at fair value through OCI					
In Equity Shares(Unquoted)					
BALAJI RETAILERS PRIVATE LIMITED	₹10 each	1,900	1,900	13.69	13.69
BHOOTNATH INFOTECH PRIVATE LIMITED	₹10 each	1,800	1,800	1.98	1.98
ELECT CONSTRUCTION PRIVATE LIMITED	₹10 each	1,520	1,520	14.98	14.98
ELITE COMMODITIES PRIVATE LIMITED	₹10 each	1,900	1,900	15.28	15.28
ELITE CONSUMER GOODS PRIVATE LIMITED	₹10 each	1,900	1,900	27.10	27.10
EXCELLENT CONCLAVE PRIVATE LIMITED	₹10 each	1,520	1,520	6.16	6.16
EXPRESS COMMODITIES PRIVATE LIMITED	₹10 each	1,900	1,900	15.32	15.32
KAMRUP DISTRIBUTORS PRIVATE LIMITED	₹10 each	1,900	1,900	13.34	13.34
KAMRUP MARKETING PRIVATE LIMITED	₹10 each	1,900	1,900	15.55	15.55
MURLIDHAR TRADING PRIVATE LIMITED	₹10 each	1,900	1,900	15.85	15.85
NORTH EAST CONSUMER GOODS PRIVATE LIMITED	₹10 each	1,900	1,900	25.10	25.10
SHIVAM CONSUMER GOOD PRIVATE LIMITED	₹10 each	1,900	1,900	29.94	29.94
SHIVAM RETAILERS PRIVATE LIMITED	₹10 each	1,900	1,900	15.88	15.88
SHRADDHA PROPERTIES PRIVATE LIMITED	₹10 each	71,896	71,896	43.90	43.90
TANVI TOWERS PRIVATE LIMITED	₹10 each	1,900	1,900	3.46	3.46
VINAYAK GARDENS PRIVATE LIMITED	₹10 each	1,900	1,900	2.27	2.27
XCEPTIONAL HEALTH & WELLNESS PRIVATE LIMITED	₹10 each	34,640	34,640	-16.94	-16.94
Total of Investments measured at Fair Value Through OCI				242.88	242.88
Total Investments				249.85	249.62
Aggregate amount of unquoted investments				249.85	249.62
Aggregate amount of quoted investments				-	-
Market value of quoted investments, Current				-	-
Market value of quoted investments, Non-Current				-	-
Aggregate amount of impairment in value of Investments				-	-

Note 7.2 Category-Wise Investment

Particulars	As at 31st March 2024	As at 31st March 2023
Financial assets measured at Amortised Cost	-	-
Financial assets measured at Cost	6.97	6.74
Financial assets measured at Fair Value through Other Comprehensive Income	242.88	242.88
Financial assets measured at Fair Value through Profit and Loss	-	-
Total	249.85	249.62

Note:

We are in process of assessing control assessment, hence we have stated our investment in above mentioned 17 entity at previous year figure. We will restate this investment at cost or fair value based on our control assessment.



Note 8 : Other Financial Assets (Non-Current)

Particulars	Rs in Lakhs	
	As at 31st March, 2024	As at 31st March, 2023
Bank Deposits with more than 12 Months maturity	56.71	910.76
Advances to Staff (Non-Current)	5.00	
Advances to Group Entity	738.45	315.69
Total	800.16	1226.45

NOTE 9 : DEFERRED TAX ASSETS

Particulars	Rs in Lakhs	
	As at 31st March, 2024	As at 31st March, 2023
Deferred tax asset arising on account of :		
Fair valuation of investment recognised in profit or loss		
Revenue Recognition	375.31	
Unabsorbed depreciation	144.91	
Difference between tax depreciation and book depreciation	102.81	
Provision for compensated absences, gratuity and other employee benefits	169.87	
Provision of trade receivables	24.35	
Gross deferred tax Assets (A)	817.25	-
MAT credit entitlement (B)	213.37	213.37
Deferred tax liability arising on account of :		
Fair valuation of investment recognised through OCI	16.68	
Actuarial loss through other comprehensive income	6.44	
Gross deferred tax Liabilities (C)	23.12	-
Deferred tax(liabilities)/ assets (net) (A+B+C)	1007.50	213.37

NOTE 9 : DEFERRED TAX LIABILITY

Particulars	Rs in Lakhs	
	As at 31st March, 2024	As at 31st March, 2023
Deferred tax asset arising on account of :		
Fair valuation of investment recognised in profit or loss		
Revenue Recognition	.00	375.31
Unabsorbed depreciation	.00	144.91
Difference between tax depreciation and book depreciation	.08	98.98
Provision for compensated absences, gratuity and other employee benefits	.00	47.09
Provision of trade receivables	.13	24.18
Gross deferred tax Assets (A)	.06	690.47
MAT credit entitlement (B)	.00	.00
Deferred tax liability arising on account of :		
Fair valuation of investment recognised through OCI	951.83	968.51
Actuarial loss through other comprehensive income	.00	1.81
Gross deferred tax Liabilities (C)	951.83	970.31
Deferred tax(liabilities)/ assets (net) (A+B+C)	-951.78	-279.84



Note 9 : Deferred Tax Assets (Net) (Continued)

Rs in Lakhs				
Deferred Tax Balance in Relation to	As at 1st April, 2023	Recognised/ Reversed through Profit & Loss	Recognised/ Reclassified through OCI	As at 31st March, 2024
On difference between book balance and tax balance of fixed assets	98.98	-19.27	.00	102.73
Unabsorbed Depreciation	144.91	.00	.00	144.91
IND AS 115 adjustments	375.31	.00	.00	375.31
Fair valuation of investment recognised through OCI	-968.51	.00	.00	-968.51
Provision for compensated absences, gratuity and other employee benefits	47.09	22.72	.00	169.87
MAT Credit	169.73	.00	.00	213.37
Impairment of trade receivables	74.18	30	.00	24.48
Actuarial loss through other comprehensive income	-1.81	.00	-4.63	-6.44
Adjustment in Opening Balances (Included in closing balance as on 31.03.2024)	166.71			
Total	56.59	3.76	-4.63	55.72

Rs in Lakhs				
Deferred Tax Balance in Relation to	As at 1st April, 2022	Recognised/ Reversed through Profit & Loss	Recognised/ Reclassified through OCI	As at 31st March, 2023
On difference between book balance and tax balance of fixed assets	77.55	21.43	-	98.98
Unabsorbed Depreciation	59.93	84.98	-	144.91
IND AS 115 adjustments	1297.03	921.72	-	375.31
Fair valuation of investment recognised in profit or loss	-	-	-	.00
Fair valuation of investment recognised through OCI	-968.51	-	-	-968.51
Provision for compensated absences, gratuity and other employee benefits	8.12	38.97	-	47.09
MAT Credit	107.15	62.57	-	169.73
Impairment of trade receivables	8.44	15.73	-	24.18
Actuarial loss through other comprehensive income	-3.71	-	1.90	-1.81
Total	585.02	-698.03	1.90	-110.11

Note 10 : Other Non Current Assets

Rs in Lakhs			
Particulars	As at 31st March, 2024	As at 31st March, 2023	
Advances other than capital advances			
Security Deposits	353.47	96.61	
Advances Against Revenue Share	844.50	361.96	
Advances Against Projects /Land*	8360.40	5999.25	
Maintenance Deposit	.21	.21	
Cash Seized by Income Tax Department	10.16	10.99	
Total	9568.74	6469.02	

* Advance against Projects/Land is mainly for the purpose of Joint Development agreement and in current financial year we are not recording right allotted under joint development agreement. We are in process of assessing valuation of right allotted under joint development.

Discounting of security deposit is not accounted as period is not defined in agreement for security deposits.

Note 11 : Inventories

Rs in Lakhs		
Particulars	As at 31st March, 2024	As at 31st March, 2023
Valued at lower of cost and net realisable value		
Land	1189.69	1189.69
Raw Material		
Construction Material	5440.22	3193.58
Work In Progress		
Construction Work in Progress	37071.49	29213.68
Finished Goods		
Constructed Space	1092.13	2385.32
Total	44793.52	35982.27

Work in progress includes inventory transferred from Eastford Developers LLP amounts to Rs. 1592.90 lakh



SRIJAN REALTY PRIVATE LIMITED				
Notes to the Consolidated Financial Statements as at and for the year ended 31st March, 2024				
Note 12- Investments		Rs in Lakhs		
PARTICULARS	No. of units		Value of Investments (₹)	
	As at 31st March, 2024	As at 31st March, 2023	As at 31st March, 2024	As at 31st March, 2023
Investments Measured at Cost				
Investment in property			289.91	-
Investment in Shares (unquoted)				
Ciril Real Estate Consultants Network Pvt Ltd	10000	-	1.00	.00
Kasturi Enclave Pvt. Ltd.	350000	350000	140.00	140.00
Vinny Textiles Pvt.Ltd.	350000	350000	140.00	140.00
Total of Investments measured at Cost			570.91	280.00
Investments Measured at fair value through Profit & Loss				
Investment in Mutual Fund			2040.81	.00
Investment in Quoted Share through PMS			1032.60	-
Total of Investments measured at Fair Value Through Profit & Loss			3073.41	.00
Total Investments			3644.32	280.00
Aggregate amount of unquoted investments			570.91	280.00
Aggregate amount of quoted investments			3073.41	-
Market value of quoted investments, Current			3073.41	-
Market value of quoted investments, Non-Current			-	-
Aggregate amount of impairment in value of investments			-	-
Note 12.1 Category-Wise Investment				
PARTICULARS	Value of Investments		Value of Investments	
	As at 31st March, 2024	As at 31st March, 2023	As at 31st March, 2024	As at 31st March, 2023
Financial assets measured at Amortised Cost				
Financial assets measured at Cost			570.91	280.00
Financial assets measured at Fair Value through Other Comprehensive Income			.00	.00
Financial assets measured at Fair Value through Profit and Loss			3073.41	.00
			.00	.00
Total			3644.32	280.00



Note 13 : Trade Receivables (Current)

Particulars	Rs In Lakhs	
	As at 31st March, 2024	As at 31st March, 2023
Unsecured, considered good	4224.12	2694.88
Unsecured, credit impaired	73.01	-
Less: Allowance for credit losses	-90.76	-86.94
Total	4206.38	2607.93

Ageing as at 31st March, 2024

Particulars	Not due	Outstanding for following periods from due date of payment#						Total
		Rs in Lakhs						
		Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years		
(i) Undisputed Trade receivables - considered good	-	3488.47	93.26	276.54	63.35	299.77	4221.39	
(ii) Undisputed Trade Receivables - which have significant increase in credit risk	-	.00	.00	.00	.00	2.73	2.73	
(iii) Undisputed Trade Receivables - credit impaired	-	.09	.00	2.04	.00	70.88	73.01	
(iv) Disputed Trade Receivables considered good	-	.00	.00	.00	.00	.00	.00	
(v) Disputed Trade Receivables - which have significant increase in credit risk	-	.00	.00	.00	.00	.00	.00	
(vi) Disputed Trade Receivables - credit impaired	-	.00	.00	.00	.00	.00	.00	
Less: Allowance for credit losses	-	-26.70	-1.29	-9.92	-5.56	-47.28	-90.76	
Total	-	3461.86	91.97	268.66	57.79	326.10	4206.38	

Ageing as at 31st March, 2023

Particulars	Not due	Outstanding for following periods from due date of payment#						Total
		Rs in Lakhs						
		Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years		
(i) Undisputed Trade receivables – considered good	-	1865.59	145.12	430.06	235.59	12.32	2688.68	
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	6.19	-	6.19	
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	-	
(iv) Disputed Trade Receivables considered good	-	-	-	-	-	-	-	
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-	
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-	
Less: Allowance for credit losses	-	-18.67	-4.35	-30.10	-33.72	-1.10	-86.94	
Total		1846.92	140.77	399.96	208.06	12.22	2607.93	

(i) Trade receivables relate to Company's contracts with its customers, are non-interest bearing and are generally on credit terms not exceeding 12 months.

(ii) Trade receivables have been given as collateral towards borrowings details relating to which has been described in Note 27

(iii) Trade receivables from related parties' includes Rs. 256.89 Lakh as on 31.3.24

(iv) Expected credit loss is created based on ageing of Trade Receivables.



