



S K AGRAWAL AND CO CHARTERED ACCOUNTANTS LLP

(FORMERLY S K AGRAWAL AND CO)
CHARTERED ACCOUNTANTS
LLPIN – AAV-2926
FRN- 306033E/E300272

SUITE NOS : 606-608
THE CHAMBERS, OPP. GITANJALI STADIUM
1865, RAJDANGA MAIN ROAD, KASBA
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INDEPENDENT AUDITOR'S REPORT

To The Members of SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

Report on the audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Sureka Isha Zion Developers Private Limited** ("the Company"), which comprise the Balance Sheet as at 31st March, 2024, the Statement of Profit and Loss, and the Statement of Cash Flows for the year ended and notes to the financial statement including a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Accounting Standards prescribed under section 133 of the Act read with Rule 7 of the Companies (Accounts) Rules 2014, as amended ("the AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March, 2024, its profit and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the 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 independence requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules 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 financial statements.

Information Other than the Financial Statements and Auditor's Report Thereon

The company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's Report including annexures to Board's Report and Shareholder's Information, but does not include the financial statements and our auditor's report thereon. The Board's report including annexures to the Board's report and Shareholder's Information is expected to be made available to us after the date of this auditor's report.





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Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

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

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, and cash flows of the Company in accordance with the AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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; 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the 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 Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.





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

- Identify and assess the risks of material misstatement of the financial 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. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the 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 financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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





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that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, the said provision is not applicable.
2. As required by Section 143 (3) of the Act, based on our audit we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (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 Balance Sheet, the Statement of Profit and Loss, and the Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account.
 - (d) In our opinion, the aforesaid financial statements comply with the Accounting Standard 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, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2024 from being appointed as a director in terms of Section 164 (2) of the Act.
 - (f) Company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls over the financial reporting of the company and operating effectiveness of such controls.
 - (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended. In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.





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- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigation which would impact its financial position in its financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. (a) Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the 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 or entity, including foreign entity ("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.
 - (b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("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.
 - (c) Based on the audit procedures that have been 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) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.





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- v. No dividend has been paid or declared by the company during the year.
- vi. The reporting under Rule 11(g) of the companies (Audit and Auditors) Rules, 2014 is applicable from 1st April 2023. Based on our examination which included test checks, the Company has used an accounting software for maintaining its books of accounts which has a feature of recording audit trail (edit log) facility except that audit trail was not enabled at the database level to log any direct changes for the accounting software used for maintaining the book of account. For accounting software for which audit trail feature is enabled, the audit trail facility has been operating throughout the year for all relevant transactions recorded in the software and we did not come across any instance of audit trail feature being tampered with during the course of our audit.

Further, where audit trail (edit log) facility was enabled and operated throughout the year, we did not come across any instance of audit trail feature being tampered with during the course of our audit.

As proviso to Rule 3(1) of the Companies (Accounts) Rules 2014 is applicable from 1st April 2024, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention is not applicable for the financial year ended 31st March, 2024.

For, **S K Agrawal and Co Chartered Accountants LLP**

Chartered Accountants

Firm's Registration No- 306033E/E300272

Vivek Agarwal

Partner

Membership No: 301571

UDIN: 24301571BKBFLE6679

Place: Kolkata

Date: 03rd September, 2024



SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

CIN NO :- U45400WB2013PTC199191

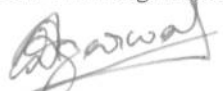
BALANCE SHEET AS AT 31st MARCH, 2024

(Amount Rs,000)

PARTICULARS		Note No.	As at 31st March, 2024	As at 31st March, 2023
I.	EQUITY AND LIABILITIES			
1)	Shareholders' funds			
a)	Share capital	2.01	500.00	500.00
b)	Reserves and surplus	2.02	563.30	283.28
2)	Non Current liabilities			
a)	Long-term borrowings	2.03	1,69,642.62	1,89,375.01
b)	Long term provisions	2.04	725.10	359.37
3)	Current liabilities			
a)	Short-term borrowings	2.05	4,36,453.74	3,61,185.04
b)	Trade payables	2.06		
	Total outstanding dues of micro enterprises and small enterprises		1,200.77	-
	Total outstanding dues of creditors other than micro enterprises and small enterprises		4,024.03	5,339.78
c)	Other current liabilities	2.07	6,12,286.83	2,01,003.81
d)	Short-term provisions	2.08	113.28	24.90
	TOTAL		12,25,509.67	7,58,071.18
II.	ASSETS			
1)	Non-Current Assets			
a)	Property, Plant and Equipment Property and Intangible assets			
	(i) Property, Plant and Equipment	2.09	2,371.14	2,395.42
b)	Non-current investments	2.10	5,421.62	6,278.66
c)	Deferred tax assets (net)	2.11	308.40	90.20
d)	Long-term loans and advances	2.12	851.88	745.34
2)	Current Assets			
a)	Inventories	2.13	11,98,314.66	7,27,673.74
b)	Cash and cash equivalents	2.14	8,952.48	17,248.47
c)	Short-term loans and advances	2.15	6,001.38	2,705.96
d)	Other current assets	2.16	3,288.11	933.39
	TOTAL		12,25,509.67	7,58,071.18
	SIGNIFICANT ACCOUNTING POLICIES AND NOTES TO ACCOUNTS	1 & 2		

As per our report of even date attached.

