

**INDEPENDENT AUDITOR'S REPORT****TO THE MEMBERS OF SUNIDHI ESTATES PRIVATE LIMITED****Report on the Audit of the Standalone Financial Statements****Opinion**

We have audited the accompanying standalone financial statements of **Sunidhi Estates Private Limited**, which comprise the standalone Balance Sheet as at March 31, 2025, the standalone Statement of Profit and Loss for the year than ended and notes to the standalone financial statements including summary of the significant accounting policies and other explanatory information (hereinafter referred to as "standalone financial statements")

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013, in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025 and profits for the year ended on that date.

Basis for Opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing specified under section 143(10) of the Companies Act 2013 (SAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the company in accordance with the Code of ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Companies Act 2013 and the Rules made there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

Emphasis of Matter

We draw attention to Note 29(vi)(a) of the financial statements, which describes that shareholders holding 50% of the Company's equity share capital have filed a petition before the National Company Law Tribunal (NCLT) under Section 241 of the Companies Act, 2013 alleging oppression and mismanagement. The matter is sub-judice and its outcome is presently uncertain.

Our opinion is not modified in respect of this matter.





Responsibility of Management for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013, with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and in accordance with the accounting principles generally accepted in India including the accounting standards specified u/s 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of

the company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

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

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Our responsibility is limited to



considering internal controls for the purpose of planning our audit procedures. Since reporting under section 143(3)(i) of the Companies Act, 2013 is not applicable to the Company, we are not required to express an opinion on the adequacy or operating effectiveness of internal financial controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- We also provide those charged with governance with a statement that we have complied with relevant ethical requirement regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. This report does not include a statement on the matters specified in Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub section (11) of section 143 of the Companies Act 2013, since in our opinion and according to the information and explanations given to us the company being a 'Small Company' as per section 2(85) of the Companies Act, 2013, the said Order is not applicable to the Company.
2. As required by section 143(3) of the Act, bases on our audit we report that:





- a) We have sought and obtained all the information and explanations which to best of our knowledge and belief were necessary for the purpose of our audit.
- b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- c) The standalone Balance Sheet, the standalone Statement of Profit and Loss dealt with by this report are in agreement with the books of account.
- d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e) On the basis of the written representations received from the directors as on 31st March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2025 from being appointed as a director in terms of Section 164 (2) of the Act.
- f) Reporting on Internal financial controls over financial reporting u/s 143(3)(i) is not applicable as the company qualifies as the small company.
- g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- a) Except for the matter described in Note 29(vi), the Company has no pending litigations that would impact its financial position.
 - b) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - c) There was no amount required to be transferred, to the Investor Education and Protection Fund by the Company.
 - d) (i) On the basis of representation given by management, to the best of their knowledge and belief, other than those as disclosed in notes to accounts, no fund has been advances or loaned or invested (either from borrowed or share premium or any other source 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) On the basis of representation given by management, to the best of their knowledge and belief, other than those as disclosed in notes to accounts, no fund has been received by the company to or in any other 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. and

(iii) Based on the audit procedure being performed by us, which are considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub clause (i) and (ii) contain material mis-statement.

- e) The Company has not declared or paid divided during the year hence compliance of section 123 of the Companies Act, 2013 is not applicable.
- f) Based on our examination, which included test checks, the Company has used an accounting software for maintaining its books of account. We observed that the audit-trail (edit-log) feature was not enabled at the beginning of the financial year, and the same was enabled on 27th September 2024. Accordingly, the audit-trail was not available for the full year. For the period during which the feature was enabled, we did not note any instance of the audit-trail being tampered with, and the audit-trail for that period has been preserved by the Company in accordance with the applicable record-retention requirements.
- g) Since the company being a private company the requirement to comply with the provision of Section 197 is not applicable.

For **LABH & Associates**
Chartered Accountants
Firm Reg No. 324828E

Raj Kumar Lakhota
(Partner)

M.No. 061096

UDIN: 25061096BMJCIL2322



Place : Kolkata
Date : 10.11 2025

SUNIDHI ESTATES PRIVATE LIMITED

CIN NO: U45209WB2007PTC119499

Computation of Taxable Income for the A Y 2025-26 in relation to F Y 2024-2025

Particulars	Amount(₹)	Amount(₹)	Amount(₹)
Income From Business & Profession			
Net Profit/(Loss) as per Profit & Loss A/c		(1,29,74,869.43)	
Add: Items Disallowed under the head PGBP			
- Provision for Expenses	55,00,000.00		
- Late Payment of PF	1,14,809.00		
- Late Payment of ESIC	3,325.00		
- Late Fine of TDS	2,49,852.00	58,67,986.00	
Less: Income Taxable under Other Heads of Income			
- Interest Income	1,15,70,129.48	1,15,70,129.48	(1,86,77,012.91)
Income From Other Sources			
Interest Income			1,15,70,129.48
Total Taxable Income			(71,06,883.43)
Total Income			(71,06,880.00)
Tax @22%			-
Add: surcharge @10%			-
Cess @4%			-
Total Tax Payable			-
Add: Interest			-
Less: MAT Credit			-
Less: TDS		16,59,566.00	
Less: TCS		19,702.00	
Less: Self Assessment Tax		-	16,79,268.00
Tax Payable/(Refundable)			(16,79,270.00)
Interest Appx			(16,79,270.00)



SUNIDHI ESTATES PRIVATE LIMITED

CIN NO: U45209WB2007PTC119499

FINANCIAL YEAR : 2024-2025

STANDALONE

Balance Sheet as at 31st March, 2025

(Rs in '000)

Particulars	Note No.	As on 31st March, 2025	As on 31st March, 2024
<u>I. EQUITY AND LIABILITIES</u>			
1) Shareholders' Funds			
a) Share Capital	2	2,581.70	2,581.70
b) Reserves and surplus	3	78,115.96	91,069.10
2) Non-Current Liabilities			
a) Long Term Borrowings	4	81,536.60	85,144.41
3) Current liabilities			
a) Short Term Borrowings	5	1,25,684.50	1,56,770.52
b) Trade Payable	6		
i.) Total outstanding dues of micro, small and medium enterprises			
ii.) Total outstanding dues other than of micro, small and medium enterprises		1,24,770.02	96,960.54
c) Other current liabilities	7	2,66,625.08	2,87,088.65
d) Short Term Provisions	8	5,730.90	5,730.90
TOTAL		6,85,044.76	7,25,345.80
<u>II. ASSETS</u>			
1) Non-current assets			
a) Property, Plant & Equipments and Intangible Assets			
(i) Property, Plant & Equipments	9	18,515.28	23,886.02
b) Non-Current Investments	10	456.66	456.66
c) Other Non Current Assets	11	26,794.18	27,157.19
2) Current assets			
a) Current Investments	12	637.12	600.02
b) Inventories	13	3,95,610.13	4,27,429.13
c) Trade Receivables	14	50,961.19	40,588.46
d) Cash and Cash Equivalents	15	11,443.52	8,167.81
e) Short-term loans & advances	16	1,42,348.71	1,71,346.15
f) Other Current Assets	17	38,277.99	25,714.37
TOTAL		6,85,044.76	7,25,345.80