SRIJAN REALTY PRIVATE LIMITED

Notes to the Consolidated Financial Statements as at and for the year ended 31st March, 2024

Note 14 : Cash and Cash Equivalents

Particulars	Rs in Lakhs	
	As at 31st March, 2024	As at 31st March, 2023
Cash on hand	128.66	10.06
Balances with banks		
In current accounts	1204.42	314.11
Total	1333.08	324.18

Note 15 : Other Bank Balances

Particulars	Rs in Lakhs	
	As at 31st March, 2024	As at 31st March, 2023
Balances with banks		
with maturity more than 3 months but less than 12 months at inception	1702.71	-
Total	1702.71	-

Note 16 : Loans

Particulars	Rs in Lakhs	
	As at 31st March, 2024	As at 31st March, 2023
Current (Unsecured)		
Loans and advances to Group Companies	12730.51	9389.71
Less: Allowance for doubtful loans	-	-
Total	12730.51	9389.71

Note 17 : Other Financial Assets (Current)

Particulars	Rs in Lakhs	
	As at 31st March, 2024	As at 31st March, 2023
Advances Recoverable In Cash		
On Current Account with Partnership Firm/LLP	18636.61	28423.99
Unsecured		
To Related Parties	1353.44	2819.72
To Others	-	2963.92
To Staff	89.85	2.13
Other Deposit	.05	-
Security Deposits	808.88	700.04
Deposit Against Swatch Bharat Cess	.00	-
Deposit Against Krishi Kalyan Cess	.00	-
Receivable from Co-owners/promoters	7.54	39.15
Total	20896.37	34948.95

Note 18 : Current Tax Assets (Net)

Particulars	Rs in Lakhs	
	As at 31st March, 2024	As at 31st March, 2023
Income Tax Payments (Net of Provision)*	895.34	687.88
Tds Receivable	11.70	33
Total	907.05	688.21

Note 19 : Other Current Assets

Particulars	Rs in Lakhs	
	As at 31st March, 2024	As at 31st March, 2023
(I) Advances Other than Capital Advances		
Advance to Suppliers	2512.49	4.44
Advance Receivable Against Revenue Sharing	737.00	547.78
Advance for Expenses	3.07	.00
Advance paid against land	159.44	159.44
Advance Against Flat Booking	125.00	
Prepaid Expenses	393.07	39.87
(II) Others		
Balances with Government Authorities	1223.06	773.55
Goods & Service Tax credit receivable	1194.21	762.20
Service Tax Receivable	28.72	11.23
Krishi Kalyan Cess	.12	.13
Total	5153.13	1525.08

SRIJAN REALTY PRIVATE LIMITED
Notes to the Consolidated Financial Statements as at and for the year ended 31st March, 2024

Note 20 : Equity Share Capital

Rs in Lakhs

Particulars	As at 31st March, 2024		As at 31st March, 2023	
	No. of Shares	(₹)	No. of Shares	(₹)
Authorised Share Capital 2,12,50,000 Equity Shares of Rs 10/- each fully paid	2,12,50,000	2125.00	2,12,50,000	2125.00
Issued, Subscribed and Fully paid Share Capital 2,11,00,250 Equity Shares of Rs 10/- each fully paid	2,11,00,250	2110.03	2,11,00,250	2110.03
Total	2,11,00,250	2110.03	2,11,00,250	2110.03

Notes:
(a) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period

Rs in Lakhs

Particulars	As at 31st March, 2024		As at 31st March, 2023	
	No. of Shares	Amount	No. of Shares	Amount
Shares outstanding at the beginning of the period	2,11,00,250	2110.03	2,11,00,250	2110.03
Shares issued during the year	-	-	-	-
Shares outstanding at the end of the year	2,11,00,250	2110.03	2,11,00,250	2110.03

(b) Rights, Preferences and Restrictions Attached to Equity Shares

The Company has only one class of equity share having par value of Rs 10/- per share, rank pari passu in all respects including voting rights & entitlement to dividend. Each shareholder is eligible for one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the company, the holder of equity shares will be entitled to receive remaining assets of the Company after distribution of all preferential amounts. The Distribution will be in proportion to the number of equity share held by the shareholders.

(c) Details of Shareholders holding more than 5% shares of the Company

Name of the Shareholder	As at 31st March, 2024		As at 31st March, 2023	
	No.	Percentage %	No.	Percentage %
Kasturi Enclave Pvt. Ltd.	96,79,650	45.87%	96,79,650	45.87%
Vinny textile Pvt. Ltd.	94,42,200	44.75%	94,42,200	44.75%

(d) Promoters' Shareholding

Name of the promoter	As at 31st March, 2024			As at 31st March, 2023		
	No. of Shares	% of total shares	% change during the year	No. of Shares	% of total shares	% change during the year
Shyam Sunder Agarwal	4,04,040	1.91%	-	4,04,040	1.91%	-
Ram Naresh Agarwal	7,58,040	3.59%	-	7,58,040	3.59%	-
Pawan Kumar Agarwal	3,99,920	1.90%	-	3,99,920	1.90%	-
Manisha Agarwal	400	0.00%	-	400	0.00%	-
Kasturi Enclave Pvt. Ltd.	96,79,650	45.87%	-	96,79,650	45.87%	-
Vinny textile Pvt. Ltd.	94,42,200	44.75%	-	94,42,200	44.75%	-
Vinod Kumar Agarwal(HUF)	60,000	0.28%	-	60,000	0.28%	-
Vinod Kumar Agarwal	3,40,000	1.61%	-	3,40,000	1.61%	-
Ram Naresh Agarwal(HUF)	16,000	0.08%	-	16,000	0.08%	-
	2,11,00,250	100%	-	2,11,00,250	100%	-



SRIJAN REALTY PRIVATE LIMITED

Notes to the Consolidated Financial Statements as at and for the year ended 31st March, 2024

Note 21 : Other Equity

Rs in Lakhs

Particulars	As at 31st March, 2024	As at 31st March, 2023
(a) Securities Premium Reserve		
Balance as at the beginning of the period	3567.12	3567.12
Changes during the year	-	-
Balance as at the end of the period	3567.12	3567.12
(b) General Reserve		
Balance as at the beginning of the period	187.01	187.01
Changes during the year	-	-
Balance as at the end of the period	187.01	187.01
(c) Retained Earning		
Balance as at the beginning of the period	28490.39	28236.04
Adjustment in opening balances due to earlier year impact	-2998.95	
Profit for the year	-3061.94	-2188.91
Post Acquisition Profit	6056.03	2441.36
Transfer within the equity	18.51	-
Remeasurement of Defined Benefit Plan		
Transfer within the equity	-	1.90
Balance as at the end of the period	28504.04	28490.39
(d) Other Comprehensive Income		
Balance as at the beginning of the period	-3698.74	-3705.56
Remeasurement of Defined Benefit Plan	18.51	6.83
Taxes on above	-	1.90
Transfer within the equity	-18.51	-1.90
Balance as at the end of the period	-3698.74	-3698.74
Total	28559.44	28545.79

(i) Securities Premium Reserve

The amount received in excess of face value of the equity shares is recognised in securities premium. This reserve is utilised in accordance with the specific provisions of the Companies Act 2013.

(ii) General Reserve

The General reserve is created from time to time to transfer profits from retained earnings for appropriation purposes.

(iii) Retained Earning

Retained Earnings are created from the profit/loss of the Company, as adjusted for distributions to owners/shareholder, transfer to other reserves, etc. Retained earnings is a free reserve available to the Company.



Note 22 : Borrowings (Non-Current)

Rs in Lakhs

Particulars	As at 31st March, 2024	As at 31st March, 2023
Term Loans		
From Banks		
Axis Bank Ltd.	893.66	.00
ICICI Bank Ltd	42.60	157.52
Yes Bank Ltd.	.00	4.14
Kotak Bank Ltd	.00	.79
From others (financial institutions)		
ARKA Fincap Ltd	1735.28	800.00
From Tata Capital	2379.90	2183.82
Unsecured		
Loan from Group Entity	.00	3103.79
Less: Current maturities of long term borrowings	-122.06	-119.85
Total	4930.38	6130.20

1. Term Loan from Axis Bank (non current) Rs. 893.66 lakh is secured by way of i) hypothecation over the entire current assets & movable fixed assets of the company both (present & future) ii) Extension of Equitable Mortgage of the flat at South City Galaxy Bhowanipore. iii) Exclusive charge by way of hypothecation of building owned by company. iii) Personal Gurantee of Promoters.

2. Loan from ICICI Bank Ltd. Rs. 42.60 Lakh (non current) is secured by way of hypothecation of cars

3. Loan from Arka Fincap Ltd. Rs. 1735.28 Lakh (non current) is secured by way of i) First ranking and exclusive mortgage on all assets (land and building / structure(s) thereon) in the project developed on BT Road, Kolkata ii) First and exclusive charge /hypothecation on receivables and escrow over 100% receivables from the project, However post payment of entire JDA proceeds, the full economic interest shall be trasferred to lender iii) Demand promissionary note from Borrower. iv) Personal Gurantees of the promoters.

4. Loan from TATA Capital Financial Services Ltd. Rs. 2379.90 Lakh (non current) is secured by way of i) First ranking and exclusive mortgage on all assets (land and building / structure(s) thereon) in the project developed at C6/108 / New Ward No. 12, Gopalpur Kolkata - 700088 ii) First and exclusive charge /hypothecation on the entire present and future receivables from the project, iii) First and exclusive charge /hypothecation on the entire assets of the project including inventory, security deposit etc. iv) Personal Gurantees of the promoters.

5. The Company borrowings from Axis Bank have a effective average rate of 9.826% per annum calculated using the interest effective as on 31.03.24

6. The repayment of loans depend on collection from customers of the project against which loan availed.

Rs in Lakhs

Note 23 : Lease liabilities (Non-Current)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Lease Liability	610.10	-
Total	610.10	-

Notes: Company as a Lessee :

1. The company leased assets consist of lease for office space having lease term of 9 years.

2. The company recorded the lease liability at the present value of the remianing lease payments discounted at the incremental borrowing rate as on the date of transition and has measured right-of-use assets at an amount equal to lease liability

Rs in Lakhs

Note 24: Other financial liabilities (Non-Current)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Due to Co Promoters/ Co Owners	231.17	
Retention Money from Contractors & Suppliers	513.07	
Total	744.24	



Note 25 : Provisions (Non-Current)

Particulars	Rs in Lakhs	
	As at 31st March, 2024	As at 31st March, 2023
Employee benefit obligations		
Gratuity	347.54	102.89
Leave encashment	34.59	30.14
Total	382.12	133.04

Note 26 : Other Non Current Liabilities

Particulars	Rs in Lakhs	
	As at 31st March, 2024	As at 31st March, 2023
Advance received against revenue sharing	5755.02	5092.23
Interest free Refundable Security Deposit against JDA	1.00	226.00
Security Deposit	2.24	7.30
Deposit Against Rent	2.89	-
Deposit Against Shop	1.88	-
Deposit from Broker	8.30	-
Total	5771.32	5325.54

Discounting of security deposit is not accounted due to practical difficulties

NOTE 27 - Borrowings (Current)

Particulars	Rs in Lakhs	
	As at 31st March, 2024	As at 31st March, 2023
Secured		
From Bank	3583.91	4436.31
Unsecured		
Others	404.45	812.24
Group Company (Repayable on Demand)	24679.30	21556.98
Current maturities of long term borrowings	122.06	119.85
Total	28789.72	26925.38

1. Loan from Bank (current) consist of Rs. Rs. 2524.90 lakh OD/CC from Axis Bank and is secured by way as mentioned in point no. 1 of Notes to Account no. 22.

2. Loan from Bank (current) consist of Rs. Rs. 1059.01 lakh OD/CC from ICICI Bank and is secured by way of hypothecation of property situated at Mahastala, Sonarpur, Barasat & Rajarhat and by way of hypothecation of receivables of Project -1 - Ganga Phase -I, II & Future phases; Project -2 Solus-I & II, Project -3 Nirvana Phase -I, II, III & IV, Project-4 - Sankalp Housing Project -site I - phase-I.

3. The repayment of loans depend on collection from customers of the project against which loan availed.

Rs in Lakhs

Note 28: Lease liabilities (Current)

Particulars	Rs in Lakhs	
	As at 31st March, 2024	As at 31st March, 2023
Lease Liability	39.93	-
Total	39.93	-

Notes: Company as a Lessee :

1. The company leased assets consist of lease for office space having lease term of 9 years:

2. The company recorded the lease liability at the present value of the remaining lease payments discounted at the incremental borrowing rate as on the date of transition and has measured right-of-use assets at an amount equal to lease liability



Note 29 : Trade Payables (Current)

Rs in Lakhs

Particulars	As at 31st March, 2024	As at 31st March, 2023
Micro and Small Enterprises	278.89	
Other than Micro and Small Enterprises	1487.52	1155.68
Total	1766.41	1155.68

Particulars	As at 31st March, 2024	As at 31st March, 2023
1. Trade Payables - Total outstanding dues of Micro, Small and Medium Enterprises		
a. Principal & Interest amount remaining unpaid but not due as at period end	278.89	-
b. Interest paid by the Company in terms of Section 16 of Micro, Small and Medium Enterprises Development Act 2006 along with the amount of the payment made to the supplier beyond and appointed day during the period.	-	-
c. Interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the period) but without adding the interest specified under Micro, Small and Medium Enterprises Development Act 2006.	-	-
d. Interest accrued and remaining unpaid as at period end	-	-
e. Further interest remaining due and payable even in the succeeding years until such date when the interest dues as above are actually paid to small enterprise.	-	-

Ageing as at 31st March, 2024

Particulars	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i. MSME	-	278.89	-	-	-	278.89
ii. Others	-	1464.33	3.21	5.00	14.99	1487.52
iii. Disputed dues - MSME	-	-	-	-	-	-
iv. Disputed dues - Others	-	-	-	-	-	-
Total	-	1743.22	3.21	5.00	14.99	1766.41

Ageing as at 31st March, 2023

Particulars	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i. MSME	-	-	-	-	-	-
ii. Others	-	987.13	39.56	13.02	115.97	1155.68
iii. Disputed dues - MSME	-	-	-	-	-	-
iv. Disputed dues - Others	-	-	-	-	-	-
Total	-	987.13	39.56	13.02	115.97	1155.68

Due to related parties as on 31.3.24 is Rs. 1.35 lakh



SRIJAN REALTY PRIVATE LIMITED

Notes to the Consolidated Financial Statements as at and for the year ended 31st March, 2024

Note 30 : Other Financial Liabilities (Current)

Rs in Lakhs

Particulars	As at 31st March, 2024	As at 31st March, 2023
On Current Account with Partnership Firms / LLP's	5161.75	8770.00
Interest Accrued	874.49	1436.51
Retention Money from Contractors & Suppliers	60.45	522.04
Security Deposits against Shop / Rent/Others	197.98	183.28
Deposits from Customers	146.28	297.49
Interest Free Refundable Security Deposit	1.00	-
Refundable Deposit against JDA	959.90	885.91
Total	7401.85	12095.22

Discounting of security deposit is not accounted due to practical difficulties

Note 31 : Other Current Liabilities

Rs in Lakhs

Particulars	As at 31st March, 2024	As at 31st March, 2023
Statutory Dues	424.97	275.30
Advances from Customers	30799.14	15627.74
Advances against Revenue Share - Liability	11484.45	10237.81
Adjustable advances from customers	1997.32	-
Liabilities for Expenses & Others	438.15	201.99
Advances from Trade Receivable	175.09	-
Other advances	561.60	4999.75
Total	45880.72	31342.59

Note 32 : Provisions (Current)

Rs in Lakhs

Particulars	As at 31st March, 2024	As at 31st March, 2023
Employee benefit obligations		
Gratuity	55.16	35.36
Exgratia	1.56	.76
Leave encashment	11.65	6.39
Total	68.37	42.51

Note 33 : Current tax Liabilities(Net)

Rs in Lakhs

Particulars	As at 31st March, 2024	As at 31st March, 2023
Provision for Income Tax	30.81	125.75
Total	30.81	125.75



Note 34 : Revenue from operations

Rs in Lakhs		
Particulars	As at 31st March 2024 (₹)	As at 31st March 2023 (₹)
Revenue from Contract from customers		
Revenue from sale of land, plots, constructed properties and other development activities	1712.60	664.44
Total(A)	1712.60	664.44
Other Operating Revenue		
Maintenance Charges Received	494.29	470.65
Incentive Received	-	24.06
Project Management Fee from Co-Developers	160.00	160.00
Brokerage & Commission	3957.91	-
Electricity Charges received	7.87	-
Total(B)	4520.08	654.71
Total (A+B)	6332.67	1319.15

Rs in Lakhs		
Particulars	As at 31st March 2024	As at 31st March 2023
Timing of revenue recognition		
Revenue recognition at a point of time	1712.60	664.44
Revenue recognition over period of time	-	-
Total Revenue from contracts with Customers	1712.60	664.44

Rs in Lakhs		
Particulars	As at 31st March 2024	As at 31st March 2023
Contract Assets	-	-
Contract Liabilities	32781.96	-

Contract assets are initially recognised for revenue earned on account of contracts where revenue is recognised over the period of time as receipt of consideration is conditional on successful completion of performance obligations as per contract. Once the performance obligation is fulfilled and milestones for invoicing are achieved, contract assets are classified to trade receivables.