For, S K Agrawal and Co Chartered Accountants LLP
Chartered Accountants.
ICAI Firm Registration No. 306033E/E300272


VIVEK AGARWAL
Partner
Membership No. 301571
Dated: 03 SEP 2024
Place: Kolkata

For and on behalf of the Board of Directors


VEDANT SUREKA
Director
(DIN 06722324)


RAVI VENKATESH
Director
(DIN 00977061)

UDIN:- 24301571BKBFLE6679

SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

CIN NO :- U45400WB2013PTC199191

STATEMENT OF PROFIT AND LOSS FOR THE PERIOD ENDED 31st MARCH, 2024

(Amount Rs,000)

SI	Particulars	Note No.	For the period ended 31st March, 2024	For the period ended 31st March, 2023
I. Revenue:				
	Other income	2.17	1,385.02	535.44
II.	Total Income		1,385.02	535.44
III. Expenses:				
	Project expenses	2.18	4,70,640.92	4,33,493.40
	Changes in inventories of work in progress	2.19	(4,70,640.92)	(4,33,493.40)
	Finance Cost	2.20	-	-
	Depreciation and amortization expenses	2.09	909.02	273.06
	Other expenses	2.21	371.33	129.14
IV.	Total expenses		1,280.35	402.20
V. Profit before tax			104.67	133.24
VI. Tax expense:				
	- Current Tax		140.00	122.00
	- Deffered tax		(218.20)	(88.67)
	- Tax for Earlier Year		(97.15)	2.08
	Total tax expenses		(175.35)	35.41
VII. Profit (Loss) for the period			280.02	97.83
	Earnings per equity share:			
	Basic & diluted	2.22	5.60	1.96

SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON FINANCIAL STATEMENTS

1 & 2

As per our report of even date attached.

For, S K Agrawal and Co Chartered Accountants LLP
Chartered Accountants.
ICAI Firm Registration No. 306033E/E300272

For and on behalf of the Board of Directors


VIVEK AGARWAL
Partner
Membership No. 301571


VEDANT SUREKA
Director
(DIN 06722324)


RAVI VENKATESH
Director
(DIN 00977061)

Dated: 03 SEP 2024
Place: Kolkata

UDIN :- 24301571BKBFLE6679

SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

CIN NO :- U45400WB2013PTC199191

CASH FLOW STATEMENT FOR THE PERIOD ENDED 31st MARCH, 2024

(Amount Rs,000)

	Particulars	For the period ended 31st March, 2024	For the period ended 31st March, 2023
A.	Cash flow from operating activities:		
	Net Profit before tax	104.67	133.24
	Adjustments for:		
	Depreciation and Amortization expense	909.02	273.06
	- Increase/(Decrease) in Long term Provision	365.74	359.37
	(Profit)/ Loss on sale of Current Investment	-	(132.58)
	Operating profit before working capital changes	1,379.43	633.08
	Adjustments for changes in working capital :		
	- (Increase)/Decrease in Short-Term loans and advances	(3,295.42)	(2,109.37)
	- (Increase)/Decrease in Inventories	(4,70,640.92)	(4,33,493.41)
	- (Increase)/Decrease in Other Current Assets	205.32	(105.70)
	- (Increase)/Decrease in Long-Term loans and advances	(106.54)	(631.47)
	- Increase/(Decrease) in Trade payables	(114.99)	864.45
	- Increase/(Decrease) in Short term Provision	88.38	(16.69)
	- Increase/(Decrease) in Other current liabilities	4,11,283.03	1,31,633.90
	Cash generated from operations	(61,201.71)	(3,03,225.21)
	- Direct Tax Paid	(2,602.89)	(791.10)
	Net cash from operating activities (i)	(63,804.60)	(3,04,016.30)
B.	Cash flow from Investing activities:		
	Purchase of fixed assets	(884.74)	(2,467.92)
	(Purchase)/Redemption of investments	857.04	(6,278.66)
	Profit from sale of investment	-	132.58
	Net cash used in investing activities (ii)	(27.70)	(8,614.01)
C.	Cash flow from financing activities:		
	(Repayment)/Proceeds of Short term borrowings	75,268.70	1,40,078.54
	Proceeds/ (Repayment) from Long term borrowings	(19,732.39)	1,89,375.01
	Net cash used in financing activities (iii)	55,536.31	3,29,453.54
	Net Increase/(Decrease) in Cash & Bank balances (i+ii+iii)	(8,295.99)	16,823.24
	Opening 'Cash and Bank balances as at 01.04.2023	17,248.47	425.23
	Closing 'Cash and Bank balances as at 31.03.2024	8,952.48	17,248.47

As per our report of even date attached.

For, S K Agrawal and Co Chartered Accountants LLP

Chartered Accountants

ICAI Firm Registration No. 306033E/E300272


VIVEK AGARWAL

Partner

Membership No. 301571

For and on behalf of Board of Directors


VEDANT SUREKA

Director

(DIN 06722324)


RAVI VENKATESH

Director

(DIN 00977061)

Place: Kolkata

03 SEP 2024

UDIN:- 24301571B&B FLE6679

SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNTS ANNEXED TO AND FORMING PART OF THE BALANCE SHEET FOR THE YEAR ENDED 31ST MARCH, 2024.

a) Corporate Information

SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED was incorporated on 20th December '2013. The registered office of the company is in Kolkata. The Company is mainly engaged in the business of real estate development.

b) Accounting Convention:

The financial statements have been prepared under the historical cost convention on accrual basis of accounting unless specifically stated to be otherwise and in accordance with the generally accepted accounting principles in India, applicable Accounting Standards as prescribed by Companies (Accounting Standards) Amendment Rules, 2016 issued by Ministry of Corporate Affairs and the Provisions of Companies Act, 2013.