Significant Accounting Policies
Notes to Financial Statements

1
2 to 31

As per our Report of even date
Accompanying Notes are an integral part of the Financial Statements

For L A B H & ASSOCIATES
CHARTERED ACCOUNTANTS

Firm Registration Number: 3240285

RAJ KUMAR LAKHOTIA
PARTNER

MEMBERSHIP NO. :061096

Place: KOLKATA

Date: 10-11-2025

UDIN: 25061096BMJCIL2322



For and on behalf of the Board of Directors
SUNIDHI ESTATES PRIVATE LIMITED

Sunidhi Estates Pvt. Ltd.

Sunidhi Estates Pvt. Ltd.

(Signature)
Director

VARUN GOENKA
DIRECTOR
(DIN: 02963917)

(Signature)
Director

ASHOK KUMAR GOENKA
DIRECTOR
(DIN: 01662675)

SUNIDHI ESTATES PRIVATE LIMITED

CIN NO: U45209WB2007PTC119499

FINANCIAL YEAR : 2024-2025

STANDALONE

Statement of Profit and Loss for the year ended 31st March, 2025

(Rs in '000)

	Particulars	Note No.	For the year ended , 31st March 2025	For the year ended , 31st March 2024
	INCOMES			
(I)	Revenue From Operations	18	1,87,443.56	3,79,252.63
(II)	Other Income	19	13,147.18	24,564.76
(III)	Total Income (I +II)		2,00,590.74	4,03,817.39
(IV)	EXPENDITURES			
	Purchases	20	1,59,137.87	2,90,738.12
	Changes in inventories of Stock-in-Trade	21	31,818.99	69,031.67
	Other expenses	22	22,608.75	21,682.32
	Total expenses		2,13,565.61	3,81,452.11
(V)	Profit before exceptional and extraordinary items and tax (III - IV)		-12,974.87	22,365.28
(VI)	Exceptional items		-	-
(VII)	Profit before extraordinary items and tax (V - VI)		-12,974.87	22,365.28
(VIII)	Extraordinary items		-	-
(IX)	Profit before tax (VII- VIII)		-12,974.87	22,365.28
(X)	Tax expenses			
	Less : Current Tax			5,730.90
	Less : Deferred Tax			-
	Less: Income Tax for Earlier Year		-21.73	162.15
(XI)	Profit/(Loss) for the period		-12,953.14	16,472.23
(XII)	Earning per equity share	25		
	(1) Basic		(50.21)	63.85
	(2) Diluted		(50.21)	63.85

Significant Accounting Policies

1

Notes to Financial Statements

2 to 31

As per our Report of even date

Accompanying Notes are an integral part of the Financial Statements

**For L A B H & ASSOCIATES
CHARTERED ACCOUNTANTS**

Firm Registration Number:324828E

Raj Kumar Lakhotia
RAJ KUMAR LAKHOTIA

PARTNER

MEMBERSHIP NO. :061096

Place: KOLKATA

Date: 10-11-2025

UDIN: 25061096BMJCIL2322



**For and on behalf of the Board of Directors
SUNIDHI ESTATES PRIVATE LIMITED**

Sunidhi Estates Pvt. Ltd.

Sunidhi Estates Pvt. Ltd.

Varun Goenka

Director

**VARUN GOENKA
DIRECTOR**

(DIN: 02963917)

Ashok Kumar Goenka

Director

**ASHOK KUMAR GOENKA
DIRECTOR**

(DIN: 01662675)

SUNIDHI ESTATES PRIVATE LIMITED

Godrej Genesis, Unit No-1603,16th Floor, Sector-V, Salt Lake City, Kolkata - 700091

CIN NO: U45209WB2007PTC119499

Financial Year: 2024-2025

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENT

Note- 1

SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The financial statements of the company have been prepared in accordance with generally accepted accounting principles in India (Indian GAAP). The company has prepared these financial statements to comply in all material respects with the accounting standards notified under the Companies (Accounting Standards) Rules, 2014, (as amended) and the relevant provisions of the Companies Act, 2013. The financial statements have been prepared on an accrual basis and under the historical cost convention.

Use of Estimates

The preparation of financial statements in conformity with Indian GAAP requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

Revenue recognition

The Company has followed Guidance notes on Real Estate issued by ICAI for recognition of the Revenue.

Employee Benefit Expenses

Employees Benefit Expenses of Short Term nature are recognized as expense as and when it accrues. Long Term and Post Employment Benefit Expenses is recognized as expenses as and when it accrues.

Inventories (Work in progress)

Cost of Work in Progress includes Cost of construction materials, Cost of stores and spares, Labour charges and other overhead charges and expenses. The same is valued at cost or net realizable value, whichever is lower.



SUNIDHI ESTATES PRIVATE LIMITED

Godrej Genesis, Unit No-1603,16th Floor, Sector-V, Salt Lake City, Kolkata - 700091

CIN NO: U45209WB2007PTC119499

Financial Year: 2024-2025

Property, Plant & Equipment and Depreciation

Property, Plant & Equipment (Gross Block) are stated at historical cost less Accumulated Depreciation. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use.

Depreciation on asset is provided on WDV method at rates and in the manner prescribed in Schedule II to the Companies Act, 2013.

Investments

Investments are classified as current and non-current based on management intention to hold the investment for long or short period. Non current investments are valued at cost. Current investments are valued at cost or fair value, whichever is lower.

Provisions

A provision is recognized when there is a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation. In respect of which a reliable estimate can be made. Provisions are not discounted to its present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates

Taxes on Income

Tax expense comprises current and deferred tax. Current income-tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income-tax Act, 1961 enacted in India and tax laws prevailing in the respective tax jurisdictions where the company operates. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current income tax relating to items recognized directly in equity is recognized in equity and not in the statement of profit and loss.