Contract liabilities include amount received from customers as per the installments stipulated in the buyer agreement to deliver properties once the properties are completed and control is transferred to customers.

Set-out below is the amount of revenue recognised from:

Rs in Lakhs		
Particulars	As at 31st March 2024	As at 31st March 2023
Movement of contract liability		
Amount included in contract liabilities at the beginning of the year	20469.47	-
Amount received/ adjusted against contract liability during the year	12312.49	-
Performance obligations satisfied in current year	-	-
Amount included in contract liabilities at the end of the year	32781.96	-
Movement of contract assets		
Contract assets at the beginning of the year	-	-
Amount to be billed/advances refunded during the year	-	-
Contract assets at the end of the year	-	-

Reconciling the amount of revenue recognised in the statement of profit & loss with the contracted price

Rs in Lakhs		
Particulars	As at 31st March 2024	As at 31st March 2023
Revenue as per contracted price	1712.60	664.44
other adjustments/(rebates etc.)	-	-
	1712.60	664.44



Note :- Information about the group's performance obligations are summarised below:

The performance obligation of the Group in case of sale of apartments, commercial space and development management of such properties is satisfied once the project is completed and control is transferred to the customers. The customer makes the payment for contract price as per installment stipulated in customer's agreement.

The transaction price of the remaining performance obligation (unsatisfied or partly satisfied) as at 31 March 2024 is ₹27,014.42 lakh (31 March 2023 is ₹23,295.91 lakh). The same is expected to be recognised within 1 to 5 years

Note 35 : Other Income

Rs in Lakhs

Particulars	As at 31st March 2024 (₹)	As at 31st March 2023 (₹)
Interest Income		
On Deposits	848.01	1662.01
On Capital in Partnership Firm & LLP	-	8.11
Flat Buyer	17.80	4.88
On Income tax refund	.83	.00
Income from Investments		
Share of Profit/Loss from Partnership Firms & LLPs(Net)	.00	19.41
Other Non Operating Revenue		
Profit on Sale of Investments	438.76	1796.18
Scrap sale	21.23	24.43
Income of earlier year	603.36	-
Miscellaneous Income	136.98	220.64
Compensation Received	24.00	7.21
Rent Received	28.26	42.01
Dividend Received	8.94	-
Gain in Change in Fair Value of Investment	586.32	-
Provisions Written back	35.67	31.90
Reimbursement of Income	8.95	-
Total	2759.12	3816.79

Note 36 (a) : Construction Activity Expenses

Rs in Lakhs

Particulars	As at 31st March 2024 (₹)	As at 31st March 2023 (₹)
Cost of materials Consumed	3066.18	5207.76
Works Contract & Contract Labour Charges	2341.26	2174.42
Casual Labour Charges	4.02	13.69
Architect Fees	132.74	69.34
PF Contribution (Contractor)	8.95	.22
Machine Hire Charges	.09	.74
Total	5553.23	7466.17

Note 36 (b) : Changes in inventories of finished goods, Stock-in-trade and work-in-progress

Rs in Lakhs

Particulars	As at 31st March 2024 (₹)	As at 31st March 2023 (₹)
Inventories at the beginning of the year:		
Land	1189.69	1189.69
Constructed Space & Flats	2288.57	2391.78
Finished Goods	105.89	-
Construction Work in Progress	28791.33	18838.98
Total opening balance (A)	32375.48	22420.44
Inventories at the end of the year:		
Land	1189.69	1189.69
Work In Progress	.00	-
Construction Work in Progress	36866.92	29009.12
Finished Goods	105.89	-
Constructed Space & Flats	889.49	2394.46
Total closing balance (B)	39051.99	32593.27
Total changes in inventories of finished goods, stock-in-trade and work-in-progress (A-B)	-6676.51	-10172.82



Note 37 : Employee benefits expenses

Particulars	Rs in Lakhs	
	As at 31st March 2024 (₹)	As at 31st March 2023 (₹)
Salaries, wages and bonus	3401.15	1257.92
Ex-Gratia	.97	1.12
Leave Encashment	.97	-
Mobile Reimbursement	.04	-
Contribution to provident and other funds	34.31	42.43
Employer's Contribution to PF & ESI	60.03	-
Provision for gratuity	60.34	-
Gratuity & Leave encashment expense as per Actuary	86.78	24.20
Staff welfare expenses	124.98	78.85
Total	3769.55	1404.52

Note 38 : Finance costs

Particulars	Rs in Lakhs	
	As at 31st March 2024 (₹)	As at 31st March 2023 (₹)
Interest on borrowings		
Loan from Banks	362.14	222.53
Loan from Others	1274.79	2154.83
Loan from partners	312.13	-
Less: Transfer to Investment	-111.56	-
Other Finance Cost	-	-
Guarantee, Finance and Bank charges	20.41	75.30
Total	1857.90	2452.65

Interest on borrowings related to projects is transferred to inventory Rs. 703.36 lakh (FY 2023-24)

Note 39 : Depreciation, amortisation and impairment expenses

Particulars	Rs in Lakhs	
	As at 31st March 2024 (₹)	As at 31st March 2023 (₹)
Depreciation on property, plant and equipment & Investment Property	387.00	256.45
Amortisation of other intangible assets	7.68	-
Total	394.68	256.45



SRUAN REALTY PRIVATE LIMITED

Notes to the Consolidated Financial Statements as at and for the year ended 31st March, 2024

Note 40 : Other expenses

Rs in Lakhs

Particulars	As at 31st March, 2024 (₹)	As at 31st March, 2023 (₹)
Legal, Professional & Consultancy Fees	324.29	291.16
Transportation Charges	2.61	1.73
Testing Charges	1.72	.15
Advertisement & Business Promotion Expenses	664.24	333.29
Incidental Charges	2.57	-
Income Tax of earlier years	.01	-
Rates & Taxes	957.13	641.21
Brokerage & Commission Paid	64.12	229.16
Printing, Stationery & Xerox	23.66	14.78
Travelling & Conveyance Expenses	578.55	110.97
Canteen Expenses	19.26	27.06
Electricity Expenses	205.83	167.90
Extinguishment of rights	159.87	-
Searching Expenses	.32	-
Generator Maintenance & Running Expenses	6.41	2.99
Land Development Expense	.07	.52
Security Charges	121.06	169.01
Agreement Registration Expenses	22.68	13.34
Maintenance Charges	350.47	378.67
Rent	240.59	82.17
Postage & Courier Charges	2.01	1.34
Bank Charges	6.34	3.21
Telephone & Internet Charges	44.45	20.59
Insurance Premium	12.03	12.94
Motor Vehicles Running & Maintenance	32.44	37.91
HRD Expenses	15.30	2.81
Allowance for expected credit Loss	3.82	86.60
Computer Running & Maintenance	13.33	16.21
Membership Fees & Subscriptions	1.35	1.47
Repairs & Maintenance		
Buildings	18.23	.21
Others	151.63	55.42
Other Miscellaneous Expenses	112.78	97.69
Payments to Auditors		
Audit Fees	29.40	25.13
Sponsorship	14.45	132.25
Donations & CSR Expenses	275.60	276.17
Contribution to Community Festivals	6.83	6.51
Sundry Balance Written Off	9.82	6.44
Loss on Sale of Investment	31.99	73.65
General Expenses - Admin	7.26	-
Interest on Delayed Payment of Taxes	5.12	.46
Bad Debts	20.34	-
Share Transfer Expenses	1.97	-
Software & Website Expenses	71.28	-
Demat charges	.45	.14
Prior Period Expenses	.43	.06
Loss from Partnership firm	42.97	127.99
Production Expenses	-	2.40
Total	4677.10	3451.70



Note 41: Earning Per Share

Particulars	Rs in Lakhs	
	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Earning Per Share		
Basic & Diluted		
Net profit / (loss) after taxes for the year from operations	-1240.79	264.43
Total number of equity shares outstanding at the beginning of the year	2,11,00,250	2,11,00,250
Total number of equity shares outstanding at the end of the year	2,11,00,250	2,11,00,250
Weighted average number of equity shares	2,11,00,250	2,11,00,250
Par value per share	10	10
Earnings per share from operations - Basic & Diluted	-5.88	1.25

Note 42 : Corporate Social Responsibility (CSR):

As per Section 135 of the Companies Act, 2013, a company, meeting the applicability threshold, needs to spend at least 2% of its average net profit for the immediately preceding three financial years on corporate social responsibility (CSR) activities. The areas for CSR activities are eradication of hunger and malnutrition, promoting education, art and culture, healthcare, destitute care and rehabilitation, promoting education, environment sustainability, disaster relief and rural development projects.

1 Composition of CSR Committee:

Sl No.	Name of Director	Designation/ Nature of Directorship	Number of Meetings of CSR committee held during the year
1	Ram Naresh Agarwal	Whole Time Director	4
2	Pawan Kumar Agarwal	Director	4

2 Details of Corporate Social Responsibility (CSR) Expenditure:

Sl.No	Particulars	Rs in Lakhs	
		For the year ended 31.3.24	For the year ended 31.3.23
1	Amount required to be spent by the company during the year	15.06	38.99
2	Amount of expenditure incurred	58.31	58.13
	a)Construction / acquisition of any asset	-	-
	b)On purposes other than (a) above	-	-
3	Excess (Shortfall) at the end of the year	43.25	19.14
4	Total of previous years shortfall	-	-
5	Reason for shortfall	NA	NA
6	Nature of CSR activities	Donation , healthcare	Donation , healthcare
7	Amount unspent, if any;	NA	NA
8	Excess amount spent for the Financial Year	43.25	19.14
9	Amount carried to next FY available for set off in Subsequent FY	43.25	19.14
10	Details of related party transactions	.00	.00
11	Where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year shall be shown separately	NA	NA



Note 43 : Employee Benefits

(a) Defined Contribution Plan :

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. The Company makes specified monthly contributions towards Government administered provident fund scheme. Under the PF Scheme, contributions are made by both the Company and its eligible employees to the Fund, based on current salaries.

(b) Defined Benefit Plan (Unfunded) :

The Company has a defined benefit Gratuity plan. Every employee who have completed at least five years or more of service is entitled to Gratuity on terms not less favorable than the provisions of The Payment of Gratuity Act, 1972. The scheme is not funded. Company make payments on its owns to vested employees at retirement, death, incapacitation or termination of employment, of an amount based on the respective employee's eligible salary for specified number of days as per provisions of Gratuity Act depending upon the tenure of service subject of a maximum limit of ₹20,00,000. The calculation of defined benefit obligation is performed annually by a qualified actuary using the projected unit credit method. Remeasurements of the net defined benefit liability which comprises actuarial gains and losses, are recognised in other comprehensive income.

Valuations are performed on certain basic set of pre-determined assumptions and other regulatory framework which may vary overtime. Thus, the Company is exposed to various risks in providing the above gratuity benefit which are as follows:

Interest Rate Risk : The plan exposes the Company to the risk of fall in interest rates. A fall in interest rates will result in an increase in the ultimate cost of providing the above benefit and will thus result in an increase in the value of the liability (as shown in financial statements).

Liquidity Risk : This is the risk that the Company is not able to meet the short-term gratuity payouts. This may arise due to non-availability of enough cash / cash equivalent to meet the liabilities or holding of illiquid assets not being sold in time.

Salary Escalation Risk : The present value of the defined benefit plan is calculated with the assumption of salary increase rate of plan participants in future. Deviation in the rate of increase of salary in future for plan participants from the rate of increase in salary used to determine the present value of obligation will have a bearing on the plan's liability.

Demographic Risk : The Company has used certain mortality and attrition assumptions in valuation of the liability. The Company is exposed to the risk of actual experience turning out to be worse compared to the assumption.

Regulatory Risk : Gratuity benefit is paid in accordance with the requirements of the Payment of Gratuity Act, 1972(as amended from time to time). There is a risk of change in regulations requiring higher gratuity payouts (e.g. Increase in the maximum limit on gratuity of ₹20,00,000).

The most recent actuarial valuation of the plan assets and the present value of the defined benefit obligation were carried out at 31 March, 2024 by Independent, Qualified Actuary. The present value of the defined benefit obligation, and the related current service cost and past service cost, were measured using the projected unit credit method.