All assets and liabilities have been classified as current or non-current as per company's normal operating cycle and other criteria set out in the Revised Schedule III of the Companies Act'2013.

All items of income and expenditure have been recognized on accrual basis. The accounting policies applied by the Company are consistent with those used in the previous years.

c) Inventories:

- i) Finished Stock: finished stocks are valued at cost or net realisable value which ever is lower.
- ii) Work in Progress: Building work-in-progress is valued at Cost. All Direct and indirect expenses attributable to the project are being charged to project work in progress.
- iii) Raw Materials: Materials issued to site are deemed to be consumed

d) Revenue Recognition:

Revenue is recognized in accordance with the guiding principles of Accounting Standard - 9, notified in Companies (Accounting Standards) Rules 2016.

Revenue in respect of Real Estate Projects is accounted for on (i) delivery of absolute physical possession of the respective units on final completion, (ii) physical possession for fit outs or (iii) deemed possession upon the project reaches a minimum of 90% level, as considered appropriate by the management based on circumstantial status of respective projects.

Interest on delayed payments and other charges are accounted for on realization.

Revenue in respect of other items are recognised on accrual basis.

e) Use of Estimates:

The preparation of financial statements, in conformity with the generally accepted accounting principles, requires estimates and assumptions to be made that affect the reported amounts of assets and liabilities on the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Differences between actual results and estimates are recognized in the period in which the results are known / materialized.

f) Foreign Currency Transaction:

- i) The foreign currency transactions are accounted at the exchange rates prevailing on the date of transactions.
- ii) Monetary rates determined in foreign currency at the yearend are restated at the yearend prices. In the case of monetary items which are covered by forward exchange contract, the difference between yearend rates and rate on the date of contract is recognized as exchange difference and the premium paid on the forward contract is recognized over the life of contract
- iii) Non-Monetary foreign currency items are carried at cost
- iv) Any income or expenses on account of exchange difference either on settlement or on translation is recognized as revenue.

g) Cash and cash equivalents:

Cash and cash equivalents for comprise current account bank balance, cash in hand and bank deposit account balance (with maturity of three months or less as at the balance sheet date).

h) Cash Flow Statement:

Cash flows are reported using the indirect method, whereby profit/(loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

I) Employees Benefits:

- i) Short term employee benefits are recognized as an expense at the undiscounted amount in the Profit & Loss statement of the year in which related service is rendered.



SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

- ii) Post employment and other long term employee benefits are recognized as an expense in the profit & Loss statement for the year in which employee has rendered the service. The expense is recognized at the present value of the amount payable by using actuarial valuation. Actuarial gains and losses in respect of post employment and other long term benefits are recognized in the Profit & Loss Statement.

J) Borrowing costs:

Borrowing costs that are attributable to the acquisition or construction of qualifying assets are capitalized as part of cost of such assets. A qualifying asset is one that necessarily takes substantial period to get ready of intended use. All the other borrowing costs are charged to revenue.

k) Earnings Per Share:

Basic earnings per share are calculated by dividing the net profit/ loss for the period attributable to equity share holder outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for the event of bonus issue and share split. For the purpose of calculating diluted earnings per share the net profit or loss for the period attributable to the equity share holders and the weighted average number of equity shares outstanding during the period are adjusted for the effective for all diluted potential equity share.

l) Property, Plant & Equipment

- i) Property, plant & equipment are carried at cost, less accumulated depreciation and accumulated impairment losses. Direct costs are capitalized until such assets are ready for use. Capital work-in-progress comprises the cost of fixed assets that are not ready for their intended use at the reporting date.
- ii) Property, plant and equipment includes spare parts, stand-by equipment and servicing equipment which are expected to be used for a period more than twelve months and meets the recognition criteria of plant, property and equipment.
- iii) Depreciation - Depreciation on property, plant and equipment is provided to the extent of depreciable amount on pro-rata basis over the useful life of respective assets as prescribed under schedule-II to the Companies Act, 2013.

Addition to an asset, is depreciated over the remaining useful life of that asset, except when such addition retains a separate identity and is capable of being used after the asset is disposed of, such additions are depreciated independently over its own useful life.

Depreciable value of fixed asset is its cost of acquisition as reduced by residual value of five percent of the cost of acquisition of the asset.

m) Provision, Contingent Liabilities and Contingent Assets:

Provisions are recognized when the company has a legal & constructive obligation as a result of a past event, for which it is probable that a cash outflow will be required & a reliable estimate can be made of the amount of the obligation. Contingent liabilities are disclosed when the company has a possible obligation or a present obligation & it is probable that a cash outflow will not be required to settle the obligation. Contingent Asset are neither recognized nor disclosed in the financial statements.

n) Taxation:

Income Tax expense comprises current tax and deferred taxes. Income tax Expense is accounted for in accordance with AS-22 "Accounting for Taxes on Income" which includes current tax and deferred taxes. Provision for tax is made both for current and deferred taxes. Provision for current tax is made at the current rates based on assessable income as per section 115BAA of Income -Tax Act, 1961.