Deferred income taxes reflect the impact of timing differences between taxable income and accounting income originating during the current year and reversal of timing differences for the earlier years. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted at the reporting date. Deferred income tax relating to items recognized directly in equity is recognized in equity and not in the statement of profit and loss.

Deferred tax liabilities are recognized for all taxable timing differences. Deferred tax assets are recognized for deductible timing differences only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. In situations where the company has unabsorbed depreciation or carry forward tax losses, all deferred tax assets are recognized only if there is virtual certainty supported by convincing evidence that they can be realized against future taxable profits.



SUNIDHI ESTATES PRIVATE LIMITED

Godrej Genesis, Unit No-1603,16th Floor, Sector-V, Salt Lake City, Kolkata - 700091

CIN NO: U45209WB2007PTC119499

Financial Year: 2024-2025

Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in a rights issue, share split, and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

Cash & Cash Equivalents

Cash and cash equivalents comprise cash at bank and in hand and short-term investments with an original maturity of three months or less.

Borrowing Cost

Borrowing cost directly attributable towards acquisition, construction or production of Qualifying assets is capitalized as part of total cost of assets. Borrowing cost ceased to be capitalized once the asset is put to use.

Contingent Liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The company does not recognize a contingent liability but discloses its existence in the financial statements.



SUNIDHI ESTATES PRIVATE LIMITED
CIN NO: U45209WB2007PTC119499
FINANCIAL YEAR :2024-2025

Note-2

SHARE CAPITAL

(Rs in '000)

Particulars	As on 31st March, 2025		As on 31st March, 2024	
	Authorised			
3,00,000 (P.Y.-3,00,000) Equity shares of Rs.10/- each		3,000.00		3,000.00
5,20,000 (P.Y. 5,20,000) Non-Cumulative Redeemable (Optionally Convertible) Preference Shares of Rs. 100/- each		52,000.00		52,000.00
Issued,Subscribed and paid up				
2,58,000 (P.Y. 2,58,000)Equity Shares of Rs. 10 each fully paid up		2,580.00		2,580.00
17 (P.Y. 17) Non-Cumulative Redeemable (Optionally Convertible) Preference Shares of Rs. 100 each fully paid up		1.70		1.70
Total		2,581.70		2,581.70

Note-2(a)

i. Reconciliation of the number of equity shares and amount outstanding at the beginning and at the end of the reporting period:

Particulars	As on 31st March, 2025		As on 31st March, 2024	
	No of Shares	Amount (₹)	No of Shares	Amount (₹)
Equity Shares outstanding at the end of the year	2,58,000	25,80,000	2,58,000	25,80,000
Equity Shares Issued during the year	-	-	-	-
Equity Shares bought back during the year	-	-	-	-
Equity Shares outstanding at the end of the year	2,58,000	25,80,000	2,58,000	25,80,000

ii. Reconciliation of the number of preference shares and amount outstanding at the beginning and at the end of the reporting period:

Particulars	As on 31st March, 2025		As on 31st March, 2024	
	No of Shares	Amount (₹)	No of Shares	Amount (₹)
Optionally Convertible Preference Shares Outstanding at the beginning of the year	17	1,700	17	1,700
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	17	1,700	17	1,700

Note-2(b)

Class:Equity Shares

The Company has only one class of issued shares i.e. Equity Shares having par value of ₹ 10 per share. Each holder of Equity Share is entitled to one vote per share & equal right for dividend. In the event of liquidation, the Equity Shareholders are eligible to receive the remaining assets of the Company after payment of all preferential amounts, in proportion to their shareholding.

Class:Preference Shares

The Company has Convertible Preference Shares having par value of ₹ 100 per share. The preferential rights ,privileges or conditions attached thereto may be determined by the board in accordance with the Act for the time being in force and regulations of the company.

Note 2(c)

The Company does not have any Holding Company/Ultimate Holding Company.

Note 2(d)

Details of shares held by each shareholder holding more than 5% shares:

SR NO	Name of Shareholder	As on 31st March, 2025		As on 31st March, 2024	
		No. of Shares held	% of total share	No. of Shares held	% of total share
1	YOKE COMMERCIAL PVT LTD	34,500	13%	34,500	13%
2	NORTEL AGENTS PVT. LTD.	30,000	12%	30,000	12%
3	ISWAR GANGA CONSULTANCY PVT LTD	64,500	25%	64,500	25%
4	ASHOK KUMAR GOENKA & SHOVA GOENKA	1,29,000	50%	1,29,000	50%
	TOTAL	2,58,000	100%	2,58,000	100%

Note 2(e)

Details of Promoters

Sl No	Name of Promoters	As on 31st March, 2025		As on 31st March, 2024		% Change during the year
		No. of Shares held	% of total share	No. of Shares held	% of total share	
1	ASHOK KUMAR GOENKA & SHOVA GOENKA	1,29,000	50%	1,29,000	50%	-
	TOTAL	1,29,000	50%	1,29,000	50%	-



SUNIDHI ESTATES PRIVATE LIMITED

CIN NO: U45209WB2007PTC119499

FINANCIAL YEAR :2024-2025

Note-3**Reserves and Surplus**

(Rs in '000)

Particulars	As on 31st March,2025		As on 31st March,2024	
Securities Premium Account				
As per Last Balance Sheet	36,755.50		36,755.50	
Add : Addition during the Year	-		-	
Closing Balance		36,755.50		36,755.50
Surplus in Statement of Profit & Loss				
As per Last Balance Sheet	54,313.60		37,841.37	
Add : Adjustment of Earlier Year	-			
Add : Profit/(Loss) For the Year	(12,953.14)		16,472.23	
Closing Balance	-	41,360.46		54,313.60
Total		78,115.96		91,069.10



SUNIDHI ESTATES PRIVATE LIMITED
CIN NO: U45209WB2007PTC119499
FINANCIAL YEAR :2024-2025

Note- 4

LONG TERM BORROWINGS

(Rs in '000)