Gratuity and other post-employment benefit plans

Rs in Lakhs

Changes in defined benefit obligation	As at 31st March, 2024		As at 31st March, 2023	
	Gratuity	Leave Encashment	Gratuity	Leave Encashment
Present value obligation as at the start of	325.35	34.54	282.12	29.62
Current service cost	42.65	10.46	33.68	9.31
Interest cost	23.52	2.49	20.59	2.16
Actuarial loss/ (gain) on obligations	22.06	27.58	-4.65	14.94
Benefits paid	-14.01	-30.31	-6.39	-21.50
Present value obligation as at the end of the year	399.57	44.76	325.35	34.54

Change in fair value of plan assets	As at 31st March, 2024		As at 31st March, 2023	
	Gratuity	Leave Encashment	Gratuity	Leave Encashment
Plan assets at beginning of period	-	-	-	-
Investment Income	-	-	-	-
Return on Plan Assets, Excluding amount	-	-	-	-
Actual Company contributions	-	-	-	-
Fund Transferred	-	-	-	-
Employee contributions	-	-	-	-
Benefits Paid	-	-	-	-
Plan assets at the end of period	-	-	-	-

Breakup of Actuarial (gain)/ loss	As at 31st March, 2024		As at 31st March, 2023	
	Gratuity	Leave Encashment	Gratuity	Leave Encashment
Change in demographic assumptions	-	-	-	-
Change in financial assumptions	2.93	.98	.82	.37
Experience variance (i.e. Actual experience vs assumptions)	19.13	26.61	-5.47	14.58
Actuarial (gain)/ loss for the year	22.06	27.58	-4.65	14.94



Amount recognized in the statement of profit and loss	As at 31st March, 2024		As at 31st March, 2023	
	Gratuity	Leave Encashment	Gratuity	Leave Encashment
Current service cost	42.65	10.46	33.68	9.31
Interest cost	23.52	2.49	20.59	2.16
(Income)/ expense recognised in the statement of profit and loss	66.17	12.95	54.27	11.48

Actuarial assumptions

Financial Assumptions	As at 31st March, 2024		As at 31st March, 2023	
	Gratuity	Leave Encashment	Gratuity	Leave Encashment
Discount Rate	7.00% / 7.20%	7.00%	7.20% / 7.25%	7.20%
Rate of increase in salaries	5.00%	5.00%	5.00%	5.00%

Demographic Assumptions	As at 31st March, 2024		As at 31st March, 2023	
	Gratuity	Leave Encashment	Gratuity	Leave Encashment
Mortality Rate	100% of IALM 2012-14	100% of IALM 2012-14	100% of IALM 2012-14	100% of IALM 2012-14
Normal Retirement Age	60 Years	60 Years	60 Years	60 Years
Attrition Rates, based on age (% p.a.)				
For all ages	2.00	2.00	2.00	2.00

The discount rate indicated above reflects the estimated timing and currency of benefit payments. It is based on the yields / rates available on applicable bonds as on the current valuation date.

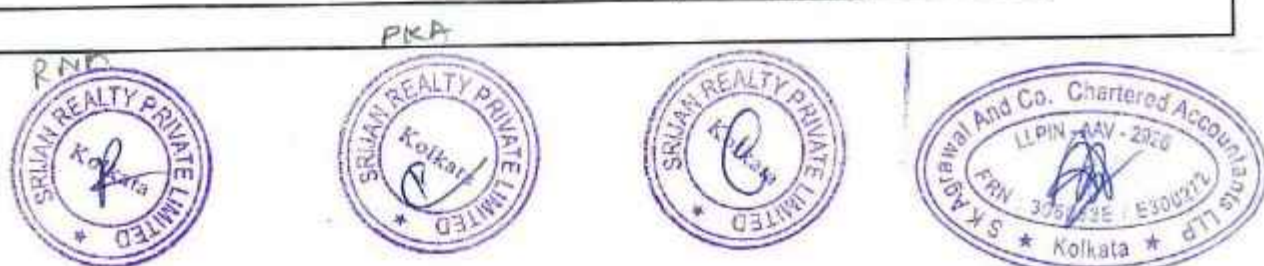
Sensitivity Analysis

Particulars	As at 31st March, 2024		As at 31st March, 2023	
	Gratuity	Leave Encashment	Gratuity	Leave Encashment
Impact of the change in discount rate				
Impact due to increase of 1%	362.05	40.21	293.78	31.14
Impact due to decrease of 1%	443.81	50.21	362.60	38.61
Impact of the change in salary escalation				
Impact due to increase of 1%	437.84	50.59	356.36	38.90
Impact due to decrease of 1%	366.65	39.83	298.78	30.85

The sensitivity analysis above have been determined based on a method that extrapolates the impact on defined benefit obligation as a result of reasonable changes

Note 43 : Contingent Liabilities

Particulars	Rs in Lakhs	
	As at 31st March, 2024 (Amount in ₹)	As at 31st March, 2023 (Amount in ₹)
(a) Claims against the Company not acknowledged as debt-under protest		
GST	412.75	254.60
Customs Duty	-	-
(b) Bank Guarantees	24139.26	28071.41
(c) Corporate Guarantee given to bank on behalf of:		
(d) Demands raised by Income Tax Department for Short deduction of TDS, delayed payment and delayed filing of returns subject to rectification/revision of returns by the company	49.07	49.07
Total	24601.09	28375.09



Note 44 : Financial Risk Management objectives and policies

The Company's principal financial liabilities comprise borrowings in domestic currency, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include loans, trade and other receivables, cash and cash equivalents, investments at cost/fair value and deposits, that derive directly from its operations.

The Company is exposed to market risk, credit risk, liquidity risk. The company's senior management oversees the management of these risks. The company's senior management that advises on financial risks and the appropriate financial risk governance framework for the Company. This financial risk committee provides assurance to the Company's senior management that the Company's financial risk activities are governed by appropriate policies and procedure and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. The Board of Directors reviews and agrees policies for managing each risk, which are summarised as below:

Market risk

Market risk means that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. The goal of market risk management is optimization of profit and controlling the exposure to market risk within acceptable limits. Market risk comprises two types of risk: 'Commodity Price risk' and 'Interest rate risk'.

(a) Interest Rate Risk

Interest rate risk is measured by using the cash flow sensitivity for changes in variable interest rates. Any movement in the reference rates could have an impact on the Company's cash flows as well as costs. The Company is subject to variable interest rates on some of its interest bearing liabilities. The Company's interest rate exposure is mainly related to debt obligations.

Interest rate sensitivity

Based on the composition of debt as at March 31, 2024 and March 31, 2023, a 50 basis points change in interest rates would increase/ decrease the Company's finance costs (before interest capitalised) and thereby consequently change net profit before tax by approximately Rs. 43.18 lacs for the year ended March 31, 2024 (2022-23: Rs. 37.91 lacs).

Credit risks

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers and others. In addition, credit risk arises from financial guarantees.

The Company implements a credit risk management policy under which the Company only transacts business with counterparties that have a certain level of credit worthiness based on internal assessment of the parties, financial condition, historical experience, and other factors. The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The Company has established a credit policy under which each new customer is analyzed individually for creditworthiness.

(i) Credit risk exposure

The carrying amount of financial assets represents the maximum exposure to credit risk. The maximum exposure to credit risk as at 31st March 2024, 31st March 2023 are as follows:

Particulars	Rs in Lakhs	
	As at 31-Mar-24 (Amount in ₹)	As at 31-Mar-23 (Amount in ₹)
Non current financial assets		
(i) Investment in Subsidiaries, Associates, Joint Ventures and Partnership Firms	6562.38	7081.83
(ii) Investments	249.85	249.62
(iii) Loans	.00	.00
(iv) Other Financial Assets	800.16	1226.45
Current financial assets		
(i) Investments	3644.32	280.00
(ii) Trade receivables	4206.38	2607.93
(iii) Cash and cash equivalents	1333.08	324.18
(iv) Bank balances other than cash and cash equivalents	1702.71	.00
(v) Loans	12730.51	9389.71
(vi) Other Financial Assets	20896.37	34948.95
Total Financial assets	52125.76	56108.66

(ii) Impairment losses on financial assets

Refer the table below for reconciliation of credit loss allowance in respect of Trade Receivables:

Particulars	Rs in Lakhs	
	As at 31-Mar-24 (Amount in ₹)	As at 31-Mar-23 (Amount in ₹)
Loss allowance at the beginning of the year	86.60	29.09
Add: Loss Allowance provided during the year	90.76	86.60
Less: Loss Allowance reversed during the year	86.60	29.09
Loss allowance at the end of the year	90.76	86.60



Liquidity risk

Liquidity risk is defined as the risk that the Company will not be able to settle or meet its obligations on time or at reasonable price. The Company's objective

Maturity Profile of Financial Liabilities

	Rs in Lakhs		
As at 31st March 2024	Less Than 1 Year	More than 1 Year	Total
Borrowings	28789.72	4930.38	33720.11
Trade Payables	1743.22	23.19	1766.41
Other Current Financial Liabilities	7401.85	-	7401.85

As at 31st March 2023	Less Than 1 Year	More than 1 Year	Total
Borrowings	26925.38	6130.20	33055.58
Trade Payables	987.13	168.55	1155.68
Other Current Financial Liabilities	12095.22	-	12095.22

Note 45 : Capital Management**Risk Management**

The fundamental goal of capital management are to: - safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and benefits for other stakeholders, and - maintain an optimal capital structure to reduce the cost of capital.

The Board of Directors has the primary responsibility to maintain a strong capital base and reduce the cost of capital through prudent management of deployed funds and leveraging opportunities in domestic and international financial markets so as to maintain investor, creditor and market confidence and to sustain future development of the business.

For the purpose of company's capital management, capital includes issued capital and all other equity reserves. The company manages its capital structure in light of changes in the economic and regulatory environment and the requirements of the financial covenants.

The Company manages its capital on the basis of net debt to equity ratio which is net debt divided by total equity. Net debt are long-term and short-term debts as reduced by cash and cash equivalents. The Company is not subject to any externally imposed capital requirements.

The following table summarizes the capital of the Company:

Particulars	Rs in Lakhs	
	As at 31-Mar-24 (Amount in ₹)	As at 31-Mar-23 (Amount in ₹)
Long Term borrowings	4930.38	6130.20
Short Term Borrowings	28789.72	26925.38
Less: Cash and cash equivalents	-1333.08	-324.18
Less: Bank Balances other than Cash & Cash Equivalents	-1702.71	.00
Less: Current Investments	-3644.32	-280.00
Net Debt	27039.99	32451.41
Total Equity	30669.47	30655.81
Net Debt to Equity ratio	0.88	1.06

(i) Equity includes Capital & all reserves of the company.

Note 46 : Statutory Auditors' remuneration (excluding goods and service tax) and expenses :

	Rs in Lakhs	
Particulars	As at 31st March, 2024	As at 31st March, 2023
Audit Fees	29.40	25.13
Total	29.40	25.13



Note 47 : Financial Instruments

(a) Categories of Financial Instruments

Rs in Lakhs

Particulars	As at 31-Mar-24 (Amount in ₹)			As at 31-Mar-23 (Amount in ₹)		
	FVTPL	OCI	Amortised Cost	FVTPL	OCI	Amortised Cost
Non current financial assets						
(i) Investment in Subsidiaries, Associates, Joint Ventures and Partnership Firms	-	-	6562.38	-	-	7081.83
(ii) Investments	-	242.88	6.97	-	242.88	6.74
(iii) Loans	-	-	-	-	-	-
(iv) Other Financial Assets	-	-	800.16	-	-	1226.45
Current financial assets						
(i) Investments	3073.41	-	570.91	-	-	280.00
(ii) Trade receivables	-	-	4206.38	-	-	2607.93
(iii) Cash and cash equivalents	-	-	1333.08	-	-	324.18
(iv) Bank balances other than cash and cash equivalents	-	-	1702.71	-	-	.00
(v) Loans	-	-	12730.51	-	-	9389.71
(vi) Other Financial Assets	-	-	20896.37	-	-	34948.95
Total Financial assets	3073.41	242.88	48809.47	-	242.88	55865.78
Non Current financial Liabilities						
(i) Borrowings	-	-	4930.38	-	-	6130.20
(ii) Trade payables	-	-	-	-	-	.00
(iii) Other financial liabilities	-	-	744.24	-	-	.00
Current financial liabilities						
(i) Borrowings	-	-	28789.72	-	-	26925.38
(ii) Trade payable	-	-	1766.41	-	-	1155.68
(iii) Other financial liabilities	-	-	7401.85	-	-	12095.22
Total financial liabilities	-	-	43632.61	-	-	46306.48

The carrying amount of financial assets and financial liabilities measured at amortised cost in the financial statements are a reasonable approximation of their fair value since the company does not anticipate that the carrying amounts would be significantly different from the values that would eventually be received or settled.