Deferred income tax reflects the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences for earlier years. Deferred tax assets arising from timing differences are recognized to the extent, there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets will be realized.

o) Investments:

Long term investments are stated at cost. In case of long term investment, write down is made for diminution other than temporary in nature. Current investments are valued at lower of cost or fair value.

p) Segment Reporting

In accordance with Accounting Standard 17 "Segment Reporting" as prescribed under Companies (Accounting Standards) Rules, 2006, the Company has determined its business segment as Real Estate Business. Since there are no other business segments in which the company operates, there are no other primary reportable segments. Therefore, the segment revenue, segment results, segment assets, segment liabilities, total cost incurred to acquire segment assets, depreciation charge are all as is reflected in the financial statements.



SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

CIN NO : U45400WB2013PTC199191

Notes forming part of Financial Statements**NOTE NO. 2.01**

(Amount Rs,000)

<u>SHARE CAPITAL</u>	As at 31st March, 2024	As at 31st March, 2023
<u>Authorised</u> 50,000 (50,000) Equity Shares of 10 each	500.00	500.00
<u>Issued, Subscribed & Paid up</u> 50,000 (50,000) Equity Shares of Rs.10 each fully paid	500.00	500.00
Total	500.00	500.00

NOTE NO. 2.01A**Reconciliation of number and amount of shares outstanding at the beginning and at the end of the reporting period:**

<u>Particulars</u>	As at 31st March, 2024		As at 31st March, 2023	
	Equity Shares		Equity Shares	
	Number	Amount Rs'000	Number	Amount Rs'000
Shares outstanding at the beginning of the year	50,000	500.00	50,000	500.00
Shares outstanding at the end of the year	50,000	500.00	50,000	500.00

NOTE NO. 2.01B**Terms/Rights attached to equity shares**

The Company has one class of Equity Shares having a par value `10 per share. Each holder of Equity Shares is entitled to one vote per share. The Company declares and pays dividend in Indian rupees. Dividend, if any, proposed by the Board of Directors is subject to approval of the shareholders in the ensuing annual general meeting. In the event of liquidation of the Company, the holders of Equity Shares will be entitled to receive any of the remaining assets of the Company after distribution of all preferential amounts. The distribution will be in proportion to number of Equity Shares held by the shareholders.

NOTE NO. 2.01C**The details of Shareholders holding more than 5% shares :**

Sr No	Name of Shareholder	As at 31st March, 2024		As at 31st March, 2023	
		No. of Shares held	% of Holding	No. of Shares held	% of Holding
1	Pradeep Kumar Sureka	9,500	19.00	9,500	19.00
2	Vedant Sureka	9,250	18.50	9,250	18.50
3	Saudamini Sureka	22,916	45.83	22,916	45.83
4	Namrata Sureka	8,334	16.67	8,334	16.67



SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

CIN NO : U45400WB2013PTC199191

Notes forming part of Financial Statements

Details of Shares held by promoters at the end of the year

Sr.No	Promoter Name	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
1	Pradeep Kumar Sureka	9,500	19.00	-	9,500	19.00	-
2	Vedant Sureka	9,250	18.50	-	9,250	18.50	-
3	Saudamini Sureka	22,916	45.83	-	22,916	45.83	100.00
4	Namrata Sureka	8,334	16.67	-	8,334	16.67	33.34

NOTE NO. 2.02

(Amount Rs,000)

<u>RESERVES AND SURPLUS</u>	As at 31st March, 2024	As at 31st March, 2023
<u>A. Statement of Profit & Loss</u>		
Balance at the beginning of the year	283.28	185.45
Net Profit/(Loss) for the year	280.02	97.83
Balance as per Current year Balance Sheet	563.30	283.28

NOTE NO. 2.03

<u>LONG TERM BORROWINGS</u>	As at 31st March, 2024	As at 31st March, 2023
Secured Loan		
i) Term Loan from ICICI BANK The above term loan form ICICI Bank is taken for Construction of the Project Sunrise Aura-Phase-I situated at Mouza Baikunthapur, J L No-36, under police station Baruipur, PIN- 700145, 24 Pgs (S), West Bengal and the loan is secured by 91.50% of the receivables of the Project and equitable mortgage of all the structure thereon both present and future, along with all the development potential arising thereon. The Total Sanction amount of the Loan is Rs.60 Crore viz: Rs.50 Crore as Term Loan -I (having sublimit of Rs.10 Crore as Overdraft facility and Rs. 10 crore as Term Loan -II. The Applicable Interest on loan is I-MCLR-6M and spread. The prevailing interest rate as on 31.03.2024 was 10.10% The Repayment terms are as below: The Term loan will be repaid in 30 equated instalments @ Rs.2 Crore each starting from 15.03.2025.however as per escrow arrangement with bank 16.35% of the amount transferred to escrow account will be recovered towards loan repayments as per auto debit arrangement with bank	1,69,642.62	1,89,375.01
Total	1,69,642.62	1,89,375.01

NOTE NO. 2.04

<u>LONG TERM PROVISIONS</u>	As at 31st March, 2024	As at 31st March, 2023
Provision for employee benefits		
Gratuity	233.59	115.33
Leave	491.51	244.04
Total	725.10	359.37



SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

CIN NO : U45400WB2013PTC199191

Notes forming part of Financial Statements

NOTE NO. 2.05

<u>SHORT TERM BORROWINGS</u>	As at 31st March, 2024	As at 31st March, 2023
Secured Loan		
ii) Cash Credit Loan from ICICI BANK For Loan terms , refer Note-2.03 (Long Term borrowings) The Repayment terms are as below: The Cash Credit facility sanctioned limit of Rs.10 crore will be reduced to Rs.7 crore on 15.05.2025 and @ Rs.1 crore each month there after till 15.12.2025. The Applicable Interest on loan is I-MCLR-6M and spread. The prevailing interest rate as on 31.03.2024 was 10.10%	94,339.26	19,070.56
	94,339.26	19,070.56
Unsecured Loan		
Loans Repayable on Demand		
-From Related Party	3,42,114.48	3,42,114.48
-From Others	-	-
	3,42,114.48	3,42,114.48
Total	4,36,453.74	3,61,185.04

NOTE NO. 2.06

<u>TRADE PAYABLES</u>	As at 31st March, 2024	As at 31st March, 2023
Total outstanding dues of micro enterprises and small enterprises	1,200.77	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	4,024.03	5,339.78
Total	5,224.80	5,339.78

Outstanding for following periods from the date of payment	As on 31st March'2024				
Trade Payable Aging Schedule	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i.MSME	1,200.77	-	-	-	1,200.77
ii..Others	4,006.08	17.95			4,024.03
iii.Disputed Dues-MSME	-	-	-	-	-
iv.Disputed Dues-Others	-	-	-	-	-
Total	5,206.85	17.95	-	-	5,224.80
Outstanding for following periods from the date of payment	As on 31st March'2023				
Trade Payable Aging Schedule	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i.MSME	-	-	-	-	-
ii..Others	5,339.78	-	-	-	5,339.78
iii.Disputed Dues-MSME	-	-	-	-	-
iv.Disputed Dues-Others	-	-	-	-	-
Total	5,339.78	-	-	-	5,339.78



SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

Note No. 2.09 PROPERTY, PLANT & EQUIPMENT

Description	Current Year						NET BLOCK	
	GROSS BLOCK			DEPRECIATION			Total as on 31.03.2024	As at 31.03.2024
	Cost as on 01.04.2023	Addition During the year	Cost as on 31.03.2024	Upto 01.04.2023	During the Year	Sold/Adjustment during the year		
Motor Car	2,107.91	800.00	2,907.91	39.68	739.10	-	778.79	2,129.13
Motor Cycle	107.17	-	107.17	8.29	25.60	-	33.88	73.29
Television	153.90	-	153.90	66.75	22.56	-	89.31	64.59
Camera	56.85	-	56.85	46.88	2.94	-	49.82	7.03
Computers	359.75	84.74	444.49	228.56	118.82	-	347.38	97.11
Mobile	6.45	-	6.45	6.45	-	-	6.45	-
Total	2,792.04	884.74	3,676.78	396.61	909.02	-	1,305.64	2,371.14

Description	Previous Year						NET BLOCK	
	GROSS BLOCK			DEPRECIATION			Total as on 31.03.2023	As at 31.03.2023
	Cost as on 01.04.2022	Addition During the year	Cost as on 31.03.2023	Upto 01.04.2022	During the Year	Sold/Adjustment during the year		
Motor Car	-	2,107.91	2,107.91	-	39.68	-	39.68	2,068.23
Motor Cycle	-	107.17	107.17	-	8.29	-	8.29	98.89
Television	64.90	89.00	153.90	62.46	4.29	-	66.75	87.14
Camera	56.85	-	56.85	41.53	5.35	-	46.88	9.97
Computers	195.91	163.83	359.75	13.14	215.41	-	228.56	131.19
Mobile	6.45	-	6.45	6.42	0.03	-	6.45	-
Total	324.12	2,467.92	2,792.04	123.55	273.06	-	396.61	2,395.42



SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

CIN NO : U45400WB2013PTC199191

Notes forming part of Financial Statements**NOTE NO. 2.07**

(Amount Rs,000)

<u>OTHER CURRENT LIABILITIES</u>	As at 31st March, 2024	As at 31st March, 2023
Advances received from Customers against booking of Units	5,82,064.65	1,39,284.19
Refundable to Customers against Units Cancelled	-	532.20
Interest Accured and Due on unsecured loan	1,532.75	404.75
Interest Accured but not due on term loan	798.17	0.00
Liability For Expenses	124.06	35.09
Statutory Dues	2,134.30	1,415.88
Security deposit against Development Agreement	17,244.36	56,338.41
Performance Security deposit	8,388.54	2,993.29
Total	6,12,286.83	2,01,003.81

NOTE NO. 2.08

<u>SHORT TERM PROVISIONS</u>	As at 31st March, 2024	As at 31st March, 2023
Provision for employee benefits		
Gratuity	5.18	0.84
Leave	108.10	24.06
Total	113.28	24.90

NOTE NO. 2.10

<u>NON-CURRENT INVESTMENTS</u>	As at 31st March, 2024	As at 31st March, 2023
Fixed deposit in banks (lien with bank)	5,421.62	6,278.66
Total	5,421.62	6,278.66

NOTE NO. 2.11

<u>DEFERRED TAX ASEETS (NET)</u>	As at 31st March, 2024	As at 31st March, 2023
Deferred Tax Assets (Net)	308.40	90.20
Total	308.40	90.20

NOTE NO. 2.12

<u>LONG TERM LOANS AND ADVANCES</u>	As at 31st March, 2024	As at 31st March, 2023
Security Deposits	851.88	745.34
Total	851.88	745.34



SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

CIN NO : U45400WB2013PTC199191

Notes forming part of Financial Statements

NOTE NO. 2.13

<u>INVENTORIES</u>	As at 31st March, 2024	As at 31st March, 2023
Project Work in Progress		
<u>Sunrise Aura -Phase-I</u>		
Opening Work in Progress	5,94,650.03	1,68,881.68
Add- Cost Incurred during the year	4,38,179.90	4,25,768.35
Closing work in progress	10,32,829.93	5,94,650.03
<u>Sunrise Aura -Phase-II</u>		
Opening Work in Progress	1,33,023.71	1,25,298.66
Add- Cost Incurred during the year	32,461.02	7,725.05
Closing work in progress	1,65,484.73	1,33,023.71
Total	11,98,314.66	7,27,673.74

NOTE NO. 2.14

<u>CASH AND CASH EQUIVALENTS</u>	As at 31st March, 2024	As at 31st March, 2023
<u>Cash & Cash Equivalents</u>		
- Balance with Banks	4,910.51	17,225.81
- Cash on Hand	45.97	22.66
<u>Other Bank Balances</u>		
-Current maturities		
-Deposits with original maturity for more than 12 months but less than 3 months from reporting date (lien with ICICI Bank)	3,996.00	-
Total	8,952.48	17,248.47

NOTE NO. 2.15

<u>SHORT TERM LOANS AND ADVANCES</u>	As at 31st March, 2024	As at 31st March, 2023
Advances Paid to Suppliers & Contractors	5,224.74	2,026.41
Advances to staff	67.20	107.95
Advance- Others	6.00	4.42
Prepaid expenses	703.44	567.18
Total	6,001.38	2,705.96

NOTE NO. 2.16

<u>OTHER CURRENT ASSETS</u>	As at 31st March, 2024	As at 31st March, 2023
Receivable from ICICI Bank	13.97	179.80
Advance tax and TDS (net of Provision for Income tax)	3,274.14	714.10
Int. Receivable on WBSEDCL deposits	-	39.46
Balance with Government Authority	-	0.03
Total	3,288.11	933.39



SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

CIN NO : U45400WB2013PTC199191

Notes forming part of Financial Statements

NOTE NO. 2.17

(Amount Rs,000)

<u>OTHER INCOME</u>	For the Period ended 31.03.2024	For the Period ended 31.03.2023
Profit from sale of Mutual Fund	-	132.58
Interest on Fixed deposit	604.38	91.71
Interest on Security Deposit with Electricity Department	71.94	43.84
Interest on Income tax refund	7.16	-
Miscellaneous Receipts	701.54	267.31
	1,385.02	535.44

NOTE NO. 2.18

<u>PROJECT EXPENSES</u>	For the Period ended 31.03.2024	For the Period ended 31.03.2023
<u>Sunrise Aura Phase-I</u>		
Consumption of Construction Material	2,17,080.64	2,75,882.54
Job Work Charges	1,39,886.66	73,383.43
Sanction & License Fees	37.64	440.34
Security & Maintenance	713.60	801.47
Marketing Expenses	23,951.61	37,442.30
Professional and Consultancy Fees	5,959.11	9,143.57
Employee Expenses	18,298.24	9,312.85
Insurance Premium project	1,152.61	899.63
Electricity Charges	1,677.14	2,391.43
Rates & taxes	262.52	-
Repairs and Maintenance Expenses:		
Repairs and Maintenance -Building	-	167.46
Repairs and Maintenance -P&M	41.67	-
Repairs and Maintenance -Others	1,623.59	660.39
Printing and Stationery	135.55	144.54
Interest Cost	22,904.21	9,759.71
Staff welfare expenses	391.61	168.63
Travelling & Conveyance	659.63	738.87
Site Development Expenses	3,278.83	3,160.31
Telephone Expenses	9.45	17.30
Project Overhead Expenses	115.59	1,253.58
	4,38,179.90	4,25,768.35
<u>Sunrise Aura Phase-II</u>		
Consumption of Construction Material	32,461.02	7,688.48
Job Work Charges	-	9.14
Repairs and Maintenance -Others	-	27.43
	32,461.02	7,725.05
Total Project Expenses for both Phases	4,70,640.92	4,33,493.40

NOTE NO. 2.19

<u>CHANGES IN INVENTORIES</u>	For the Period ended 31.03.2024	For the Period ended 31.03.2023
Opening Stock		
Work In Progress-Sunrise Aura Phase-I	5,94,650.03	1,68,881.68
Work In Progress-Sunrise Aura Phase-II	1,33,023.71	1,25,298.66
	7,27,673.74	2,94,180.34
Less:- Closing Stock		
Work In Progress-Sunrise Aura Phase-I	10,32,829.93	5,94,650.03
Work In Progress-Sunrise Aura Phase-II	1,65,484.73	1,33,023.71
	11,98,314.66	7,27,673.74
Changes in inventories of work in progress	(4,70,640.92)	(4,33,493.40)



SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

CIN NO : U45400WB2013PTC199191

Notes forming part of Financial Statements

NOTE NO. 2.20

FINANCE COST	For the Period ended 31.03.2024	For the Period ended 31.03.2023
Interest Expenses		
On Secured Bank Loan	21,650.88	3,964.30
On Unsecured Loan	1,253.33	1,901.41
Loan Processing fee	-	3,894.00
	22,904.21	9,759.71
Less: Transferred to Project work in progress	22,904.21	9,759.71
Changed to profit and Loss Account	-	-