Particulars	As on 31st March,2025	As on 31st March,2024
1) Term Loans		
A. Banks		
(i) Secured Loan		
- Car Loan from ICICI BANK Ltd. (Payable in monthly instalments of Rs. 359.95/- starting from 10th Nov 2022 till 10th Oct 2029). Note: The Company has availed the benefit of moratorium against the said loan for 4 months during F.Y. 20-21 and therefore the tenure has been revised.	13,395.15	16,492.02
- Car Loan from ICICI BANK Ltd. (Payable in monthly instalments of Rs. 20.11/- starting from 5th July 2022 till 5th June 2027). Note: The Company has availed the benefit of moratorium against the said loan for 4 months during F.Y. 20-21 and therefore the tenure has been revised.	286.65	497.02
- Car Loan from ICICI BANK Ltd. (Payable in monthly instalments of Rs. 42.23/- starting from 5th December 2024 till 5th November 2029).	1,562.46	-
(ii). Business Loan Against Car		
- Loan from ICICI BANK Ltd. (Payable in 60 monthly instalments of Rs. 240.16/- starting from 10th July 2023 till 10th June 2028).	5,688.86	7,783.16
- Loan from ICICI BANK Ltd. (Payable in 59 monthly instalments of Rs. 20.46/- starting from 07th September 2023 till 07th July 2028).	503.48	682.98
2) Loans & Advances From Related Parties		
(i) Unsecured Loan		
- From Related Party (Refer Note 27)	7,500.00	14,589.22
3) Loans & Advances From Body Corporates		
(i) Unsecured Loan		
- From Others	52,600.00	45,100.00
Total	81,536.60	85,144.41



SUNIDHI ESTATES PRIVATE LIMITED
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Note- 5

SHORT TERM BORROWINGS

(Rs in '000)

Particulars	As on 31st March,2025	As on 31st March,2024
A. Loans Repayable on Demand		
<u>(i) Unsecured Loan</u>		
- From Others	85,260.00	96,235.00
B) Loans & Advances From Related Parties		
<u>(i) Unsecured Loan</u>		
- From Related Party (Refer Note 27)	34,503.74	34,500.00
C) Current Maturity of long term debts:		
- Car Loan From ICICI Bank Ltd.	2,094.30	1,867.63
- Car Loan From ICICI Bank Ltd.	3,096.87	2,856.69
- Car Loan From ICICI Bank Ltd.	210.37	194.83
- Business Loan From ICICI Bank Ltd. (ECGLS) (Refer *Note-1)	-	970.60
- Car Loan From ICICI Bank Ltd.	179.51	160.95
- Car Loan From ICICI Bank Ltd.	339.72	-
- Cosntruction Finance From LICHFL (ECLGS) (Refer *Note-2)	-	19,984.83
Total	1,25,684.50	1,56,770.52

***Notes**

1. Business loan was secured by way of hypothecation of a Jaguar-XJ L vehicle (Registration No. WB08B2700). During the financial year 2024-25, the said loan has been fully repaid and the loan agreement has been terminated. Accordingly, the hypothecation created in favour of the Company on the vehicle has been released, and instructions have been issued for removal of the hypothecation from the vehicle's registration certificate.

2. Emergency Credit Guarantee Scheme has been availed by th Company amounting to Rs.60,000.00/- from LIC Housing Finance Ltd., wherein the provider has taken security cover mentioned below:

i. Second charge on immovable property of the project land "Z" and structure situated at Z Residences, 47, Canal Circular Road, Kolkata - 700054

ii. Assignment / Hypothecation of receivables from the Project - "Z Residences".

iii. Registration / Modification of charge on all properties & Receivables offered with Central Registry & ROC.

The said loan has been fully repaid in the Financial Year 2024-25.

Note- 7

OTHER CURRENT LIABILITIES

Particulars	As on 31st March,2025	As on 31st March,2024
Deposits Towards Provisional Booking of Flats	122.02	417.59
Unbilled Revenue	90,379.65	1,06,018.30
Temporary Bank Overdraft (Due to excessive cheques issued)	2,324.69	5,303.60
Refundable against Cancellation of Flat	1,13,289.16	1,31,529.05
Statutory Dues	5,629.26	3,690.93
Expenses Payable	33,020.08	33,671.59
Other Payables	21,860.23	6,457.59
Total	2,66,625.08	2,87,088.65

Note- 8

SHORT TERM PROVISIONS

Particulars	As on 31st March,2025	As on 31st March,2024
Provision for Income Tax	5,730.90	5,730.90
Total	5,730.90	5,730.90



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2. Trade Payables Ageing Schedule for the years ended as on 31st March 2024 and 31st March 2023, where due date of payment is specified

(a) For 31st March 2025

Particulars	Not Due	Outstanding for the following periods				Total
		Less than 1 year	1-2 Years	2-3 Years	More than 3 years	
Undisputed Dues to Micro, Small and Medium Enterprises Dues to creditors other than Micro, Small and Medium Enterprises Unbilled	-	-	-	-	-	-
Disputed Dues to Micro, Small and Medium Enterprises Dues to creditors other than Micro, Small and Medium Enterprises Unbilled	-	-	-	-	-	-
Total	-	-	-	-	-	-

(b) For 31st March 2024

Particulars	Not Due	Outstanding for the following periods				Total
		Less than 1 year	1-2 Years	2-3 Years	More than 3 years	
Undisputed Dues to Micro, Small and Medium Enterprises Dues to creditors other than Micro, Small and Medium Enterprises Unbilled	-	-	-	-	-	-
Disputed Dues to Micro, Small and Medium Enterprises Dues to creditors other than Micro, Small and Medium Enterprises Unbilled	-	-	-	-	-	-
Total	-	-	-	-	-	-