(b) Fair value hierarchy

The following table provides the fair value measurement hierarchy of the Company's assets

Financial Asset measured at fair value - recurring fair value managements	Level 1
Quantitative disclosures fair value measurement hierarchy for assets as at 31st March 2024 Investments	3073.41
Quantitative disclosures fair value measurement hierarchy for assets as at 31st March 2023 Investments	3073.41
Financial Asset measured at fair value - recurring fair value managements	Level 2
Quantitative disclosures fair value measurement hierarchy for assets as at 31st March 2024 Investments	242.88
Quantitative disclosures fair value measurement hierarchy for assets as at 31st March 2023 Investments	242.88



Note 48 : Related Party Disclosures (As per Ind AS 24 - Related Party Disclosures)

Nature of Relationship	Name of the Related Party	% of holding
SUBSIDIARY	AASTHA NIKETAN PVT LTD	99.99
SUBSIDIARY	AASTHA SKYSCRAPER PRIVATE LIMITED	99.00
SUBSIDIARY	ADINATH DEVCON PRIVATE LIMITED	99.00
SUBSIDIARY	ADINATH INFRACON PRIVATE LIMITED	99.00
SUBSIDIARY	ANGIRA SALES PRIVATE LIMITED	99.86
SUBSIDIARY	ARJUN DEALERS PRIVATE LIMITED	99.00
SUBSIDIARY	BADRINATH INFRABUILD PRIVATE LIMITED	99.00
SUBSIDIARY	BALGOPAL INFRAPROMOTERS PRIVATE LIMITED	99.00
SUBSIDIARY	BALGOPAL REALDEV PVT LTD	99.00
SUBSIDIARY	BASUKINATH VINIMAY PRIVATE LIMITED	99.99
SUBSIDIARY	BENGAL SRIJAN PROJECTS PVT LTD	99.99
SUBSIDIARY	BHAGWATI INFRAREALTY PRIVATE LIMITED	99.00
SUBSIDIARY	BHUMI VINIMAY PVT LTD	99.35
SUBSIDIARY	CITY HIGH PROPERTIES PRIVATE LIMITED	99.00
SUBSIDIARY	CITY INFRAPROMOTERS PRIVATE LIMITED	99.00
SUBSIDIARY	CITY INFRAREALTY PRIVATE LIMITED	99.00
SUBSIDIARY	CITY NIRMAL PRIVATE LIMITED	99.00
SUBSIDIARY	SRIJAN PRIMUS SENIOR LIVING PRIVATE LIMITED	70.00
SUBSIDIARY	CITY SKYSCRAPER PRIVATE LIMITED	99.00
SUBSIDIARY	DAFFODIL VYAPAR PRIVATE LIMITED	99.99
SUBSIDIARY	DEVKRIPA VANIJAYA PVT LTD	99.78
SUBSIDIARY	EKOANT INFRAPROPERTIES PRIVATE LIMITED	99.00
SUBSIDIARY	EKOANT PROCON PRIVATE LIMITED	99.00
SUBSIDIARY	EKOANT PROJECTS PRIVATE LIMITED	80.00
SUBSIDIARY	ERTA VINIMAY PRIVATE LIMITED	99.99
SUBSIDIARY	ELECT REALESTATE PRIVATE LIMITED	80.00
SUBSIDIARY	ELIGIBLE PROCON PRIVATE LIMITED	80.00
SUBSIDIARY	ELITE DEVCON PRIVATE LIMITED	80.00
SUBSIDIARY	EVERGROW DEVELOPERS PRIVATE LIMITED	80.00
SUBSIDIARY	IDEAL CONCLAVE PRIVATE LIMITED	80.00
SUBSIDIARY	IIT EDUCATION PRIVATE LIMITED	99.00
SUBSIDIARY	IMPERIAL PLAZA PRIVATE LIMITED	80.00
SUBSIDIARY	IMPERIAL RESIDENCY PRIVATE LIMITED	80.00
SUBSIDIARY	INCREDIBLE BUILDERS PRIVATE LIMITED	80.00
SUBSIDIARY	INDEX DEVELOPERS PRIVATE LIMITED	80.00
SUBSIDIARY	INDRALOK COMPLEX PRIVATE LIMITED	99.01
SUBSIDIARY	INTENT BUILDERS PRIVATE LIMITED	80.00
SUBSIDIARY	INTERCITY PROJECTS PRIVATE LIMITED	80.00
SUBSIDIARY	ISOLATE REALESTATE PRIVATE LIMITED	80.00
SUBSIDIARY	JAGMATA MARCOM PRIVATE LIMITED	99.00
SUBSIDIARY	KAMRUP COMMERCIAL PRIVATE LIMITED	99.99
SUBSIDIARY	KESHAV SKYSCRAPER PRIVATE LIMITED	99.00
SUBSIDIARY	KYAL ENCLAVE PVT LTD	99.00
SUBSIDIARY	LAKSHYA DISTRIBUTORS PVT LTD	99.90
SUBSIDIARY	LANDSDOWN MEDICALS PVT LTD	98.94
SUBSIDIARY	MANGALSHIV RETAILERS PRIVATE LIMITED	99.00
SUBSIDIARY	MANYA AGENCIES PRIVATE LIMITED	99.00
SUBSIDIARY	MANYA COMMERCIAL PRIVATE LIMITED	99.00
SUBSIDIARY	MANYA DEALCOM PRIVATE LIMITED	99.00
SUBSIDIARY	MANYA DEALTRADE PRIVATE LIMITED	99.00
SUBSIDIARY	MANYA DISTRIBUTORS PRIVATE LIMITED	99.00
SUBSIDIARY	MANYA INFRAPROJECTS PRIVATE LIMITED	99.00
SUBSIDIARY	MANYA INFRAPROPERTIES PRIVATE LIMITED	99.00
SUBSIDIARY	MANYA INFRAREALTY PRIVATE LIMITED	99.00
SUBSIDIARY	MANYA RESIDENCY PRIVATE LIMITED	99.00
SUBSIDIARY	MANYA SKYSCRAPER PRIVATE LIMITED	99.00
SUBSIDIARY	MAYFAIR VYAPAR PRIVATE LIMITED	99.99
SUBSIDIARY	N K ABAAS PRIVATE LIMITED	99.99
SUBSIDIARY	N K. HIRSE PRIVATE LIMITED	99.99
SUBSIDIARY	N K NIKETAN PVT LTD	99.99
SUBSIDIARY	N K REGANCY PVT LTD	99.99
SUBSIDIARY	N K TOWER PRIVATE LIMITED	99.98
SUBSIDIARY	N. K. REALTORS PRIVATE LIMITED	99.60
SUBSIDIARY	NEELKANTH INFRAPROMOTERS PRIVATE LIMITED	99.00
SUBSIDIARY	NEELKANTH INFRAREALTY PRIVATE LIMITED	99.00
SUBSIDIARY	NEW WAYS CONSUMER GOODS PRIVATE LIMITED	99.99
SUBSIDIARY	NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED	99.99
SUBSIDIARY	PANCHKOTI STOCKIST PRIVATE LIMITED	99.00
SUBSIDIARY	PERFECT SKYSCRAPER PRIVATE LIMITED	99.00
SUBSIDIARY	RIDHI SIDHI NIKETAN PVT LTD	99.99
SUBSIDIARY	ROLCON FINVEST PVT LTD	100.00
SUBSIDIARY	SALASAR DISTRIBUTORS PRIVATE LIMITED	99.99
SUBSIDIARY	SATYALAXMI VINTRADE PRIVATE LIMITED	99.00
SUBSIDIARY	SHAGUN DEALMARK PRIVATE LIMITED	99.00
SUBSIDIARY	SHAGUN INFRAPROMOTERS PRIVATE LIMITED	99.00
SUBSIDIARY	SHAGUN REALDEV PRIVATE LIMITED	99.00
SUBSIDIARY	SHAGUN SKYSCRAPER PRIVATE LIMITED	99.00
SUBSIDIARY	SHRADDHA NIKETAN PVT LTD	100.00
SUBSIDIARY	SIGMA CONSUMER GOODS PRIVATE LIMITED	99.99
SUBSIDIARY	SITALA DEVCON PRIVATE LIMITED	99.00
SUBSIDIARY	SITALA INFRADEV PRIVATE LIMITED	99.00
SUBSIDIARY	SITARA BARTER PVT LTD	99.90
SUBSIDIARY	SRIJAN ARTS PRIVATE LIMITED	99.98

SUBSIDIARY	SRIJAN COMPLEX PRIVATE LIMITED	99.00
SUBSIDIARY	SRIJAN ENCLAVE PRIVATE LIMITED	99.00
SUBSIDIARY	SRIJAN INFRAREALTY PRIVATE LIMITED	99.00
SUBSIDIARY	SRIJAN LAND & BUILDING PRIVATE LIMITED	99.00
SUBSIDIARY	SRIJAN NIWAS PRIVATE LIMITED	99.00
SUBSIDIARY	SRIJAN PROMOTERS PRIVATE LIMITED	99.00
SUBSIDIARY	SRIJAN REGENCY PRIVATE LIMITED	99.00
SUBSIDIARY	STEADFAST TIE UP PVT LTD	99.90
SUBSIDIARY	STUTI PROMOTERS PRIVATE LIMITED	99.99
SUBSIDIARY	SUPREME CONSUMER PRODUCTS PRIVATE LIMITED	16.67
SUBSIDIARY	SUVRIDHI COMMOTRADE PRIVATE LIMITED	99.00
SUBSIDIARY	SUVRIDHI DEALTRADE PRIVATE LIMITED	99.00
SUBSIDIARY	SUVRIDHI INFRACON PRIVATE LIMITED	99.00
SUBSIDIARY	SUVRIDHI NIWAS PRIVATE LIMITED	99.00
SUBSIDIARY	SUVRIDHI STOCKIST PRIVATE LIMITED	99.00
SUBSIDIARY	TANVI AAWAS PRIVATE LIMITED	99.00
SUBSIDIARY	TANVI AGENCIES PRIVATE LIMITED	99.00
SUBSIDIARY	TANVI DEALCOM PRIVATE LIMITED	99.00
SUBSIDIARY	TANVI DEALERS PRIVATE LIMITED	99.00
SUBSIDIARY	TANVI DEALMARK PRIVATE LIMITED	99.00
SUBSIDIARY	TANVI DEALTRADE PRIVATE LIMITED	99.00
SUBSIDIARY	TANVI DISTRIBUTORS PVT LTD	99.00
SUBSIDIARY	TANVI NIWAS PRIVATE LIMITED	99.00
SUBSIDIARY	TANVI TIE-UP PRIVATE LIMITED	99.00
SUBSIDIARY	TANVI TRADECOM PRIVATE LIMITED	99.00
SUBSIDIARY	TIRUPATI ADVISORY SERVICES PRIVATE LIMITED	99.99
SUBSIDIARY	TIRUPATI CONSUMER GOODS PRIVATE LIMITED	99.99
SUBSIDIARY	UDAY INFOTECH PRIVATE LIMITED	99.99
SUBSIDIARY	UDAY NIWAS PVT LTD	99.99
SUBSIDIARY	UMANG ESTATES PRIVATE LIMITED	99.99
SUBSIDIARY	UTILITY COMPLEX PRIVATE LIMITED	80.00
SUBSIDIARY	WAKEFUL CONSTRUCTION PRIVATE LIMITED	80.00
SUBSIDIARY	WEIGHTY DEVELOPERS PRIVATE LIMITED	80.00
SUBSIDIARY	WELCOME COMPLEX PRIVATE LIMITED	80.00
SUBSIDIARY	WELCOME TOWERS PRIVATE LIMITED	80.00
SUBSIDIARY	WELLBUILD ENCLAVE PRIVATE LIMITED	80.00
SUBSIDIARY	WELTOME CONCLAVE PRIVATE LIMITED	80.00
SUBSIDIARY	WINSOME PLAZA PRIVATE LIMITED	99.01
SUBSIDIARY	WOODLAND PROCON PRIVATE LIMITED	80.00
SUBSIDIARY	ZEST COMMERCIAL PRIVATE LIMITED	99.99
SUBSIDIARY	ZEST RETAILERS PRIVATE LIMITED	99.99
JOINT VENTURE	AFTERLINK PROMOTERS LLP	49.00
JOINT VENTURE	ALMITS DEVELOPERS LLP	99.90
JOINT VENTURE	ALPEMDX REALTY LLP	99.90
JOINT VENTURE	ALUMECH ESTATES LLP	99.90
JOINT VENTURE	AQUAGREEN REALTY LLP	99.99
JOINT VENTURE	BACALAR AAWAS LLP	99.00
JOINT VENTURE	BACALAR COMPLEX LLP	99.00
JOINT VENTURE	BACALAR CONCLAVE LLP	99.00
JOINT VENTURE	BACALAR DEVCON LLP	99.00
JOINT VENTURE	BACALAR ENCLAVE LLP	99.00
JOINT VENTURE	BACALAR ESTATES LLP	99.00
JOINT VENTURE	BACALAR HIGH PROPERTIES LLP	99.00
JOINT VENTURE	BACALAR INFRACON LLP	99.00
JOINT VENTURE	BACALAR INFRA PROMOTERS LLP	99.00
JOINT VENTURE	BACALAR LAND AND BUILDING LLP	99.00
JOINT VENTURE	BACALAR NIKETAN LLP	99.00
JOINT VENTURE	BACALAR NIWAS LLP	99.00
JOINT VENTURE	BACALAR PLAZA LLP	99.00
JOINT VENTURE	BACALAR SKYSCRAPER LLP	99.00
JOINT VENTURE	BADU ROAD DEVELOPERS LLP	27.50
JOINT VENTURE	BETHANY HIGHRISE LLP	99.90
JOINT VENTURE	BHAGWATI INFRA PROMOTERS LLP	99.00
JOINT VENTURE	BLUELAND BUILDCON LLP	99.90
JOINT VENTURE	BRANFORD REALESTATE LLP	99.90
JOINT VENTURE	BUSYSTORM REALTORS LLP	99.90
JOINT VENTURE	CAMPOR ENCLAVE LLP	49.00
JOINT VENTURE	CHENSURE REALTY LLP	99.90
JOINT VENTURE	CRUCIAL ENCLAVE LLP	49.00
JOINT VENTURE	DELMON REALTY LLP	99.99
JOINT VENTURE	DUMONT REALTY LLP	99.99
JOINT VENTURE	DURABLE PLAZA LLP	49.00
JOINT VENTURE	EAGLEEYE PROJECTS LLP	49.00
JOINT VENTURE	EASTFORD DEVELOPERS LLP	51.00
JOINT VENTURE	ENSTEER PROJECTS LLP	49.00
JOINT VENTURE	ERRAMALA DEVELOPERS LLP	99.00
JOINT VENTURE	ERRAMALA INFRASTRUCTURE LLP	99.00
JOINT VENTURE	ERRAMALA PROPERTIES LLP	99.00