NOTE NO. 2.21

OTHER EXPENSES	For the Period ended 31.03.2024	For the Period ended 31.03.2023
Bank Charges	3.58	3.44
Repairs and Maintenance Expenses	43.49	0.00
Staff Welfare Expenses	137.18	24.67
Conveyance and Travelling Expenses	65.65	40.39
Rates & taxes	4.65	4.65
Interest on Service Tax, GST and TDS	1.11	2.85
Payment to Auditor	0.00	0.00
For Statutory Audit Fees	79.50	25.00
For Tax Audit Fees	26.80	10.00
Miscellaneous Expenses	9.37	18.14
Total	371.33	129.14

NOTE NO. 2.22

COMPUTATION OF EARNING PER SHARE (EPS)	2023-2024	2022-2023
Basic and Diluted EPS		
Net Profit Available to Equity Share Holders (₹)	280	98
Weighted Average number of Equity Shares	50,000	50,000
Basic & Diluted Earning per share (₹)	5.60	1.96
Nominal Value per share	10	10

NOTE NO. 2.23

The Company has not received any intimation from "Suppliers" relating the status under the Micro, Small & Medium Enterprises Development Act, 2006 and hence disclosures, if any relating to amounts unpaid as at the yearend together with interest paid / payable as required under the said act have not been given

NOTE NO. 2.24

In supersession of all earlier agreements, the Company (hereinafter referred to as the Developer) has signed registered development agreement dated 12.04.2022 with 15 landowners LLP namely Panchshree Dealer LLP, Oversure Tradelinks LLP, Rosco Vinimay LLP, Karni infra Properties LLP, Topflow Commodities LLP, Rudramala Export LLP, Bangabhumii Agency LLP, Kalyankari Realtors LLP, Fastspeed Tie-up LLP, Viewmore Tradelink LLP, Goodpoint Projects LLP, Hemang Distributors LLP, Kotiratan Mercantile LLP, Bluemotion Trading LLP and Antray Developers LLP (hereinafter referred to as the Land Owner) whereas Antray Developers LLP shall 1st be entitled to get refund of security deposit of Rs. 6.80 Crore out of 8.5% (Eight and half decimal per cent) of realisation and after entire refund of security deposit, all land owners including Antray Developers LLP shall be entitled in the internal agreed proportion to a specific 8.5% (Eight and half decimal per cent) of the balance realization from the building complex and the developer shall be entitled to a specific 91.50% (Ninety one and half decimal per cent) of the all realization from the building complex.



SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

CIN NO : U45400WB2013PTC199191

Notes forming part of Financial Statements

NOTE NO. 2.25

Related Party Disclosure

a) Key Managerial Personnel

Mr Vedant Sureka - Director
Mr Ravi Venkatesh - Director
Mr Pradeep Kumar Sureka

c) Relatives of Key Management Personnel

Saudamini Sureka
Namrata Sureka

b) Enterprise over which key managerial person and their relatives have significant influence

Sureka Merlin Promoters Private Limited
Park Chambers Limited
Venus Fund Management Limited

Sevenseas Tradelink Pvt Ltd

Improve Dealcom Private Limited

(Amount Rs,000)

Particulars	Key Managerial Personnel	Enterprise over which key managerial person and their relatives have significant influence	Relatives of key management personnel	Total
Loan taken:				
Mr Pradeep Kumar Sureka	- (91,835.00)			- (91,835.00)
Mr Vedant Sureka	- (68,500.00)			- (68,500.00)
Sureka Merlin Promoters Private Limited		- (20,000.00)		- (20,000.00)
Park Chambers Limited		- (83,801.24)		- (83,801.24)
Saudamini Sureka			- (10,000.00)	- (10,000.00)
Namrata Sureka			- (64,000.00)	- (64,000.00)
Loan Refunded:				
Mr Pradeep Kumar Sureka	- (29,035.00)			- (29,035.00)
Mr Vedant Sureka	- (70,750.02)			- (70,750.02)
Sureka Merlin Promoters Private Limited		- (2,500.00)		- (2,500.00)
Park Chambers Limited		- (84,350.07)		- (84,350.07)
Saudamini Sureka			- (10,000.00)	- (10,000.00)
Namrata Sureka			- (21,042.00)	- (21,042.00)
Interest Paid:				
Sureka Merlin Promoters Private Limited		1,253.33 (449.73)		1,253.33 (449.73)
Outstanding at the year end:				
Mr Pradeep Kumar Sureka	1,67,988.96 (1,67,988.96)			1,67,988.96 (1,67,988.96)
Mr Vedant Sureka	1,13,667.52 (1,13,667.52)			1,13,667.52 (1,13,667.52)
Sureka Merlin Promoters Private Limited		19,032.75 (17,904.75)		19,032.75 (17,904.75)
Namrata Sureka			42,958.00 (42,958.00)	42,958.00 (42,958.00)

Note- (a) The Company has taken loan from four related parties; out of them interest free loan taken from Mr.Pradeep Kumar Sureka, Mr.Vedant Sureka and Mrs.Namrata Sureka and loan from M/s. Sureka Merlin Promoters Private Limited is interest bearing @7% p.a. All the loans are repayable on demand.