SUNIDHI ESTATES PRIVATE LIMITED

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FINANCIAL YEAR: 2024-25

Note-9

PROPERTY, PLANT & EQUIPMENTS

Particulars	GROSS BLOCK				DEPRECIATION				NET BLOCK	
	As on 01.04.2024	Addition during the year	Deductions during the year	Total as on 31.03.2025	As on 01.04.2024	Depreciation for the year	Deductions for the year	Total as on 31.03.2025	As on 31.03.2025	As on 31.03.2024
	Amount (Rs)	Amount (Rs)	Amount (Rs)	Amount (Rs)	Amount (Rs)	Amount (Rs)	Amount (Rs)	Amount (Rs)	Amount (Rs)	Amount (Rs)
MOTOR CAR										
Motor Car- Greta	-	-	-	-	-	-	-	-	-	-
Motor Car- Jagaur	11,300.00	-	565.00	10,735.00	10,734.88	0.12	-	10,735.00	-	565.12
Motor Car-Porsche	24,115.47	-	-	24,115.47	21,636.07	743.92	-	22,379.99	1,735.48	2,479.40
Motor Car- Tata	430.27	-	-	430.27	398.87	9.74	-	408.60	21.67	31.40
Motor Car- Range Rover	-	-	-	-	-	-	-	-	-	-
Motor Car- Maruti Ciaz Smart Hybrid	1,076.95	-	-	1,076.95	542.76	170.94	-	713.70	363.25	534.19
Celta	26,778.32	-	-	26,778.32	10,790.58	4,796.32	-	15,586.90	11,191.42	15,987.74
Motor Car-Mercedes Maybach)	86.50	-	-	86.50	45.17	12.81	-	57.98	28.52	41.34
Scooty-Deltic Electric	948.53	-	-	948.53	209.01	244.04	-	453.05	495.48	739.53
Motor Car-Bolero Maxx PUP HD 2.0L	2,083.13	2,083.13	565.00	2,083.13	44,357.33	283.08	-	283.08	1,800.05	-
Motor Car - KIA Motor Car	64,736.04	2,083.13	-	66,254.17	44,357.33	6,260.97	-	50,618.30	15,635.88	20,378.72
Air Condition	403.08	78.51	-	481.60	311.41	66.15	0.02	377.54	104.06	91.68
Computer	1,437.83	77.99	-	1,515.82	1,341.45	40.62	0.02	1,382.06	133.76	96.38
Office Equipments	2,639.29	282.98	-	2,922.27	2,380.28	121.58	0.71	2,501.15	421.12	259.01
Mobile Phone	809.94	-	-	809.94	516.27	124.24	0.12	640.39	169.55	293.67
Furniture and Fixture	11,968.40	-	-	11,968.40	9,759.17	572.28	-	10,331.46	1,636.95	2,209.23
Plant & Machinery	1,081.22	-	-	1,081.22	523.89	143.37	-	667.26	413.96	557.33
TOTAL	83,075.81	2,522.61	565.00	85,033.42	59,189.79	7,329.22	0.86	66,518.15	18,515.28	23,886.02
Previous Year	81,442.46	1,633.35	-	83,075.81	49,322.42	9,867.38	-	59,189.79	23,886.02	32,120.04

Notes:

Depreciation is on assets which are utilised in the projects so it is capitalised with the value of work in progress



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(Rs in '000)

Note: 10

NON-CURRENT INVESTMENTS

Particulars	As on 31st March,2025	As on 31st March,2024
Investment in Associates		
<i>In Equity Shares, Fully Paid up (Unquoted) *</i>		
4500 (4500) shares of Accord Vinimay Pvt Ltd of ` 10 each	45.00	45.00
40500 (40500) shares of Sunidhi Enclaves Pvt Ltd of ` 10 each	405.00	405.00
Investment in Mutual Fund - Growth Oriented (Quoted) **		
Principal Cash Fund 4.529 Units@ 1470.5888	6.66	6.66
Fixed Deposits	-	-
Total	456.66	456.66
*Aggregate Value of Unquoted Investments	450.00	450.00
**Aggregate Market Value of Quoted Investments	10.38	8.70

Note: 11

Other Non Current Assets

Particulars	As on 31st March,2025	As on 31st March,2024
Security Deposits	4,039.18	4,402.19
Security Deposits Against Joint Venture (Block-I)	17,755.00	17,755.00
Security Deposits Against Joint Venture (Block-II)	5,000.00	5,000.00
	26,794.18	27,157.19



SUNIDHI ESTATES PRIVATE LIMITED
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(Rs in '000)

Note: 12

CURRENT INVESTMENTS

Particulars	As on 31st March,2025	As on 31st March,2024
Fixed Deposits (Fixed Deposit of Rs. 600.00/- pertaining to FY 2021-22 had been lien against bank guarantee of Rs. 500.00/- issued to Pollution Control Board. The said Bank Gurantee has been released in FY 2024-25.)	637.12	600.02
Total	637.12	600.02

Note: 13

INVENTORIES

Particulars	As on 31st March,2025	As on 31st March,2024
Closing Work-in-progress (At lower of cost or net realisable value, as taken, valued & certified by the management)	3,95,610.13	4,27,429.13
Total	3,95,610.13	4,27,429.13

Note- 15

CASH & CASH EQUIVALENTS

Particulars	As on 31st March,2025	As on 31st March,2024
(a) Balances with banks		
(i) In current accounts	10,612.83	7,652.62
(b) Cash In hand (As certified by the management)	830.69	515.20
Total	11,443.52	8,167.81

Note- 16

SHORT TERM LOANS & ADVANCES

Particulars	As on 31st March,2025	As on 31st March,2024
A. Loans & Advances to Related Parties (Unsecured & Considered good)		
- To Related Party (Note 27)	1,05,234.01	1,42,069.46
A. Loans & Advances to Others (Unsecured & Considered good)		
- To Others	8,035.00	6,540.00
Staff Advances	495.42	228.15
Advances recoverable in cash or in kind or for which value to be received	25,249.28	18,939.36
Advances towards Development	2,334.99	2,569.19
Advance Against Land	1,000.00	1,000.00
Total	1,42,348.71	1,71,346.15

Out of Total Loans and Advances, in the nature of Loan, of Rs.1,13,269.01/- as on 31.03.2025 (Previous Year as on 31/03/2024 was Rs.1,48,609.46/-), Rs.1,05,234.01/- is given to Related Parties(Previous Year as on 31/03/2024 was Rs.1,42,069.46/-) which constitutes 92.91% of the Total Amount (Previous Year as on 31/03/2024 was 95.60% of the Total Amoun). Related Parties do not include any Directors and Promoters.

Note-17

OTHER CURRENT ASSETS

Particulars	As on 31st March,2025	As on 31st March,2024
Balance With Revenue Authorities	11,622.45	10,852.75
Pre-paid Expenses	690.20	930.86
Other Receivables	25,965.33	13,930.76
Total	38,277.99	25,714.37



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Note - 14
Trade Receivables

(Rs in '000)

Particulars	Amount As on 31.03.2025	Amount As on 31.03.2024
Secured, considered Goods	50,961.19	40,588.46
Unsecured, Considered Goods		
Doubtful		
TOTAL	50,961.19	40,588.46

1. Trade Receivables Ageing Schedule for the years ended as on 31st March 2025 and 31st March 2024, where due date of payment is not specified

(a) For 31st March 2025

Particulars	Outstanding for the following periods					Total
	Less than 6 Months	6 Months - 1 Year	1-2 Years	2-3 Years	More than 3 years	
Undisputed Trade Receivables, Considered Good	25,100.56	256.99	15,091.04	8,050.91	2,461.69	50,961.19
Doubtful						
Disputed Trade Receivables, Considered Good						
Doubtful						
Total	25,100.56	256.99	15,091.04	8,050.91	2,461.69	50,961.19