JOINT VENTURE	ERRAMALA REALTY LLP	99.00
JOINT VENTURE	EXILO PLAZZA LLP	49.00
JOINT VENTURE	EXPRESS CONSUMER GOODS LLP	50.00
JOINT VENTURE	FOXTAIL REALTY LLP	50.00
JOINT VENTURE	GALAPAGOS REALTORS LLP	99.90
JOINT VENTURE	GANGAPURNA BUILDCON LLP	50.00
JOINT VENTURE	GANGAPURNA INFRASTRUCTURE LLP	50.00
JOINT VENTURE	GANGAPURNA LANDMARK LLP	50.00
JOINT VENTURE	GANGAPURNA NIKETAN LLP	50.00
JOINT VENTURE	GANGAPURNA NIRMAN LLP	50.00
JOINT VENTURE	GANGAPURNA NIWAS LLP	50.00
JOINT VENTURE	GANGAPURNA PLAZA LLP	50.00
JOINT VENTURE	GANGAPURNA PROMOTERS LLP	50.00
JOINT VENTURE	GANGAPURNA REALDEV LLP	50.00
JOINT VENTURE	GANGAPURNA RESIDENCY LLP	50.00
JOINT VENTURE	GANGAPURNA SKYSCRAPER LLP	50.00
JOINT VENTURE	GANGAPURNA TOWER LLP	50.00
JOINT VENTURE	GREENFIELD CITY PROJECT LLP	50.00
JOINT VENTURE	GREENQUEST ENCLAVE LLP	99.90
JOINT VENTURE	GREENROSE CONCLAVE LLP	99.90
JOINT VENTURE	JANHIT INFRASTRUCTURES LLP	49.00
JOINT VENTURE	KALASHDHAN ENCLAVE LLP	99.90
JOINT VENTURE	KUSHIYARA DEVELOPERS LLP	99.00
JOINT VENTURE	KUSHIYARA INFRASTRUCTURE LLP	99.00
JOINT VENTURE	KUSHIYARA PROMOTERS LLP	99.00
JOINT VENTURE	KUSHIYARA REAL ESTATES LLP	99.00
JOINT VENTURE	KYAL COMPLEX LLP	97.50
JOINT VENTURE	KYAL HIRISE LLP	97.50
JOINT VENTURE	KYAL HOUSING LLP	97.50
JOINT VENTURE	KYAL PROMOTERS LLP	97.50
JOINT VENTURE	KYAL REAL ESTATE LLP	97.50
JOINT VENTURE	KYAL REALTORS LLP	97.50
JOINT VENTURE	KYAL RESIDENCY LLP	97.50
JOINT VENTURE	LIBERAL BARTER LLP	99.90
JOINT VENTURE	LILY ADVISORY SERVICES LLP	99.90
JOINT VENTURE	LINKPLAN REALTORS LLP	99.90
JOINT VENTURE	LINWOOD HIRISE LLP	49.00
JOINT VENTURE	MADHUSHAN CONCLAVE LLP	99.90
JOINT VENTURE	MANYA TIE-UP LLP	99.00
JOINT VENTURE	MARGOSA REALTY LLP	99.90
JOINT VENTURE	MELAGIRI DEVELOPERS LLP	99.00
JOINT VENTURE	MELAGIRI ESTATES LLP	99.00
JOINT VENTURE	MELAGIRI NIRMAN LLP	99.00
JOINT VENTURE	MELAGIRI PROMOTERS LLP	99.00
JOINT VENTURE	MELAGIRI REALTY LLP	99.00
JOINT VENTURE	MELAGIRI RESIDENCY LLP	99.00
JOINT VENTURE	METIABRUZ RETAIL AND WAREHOUSING LLP	50.00
JOINT VENTURE	MIGOLD NIKETAN LLP	49.00
JOINT VENTURE	MISHMI DEVELOPERS LLP	99.00
JOINT VENTURE	MISHMI INFRAPROJECTS LLP	99.00
JOINT VENTURE	MISHMI PROPERTIES LLP	99.00
JOINT VENTURE	MISHMI RESIDENCY LLP	99.00
JOINT VENTURE	MORVEN REALTY LLP	99.99
JOINT VENTURE	N K AGARWAL ESTATES LLP	49.84
JOINT VENTURE	NORTH EAST RETAILERS LLP	50.00
JOINT VENTURE	OLIFANTS ESTATES LLP	99.00
JOINT VENTURE	OLIFANTS INFRAPROMOTERS LLP	99.00
JOINT VENTURE	OLIFANTS NIRMAN LLP	99.00
JOINT VENTURE	OLIFANTS PROJECT LLP	99.00
JOINT VENTURE	OLIFANTS PROPERTIES LLP	99.00
JOINT VENTURE	OLIFANTS REALTY LLP	99.00
JOINT VENTURE	OVERSURE RESIDENCY LLP	49.00
JOINT VENTURE	P S SRIJAN DEVELOPERS - LLP	45.00
JOINT VENTURE	P S SRIJAN ESTATE LLP	29.63
JOINT VENTURE	P.S.SRIJAN HEIGHT DEVELOPERS	10.00
JOINT VENTURE	PALKONDA INFRAPROJECTS LLP	99.00
JOINT VENTURE	PALKONDA PROMOTERS LLP	99.00
JOINT VENTURE	PALKONDA PROPERTIES LLP	99.00
JOINT VENTURE	PALKONDA REALTY LLP	99.00
JOINT VENTURE	PALKONDA RESIDENCY LLP	99.00
JOINT VENTURE	PAPILO REAL ESTATE LLP	99.90
JOINT VENTURE	PARMATMA TIEUP LLP	99.90

JOINT VENTURE	PICHOLA HIGH PROPERTIES LLP	99.00
JOINT VENTURE	PICHOLA LAND AND BUILDING LLP	99.00
JOINT VENTURE	PICHOLA PROJECTS LLP	99.00
JOINT VENTURE	PICHOLA REALDEV LLP	99.00
JOINT VENTURE	PICHOLA REGENCY LLP	99.00
JOINT VENTURE	PINKFLOWER REALTY LLP	90.00
JOINT VENTURE	PRIMARC SRIJAN DEVELOPERS LLP	30.00
JOINT VENTURE	PRIMARC SRIJAN PROJECTS LLP	60.00
JOINT VENTURE	RAGHABPUR PROJECTS LLP	75.00
JOINT VENTURE	RAJ SRIJAN ARTS LLP	50.00
JOINT VENTURE	REDMAPLE REALTORS LLP	99.90
JOINT VENTURE	REPROSCAN TECH PARK LLP	45.00
JOINT VENTURE	RIYA MANBHARI PROJECTS LLP	46.50
JOINT VENTURE	SALASAR CONSUMER GOODS LLP	50.00
JOINT VENTURE	SHEROWALI DISTRIBUTORS LLP	99.90
JOINT VENTURE	SHERWOOD REALTY LLP	33.33
JOINT VENTURE	SILVERBELL REALTY LLP	99.99
JOINT VENTURE	SILVERLING REALTY LLP	99.99
JOINT VENTURE	SNAPFELL HEIGHTS LLP	50.00
JOINT VENTURE	SNEHSIL ADVISORY LLP	99.90
JOINT VENTURE	SRIJAN ESKAY STUDIOS LLP	100.00
JOINT VENTURE	SRIJAN INFRAPROMOTERS LLP	99.00
JOINT VENTURE	SRIJAN RESIDENCY LLP	50.00
JOINT VENTURE	SRIJAN SHRESTH PROJECTS LLP	50.00
JOINT VENTURE	SRIJAN SKYSCRAPER LLP	99.00
JOINT VENTURE	SRIJAN STAR FACILITIES LLP	50.00
JOINT VENTURE	SRIJAN STAR PROJECTS LLP	75.00
JOINT VENTURE	SRIJAN STAR REALTY LLP	75.00
JOINT VENTURE	SRIJAN SUPER FACILITIES LLP	55.00
JOINT VENTURE	SRIPSK DEVELOPERS LLP	7.50
JOINT VENTURE	SRPM HAAT LLP	50.00
JOINT VENTURE	SUPERNOVA REALTORS LLP	99.50
JOINT VENTURE	SUVRIDHI COMMERCE LLP	49.50
JOINT VENTURE	SUVRIDHI NIKETAN LLP	99.00
JOINT VENTURE	SWAN ENGINEERING CO.	49.50
JOINT VENTURE	TANVI PROJECTS LLP	99.00
JOINT VENTURE	TANVI RESIDENCY LLP	99.00
JOINT VENTURE	TANVI SKYSCRAPER LLP	99.00
JOINT VENTURE	TERRIFIC LAND AND BUILDING LLP	99.00
JOINT VENTURE	TERRIFIC HIGH PROPERTIES LLP	99.00
JOINT VENTURE	TERRIFIC LANDMARK LLP	99.00
JOINT VENTURE	TERRIFIC PROMOTERS LLP	99.00
JOINT VENTURE	TERRIFIC SKYSCRAPER LLP	99.00
JOINT VENTURE	TERRIFIC TOWER LLP	99.00
JOINT VENTURE	TOPTech REALTY LLP	99.99
JOINT VENTURE	TRIEVE PROPERTIES LLP	49.00
JOINT VENTURE	TRINITY INFRAPARK LLP	30.00
JOINT VENTURE	VELIKONDA CONSTRUCTIONS LLP	99.00
JOINT VENTURE	VELIKONDA DEVELOPERS LLP	99.00
JOINT VENTURE	VELIKONDA REALTY LLP	99.00
JOINT VENTURE	VELIKONDA RESIDENCY LLP	99.00
JOINT VENTURE	WATERTOWN ESTATES LLP	99.50
JOINT VENTURE	WISECRACK TOWERS LLP	49.00
JOINT VENTURE	IFWRAJKA PLASTIC LLP	50.00
JOINT VENTURE	GOLDEN HOME DEVELOPERS	25.00
JOINT VENTURE	P S SRIJAN CONCLAVE	50.00
JOINT VENTURE	P S SRIJAN ENCLAVE	48.00
JOINT VENTURE	P S SRIJAN PROJECTS	50.00
JOINT VENTURE	P S SRIJAN REALTY - LLP	27.00
JOINT VENTURE	PRESTIGE ENCLAVE DEVELOPERS	30.00
JOINT VENTURE	RAINTREE ENCLAVE LLP (BAGMARI)	33.34
JOINT VENTURE	SHERWOOD ESTATE DEVELOPERS	25.00
JOINT VENTURE	SKY VIEW DEVELOPERS	30.00
JOINT VENTURE	SOUTHWINDS PROJECT - LLP	27.50
JOINT VENTURE	SRIJAN HERITAGE DEVELOPERS	50.00
KMP	RAM NARESH AGARWAL (WHOLE - TIME DIRECTOR)	-
KMP	PAWAN KUMAR AGARWAL (DIRECTOR)	-
KMP	ANIL GUPTA (COMPANY SECRETARY)	-
RELATIVE OF KMP	SHYAM SUNDER AGARWAL	-
RELATIVE OF KMP	VINOD KUMAR AGARWAL	-
RELATIVE OF KMP	DINESH KUMAR AGARWAL	-
RELATIVE OF KMP	ABHISHEK BHARUKA	-

Srijan Realty Private Limited		
Notes to the Consolidated Financial Statements as at and for the year ended 31st March, 2024		
RELATIVE OF KMP	ANISHA BHARUKA	-
RELATIVE OF KMP	TANVI AGARWAL	-
RELATIVE OF KMP	SAVITA AGARWAL	-
RELATIVE OF KMP	AMITA AGARWAL	-
RELATIVE OF KMP	KIRAN AGARWAL	-
RELATIVE OF KMP	MANISHA AGARWAL	-
RELATIVE OF KMP	SAROJ AGARWAL	-
RELATIVE OF KMP	AASTHA BAGARIA	-
RELATIVE OF KMP	SHRADDHA AGARWAL	-
RELATIVE OF KMP	MANAV AGARWAL	-
RELATIVE OF KMP	KARAN AGARWAL	-
RELATIVE OF KMP	ARJUN AGARWAL	-
RELATIVE OF KMP	KESHAV AGARWAL	-
Disclosures of Related Party Transactions provides information about the Company's structure. The following tables provide the total amount of transactions that have been entered into with related parties for the relevant financial year		



Note 49 : Related Party Disclosures (As per Ind AS 24 - Related Party Disclosures) (Continued)

Rs in Lakhs

SL No.	Nature of Transactions	Associated Companies/ Entities	Firms & LLP - Where Company is a Partner	Key Managerial Personnel	Relatives of Key Managerial Personnel	Enterprises over which Key Management personnel is able to exercise significant influence
1)	Share of Profit From Partnership Firms & LLPs	-	4457.72	-	-	-
2)	Share of Loss From Partnership Firms	(-)	(612.99)	(-)	(-)	(-)
3)	Interest received on Current account	-	956.81	-	-	-
4)	Interest Paid on Current account	(-)	27.93	(-)	(-)	(-)
5)	Interest Paid on Loan	(-)	(112.34)	(-)	(-)	(-)
6)	Salary Paid	(-)	-	-	-	-
7)	Brokerage paid	(-)	(-)	(-)	(-)	(-)
8)	Establishment Charges Received	-	-	-	-	-
9)	Reimbursement of Expenses received	(-)	160.48	(-)	(-)	(-)
10)	Receipts on Account of Loan & Advances	(-)	(42.48)	(-)	(-)	(-)
11)	Payments on Account of Loan & Advances	-	113.24	1.03	-	-
12)	Investment in Capital	(-)	(178.11)	-	(-)	(-)
13)	Withdrawal of Capital	-	(-)	(115.00)	(-)	(-)
14)	Sale of material	-	14.00	542.70	-	-
15)	Purchase of material	(-)	(-)	(49.82)	(-)	(-)
16)	Purchase of Land	-	6.00	-	-	-
17)	Rent & Maintenance Charges paid	(-)	(57.42)	(-)	(-)	(-)
18)	Rent, Maintenance, Electricity & Gas Charges received	-	1.00	-	-	-
19)	Contract Labour Charges paid	(-)	(0.49)	(-)	(-)	(-)
20)	Receipts on Current Account	-	14.17	-	-	-
21)	Payment on Current Account	(-)	(-)	(-)	(-)	(-)
22)	Purchase of Property, Plant & Equipment/ Materials	-	1.10	-	-	-
23)	Expenses Recovered	(-)	(-)	(-)	(-)	(-)
24)	Payments against Revenue Share in JV	-	3,750.91	-	(2)	(-)
Balances Outstanding		(-)	(-)	(-)	(-)	(-)
For Loans & Advances		-	-	-	-	-
TOTAL		-	-	-	-	-
PAYABLES		-	-	-	-	-
For Loans & Advances		-	-	-	-	-
TOTAL		-	-	-	-	-

Figures in brackets denotes corresponding to previous year

Description	Name of the KMP	As at 31st March, 2024	As at 31st March, 2023
Salary, Wages & Bonus RMA	Ram Naresh Agarwal	35.43	18.99



Srijan Realty Private Limited
Notes to the Consolidated Financial Statements as at and for the year ended 31st March, 2024

NOTE 59: ADDITIONAL INFORMATION AS REQUIRED BY PARAGRAPH 2 OF THE GENERAL INSTRUCTIONS FOR PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS TO SCHEDULE III TO THE COMPANIES ACT, 2013 FOR THE YEAR ENDED 31 MARCH 2024:

Name of the entity	As at 31 March 2024		For the year ended 31 March 2024		For the year ended 31 March 2024		For the year ended 31 March 2024	
	Net Assets Less total liabilities minus total		Share in Profit or Loss		Share in Other Comprehensive Income		Total Comprehensive Income	
	As % of consolidated net assets	Amounts	As % of consolidated profit or loss	Amounts	As % of consolidated profit or loss	Amounts	As % of consolidated profit or loss	Amounts
Holding Company Srijan Realty Private Limited	85.057%	26181.70	246.774%	-5061.04	100.000%	18.51	248.997%	-3043.42
Subsidiary - Indian								
AASTHA NINETAN PRIVATE LIMITED	-0.028%	-8.50	0.765%	-8.74	0.000%	.00	0.715%	-8.74
AASTHA SKYSCRAPER PVT LTD	0.048%	13.29	0.113%	-1.40	0.000%	.00	0.115%	-1.40
ADINATH DEVCON PRIVATE LIMITED	0.109%	33.49	-0.388%	4.03	0.000%	.00	-0.404%	4.03
ADINATH INFRACON PRIVATE LIMITED	0.045%	13.71	-0.336%	-4.20	0.000%	.00	-0.344%	-4.20
ANGIRA SALES PRIVATE LIMITED	0.121%	37.22	1.477%	-18.33	0.000%	.00	1.500%	-18.33
ASJUN DEALERS PVT LTD	0.035%	10.75	0.077%	.95	0.000%	.00	0.078%	.95
BACHINATH INFRABUILD PRIVATE LIMITED	0.172%	52.77	-0.459%	5.82	0.000%	.00	-0.478%	5.82
BALGOPAL INFRAPROMOTERS PRIVATE LIMITED	0.114%	35.04	-0.404%	5.01	0.000%	.00	-0.410%	5.01
BALGOPAL REALDEV PRIVATE LIMITED	0.093%	.87	-0.297%	3.69	0.000%	.00	-0.301%	3.69
BASUKINATH VINIMAY PRIVATE LIMITED	0.094%	29.01	-0.388%	4.79	0.000%	.00	-0.392%	4.79
BENGAL SRIJAN PROJECTS PRIVATE LIMITED	0.066%	19.78	0.026%	-3.33	0.000%	.00	0.027%	-3.33
BHAGWATI INFRAREALTY PRIVATE LIMITED	0.118%	36.44	-0.412%	5.12	0.000%	.00	-0.419%	5.12
BHUMI VINIMAY PRIVATE LIMITED	0.195%	59.94	1.151%	-14.28	0.000%	.00	1.108%	-14.28
CITY HIGH PROPERTIES PVT LTD	-0.005%	-1.42	0.205%	-2.55	0.000%	.00	0.207%	-2.55
CITY INFRAPROMOTERS PVT LTD	0.058%	11.02	0.133%	-1.66	0.000%	.00	0.135%	-1.66
CITY INFRAREALTY PVT LTD	-0.006%	-1.59	0.211%	-2.86	0.000%	.00	0.214%	-2.86
CITY NORMAN PVT LTD	0.000%	.07	0.283%	-2.95	0.000%	.00	0.284%	-2.95
DAFFODIL VYAPAR PRIVATE LIMITED	-0.001%	-.53	0.213%	6.55	0.000%	.00	0.216%	6.55
DEVVERFA VANUJAYA PRIVATE LIMITED	0.273%	83.65	1.579%	-18.98	0.000%	.00	1.500%	-18.98
ENDANT INFRAPROPERTIES PRIVATE LIMITED	0.153%	47.18	-0.389%	4.97	0.000%	.00	-0.393%	4.97
ENDANT PROCON PRIVATE LIMITED	0.091%	27.04	-0.401%	8.95	0.000%	.00	-0.407%	8.95
ENDANT PROJECTS PVT LTD	0.112%	63.72	-0.711%	8.95	0.000%	.00	-0.723%	8.95
EKTA VINIMAY PRIVATE LIMITED	0.207%	54.51	-0.162%	2.01	0.000%	.00	-0.164%	2.01
ELECT REAL ESTATE PRIVATE LIMITED	0.108%	4.91	-1.361%	15.97	0.000%	.00	-1.389%	15.97
ELIGIBLE PROCON PRIVATE LIMITED	0.156%	48.06	-0.953%	11.85	0.000%	.00	-0.968%	11.85
ELITE DEVCON PRIVATE LIMITED	0.302%	92.61	-1.625%	20.16	0.000%	.00	-1.649%	20.16
EVERGROW DEVELOPERS PVT LTD	0.287%	88.23	-1.617%	20.07	0.000%	.00	-1.642%	20.07
IDEAL CONCLAVE PRIVATE LIMITED	0.186%	60.23	-1.194%	14.01	0.000%	.00	-1.212%	14.01
IIF Education Private Limited	0.662%	203.36	0.366%	4.54	0.000%	.00	0.371%	4.54
IMPERIAL PLAZA PRIVATE LIMITED	0.220%	67.72	-1.427%	17.70	0.000%	.00	-1.448%	17.70
IMPERIAL RESIDENCY PRIVATE LIMITED	0.181%	55.77	-1.225%	15.17	0.000%	.00	-1.241%	15.17
INCREDIBLE BUILDERS PRIVATE LIMITED	0.105%	51.59	-1.196%	14.84	0.000%	.00	-1.214%	14.84
INDEX DEVELOPERS PRIVATE LIMITED	0.284%	87.50	-1.364%	16.92	0.000%	.00	-1.384%	16.92
INDURAKOR COMPLEX PRIVATE LIMITED	0.153%	47.18	-0.850%	10.55	0.000%	.00	-0.863%	10.55
INTENT BUILDERS PRIVATE LIMITED	0.261%	80.32	-1.421%	17.65	0.000%	.00	-1.444%	17.65
INTERCITY PROJECTS PRIVATE LIMITED	0.125%	39.54	-0.732%	9.06	0.000%	.00	-0.740%	9.06
ISOLATE REAL ESTATE PRIVATE LIMITED	0.235%	73.40	-1.255%	16.12	0.000%	.00	-1.319%	16.12
JAGHATA NARICOM IV LTD	0.020%	6.14	0.200%	-2.48	0.000%	.00	0.203%	-2.48
KAMRUP COMMERCIAL PVT LTD	0.331%	101.96	-0.408%	6.17	0.000%	.00	-0.505%	6.17
KESHAV SKYSCRAPER PVT LTD	0.004%	1.24	0.204%	-2.54	0.000%	.00	0.208%	-2.54
KYAL ENCLAVE PRIVATE LIMITED	0.065%	19.90	0.000%	.01	0.000%	.00	0.000%	.01
LAKSHYA DISTRIBUTORS PRIVATE LIMITED	0.306%	94.07	-0.368%	4.51	0.000%	.00	-0.369%	4.51
Laradown Medicals Pvt. Ltd.	11.962%	3494.59	3.152%	-39.12	0.000%	.00	3.200%	-39.12
MANGALSHIV RETAILERS PVT LTD	0.029%	8.88	0.117%	-1.46	0.000%	.00	0.119%	-1.46
MANNA AGENCIES PVT LTD	0.175%	53.81	-0.969%	12.02	0.000%	.00	-0.983%	12.02



Name of the entity	As at 31 March 2024			For the year ended 31 March 2024			For the year ended 31 March 2024			For the year ended 31 March 2024		
	Net Assets (or total assets minus total liabilities)			Share in Profit or Loss			Share in Other Comprehensive Income			Total Comprehensive Income		
	As % of consolidated net assets	Amounts	As % of consolidated profit or loss	Amounts	As % of consolidated profit or loss	Amounts	As % of consolidated profit or loss	Amounts	As % of consolidated profit or loss	Amounts	As % of consolidated profit or loss	Amounts
MANYA COMMERCIAL PVT LTD	0.003%	1.31	0.108%	-2.45	0.000%	.00	0.201%	-2.45	0.201%	-2.45	0.201%	-2.45
MANYA DEALCOM PVT LTD	0.003%	.93	0.243%	-3.01	0.000%	.00	0.243%	-3.01	0.243%	-3.01	0.243%	-3.01
MANYA DEALTRADE PVT LTD	0.013%	4.63	0.053%	-7.9	0.000%	.00	0.064%	-7.9	0.064%	-7.9	0.064%	-7.9
MANYA DISTRIBUTORS PVT LTD	0.018%	4.85	0.021%	-2.6	0.000%	.00	0.022%	-2.6	0.022%	-2.6	0.022%	-2.6
MANYA INFRA PROJECTS PVT LTD	-0.023%	-7.22	0.255%	-3.17	0.000%	.00	0.255%	-3.17	0.255%	-3.17	0.255%	-3.17
MANYA INFRA PROPERTIES PVT LTD	0.004%	1.31	0.207%	-2.57	0.000%	.00	0.207%	-2.57	0.207%	-2.57	0.207%	-2.57
MANYA INFRA REALTY PVT LTD	0.004%	1.13	0.345%	-3.04	0.000%	.00	0.345%	-3.04	0.345%	-3.04	0.345%	-3.04
MANYA RESIDENCY PVT LTD	0.007%	1.66	0.253%	-3.13	0.000%	.00	0.249%	-3.13	0.249%	-3.13	0.249%	-3.13
MANYA SKYSCRAPERS PVT LTD	0.002%	.21	0.245%	-3.04	0.000%	.00	0.256%	-3.04	0.256%	-3.04	0.256%	-3.04
MAYFAIR VYAPAR PVT LTD	0.101%	31.21	-0.347%	4.31	0.000%	.00	0.353%	4.31	0.353%	4.31	0.353%	4.31
N K ARIAS PVT LTD	0.127%	38.96	-0.415%	5.15	0.000%	.00	0.421%	5.15	0.421%	5.15	0.421%	5.15
N K HIRSE PVT LTD	0.124%	38.01	-0.417%	5.17	0.000%	.00	0.423%	5.17	0.423%	5.17	0.423%	5.17
N K KECANAY PVT LTD	0.040%	12.43	-0.305%	3.78	0.000%	.00	0.310%	3.78	0.310%	3.78	0.310%	3.78
N K K. REALTORS PRIVATE LIMITED	18.211%	5601.39	-113.415%	3407.62	0.000%	.00	-115.164%	3407.62	-115.164%	3407.62	-115.164%	3407.62
N K. NIKETAN PRIVATE LIMITED	0.113%	36.54	-0.415%	5.20	0.000%	.00	0.425%	5.20	0.425%	5.20	0.425%	5.20
NEELKANTH INFRA PROMOTERS PRIVATE LIMITED	0.022%	6.78	0.168%	-2.08	0.000%	.00	0.176%	-2.08	0.176%	-2.08	0.176%	-2.08
NEELKANTH INFRA REALTY PRIVATE LIMITED	0.111%	34.23	-0.404%	5.01	0.000%	.00	0.410%	5.01	0.410%	5.01	0.410%	5.01
NEW WAYS CONSUMER GOODS PVT LTD	-0.007%	-2.08	-0.260%	3.23	0.000%	.00	-0.264%	3.23	-0.264%	3.23	-0.264%	3.23
NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED	-0.010%	-3.10	0.265%	-3.72	0.000%	.00	0.301%	-3.72	0.301%	-3.72	0.301%	-3.72
NK Plaza Private Limited	0.319%	98.35	-8.178%	101.37	0.000%	.00	-8.258%	101.37	-8.258%	101.37	-8.258%	101.37
NK Tower Private Limited	0.404%	124.21	-2.240%	-27.79	0.000%	.00	2.274%	-27.79	2.274%	-27.79	2.274%	-27.79
PANCHSOTI STOCKIST PRIVATE LIMITED	0.003%	.84	0.405%	-5.02	0.000%	.00	0.411%	-5.02	0.411%	-5.02	0.411%	-5.02
PERFECT SKYSCRAPERS PVT LTD	0.009%	2.31	0.247%	-3.06	0.000%	.00	0.251%	-3.06	0.251%	-3.06	0.251%	-3.06
PIDHI SIKHI NIKETAN PVT LTD	0.135%	47.01	-0.355%	4.41	0.000%	.00	0.360%	4.41	0.360%	4.41	0.360%	4.41
Rajcon Private Private Limited	-0.592%	-284.38	7.497%	-92.93	0.000%	.00	7.603%	-92.93	7.603%	-92.93	7.603%	-92.93
SALASAR DISTRIBUTORS PVT LTD	0.133%	40.88	-0.426%	5.28	0.000%	.00	0.432%	5.28	0.432%	5.28	0.432%	5.28
SATYALAXMI VINTAGE PVT LTD	0.147%	43.62	-0.014%	.17	0.000%	.00	0.014%	.17	0.014%	.17	0.014%	.17
SHAGUN DEALMARK PRIVATE LIMITED	0.023%	6.98	0.083%	-2.02	0.000%	.00	0.084%	-2.02	0.084%	-2.02	0.084%	-2.02
SHAGUN INFRA PROMOTERS PRIVATE LIMITED	0.095%	28.14	-0.344%	4.76	0.000%	.00	0.347%	4.76	0.347%	4.76	0.347%	4.76
SHAGUN REALDEV PRIVATE LIMITED	0.101%	31.17	-0.371%	4.63	0.000%	.00	0.377%	4.63	0.377%	4.63	0.377%	4.63
SHAGUN SKYSCAPER PRIVATE LIMITED	0.001%	.91	0.212%	-2.63	0.000%	.00	0.215%	-2.63	0.215%	-2.63	0.215%	-2.63
SHRADHA NIKETAN PRIVATE LIMITED	-0.060%	-18.14	2.231%	-27.75	0.000%	.00	2.270%	-27.75	2.270%	-27.75	2.270%	-27.75
SHRIMA CONSUMER GOODS PRIVATE LIMITED	0.161%	49.54	-0.489%	5.82	0.000%	.00	0.476%	5.82	0.476%	5.82	0.476%	5.82
SITALA DEVCON PRIVATE LIMITED	0.100%	30.83	-0.301%	4.85	0.000%	.00	0.307%	4.85	0.307%	4.85	0.307%	4.85
SITALA INFRADEV PRIVATE LIMITED	0.034%	7.57	-0.197%	2.44	0.000%	.00	0.200%	2.44	0.200%	2.44	0.200%	2.44
SITARA BAITER PRIVATE LIMITED	0.214%	65.76	-0.192%	2.95	0.000%	.00	0.192%	2.95	0.192%	2.95	0.192%	2.95
Srijan Arts Private Limited	-0.441%	-135.79	3.097%	-38.42	0.000%	.00	3.141%	-38.42	3.141%	-38.42	3.141%	-38.42
SRIJAN COMPLEX PVT. LTD.	0.347%	106.94	-0.070%	5.93	0.000%	.00	0.070%	5.93	0.070%	5.93	0.070%	5.93
SRIJAN ENCLAVE PRIVATE LIMITED	0.322%	99.07	-0.450%	5.59	0.000%	.00	0.457%	5.59	0.457%	5.59	0.457%	5.59
SRIJAN INFRA REALTY PRIVATE LIMITED	0.279%	85.86	0.057%	-8.23	0.000%	.00	0.068%	-8.23	0.068%	-8.23	0.068%	-8.23
SRIJAN LAND & BUILDING PRIVATE LIMITED	0.303%	93.32	-0.354%	4.77	0.000%	.00	0.359%	4.77	0.359%	4.77	0.359%	4.77
SRIJAN NIVAS PRIVATE LIMITED	0.045%	13.69	3.117%	-38.07	0.000%	.00	3.164%	-38.07	3.164%	-38.07	3.164%	-38.07
SRIJAN PROMOTERS PRIVATE LIMITED	0.932%	268.22	-4.248%	3.07	0.000%	.00	4.251%	3.07	4.251%	3.07	4.251%	3.07
SRIJAN REGENCY PRIVATE LIMITED	0.647%	198.93	-2.570%	31.88	0.000%	.00	2.605%	31.88	2.605%	31.88	2.605%	31.88
STEADFAST TIE UP PVT. LTD.	0.282%	86.74	-0.303%	3.78	0.000%	.00	0.307%	3.78	0.307%	3.78	0.307%	3.78
STUTI PROMOTERS PRIVATE LIMITED	-0.168%	-51.57	0.591%	-12.29	0.000%	.00	0.606%	-12.29	0.606%	-12.29	0.606%	-12.29
SUPREME CONSUMER PRODUCTS PVT LTD	0.107%	32.97	0.299%	-3.61	0.000%	.00	0.298%	-3.61	0.298%	-3.61	0.298%	-3.61
SUVRIDI COMMOTRADE PVT LTD	0.025%	7.73	0.289%	-3.59	0.000%	.00	0.293%	-3.59	0.293%	-3.59	0.293%	-3.59
SUVRIDI DEALTRADE PVT LTD	0.377%	116.11	-2.841%	35.26	0.000%	.00	2.884%	35.26	2.884%	35.26	2.884%	35.26
SUVRIDI INFRACOM PVT LTD	0.065%	19.59	-0.080%	.37	0.000%	.00	0.080%	.37	0.080%	.37	0.080%	.37
SUVRIDI NIVAS PVT LTD	0.081%	25.06	0.090%	-3.12	0.000%	.00	0.090%	-3.12	0.090%	-3.12	0.090%	-3.12
SUVRIDI STOCKIST PVT LTD	0.517%	158.94	-4.137%	51.33	0.000%	.00	4.207%	51.33	4.207%	51.33	4.207%	51.33
TANVI AAYAS PRIVATE LIMITED	0.001%	.22	0.204%	-2.53	0.000%	.00	0.207%	-2.53	0.207%	-2.53	0.207%	-2.53
TANVI AGENCIES PRIVATE LIMITED	0.018%	5.54	-0.047%	.59	0.000%	.00	0.048%	.59	0.048%	.59	0.048%	.59
TANVI DEALCOM PRIVATE LIMITED	0.017%	5.35	-0.034%	.42	0.000%	.00	0.035%	.42	0.035%	.42	0.035%	.42