(b) Previous period figures are shown in brackets



SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

CIN NO : U45400WB2013PTC199191

Notes forming part of Financial Statements

NOTE NO. 2.26

The disclosure required under Accounting Standard – 15, Employee Benefit, notified in the Companies (Accounting Standard) Rules, 2006 are given below. Disclosure of employee benefits in Respect of the same is an under:

The amount recognized in the Statement of Profit & Loss of the year ended 31st March, 2024 in respect of Employees Benefit scheme based on Actuarial report as on 31st March, 2024 as follow:

(Amount Rs,000)

Sl	Particulars	Gratuity		Leave	
		31st March'2024	31st March'2023	31st March'2024	31st March'2023
(i)	Expenses Recognized in the Statement of Profit and Loss				
	Current service cost	122.61	116.16	331.51	268.10
	Interest cost	-	-	-	-
	Expected return on plan assets	-	-	-	-
	Actuarial loss/ (gain)	-	-	-	-
	Past Service cost	-	-	-	-
	Total expenses recognised in the statement of profit & Loss	122.61	116.16	331.51	268.10
(ii)	Net Assets and (liabilities) recognized in the Balance Sheet				
	Net Asset/(liability) recognised in balance sheet at the beginning of the year	(116)	-	(268)	-
	Employer expenses	122.61	116.16	331.51	268.10
	Benefits paid	-	-	-	-
	Net Asset/(liability) recognised in balance sheet at the end of the year	(238.78)	(116.16)	(599.61)	(268.10)
(iii)	Change in present value of defined benefit obligations during the year				
	Present value of defined benefit obligations at the beginning of the year	116.16	-	268.10	-
	Current service cost	122.61	116.16	331.51	268.10
	Interest cost	-	-	-	-
	Benefits paid	-	-	-	-
	Actuarial loss/ (gain)	-	-	-	-
	Present value of defined benefit obligations at the end of the year	238.78	116.16	599.61	268.10
(iv)	Change in Fair value of plannd Assets during the year				
	Fair value of planned Assets at the beginning of the year	-	-	-	-
	Expected return on plan assets	-	-	-	-
	Contribution by Employer	-	-	-	-
	Benefits paid	-	-	-	-
	Actuarial loss/ (gain)	-	-	-	-
	Fair value of planned Assets at the end of the year	-	-	-	-
(v)	Actuarial assumptions				
	Discount rate p.a.	6.97%	7.15%	6.97%	7.15%
	Salary growth rate	5.00%	5.00%	5.00%	5.00%

NOTE NO. 2.27

Analytical Ratios

Sl.No	Ratio	Numerator	Denominator	Current Period	Previous Period	% Variance	Remarks, if variance more than 25%
(a)	Current Ratio,	Total Current Asset	Total Current Liability	1.15	1.32	(12.49)	Increase in current liabilities
(b)	Debt-Equity Ratio,	Total Borrowings	Total Equity Share Capital	570.01	702.89	(18.90)	Increase in borrowings
(c)	Debt Service Coverage Ratio,	Earnings available for debt service	Debt Service	1.05	1.04	1.34	NA
(d)	Return on Equity Ratio,	Net Profit after Taxes	Shareholder's Fund	0.26	0.12	110.86	Due to Loss during the year
(e)	Inventory turnover ratio,	Cost of goods sold	Average Inventory	NA	NA	NA	NA
(f)	Trade Receivables turnover ratio,	Net Credit Sales	Avg. Accounts Receivable	NA	NA	NA	NA
(g)	Trade payables turnover ratio,	Net Credit Purchases	Average Trade Payables	NA	NA	NA	NA
(h)	Net capital turnover ratio,	Net Sales	Working Capital	NA	NA	NA	NA
(i)	Net profit ratio,	Net Profit	Net Sales	NA	NA	NA	NA
(j)	Return on Capital employed,	Earning before interest and taxes	Capital Employed	2.18%	1.74%	25.23	Increase in EBIT
(k)	Return on investment.	Earning before interest and taxes	Total Asst	1.88%	1.31%	43.87	Increase in EBIT



SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

CIN NO : U45400WB2013PTC199191

Notes forming part of Financial Statements

NOTE NO: 2.28

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

NOTE NO: 2.29

The Company does not have any transactions with companies struck off u/s 248 of the Companies act 2013 or section 560 of the Companies act 1956.

NOTE NO: 2.30

The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period

NOTE NO: 2.31

The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year

NOTE NO: 2.32

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

- i) 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)
- ii) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries

NOTE NO: 2.33

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

- i) 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)
- ii) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries

NOTE NO: 2.34

The Company is a Small and Medium Sized Company (SMC) as defined in the General Instructions in respect of Accounting Standards notified under the Companies Act, 2013. Accordingly, the Company has complied with the Accounting Standards as applicable to a Small and Medium Sized Company

NOTE NO: 2.35

The Company have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

NOTE NO: 2.36

Previous year figures are re- arranged/re- grouped/re-classified where ever necessary.

In terms of our report of even date attached hereith.

For, S K Agrawal and Co Chartered Accountants LLP

Chartered Accountants.

ICAI Firm Registration No. 306033E/E300272



VIVEK AGARWAL

Partner

Membership No. 301571

For and on behalf of the Board of Directors



VEDANT SUREKA

Director

(DIN 06722324)



RAVI VENKATESH

Director

(DIN 00977061)

Dated: 03 SEP 2024