(b) For 31st March 2024

Particulars	Outstanding for the following periods					Total
	Less than 6 Months	6 Months - 1 Year	1-2 Years	2-3 Years	More than 3 years	
Undisputed Trade Receivables, Considered Good	15,304.50	2,977.55	13,298.50	1,724.01	7,283.91	40,588.46
Doubtful						
Disputed Trade Receivables, Considered Good						
Doubtful						
Total	15,304.50	2,977.55	13,298.50	1,724.01	7,283.91	40,588.46

2. Trade Receivables Ageing Schedule for the years ended as on 31st March 2025 and 31st March 2024, where due date of payment is specified

(a) For 31st March 2025

Particulars	Outstanding for the following periods					Total
	Less than 6 Months	6 Months - 1 Year	1-2 Years	2-3 Years	More than 3 years	
Undisputed Trade Receivables, Considered Good						
Doubtful						
Disputed Trade Receivables, Considered Good						
Doubtful						
Total	-	-	-	-	-	-

(b) For 31st March 2024

Particulars	Outstanding for the following periods					Total
	Less than 6 Months	6 Months - 1 Year	1-2 Years	2-3 Years	More than 3 years	
Undisputed Trade Receivables, Considered Good						
Doubtful						
Disputed Trade Receivables, Considered Good						
Doubtful						
Total	-	-	-	-	-	-



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(Rs in '000)

NOTE - 18

REVENUE FROM OPERATION

Particulars	For the year ended, 31st March 2025	For the year ended , 31st March 2024
Sale of Flat (Note: The figure of Sale of Flats as mentioned above are Net of GST and Taxes)	1,56,507.61	3,35,148.61
Other Revenue	30,935.95	44,104.02
Total	1,87,443.56	3,79,252.63

NOTE - 19

OTHER INCOME

Particulars	For the year ended, 31st March 2025	For the year ended , 31st March 2024
Interest Received	11,570.13	8,468.84
Nomination Charge	1,037.25	-
Profit on Sale of Motor Car	135.00	-
Rent for Space at 47 C.C.Road	4.80	-
Technical Consultancy Fees	-	12,500.00
Miscellaneous Income	400.00	3,595.92
Total	13,147.18	24,564.76

NOTE - 20

PURCHASES

Particulars	For the year ended, 31st March 2025	For the year ended , 31st March 2024
Construction Expenses- Block I	1,50,387.87	2,90,738.12
Construction Expenses- Others	8,750.00	-
Total	1,59,137.87	2,90,738.12

NOTE - 21

CHANGES IN LEVEL OF WORK-IN-PROGRESS

Particulars	For the year ended, 31st March 2025	For the year ended, 31st March 2024
Opening Work - in - Progress	4,27,429.13	4,96,460.80
Less : Closing Work - in - Progress	3,95,610.13	4,27,429.13
(As Taken, Valued & Certified by the management)		
Total	31,818.99	69,031.67

NOTE - 22

OTHER EXPENSES

Particulars	For the year ended, 31st March 2025	For the year ended, 31st March 2024
Audit Fees	300.00	150.00
Professional Fees	16.83	22.70
Travelling Expenses	204.31	362.28
Usage Charges	900.00	900.00
Rates & Taxes	273.34	329.25
Rental Expenses	2,264.83	2,182.97
Miscellaneous Expenses	18,649.43	17,735.12
Total	22,608.75	21,682.32



SUNIDHI ESTATES PRIVATE LIMITED

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ADDITIONAL NOTES TO ACCOUNTS

23. a) The Company is a small and medium sized company (SMC) as defined in the General Instructions in respect of notified Accounting Standards and as per Sec 2(85) under the Companies Act, 2013. Accordingly, the company has complied with the Accounting Standards as applicable to a small and medium sized company.

b) The company has applied the revised accounting standard (AS) 15 – Employee Benefits notified under the Companies (Accounting Standards) Rules, 2006. There is no present obligation of any post employment benefit including payment of gratuity during the year. Therefore, no actuarial gains or loss arose at the end of the year.

24. The company has not received intimation from suppliers regarding their status under the Micro, Small and Medium Enterprises Development Act, 2006, and hence disclosures, if any relating to amounts unpaid as at the year end together with interest paid / payable as required under the said Act have been given as in Note – 6 only to the extent available.

25. Earnings Per Share (EPS) –

(Amount in thousand.)

The numerators and denominators used to calculate Basic / Diluted earning per share:

Particulars	For the year ending 31.03.2025	For the year ending 31.03.2024
Profit / (Loss) after Tax (Rs.) (A)	(12,953.14)	16,472.23
Basic / weighted average number of Equity Shares Outstanding (B)	2,58,000	2,58,000
Nominal Value of Equity Shares (Rs.)	10	10
Basic / Diluted Earning Per Share (Rs.) (A/B)	(50.21)	63.85

26. Contingent Liability

(Amount in thousand.)

Particulars	For the year ending 31.03.2025	For the year ending 31.03.2024
Guarantee issued by the Company	0.00	500.00
Total	0.00	500.00



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27. Disclosure of Related Party transactions, as required under Accounting Standard (AS) 18:

(i) Name of the Related Parties and Description of Relationship between the parties:

a) Enterprises over which KMP/Relative has significant control

- Sunidhi Developers Pvt Ltd
- Ramnik Dealer LLP
- Suniidhii Foundation LLP
- RAV Enclaves LLP
- Alka Realtors Private Limited
- A G Enclaves LLP
- Dhawan Investment & Trading Co. Pvt. Ltd.
- Padma Dealers Pvt. Ltd.
- A G Realtors LLP
- Sunidhi Realtech Pvt. Ltd.
- Accord Vinimay Pvt. Ltd.
- A G Shubh Grrihaa LLP
- Bhagwati Vinimay Pvt Ltd
- Golden Goenka Realty LLP
- Morning Due Finance (P) Ltd
- Sai Dealmark Pvt Ltd
- Sunidhi Construction LLP
- Sunidhi Realty Pvt Ltd

b) Key Management Personnel (Director)

- Ashok Kumar Goenka
- Varun Goenka

c) Relative of KMP

- Shova Goenka
- Anuj Goenka
- Anant Goenka

d) Associate Company

- Sunidhi Enclaves Private Limited

e) Entity having Significant influence over the company

- Iswar Ganga Consultancy Private Limited
- Yoke Commercial Private Limited
- Nortel Agents Private Limited



SUNIDHI ESTATES PRIVATE LIMITED

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(ii) Transaction details:

(Amount in Thousand.)