Name of the entity	As at 31 March 2024			For the year ended 31 March 2024			For the year ended 31 March 2024			For the year ended 31 March 2024		
	Net Assets (or total assets minus total liabilities)			Share in Profit or Loss			Share in Other Comprehensive Income			Total Comprehensive Income		
	As % of consolidated net assets	Amounts	As % of consolidated profit or loss	Amounts	As % of consolidated profit or loss	Amounts	As % of consolidated profit or loss	Amounts	As % of consolidated profit or loss	Amounts	As % of consolidated profit or loss	Amounts
TANVI DEALERS PRIVATE LIMITED	0.018%	5.55	-0.043%	.61	0.000%	.00	-0.050%	.61	-0.008%	.09	-0.000%	.09
TANVI DEALMARK PRIVATE LIMITED	0.020%	3.17	-0.007%	.09	0.000%	.00	-0.008%	.09	-0.000%	.00	-0.000%	.00
TANVI DEALTRADE PRIVATE LIMITED	-0.006%	-2.88	0.079%	-4.98	0.000%	.00	0.000%	.00	0.000%	.00	0.000%	.00
TANVI DISTRIBUTORS PRIVATE LIMITED	0.008%	.79	-0.011%	.15	0.000%	.00	-0.013%	.15	-0.013%	.15	-0.013%	.15
TANVI NINWAS PRIVATE LIMITED	0.017%	5.37	-0.043%	.94	0.000%	.00	-0.044%	.94	-0.044%	.94	-0.044%	.94
TANVI TIE UP PRIVATE LIMITED	-0.047%	-14.51	0.022%	-2.27	0.000%	.00	0.022%	-2.27	0.022%	-2.27	0.022%	-2.27
TANVI TRADECOM PRIVATE LIMITED	0.008%	12.94	0.023%	6.02	0.000%	.00	0.024%	6.02	0.024%	6.02	0.024%	6.02
TIRUPATI ADVISORY SERVICES PRIVATE LIMITED	0.167%	51.29	-0.485%	5.55	0.000%	.00	-0.492%	5.55	-0.492%	5.55	-0.492%	5.55
TIRUPATI CONSUMER GOODS PRIVATE LIMITED	0.166%	44.30	-0.447%	6.40	0.000%	.00	-0.454%	6.40	-0.454%	6.40	-0.454%	6.40
UDAY INFOTECH PRIVATE LIMITED	0.259%	79.41	-0.526%	46.05	0.000%	.00	-0.526%	46.05	-0.526%	46.05	-0.526%	46.05
UDAY NINWAS PRIVATE LIMITED	0.150%	46.05	-0.522%	6.47	0.000%	.00	-0.524%	6.47	-0.524%	6.47	-0.524%	6.47
UMANS ESTATES PRIVATE LIMITED	-0.130%	-38.92	0.597%	-7.41	0.000%	.00	0.600%	-7.41	0.600%	-7.41	0.600%	-7.41
UTILITY COMPLEX PVT. LTD.	0.139%	42.73	-0.742%	9.20	0.000%	.00	-0.753%	9.20	-0.753%	9.20	-0.753%	9.20
WAKEFUL CONSTRUCTION PRIVATE LIMITED	0.068%	30.48	-0.829%	10.20	0.000%	.00	-0.842%	10.20	-0.842%	10.20	-0.842%	10.20
WELSHITY DEVELOPERS PRIVATE LIMITED	0.212%	65.11	-1.165%	14.46	0.000%	.00	-1.183%	14.46	-1.183%	14.46	-1.183%	14.46
WELCOMETOWERS PVT. LTD.	0.185%	58.23	-1.355%	17.31	0.000%	.00	-1.416%	17.31	-1.416%	17.31	-1.416%	17.31
WELCOMETOWERS PVT. LTD.	0.233%	71.76	-1.447%	17.96	0.000%	.00	-1.469%	17.96	-1.469%	17.96	-1.469%	17.96
WELLSOME CONCLAVE PRIVATE LIMITED	0.080%	24.53	-0.932%	11.56	0.000%	.00	-0.946%	11.56	-0.946%	11.56	-0.946%	11.56
WELLSOME ENCLAVE PVT. LTD.	0.141%	43.41	-0.873%	10.83	0.000%	.00	-0.886%	10.83	-0.886%	10.83	-0.886%	10.83
WINDOME PLAZA PVT. LTD.	0.113%	34.67	-0.604%	7.49	0.000%	.00	-0.613%	7.49	-0.613%	7.49	-0.613%	7.49
WOODLAND PROCON PRIVATE LIMITED	0.181%	55.08	-1.021%	12.67	0.000%	.00	-1.086%	12.67	-1.086%	12.67	-1.086%	12.67
ZEST COMMERCIAL PRIVATE LIMITED	0.111%	34.18	-0.319%	3.96	0.000%	.00	-0.324%	3.96	-0.324%	3.96	-0.324%	3.96
ZEST RETAILERS PRIVATE LIMITED	-0.061%	-18.78	-0.111%	1.38	0.000%	.00	-0.118%	1.38	-0.118%	1.38	-0.118%	1.38
Minority interest in a subsidiary	0.287%	88.37	-1.016%	23.77	0.000%	.00	-1.045%	23.77	-1.045%	23.77	-1.045%	23.77
Adjustment due to Consolidation	-38.110%	-8646.04	-5.972%	74.10	0.000%	.00	-6.643%	74.10	-6.643%	74.10	-6.643%	74.10
Total	100.000%	30757.41	100.000%	-1240.79	100.000%	18.51	100.000%	-1222.27	100.000%	-1222.27	100.000%	-1222.27



Additional information is provided by Management in accordance with Schedule III to the Companies Act 2013 for the year ended 31 March 2024:

[illegible]

Footnotes

- 1 To comply with the Companies (Accounting Standard) Rules, 2006, certain account balances have been regrouped as per the format prescribed under Division II of Schedule III to the Companies Act, 2013.
- 2 **Investment Property**
Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Company, is classified as investment property. Investment property is measured initially at its cost, including related transaction costs.
- 3 **Fair valuation of investments**
Investment in equity instruments (other than investments in subsidiary) have measured at Fair Value through OCI.
- 4 **Deferred tax as per balance sheet approach**
Under previous GAAP, deferred tax was accounted using the income statement approach, on the timing differences between the taxable profit and accounting profits for the period. Under IND AS, deferred tax is recognized following balance sheet approach on the temporary differences between the carrying amount of asset or liability in the balance sheet and its tax base.
- 5 **Expected Credit Loss**
ECL impairment loss allowance (or reversal) is recognized as income/ expense in the statement of profit and loss (Profit and Loss).
- 6 **Defined benefit liabilities**
Under IND AS, Remeasurements i.e. actuarial gains and losses and the return on plan assets, excluding amounts included in the net interest expense on the net defined liability, are recognized in other comprehensive income instead of profit or loss in previous GAAP.
- 7 **Inventories**
As per IND AS 115, revenue have been recognized on Project Completion method as a result all cost incurred during the year have been capitalized to inventories and revenue recognized on POCM basis was reversed and Advances was re-stated
- 8 **Long Term and Derivative Contract**
The Company did not have any long term contracts including derivative contracts for which there were any material foreseeable losses.
- 9 **Disclosure of Transactions with Struck off Companies**
The Company did not have any material transactions with companies struck off under Section 248 of the Companies Act, 2013 or Section 560 of Companies Act, 1956 during the financial year.
- 10 **Investor Education and Protection Fund**
There were no amounts which were required to be transferred to the Investor Education and Protection Fund.
- 11 **Other Disclosures**
Additional Regulatory Information
Amended Schedule III requires additional regulatory information to be provided in financial statements.
Details of Benami Property held : The Company does not hold any Benami Property and hence there were no proceedings initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibitions) Act, 1988 and the Rules made there under, hence no disclosure is required to be given as such.
Wilful Defaulter : The Company has not been declared as wilful defaulter as at the date of the balance sheet or on the date of approval of the financial statements, hence no disclosure is required as such.
Registration of Charges or Satisfaction with Registrar of Companies (ROC) : There are no charges against the company which are yet to be registered or satisfaction yet to be registered with ROC beyond the statutory period, hence no disclosures are required as such.
Compliance with number of layers of companies : The Company has complied with the number of layers prescribed under Clause (87) of Section 2 of the Companies Act, 2013 read with Companies (Restriction on number of layers) Rules, 2017, hence no disclosure is required as such. TNA



Advance, Loan or investment in Ultimate Beneficiaries through intermediaries:

i) No funds (which are material either individually or in aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, 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 provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

ii) No funds (which are material either individually or in aggregate) have been received by the Company from any person(s) or entity(ies), 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 Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

Title Deeds Held in the name of the company: Title deeds of the buildings are held in the name of company.

Details of Crypto Currency or Virtual Currency : The Company has not traded or invested in Crypto Currency or Virtual Currency during the financial year, hence disclosure requirements for the same is not applicable.

Granted to promoters, directors, KMPs and related parties (as defined under Companies Act 2013) either severally or jointly with any other person: The Company has not provided any loans or advances in the nature of loans to its promoters, directors, KMPs and related parties during the year.

Utilisation of Borrowings from Banks/ Financial Institutions: The company has used the borrowings from banks and financial institutions for the specific purpose for which it was taken at the balance sheet date.

Undisclosed Income: The Company has no undisclosed transactions which has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

Revaluation of Property, plant & equipment: The Company has not revalued any of it's property, plant & equipment during the year.

The Company operates within a single business segment which constitutes development and sale of Real Estate. The company operates only in India and hence there is no other geographical segment. Hence the disclosure of Segment information as per IND AS - 108 is not applicable.

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. Certain sections of the Code came into effect on 3 May 2023. However, the final rules/ interpretation have not yet been issued. Based on a preliminary assessment, the Group believes the impact of the change will not be significant.

As per our report of even date attached

For S K AGARWAL AND CO CHARTERED ACCOUNTANTS LLP
Chartered Accountants
Firm Regn. No. 306033/E300272

Vivek Agarwal
Partner
Membership No. 301571
Place: Kolkata
Date: 09 Jun 2025



RNA For and on behalf of the Board of Directors
For SRIJAN REALTY (P) LTD.
Director / Authorised Signatory

R N AGARWAL
Whole-time Director
DIN:00206676

PRA For SRIJAN REALTY (P) LTD.
Director / Authorised Signatory

P K AGARWAL
Director
DIN:00206927

SRIJAN REALTY PVT. LTD.

ANIL GUPTA
Company Secretary

Company Secretary