S.No	Particulars	Transactions during financial year		Outstanding as on year end
		2024-25	2023-24	
(a)	Sunidhi Enclaves Private Limited			
	- Loan Taken	600.00	1,350.00	NIL
	- Loan Repaid	7689.22	35,800.00	(7,089.22)
	- Interest Payable	NIL	1,339.40	1,250.00 (8,255.51)
(b)	Ashok Kumar Goenka			
	- Salary & Bonus	3,600.00	2,880.00	815.00 (NIL)
	- Advances given	4,200.00	3,400.00	-350.00
	- Advances recovered	4,550.00	4,330.00	(NIL)
(c)	Shova Goenka			
	- Loan Taken	2,950.00	1,250.00	19,000.00
	- Loan Repaid	1,000.00	4,200.00	(17,050.00)
	- Interest payable	2,701.07	2,779.44	-69.04 (161.50)
(d)	Sunidhi Devlopers Pvt Ltd			
	- Loan Given	12,550.00	19,050.00	54,769.97
	- Loan Recovered	17,700.00	3,630.00	(59,919.97)
	- Interest receivable	NIL	736.26	NIL (3,607.553)
	- Advances (Other than Trade) taken	NIL	3,500.00	NIL
	- Advances (Other than Trade) repaid	3,500.00	Nil	(3,500.00)
(e)	Ramnik Dealer LLP			
	- Loan Given	44,850.00	11,750.00	NIL
	- Loan Recovered	44,850.00	19,296.64	(NIL)
	- Interest receivable	2,058.61	3,73.72	18,527.47 (NIL)
	- Loan Taken	NIL	30,826.88	NIL (NIL)
	- Loan Repaid	NIL	30,826.88	NIL (NIL)
	- Interest Payable	NIL	687.19	NIL (NIL)



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	- Usage Charges	900.00	900.00	182.00 (NIL)
	-Reimbursement of Expense	709.88	NIL	-1,890.12 (NIL)
	- Security Deposit	NIL	NIL	994.50 (994.50)
(f)	Suniidhi Foundation LLP			
	- Loan Given	7,475.00	8,500.00	25,214.49
	- Loan Recovered	500.00	1,680.44	(18,239.49)
	- Interest Receivable	NIL	1,364.90	NIL (1,228.41)
(g)	RAV Enclaves LLP			
	- Loan Given	NIL	1425.00	NIL
	- Loan Recovered	NIL	19,570.00	(NIL)
	- Advance Given	17,125.00	17,900.00	18,250.00
	- Advance Recovered	16,775.00	NIL	(17,900.00)
	- Interest Receivable	NIL	868.23	1,127.56 (376.15)
(h)	Alka Realtors Pvt Ltd			
	- Given	0.50	NIL	0.50
	- Recovered	NIL	NIL	(NIL)
(i)	A G Enclaves LLP			
	- Loan taken	25,950.00	NIL	NIL
	- Loan Repaid	25,950.00		(NIL)
	- Advance Given	NIL	17,047.00	NIL
	- Advance Recovered	NIL	17,047.00	(NIL)
	- Loan given	NIL	NIL	NIL
	- Loan Recovered	NIL	10,553.00	(NIL)
	- Interest Receivable	NIL	343.71	NIL (309.338)
(j)	Dhawan Investment & Trading Co. Pvt Ltd			
	- Loan Taken	14,300.00	4,300.00	14,853.74
	- Loan Repaid	16,246.26	6,000.00	(16,800.00)
	- Interest payable	2,942.83	2,865.27	2,648.55 (2,578.74)
(k)	Anant Goenka			
	- Advance Given	NIL	50.00	NIL
	- Advance Recovered	NIL	50.00	(NIL)
(l)	Varun Goenka			
	- Salary & Bonus	650.00	650.00	
	- Advance Given	3,575.00	1,400.00	246.00
	- Advance Recovered	3,329.00	2,291.00	(NIL)



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(m)	Anuj Goenka			
	- Advance Given	100.00	4,250.00	NIL
	- Advance Recovered	100.00	4,250.00	(NIL)
(n)	Padma Dealers Pvt. Ltd.			
	- Unsecured Loan Taken	NIL	NIL	NIL
	- Unsecured Loan Repaid	NIL	NIL	(NIL)
	- Interest payable	31.77	NIL	28.59 (406.10)
	- Loan given	16,100.00	17,200.00	875.00
	- Loan Recovered	26,675.00	18,170.24	(11,450.00)
	- Interest Receivable	NIL	1,375.06	NIL (1,237.56)
(o)	A G Realtors LLP			
	- Loan taken	NIL	NIL	NIL
	- Loan Repaid	NIL	NIL	(NIL)
	- Loan Given	23,250.00	71,905.00	6,074.56
	- Loan Recovered	50,235.44	38,845.00	(33,060.00)
(p)	Iswar Ganga Consultancy Private Limited			
	- Unsecured Loan Taken	NIL	NIL	NIL
	- Unsecured Loan Repaid	NIL	394.18	(NIL)
	- Interest payable	NIL	NIL	NIL (NIL)
(q)	Accord Vinimay Pvt. Ltd.			
	- Unsecured Loan Taken	NIL	NIL	650.00
	- Unsecured Loan Repaid	NIL	NIL	(650.00)
	- Interest payable	NIL	58.66	52.79 (52.79)
(r)	Sunidhi Reatech Pvt. Ltd.			
	- Unsecured Loan Taken	NIL	NIL	NIL
	- Unsecured Loan Repaid	NIL	700.00	(NIL)
	- Interest payable	NIL	1.55	NIL (NIL)
	- Loan Given	700.00	1,500.00	50.00
	- Loan Recovered	2,150.00	NIL	(1,500.00)
	- Interest Receivable	92.92	78.90	83.63 (71.01)
(s)	A G Shubh Grrihaa LLP			
	- Advance Given	900.00	NIL	NIL
	- Advance Recovered	900.00	NIL	(NIL)
(t)	Anant Goenka & Anuj Goenka			



SUNIDHI ESTATES PRIVATE LIMITED

Godrej Genesis, Unit No-1603,16th Floor, Sector-V, Salt Lake City, Kolkata - 700091

CIN NO: U45209WB2007PTC119499

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	Sale of Flat	1,22,624.29	NIL	-547.75
	Refund upon Cancellation	1,37,911.92	38,774.25	(14,739.89)
(u)	Bhagwati Vinimay Pvt Ltd			
	- Advance Given	28.10	50.00	299.38
	- Advance Recovered	NIL	NIL	(271.28)
	- Security Deposit	NIL	NIL	1,365.00 (1,365.00)
(v)	Golden Goenka Realty LLP			
	- Sales	3,022.62	5,013.47	-10,560.54 (1,315.89)
(w)	Morning Due Finance (P) Ltd			
	- Unsecured Loan Taken	NIL	NIL	7,500.00
	- Unsecured Loan Repaid	NIL	NIL	(7,500.00)
	- Interest Payable	NIL	675.00	3,663.54 (3,663.54)
(x)	Sai Dealmark Pvt Ltd			
	- Advance Given	28.70	50.00	276.82
	- Advance Recovered	NIL	NIL	(248.12)
	- Security Deposit	NIL	NIL	1,350.00 (1,350.00)
(y)	Sunidhi Construction LLP			
	- Advance Given	NIL	50.00	52.50
	- Advance Recovered	300.00	NIL	(352.50)
(z)	Sunidhi Realty Pvt Ltd			
	- Advance Given	5.10	25.00	256.18
	- Advance Recovered	NIL	NIL	(251.08)
	- Security Deposit	NIL	NIL	1,405.00 (1,405.00)

**** Previous year figures are in bracket (-).**

28. The company has entered into a development agreement, for developments of land, which governs the rights, obligations, area under construction, timelines, risks and reward of the company in the project, the tentative development of construction will be of 7,00,000 sq.ft. more or less presently being under the approval process from the concerned authorities and the risk and rewards for the project will be duly accounted for in accordance with the applicable accounting standard from time to time.

29. Other Regulatory Information

(i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.

(ii) The Company does not have any transactions with struck off Companies.



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(iii) The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.

(iv) The Company has not advanced or given loan or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

(v) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the company shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(vi) (a) Certain shareholders holding 50% of the equity share capital of the Company have filed a petition before the National Company Law Tribunal (NCLT) under Section 241 of the Companies Act, 2013 alleging oppression and mismanagement by the management of the Company. The petition is currently pending adjudication before the NCLT and no final order has been passed as at the balance sheet date.

Based on legal advice obtained and the assessment carried out by the management, the matter is not expected to have any material adverse impact on the financial statements of the Company. As the petition is pending before the NCLT and the outcome is uncertain, the possible financial impact, if any, cannot be presently determined. No adjustments have been made in these financial statements.

(b) The Income Tax Department conducted a search and seizure operation under Section 132 of the Income-tax Act, 1961 at the business premises of the Company and at the residential premises of certain directors. During the course of the proceedings, certain statements were recorded, which were subsequently retracted. As informed by the management, the assessment proceedings relating to the said search are currently ongoing.

As at the date of the Balance Sheet, no assessment order has been passed and no demand has been raised on the Company. Based on the information available and legal advice obtained, the management believes that no material adjustment is required to the accompanying financial statements in respect of this matter. The impact, if any, of the final outcome of the assessment proceedings cannot be presently determined."



SUNIDHI ESTATES PRIVATE LIMITED

Godrej Genesis, Unit No-1603,16th Floor, Sector-V, Salt Lake City, Kolkata - 700091

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(vii) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.

(viii) The Company has not been declared as wilful defaulter by any bank or financial institution or other lender.

(ix) There are no charges or satisfaction yet to be registered with ROC beyond the statutory period.

30. The previous year's figures have been reworked, regrouped, rearranged and reclassified wherever necessary. Amounts and other disclosures for the preceding year are included as an integral part of the current year financial statements and are to be read in relation to the amounts and other disclosures relating to the current year.

As per our Report of even date

For L A B H & Associates

Chartered Accountants

Registration Number: 324828E

Raj Kumar Lakhota



Raj Kumar Lakhota

Partner

Membership No. - 061096

UDIN : 25061096BMJCIL2322

Place : Kolkata

Date : 10th November 2025

For and on behalf of the Board of Directors

Sunidhi Estates Pvt. Ltd. Sunidhi Estates Pvt. Ltd.

Ashok Kumar Goenka
Director

Ashok Kumar Goenka

Director

(DIN: 01662675)

Varun Goenka
Director

Varun Goenka

Director

(DIN: 02963917)

SUNIDHI ESTATES PVT. LTD.
CIN : U45029WB2007PTC119499
FINANCIAL YEAR 2024-2025

Note No - 31
RATIO ANALYSIS

(Rs in '000)

S No.	Ratio	31-Mar-25		31-Mar-24		Ratio as on		Variation	Reason
		Numerator	Denominator	Numerator	Denominator	31.3.2025	31.3.2024		
(a)	Current Ratio	639278.65	522810.50	673845.94	546550.60	1.22	1.23	-1%	
(b)	Debt-Equity Ratio	207221.11	80697.66	241914.92	93650.80	2.57	2.58	-1%	
(c)	Debt Service Coverage Ratio	14396.96	207221.11	56288.12	241914.92	0.07	0.23	-70%	The decrease is due to decrease in profit from the construction of project.
(d)	Return on Equity Ratio	-12953.14	80697.66	16472.23	93650.80	(0.16)	0.18	-191%	The decrease is due to decrease in revenue from the construction project.
(e)	Inventory Turnover Ratio	190956.86	411519.63	359769.79	461944.96	0.46	0.78	-40%	The decrease is due to decrease in Cost of Goods sold as 90% of revenue was already booked as per DOC and there is cost of Unsold units in the Inventory.
(f)	Trade Receivables Turnover Ratio	187443.56	45774.83	379252.63	75519.16	4.09	5.02	-18%	
(g)	Trade Payables Turnover Ratio	159137.87	110865.28	290738.12	102392.45	1.44	2.84	-49%	The Margin between net credit purchase during the financial 2024-25 and trade payable as at 31-03-2025 is less than previous financial year. As a result of which the ratio of the same are decreasing in compare to FY 2023-24.
(h)	Net Capital Turnover Ratio	187443.56	121881.74	379252.63	112635.62	1.54	3.37	-54%	Decrease is due to decrease in revenue from the construction project.
(i)	Net Profit Ratio	-12953.14	187443.56	16472.23	379252.63	(0.07)	0.04	-259%	The decrease is due to decrease in profit from the construction of project.
(j)	Return on Capital Employed	-12974.87	162234.26	22365.28	178795.20	(0.08)	0.13	-164%	The decrease is due to decrease in profit from the construction of project.

